

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 23, 2024 03:08 PM Fee: \$ 105.00

2024141553

Electronically Recorded

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 WEST 5TH STREET, STE. 900
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



**FIRST AMENDMENT TO
DEVELOPMENT AREA DECLARATION OF
CONDOMINIUM REGIME
FOR TRAVIS CLUB CONDOMINIUMS
(A Residential Condominium in Travis County, Texas)**

[Adding Units 218 through 245]

Declarant: **HH-CH-B BLUE LAKE, LLC**, a Delaware limited liability company

Cross reference to that certain Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded under Document No. 2024007998 in the Official Public Records of Travis County, Texas.

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
TRAVIS CLUB CONDOMINIUMS**

This First Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums (this “**Amendment**”) is made by **HH-CH-B BLUE LAKE, LLC**, a Delaware limited liability company (the “**Declarant**”), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded under Document No. 2024007998, in the Official Public Records of Travis County, Texas, (the “**Declaration**”). Pursuant to that certain Travis Club Notice of Applicability [Travis Club Condominiums – Phase 2], recorded under Document No. 2024141343, in the Official Public Records of Travis County, Texas, the Added Land, as described and defined herein, is subject to the terms and provisions of that certain Travis Club Master Covenant [Residential], recorded as Document No. 2023141950, in the Official Public Records of Travis County, Texas, as amended.

B. Pursuant to *Provisions A.3.7(i) and A.3.7(ii)* of Appendix “A” to the Declaration, Declarant, during the Development Period, has reserved the right to add real property to the Property and to create Units, General Common Elements, and Limited Common Elements within the Property, in the exercise of statutory Development Rights.

C. The Development Period, as such term is defined in the Declaration, is the fifty (50) year period commencing on the date the Declaration was recorded in the Official Public Records of Travis County, Texas. The Declaration was recorded in the Official Public Records of Travis County, Texas, on January 24, 2024. As such, the Development Period has not expired.

D. Pursuant to Section 82.060 of the Act, to exercise a statutory development right, Declarant must prepare, execute and record an amendment to the Declaration and record new plat and plans for that real property. Such amendment to the Declaration must reallocate the allocated interests among all Units.

E. This Amendment is promulgated for the purpose of: (i) creating twenty-eight (28) additional Units within the Regime, and (ii) adding additional land to the Property. The total number of Units within the Regime, after giving effect to this Amendment, is equal to eighty-one (81). Pursuant to *Section 5.8* of the Declaration, the Common Interest Allocation is assigned in accordance with a ratio of one (1) to the total number of Units, and upon giving effect to this Amendment, the Common Interest Allocation shall be 1/81.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
TRAVIS CLUB CONDOMINIUMS

1. **Creation of Units.** In accordance with the rights reserved by Declarant pursuant to *Provision A.3.7(ii)* of Appendix "A" to the Declaration, Declarant hereby creates (28) Units, which are designated as Units 218 through 245, inclusive (collectively, the "New Units").

2. **Addition of Land.** In accordance with the rights reserved by Declarant pursuant to *Provision A.3.7(i)* of Appendix "A" to the Declaration, Declarant hereby adds the real property described on Exhibit "A-1" attached hereto (the "Added Land") to the Property, as such term is defined in the Declaration. The Added Land shall be in addition to the real property described in Exhibit "A" to the Declaration, and Exhibit "A-1" attached hereto shall supplement Exhibit "A" to the Declaration.

3. **Supplement to Plan and Plans.** The condominium Plat and Plans attached as Attachment 1 to the Declaration are hereby supplemented with the Plat and Plans attached hereto as Attachment 1-1 (the "Supplemental Plat and Plans"). The Supplemental Plat and Plans: (i) assign an identifying number to all New Units; (ii) describe the portion of the limited common elements, if any, created or assigned to all New Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

4. **Common Interest Allocation.** The Common Interest Allocation allocated to each Unit is equal to 1/81.

5. **Effect of Amendment.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on this 19 day of December, 2024.

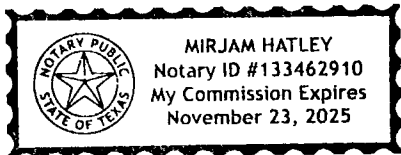
DECLARANT:

HH-CH-B BLUE LAKE, LLC,
a Delaware limited liability company

By: [Signature]
Leisha Ehlert, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on December 19, 2024, by Leisha Ehlert, Vice President of HH-CH-B Blue Lake, LLC, a Delaware limited liability company, on behalf of said limited liability company.



(seal)

[Signature]
Notary Public Signature

ATTACHMENT "1-1"

SUPPLEMENTAL CONDOMINIUM PLAT AND PLANS

The plat and plans, attached hereto as Attachment 1-1 contains the information required by the Texas Uniform Condominium Act.

SEE FOLLOWING PAGES FOR ORIGINAL CERTIFICATION

GENERAL NOTES:

- 1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE CONDOMINIUM PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DEVELOPMENT AREA DECLARATION OF CONDOMINIUM REGIME FOR TRAVIS CLUB CONDOMINIUMS (THE "DECLARATION") OR (II) ON THIS PLAT.
- 2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION.
- 3) THE UNITS, LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS ARE SUBJECT TO ALL SPECIAL DECLARANT RIGHTS AS SET FORTH IN SECTION (82.003(a)(22) OF THE TEXAS PROPERTY CODE AND CERTAIN ADDITIONAL RIGHTS AND RESERVATIONS IN FAVOR OF THE DECLARANT AS SET FORTH IN DECLARATION.
- 4) THIS CONDOMINIUM PLAT CONTAINS THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT.

SURVEYOR NOTES:

- 1) ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83. ALL DIMENSIONS SHOWN ARE GRID DISTANCES.
- 2) IRON RODS SET ARE 5/8-INCH IRON REBAR WITH RED PLASTIC CAPS MARKED "KHA" AND WILL BE SET AFTER CONSTRUCTION HAS COMPLETED, UNLESS NOTED OTHERWISE.

SURVEYOR CERTIFICATION:

THE PLATS, ATTACHED HERETO, CONTAIN THE INFORMATION REQUIRED BY SECTIONS 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT

James Lee Jamisse
 DATE 12/26/24
 JAY JAMISSE
 TEXAS REGISTERED PROFESSIONAL
 LAND SURVEY NO. 6663



LINE TYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE

LEGEND

<input type="checkbox"/>	IRSC 5/8" IRON ROD W/ "KHA" CAP SET (SEE SURVEY NOTE 2)
<input type="checkbox"/>	IRFC IRON ROD WITH CAP FOUND
<input type="checkbox"/>	IRF IRON ROD FOUND
<input type="checkbox"/>	S.B.O. SET BY OTHERS (SEE SURVEY NOTE 3)
<input type="checkbox"/>	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
<input type="checkbox"/>	D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
<input type="checkbox"/>	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
<input type="checkbox"/>	G.C.E. GENERAL COMMON ELEMENT
<input type="checkbox"/>	M.M.A. MASTER MAINTAINED AREA
<input type="checkbox"/>	TRAVIS COUNTY AND LCRA BUFFER
<input type="checkbox"/>	CONSERVATION EASEMENT

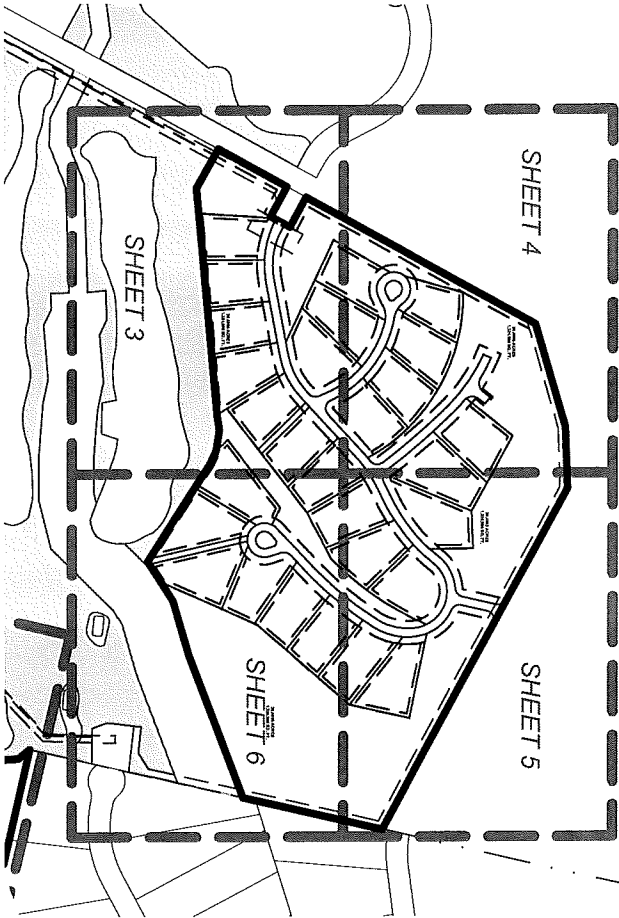
NOTES:

- SEE LINE AND CURVE TABLE DATA ON SHEETS 7 - 9.

TRAVIS CLUB CONDOMINIUMS
 GEORGE H. COX SURVEY, ABSTRACT NO. 2564
 J.B. MILAM SURVEY, ABSTRACT NO. 2197
 TRAVIS COUNTY, TEXAS

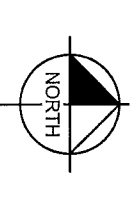


400 North Oklahoma Dr., Suite 1056
 Celina, Texas 73009
 Tel. No. (469) 501-2200
 www.kimley-horn.com
 FIRM # 10194503
 Project No. 06943005
 Scale N/A
 Drawn by SAB
 Checked by JLU
 Date Dec. 2024
 Sheet No. 1 OF 9



NOTES:
 - SEE LINE AND CURVE TABLE DATA ON SHEETS 7 - 9.

BEING A 30.406 ACRE (1,324,506 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE H. COX SURVEY, ABSTRACT NO. 2564, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 157.98 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO HH-CH-B-BLUE, RECORDED IN DOCUMENT NO. 2021163725, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



TRAVIS CLUB CONDOMINIUMS
 GEORGE H. COX SURVEY, ABSTRACT NO. 2564
 J.B. MILAM SURVEY, ABSTRACT NO. 2197
 TRAVIS COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
 Celina, Texas 75009
 FIRM # 10194503

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Scale: 1" = 500'

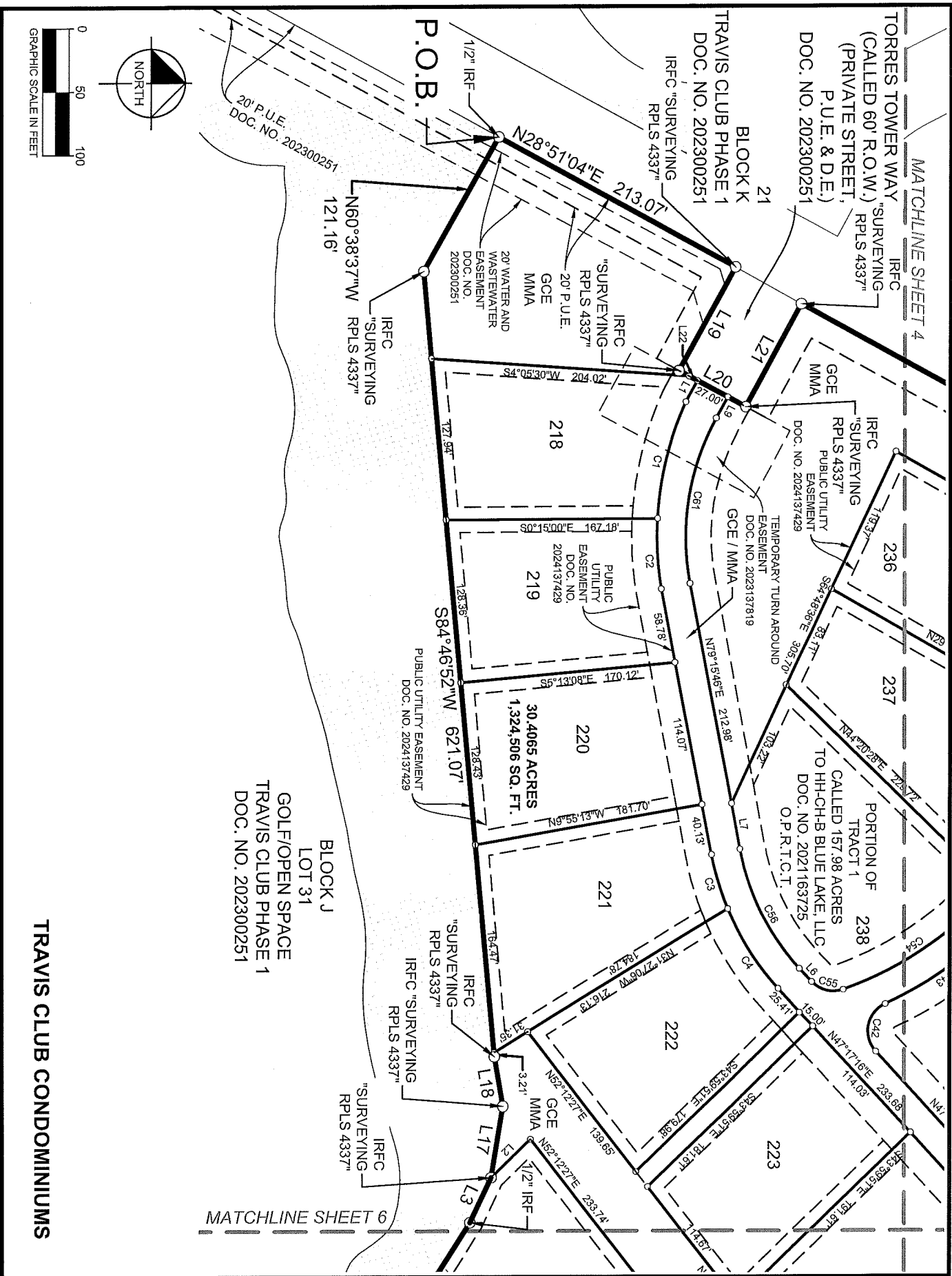
Drawn by: SAB

Checked by: J.L.J.

Date: Dec. 2024

Project No.: 069430005

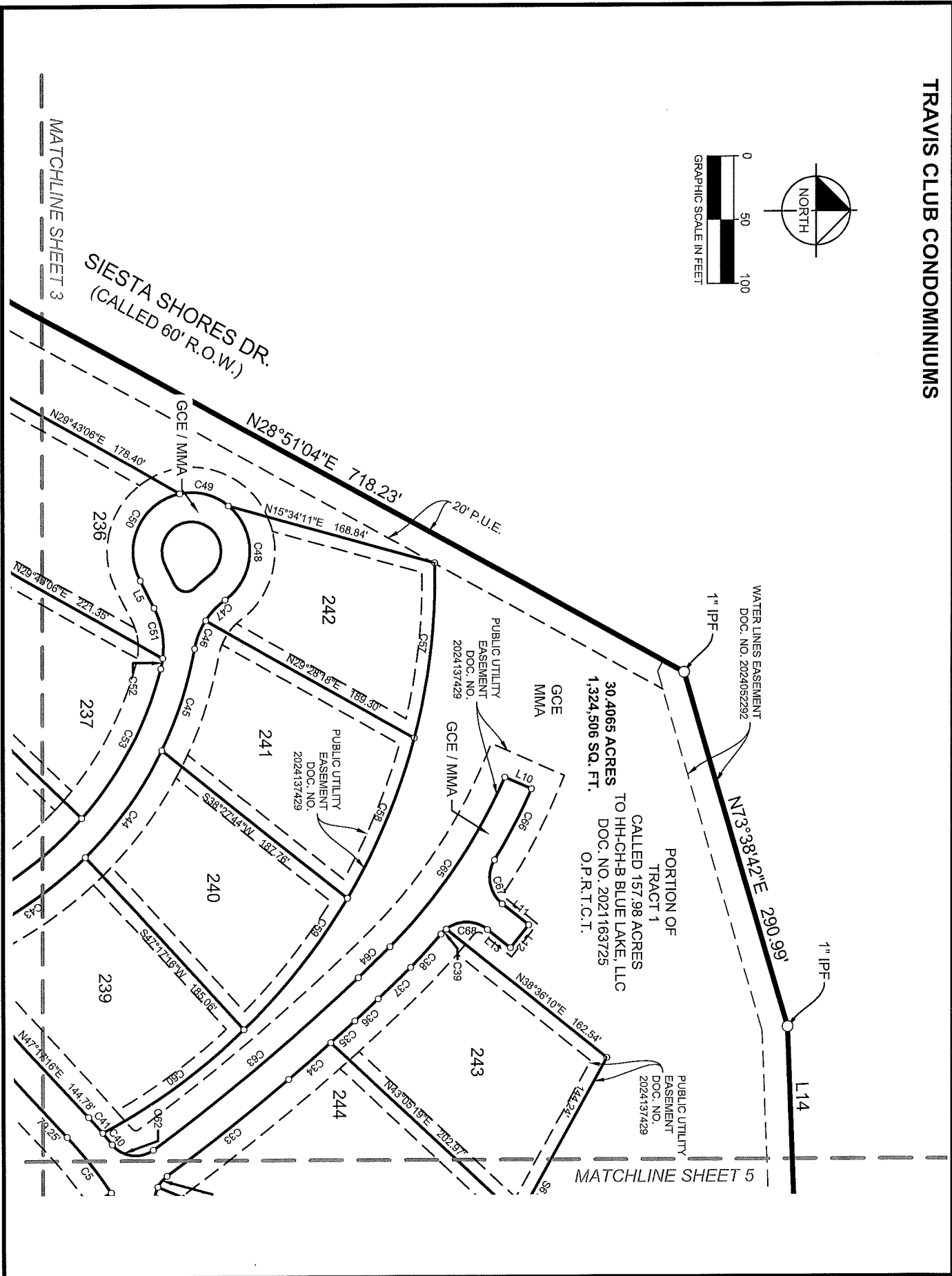
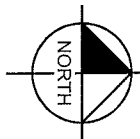
Sheet No.: 2 OF 9



BARRERA, STEPHANIE 1/20/2024 11:09 AM K:\SNA_SURVEY\069430005-TRAVIS CLUB\DWG\CONDNO PLAT\069430005-TRAVIS CLUB - PHASE 2D CONDO PLAT.DWG

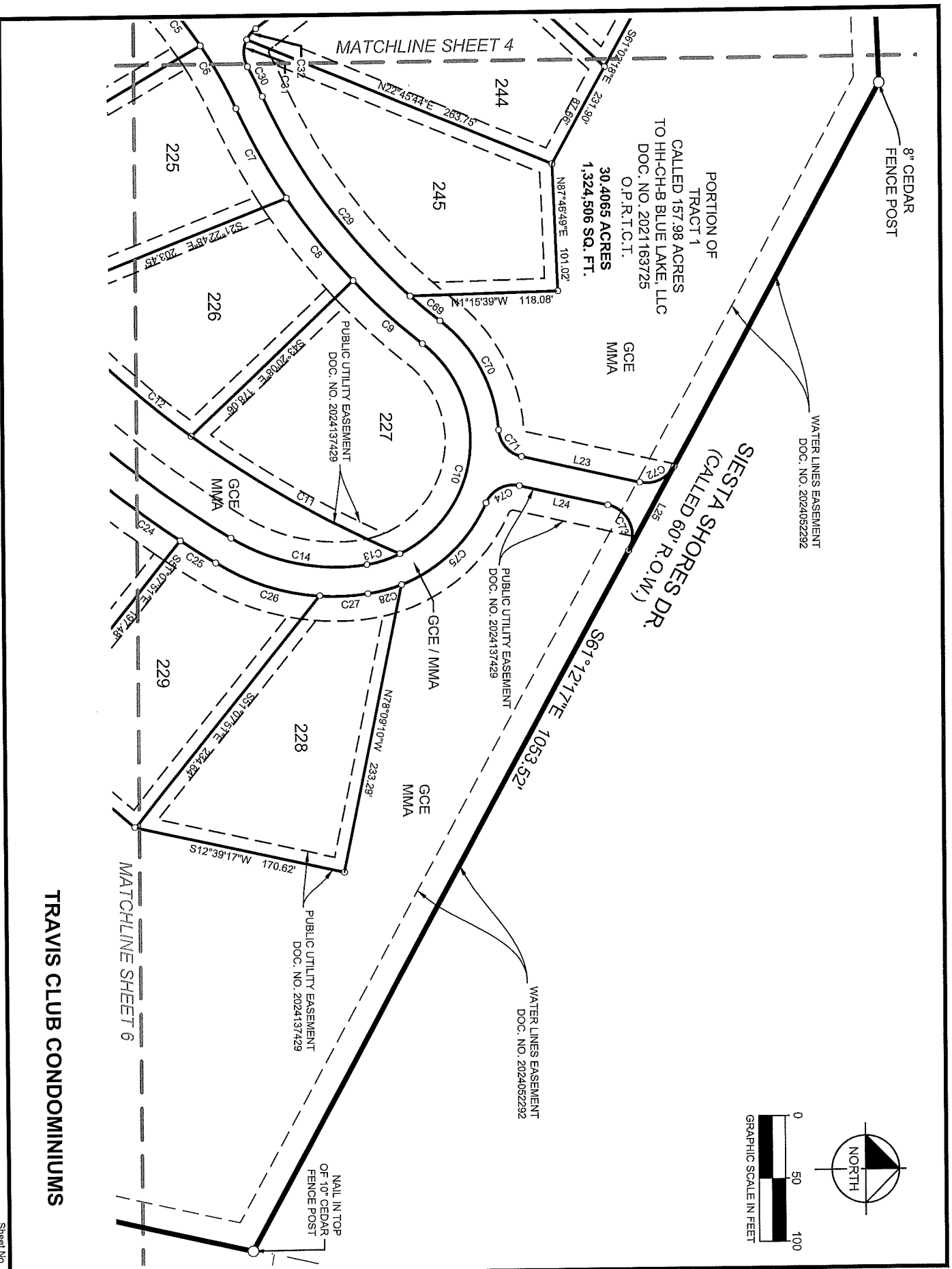
Sheet No. 3 OF 9

TRAVIS CLUB CONDOMINIUMS



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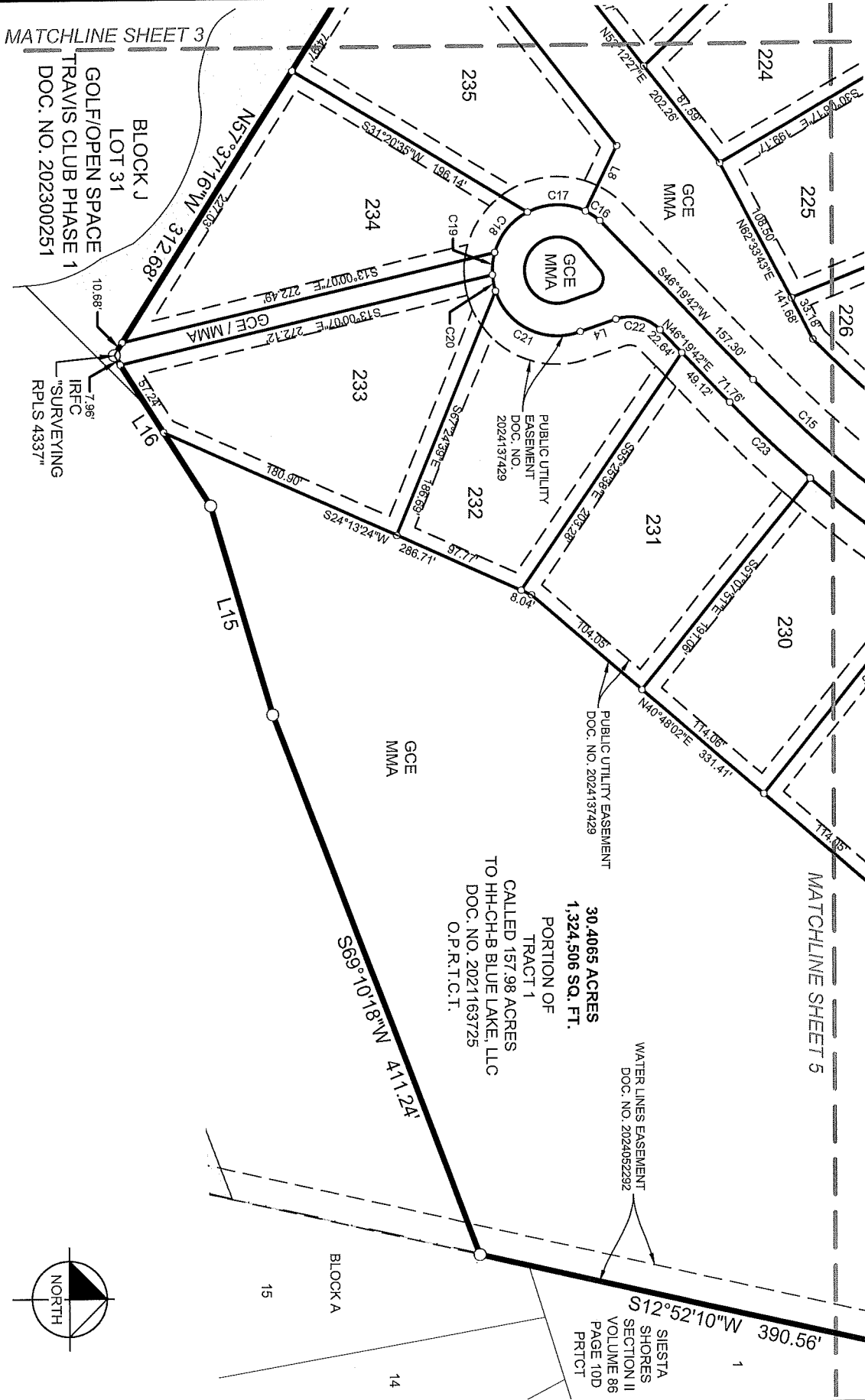
TRAVIS CLUB CONDOMINIUMS

BARREIRA, STEPHANIE 12/20/2024 11:09 AM K:\SMA_SURVEY\1069430005-TRAVIS CLUB\DWG\CONDO PLAT\1069430005-TRAVIS CLUB - PHASE 2D CONDO PLAT.DWG

MATCHLINE SHEET 3

BLOCK J
LOT 31
GOLF/OPEN SPACE
TRAVIS CLUB PHASE 1
DOC. NO. 202300251

IRFC
"SURVEYING
RPLS 4337"

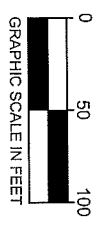
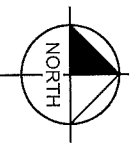


MATCHLINE SHEET 5

30.4065 ACRES
1,324,506 SQ. FT.
PORTION OF
TRACT 1
CALLED 157.98 ACRES
TO HH-CH-B-BLUE LAKE, LLC
DOC. NO. 2021163725
O.P.R.T.C.T.

WATER LINES EASEMENT
DOC. NO. 2024052292

SIESTA
SHORES
SECTION II
VOLUME 86
PAGE 10D
PRTCT



TRAVIS CLUB CONDOMINIUMS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°00'33"	259.43'	95.13'	S76°25'54"E	94.59'
C2	12°15'35"	259.43'	55.51'	N86°56'02"E	55.40'
C3	11°57'18"	215.00'	44.86'	N73°17'07"E	44.78'
C4	20°01'12"	215.00'	75.12'	N57°17'52"E	74.74'
C5	9°10'19"	350.00'	56.03'	N51°52'26"E	55.97'
C6	9°25'12"	350.00'	57.54'	N61°10'11"E	57.48'
C7	9°23'03"	500.00'	81.89'	N61°11'16"E	81.80'
C8	9°42'51"	500.00'	84.77'	N51°38'19"E	84.67'
C9	8°38'23"	500.00'	75.40'	N42°27'42"E	75.32'
C10	116°47'11"	98.50'	200.77'	N83°27'54"W	167.78'
C11	13°29'17"	815.00'	191.86'	N29°52'23"E	191.42'
C12	9°05'09"	815.00'	129.24'	N41°09'36"E	129.11'
C13	16°29'55"	98.50'	28.36'	N16°49'21"W	28.27'
C14	40°19'44"	160.00'	112.62'	N11°35'29"E	110.31'
C15	14°34'21"	865.00'	220.00'	N39°02'31"E	219.41'
C16	15°08'23"	46.50'	12.29'	S33°40'16"W	12.25'
C17	52°59'48"	46.50'	43.01'	S00°23'50"E	41.49'
C18	46°47'21"	46.50'	37.97'	S50°17'25"E	36.93'
C19	19°42'00"	46.50'	15.99'	S83°32'05"E	15.91'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C20	14°37'45"	46.50'	11.87'	N79°18'02"E	11.84'
C21	92°37'08"	46.50'	75.17'	N25°40'36"E	67.25'
C22	64°41'55"	30.00'	33.88'	N13°58'44"E	32.10'
C23	5°04'21"	888.00'	78.61'	N43°47'31"E	78.59'
C24	7°21'45"	888.00'	114.11'	N37°34'29"E	114.03'
C25	2°08'15"	888.00'	33.13'	N32°49'29"E	33.13'
C26	28°45'09"	174.22'	87.43'	N18°24'54"E	86.51'
C27	12°48'58"	174.22'	38.97'	N02°22'09"W	38.89'
C28	13°21'32"	121.50'	28.33'	N13°59'15"W	28.26'
C29	24°00'29"	477.00'	199.87'	N53°52'32"E	198.41'
C30	4°04'59"	373.00'	26.58'	N63°50'17"E	26.58'
C31	54°22'27"	23.50'	22.30'	N88°59'01"E	21.47'
C32	27°53'32"	23.50'	11.44'	S49°53'00"E	11.33'
C33	4°13'30"	1669.00'	123.07'	S38°02'59"E	123.04'
C34	1°30'35"	1669.00'	43.98'	S40°55'01"E	43.98'
C35	0°52'17"	1669.00'	25.38'	S42°06'27"E	25.38'
C36	0°52'19"	1669.00'	25.40'	S42°58'45"E	25.40'
C37	1°13'10"	1669.00'	35.53'	S44°01'30"E	35.53'
C38	4°23'28"	461.50'	35.37'	S47°22'13"E	35.36'

TRAVIS CLUB CONDOMINIUMS
 GEORGE H. COX SURVEY, ABSTRACT NO. 2564
 J.B. MILLAM SURVEY, ABSTRACT NO. 2197
 TRAVIS COUNTY, TEXAS



400 North Oklahoma Dr., Suite 105
 Carroll, Texas 73009

Tel. No. (469) 501-2200
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SAB	JLJ	Dec. 2024	069430005	7 OF 9

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C39	88°10'07"	26.50'	40.78'	S05°28'53"E	36.87'
C40	1°49'26"	373.00'	11.87'	N50°44'41"E	11.87'
C41	2°32'42"	373.00'	16.57'	N48°33'37"E	16.57'
C42	108°13'39"	23.50'	44.39'	S78°35'54"E	38.08'
C43	20°08'58"	306.50'	107.79'	S34°33'34"E	107.23'
C44	19°23'05"	306.50'	103.70'	S54°19'35"E	103.20'
C45	15°47'29"	306.50'	84.48'	S71°54'53"E	84.21'
C46	22°59'25"	60.00'	24.08'	S68°18'55"E	23.91'
C47	21°30'33"	60.00'	22.52'	S46°03'56"E	22.39'
C48	105°15'58"	46.50'	85.43'	S87°56'38"E	73.91'
C49	50°57'18"	46.50'	41.35'	N13°56'44"E	40.00'
C50	107°37'03"	46.50'	87.34'	N65°20'27"W	75.06'
C51	34°06'11"	68.50'	40.77'	S80°09'51"W	40.17'
C52	7°04'08"	68.50'	8.45'	N79°15'00"W	8.45'
C53	27°07'30"	283.50'	134.21'	N62°09'10"W	132.96'
C54	29°16'09"	283.50'	144.82'	N33°57'21"W	143.25'
C55	66°36'32"	23.50'	27.32'	N13°59'00"E	25.81'
C56	31°58'30"	192.00'	107.15'	N63°16'31"E	105.76'
C57	16°13'37"	491.50'	139.20'	N83°21'50"W	138.73'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C58	15°58'02"	491.50'	136.97'	N67°16'00"W	136.53'
C59	15°22'22"	491.50'	131.87'	N51°35'49"W	131.48'
C60	16°11'02"	491.50'	138.83'	N35°49'07"W	138.37'
C61	39°15'29"	196.00'	134.30'	S81°06'29"E	131.68'
C62	87°42'32"	23.50'	35.97'	N07°48'08"E	32.56'
C63	7°21'47"	1646.00'	211.52'	N39°44'01"W	211.38'
C64	1°12'57"	1646.00'	34.93'	N44°01'23"W	34.93'
C65	21°09'15"	438.50'	161.90'	N55°45'57"W	160.98'
C66	7°49'32"	461.50'	63.03'	S62°25'13"E	62.98'
C67	82°53'23"	26.50'	38.34'	N80°02'52"E	35.08'
C68	88°10'07"	26.50'	40.78'	S05°28'53"E	36.87'
C69	3°43'46"	477.00'	31.05'	N40°00'24"E	31.04'
C70	48°04'12"	121.50'	101.94'	N62°10'37"E	98.97'
C71	73°16'58"	23.50'	30.06'	N49°34'14"E	28.05'
C72	74°08'02"	25.00'	32.35'	N24°08'16"W	30.14'
C73	105°51'58"	25.00'	46.19'	N65°51'44"E	39.90'
C74	78°44'55"	23.50'	32.30'	N26°26'43"W	29.82'
C75	45°09'10"	121.50'	95.75'	N43°14'36"W	93.29'

TRAVIS CLUB CONDOMINIUMS
 GEORGE H. COX SURVEY, ABSTRACT NO. 2564
 J.B. MILLAM SURVEY, ABSTRACT NO. 2197
 TRAVIS COUNTY, TEXAS



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SAB	JLJ	Dec, 2024	069430005	8 OF 9

LINE TABLE		
NO.	BEARING	LENGTH
L1	S61°28'44"E	18.91'
L2	N43°59'51"W	43.62'
L3	S64°36'22"E	39.32'
L4	N18°22'14"W	26.92'
L5	S63°06'46"W	24.10'
L6	N47°17'16"E	14.09'
L7	N79°15'46"E	36.56'
L8	S63°53'56"E	51.41'
L9	S61°28'44"E	18.91'
L10	N23°51'11"E	23.00'
L11	N38°36'10"E	26.68'
L12	S51°23'50"E	23.00'
L13	S38°36'10"W	23.18'

LINE TABLE		
NO.	BEARING	LENGTH
L14	N87°54'32"E	165.81'
L15	S73°48'59"W	155.14'
L16	S57°26'39"W	127.16'
L17	N80°30'05"W	56.86'
L18	S80°14'25"W	39.78'
L19	S61°28'44"E	92.64'
L20	N28°31'16"E	60.00'
L21	N61°28'44"W	92.29'
L22	N28°31'16"E	7.43'
L23	N12°55'45"E	96.28'
L24	N12°55'45"E	72.19'
L25	S61°12'17"E	75.89'

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SAB	JLJ	Dec. 2024	069430005	9 OF 9



PROPERTY DESCRIPTION

BEING A 30.406 ACRE (1,324,506 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE H. COX SURVEY, ABSTRACT NO. 2564, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 157.98 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO HH-CH-B BLUE, RECORDED IN DOCUMENT NO. 2021163725, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF SIESTA SHORES DRIVE (60' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF LOT 31, BLOCK J, GOLF/OPEN SPACE OF TRAVIS CLUB PHASE 1 RECORDED IN DOCUMENT NUMBER 202300251, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE SAID 157.98 ACRE TRACT;

THENCE, NORTH 28°51'04" EAST ALONG THE SOUTHEAST LINE OF SAID SIESTA SHORES DRIVE, A DISTANCE OF 213.07 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" IN THE SOUTHEAST LINE OF SAID SIESTA SHORES DRIVE AT THE WEST CORNER OF LOT 21, BLOCK K OF TRAVIS CLUB PHASE 1 RECORDED IN DOCUMENT NUMBER 202300251 OF THE SAID OFFICIAL PUBLIC RECORDS AND AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID LOT 21, BLOCK K, THE FOLLOWING THREE (3) CALLS:

1. SOUTH 61°28'44" EAST, A DISTANCE OF 92.64 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 28°31'16" EAST A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 61°28'44" WEST, A DISTANCE OF 92.29 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND IN THE SOUTHEAST LINE OF SAID SIESTA SHORES DRIVE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEAST AND SOUTHWEST LINE OF SAID SIESTA SHORES DRIVE, THE FOLLOWING FOUR (4) CALLS:

1. NORTH 28°51'04" EAST, A DISTANCE OF 718.23 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 73°38'42" EAST, A DISTANCE OF 290.99 FEET TO A 1" IRON PIPE FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 87°54'32" EAST, A DISTANCE OF 165.81 FEET TO A 8" CEDAR FENCE POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

4. SOUTH 61°12'17" EAST, A DISTANCE OF 1053.52 FEET TO A NAIL IN CEDAR POST FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 12°52'10" WEST DEPARTING THE SOUTHWEST LINE OF SAID SIESTA SHORES DRIVE AND ALONG THE WEST LINE OF SIESTA SHORES SECTION II RECORDED IN VOLUME 86, PAGE 10D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A DISTANCE OF 390.56 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE WEST LINE OF SAID SIESTA SHORES SECTION II AND ALONG THE SOUTH LINE OF THE SAID 157.98 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:

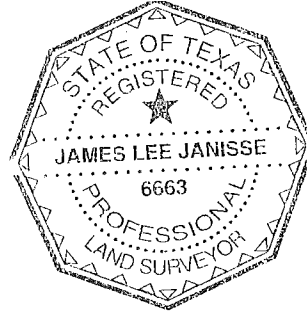
1. SOUTH 69°10'18" WEST, A DISTANCE OF 411.24 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 73°48'59" WEST, A DISTANCE OF 155.14 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 57°26'39" WEST, A DISTANCE OF 127.16 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

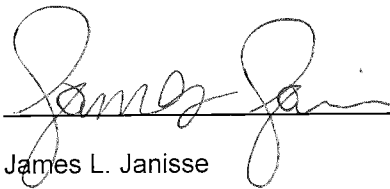
THENCE, ALONG THE SOUTH LINE OF SAID 157.98 ACRE TRACT AND THE NORTH LINE OF SAID LOT 31, BLOCK J, THE FOLLOWING SIX (6) CALLS:

1. NORTH 57°37'16" WEST, A DISTANCE OF 312.68 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 64°36'22" WEST, A DISTANCE OF 39.32 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 80°30'05" WEST, A DISTANCE OF 56.86 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;
4. SOUTH 80°14'25" WEST, A DISTANCE OF 39.78 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;
5. SOUTH 84°46'52" WEST, A DISTANCE OF 621.07 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SURVEYING RPLS 4337" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;

6. NORTH 60°38'37" WEST, A DISTANCE OF 121.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,324,506 SQUARE FEET OR 30.406 ACRES OF LAND.

Kimley-Horn and Associates, Inc.





James L. Janisse

Registered Professional Land Surveyor #6663

Ph. 210-541-9166

jay.janisse@kimley-horn.com

Signature Date: 12/20/24

EXHIBIT "A-1"

DESCRIPTION OF ADDED LAND



PROPERTY DESCRIPTION

BEING A 30.406 ACRE (1,324,506 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE H. COX SURVEY, ABSTRACT NO. 2564, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 157.98 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO HH-CH-B BLUE, RECORDED IN DOCUMENT NO. 2021163725, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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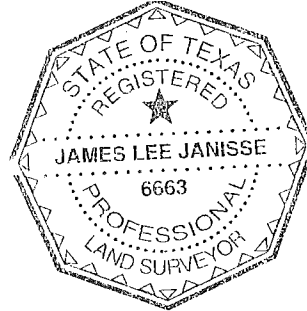
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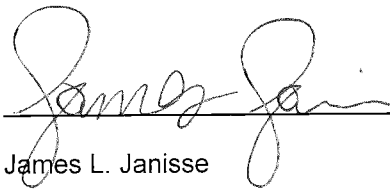
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Signature Date: 12/20/24