

STATE OF TEXAS

COUNTY OF GILLESPIE & KERR

SUBDIVISION ROAD DISCLOSURE STATEMENT

TX7 LAND, LLC makes this disclosure pursuant to the provisions of the Texas General State Law as follows:

TX7 LAND, LLC is the seller of that tract or parcel of land located in Kerr & Gillespie County, Texas, more particularly described according to The Hideout Subdivision plat in Kerr & Gillespie County.

The attached plat shows various rights-of-ways and easements, all of which are private roads and are not for the general public's use.

As a private road and not a public road, the responsibility for maintenance of the roads is placed upon the property owners and said maintenance shall be governed by the provisions contained within The Hideout Declaration of Protective Covenants as recorded in the Kerr & Gillespie County official public record.

TX7 LAND, LLC shall have the right to improve said roadways to the full extent as stated in The Hideout Protective Covenants.

No representation or warranty is made concerning the construction of these roadways so as to be included in the State Secondary Road system, or that the State of Texas, or County of Gillespie & Kerr will eventually assume maintenance of these roads.

This disclosure has been made to the undersigned and certifies receipt of a duplicate original of the above disclosure, and furthermore, the undersigned acknowledge(s) that these provisions have been read and are understood regarding the various rights-of-ways and easements shown on the map above referred to regarding the various status, design, construction, and maintenance within The Hideout.

SIGNATURE REDACTED

Purchaser

Date

11/6/21

Purchaser

Date

TX7 LAND, LLC Representative

Date

11/6/21

Signature redacted for publication.

This copy has been altered by Broken Arrow Group, eXp Realty: the purchaser's handwritten signature has been painted out of the page image. Nothing else has been changed — the text of the disclosure, the signature date and the form are as issued. The unaltered original is held in the listing file.