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OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jun 16, 2025 02:19 PM Fee: \$81.00

**2025066580**

\*Electronically Recorded\*

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.

WINSTEAD PC

600 WEST 5<sup>TH</sup> STREET, STE. 900

AUSTIN, TEXAS 78701

EMAIL: [RBURTON@WINSTEAD.COM](mailto:RBURTON@WINSTEAD.COM)



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

*Adding Units 182 through 200 in Phase 2A*

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.

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

This Second 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, as amended by that certain First Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded under Document No. 2024141553, in the Official Public Records of Travis County, Texas (collectively, the “**Declaration**”). Pursuant to that certain Travis Club Notice of Applicability [Travis Club Condominiums – Phase 2A], recorded under Document No. 2025066060, 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 nineteen (19) 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 one-hundred (100). 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 1/100.

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

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 nineteen (19) new Units, which are designated as Units 182 through 200 (collectively the "**Phase 2A 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-2" 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-2" 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 1-2, depicting the Phase 2A Units (the "**Supplemental Plat and Plans**"). The Supplemental Plat and Plans: (i) assign an identifying number to all Phase 2A Units; (ii) describe the portion of the limited common elements, if any, created or assigned to all Phase 2A 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 1/100.

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 12th day of J u n e, 2025

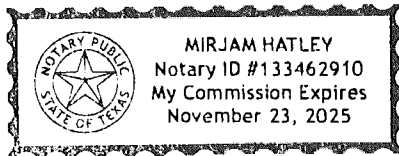
**DECLARANT:**

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

By:   
Leisha Ehlert, Vice President

THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on June 12, 2025, 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)

  
\_\_\_\_\_  
Notary Public Signature

ATTACHMENT "1-2"

**SUPPLEMENTAL CONDOMINIUM PLAT AND PLANS – PHASE 2A UNITS**

The plat and plans, attached hereto as Attachment 1-2 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.

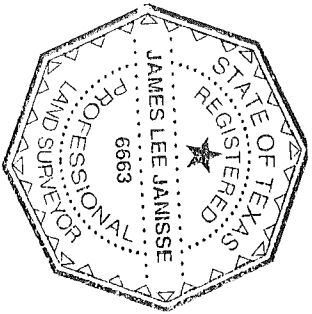
**SURVEYOR NOTES:**

- 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 Janisse*  
 JAMES LEE JANISSE  
 TEXAS REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6663  
 DATE 02/05/25



**LINE TYPE LEGEND**

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE

**LEGEND**

	IRSC - 5/8" IRON ROD W/ "KHA" CAP SET (SEE SURVEY NOTE 2)
	IRFC - IRON ROD WITH CAP FOUND
	IRP - IRON ROD FOUND
	S.B.O. SET BY OTHERS (SEE SURVEY NOTE 3)
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
	G.C.E. GENERAL COMMON ELEMENT
	M.M.A. MASTER MAINTAINED AREA
	D.E. DRAINAGE EASEMENT
	O.S. OPEN SPACE
	TRAVIS COUNTY AND LORA BUFFER
	CONSERVATION EASEMENT

**NOTES:**

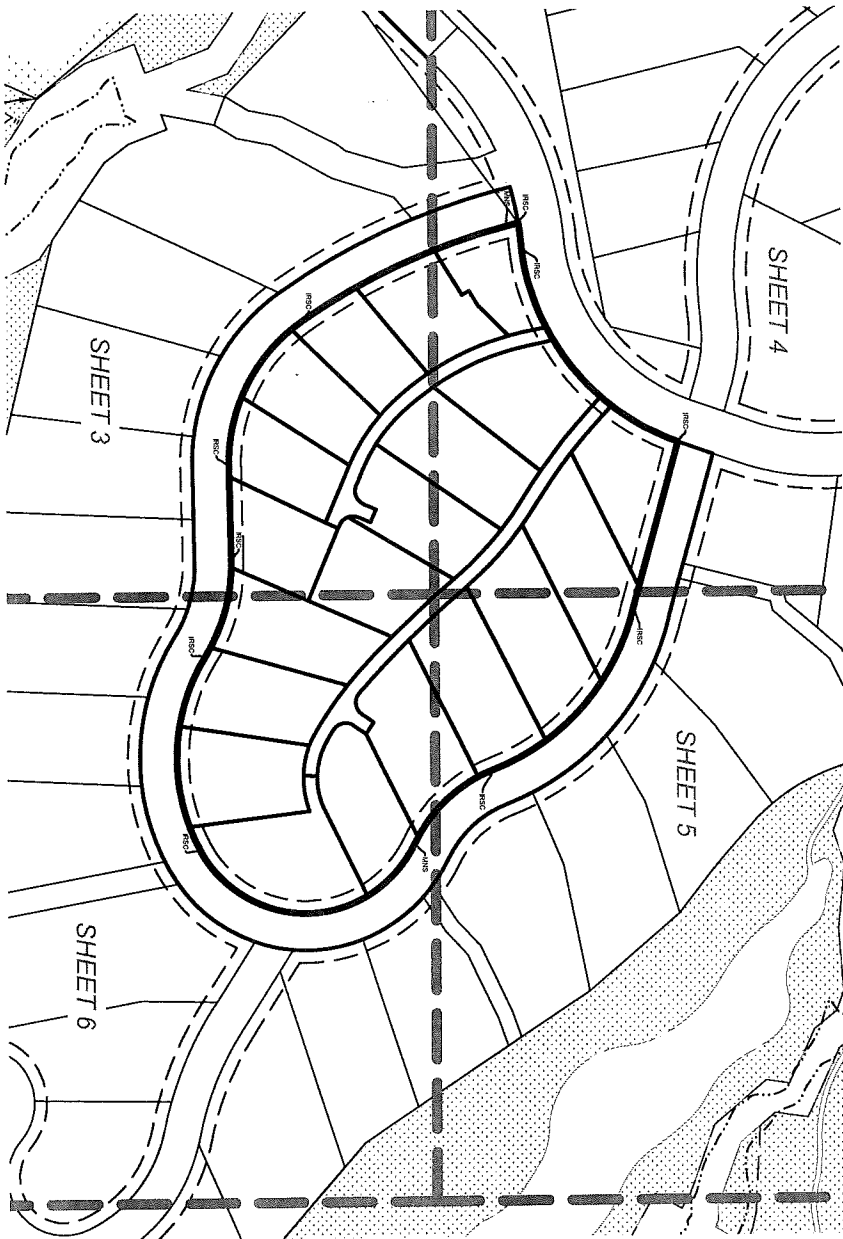
- SEE LINE AND CURVE TABLE DATA ON SHEETS 7 - 9.

**TRAVIS CLUB CONDOMINIUMS**  
 BEATY, SEAL & FORWOOD SURVEY, ABSTRACT NO. 133  
 AND GEORGE H. COX SURVEY, ABSTRACT NO. 2564  
 TRAVIS COUNTY, TEXAS

**Kimley»»Horn**

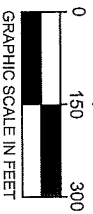
400 North Oklahoma Dr., Suite 105  
 Carroll, Texas 75009  
 Tel. No. (469) 501-2200  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SAB	JLU	Feb. 2025	069430005	1 OF 9



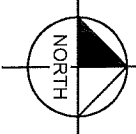
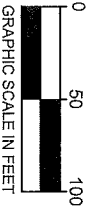
NOTES:  
 - SEE LINE AND CURVE TABLE DATA ON SHEETS 7 - 9.

**BEING A 13,287 ACRE (578,773 SQUARE FEET) TRACT OF LAND SITUATED IN THE BEATY, SEAL, & FORWOOD SURVEY, ABSTRACT NO. 133 AND THE GEORGE H. COX SURVEY, ABSTRACT NO. 2564, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 2, A CALLED 148,604 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO HH-CH-B BLUE LAKE, RECORDED IN DOCUMENT NO. 2021163781, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**



**TRAVIS CLUB CONDOMINIUMS**  
 BEATY, SEAL & FORWOOD SURVEY, ABSTRACT  
 NO. 133 AND GEORGE H. COX SURVEY,  
 ABSTRACT NO. 2564  
 TRAVIS COUNTY, TEXAS

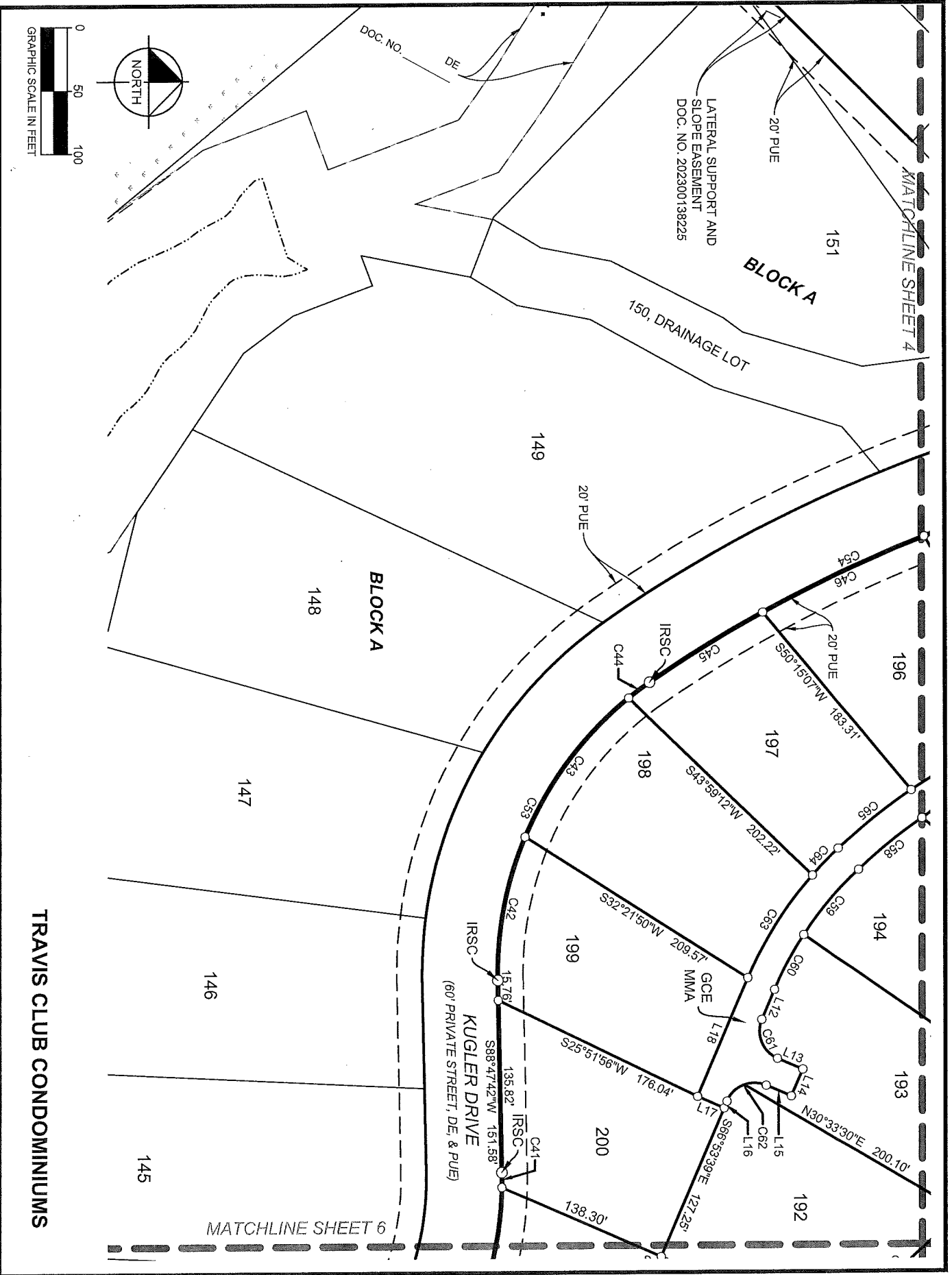
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		Scale 1" = 300'	Drawn by SAB	Checked by JLU	Date Feb. 2025	Project No. 069430005	Sheet No. 2 OF 9

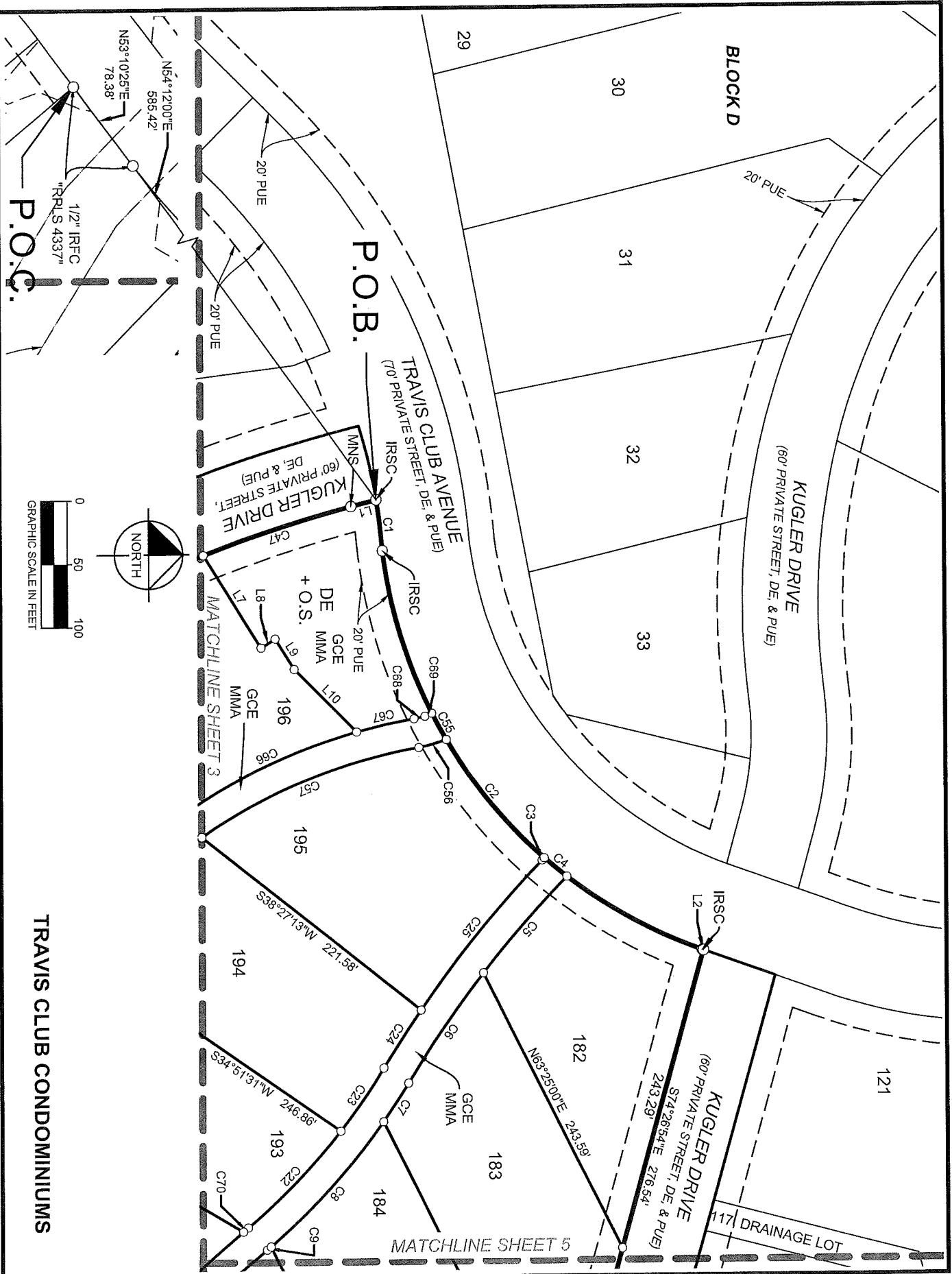


TRAVIS CLUB CONDOMINIUMS

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Sheet No. 3 OF 9





BARREIRA, STEPHANIE 2/5/2025 6:36 AM K:\SNA\_SURVEY\069430005-TRAVIS CLUB\DWG\CONDO PLAT\069430005-TRAVIS CLUB - PHASE 2A CONDO PLAT.DWG

Sheet No. 4 OF 9

MATCHLINE SHEET 4

122

BLOCK A

123

TRAVIS GOLF / OPEN SPACE  
LOT 108  
TRAVIS CLUB GOLF COURSE PHASE

50' CEF  
BUFFER

RIM ROCK

152

125

127

126, DRAINAGE LOT

KUGLER DRIVE  
(60' PRIVATE STREET, DE & PUE)

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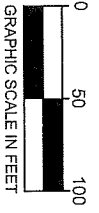
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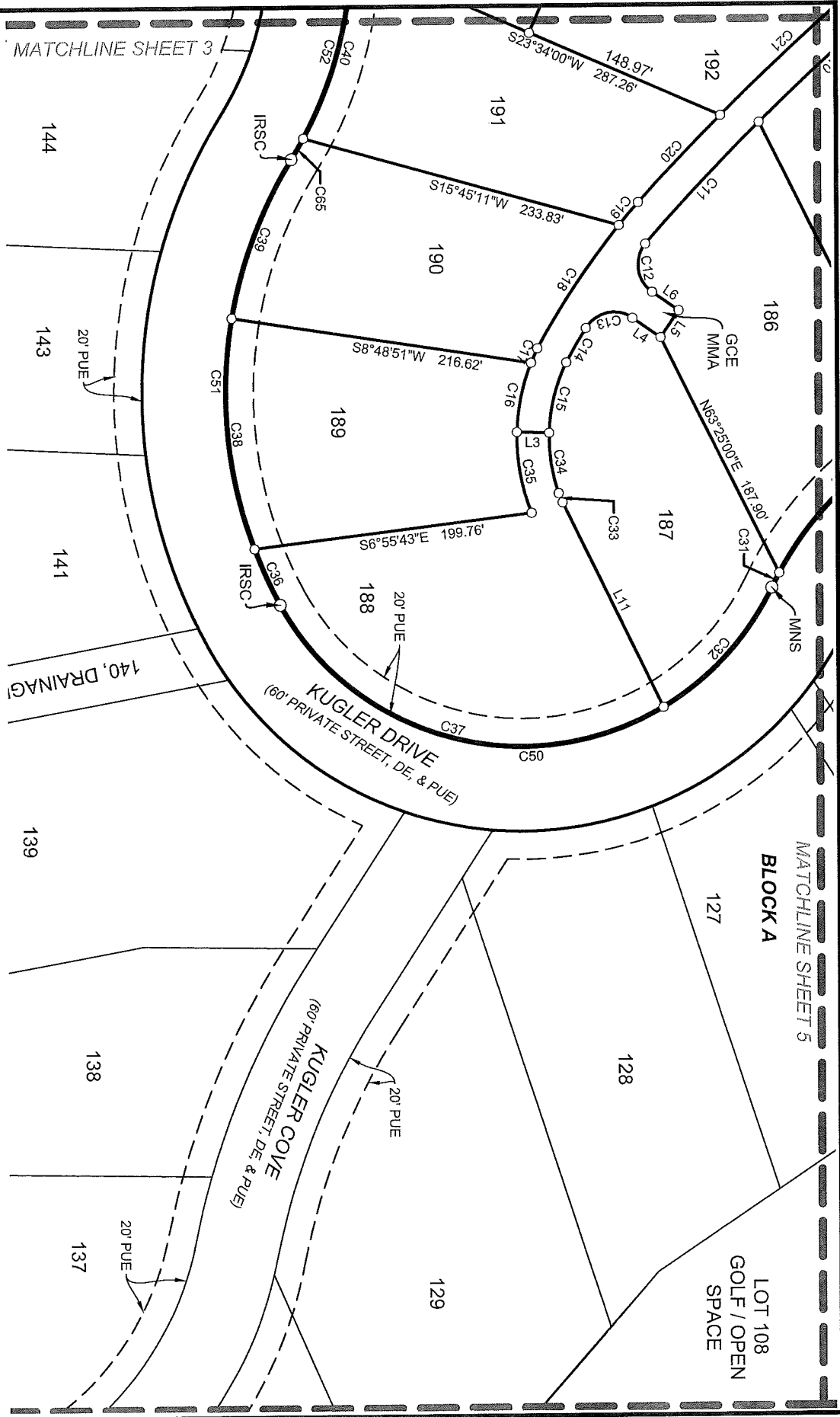
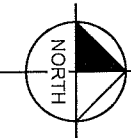
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MATCHLINE SHEET 6



TRAVIS CLUB CONDOMINIUMS

BARREIRA, STEPHANIE 2/5/2025 6:36 AM K:\SNA\_SURVEY\069430005-TRAVIS CLUBIDWG\CONDO PLAT\069430005-TRAVIS CLUB - PHASE 2A CONDO PLAT.DWG



TRAVIS CLUB CONDOMINIUMS

BARREIRA, STEPHANIE 2/9/2025 6:36 AM KISNA\_SURVEY\069430005-TRAVIS CLUB\DWG\CONDO PLAT\069430005-TRAVIS CLUB - PHASE 2A CONDO PLAT.DWG

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°59'06"	467.00'	40.63'	N83°01'21"E	40.62'
C2	63°29'25"	384.95'	426.56'	N51°24'43"E	405.07'
C3	6°01'17"	23.50'	2.47'	S48°46'47"E	2.47'
C4	3°27'21"	384.95'	23.22'	S39°36'50"W	23.22'
C5	6°16'54"	918.50'	100.70'	N48°38'22"W	100.65'
C6	6°34'40"	918.50'	105.45'	N55°04'09"W	105.39'
C7	3°49'41"	541.50'	36.18'	N56°26'38"W	36.17'
C8	14°04'49"	541.50'	133.07'	N47°29'22"W	132.74'
C9	0°24'56"	541.50'	3.93'	N40°14'30"W	3.93'
C10	4°26'57"	1606.72'	124.77'	N42°06'20"W	124.73'
C11	4°13'55"	1606.72'	118.67'	N46°26'46"W	118.65'
C12	94°41'04"	23.50'	38.84'	S81°56'27"W	34.56'
C13	92°36'02"	23.50'	37.98'	N11°42'06"W	33.98'
C14	3°59'41"	403.74'	28.15'	N59°42'09"W	28.14'
C15	24°41'47"	120.00'	51.72'	N76°01'18"W	51.32'
C16	20°12'50"	143.00'	50.45'	S78°15'46"E	50.19'
C17	4°28'58"	143.00'	11.19'	S65°54'53"E	11.19'
C18	10°18'28"	583.11'	104.90'	S55°59'35"E	104.76'
C19	2°04'56"	583.11'	21.19'	S49°47'53"E	21.19'
C20	2°47'31"	1751.51'	85.35'	S46°05'53"E	85.34'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	4°30'18"	1751.44'	137.71'	S42°26'58"E	137.67'
C22	1°40'06"	518.50'	105.59'	S45°52'05"E	105.41'
C23	6°39'20"	518.50'	60.23'	S55°01'48"E	60.20'
C24	3°18'25"	941.50'	54.34'	S56°42'16"E	54.33'
C25	9°16'55"	941.50'	152.52'	S50°24'36"E	152.36'
C26	20°35'23"	371.47'	133.49'	N66°35'38"W	132.77'
C27	20°23'57"	371.47'	132.26'	N46°05'59"W	131.56'
C28	14°48'51"	371.47'	96.05'	N28°29'34"W	95.78'
C29	6°45'31"	240.00'	28.31'	N24°24'56"W	28.29'
C30	33°29'25"	240.00'	140.28'	N44°32'23"W	138.29'
C31	2°46'38"	240.00'	11.63'	N62°40'24"W	11.63'
C32	33°36'45"	198.00'	116.16'	N47°15'21"W	114.50'
C33	6°52'43"	58.50'	7.02'	N67°16'52"E	7.02'
C34	20°54'36"	120.00'	43.79'	N81°10'31"E	43.55'
C35	23°32'21"	143.00'	58.75'	N79°51'38"E	58.34'
C36	8°09'48"	310.00'	44.17'	N65°00'17"E	44.13'
C37	91°22'22"	198.00'	315.76'	N15°14'13"E	283.35'
C38	30°47'42"	310.00'	166.62'	S84°29'02"W	164.62'
C39	22°26'37"	310.00'	121.43'	N68°53'48"W	120.66'
C40	27°36'20"	280.00'	134.91'	N74°59'28"W	133.61'

**TRAVIS CLUB CONDOMINIUMS**

BEATY, SEAL & FORWOOD SURVEY, ABSTRACT NO. 133  
 AND GEORGE H. COX SURVEY, ABSTRACT NO. 2564  
 TRAVIS COUNTY, TEXAS



400 North Oklahoma Dr., Suite 105  
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 FIRM # 10194503  
 Tel. No. (469) 501-2200  
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Scale N/A  
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 Checked by JJJ  
 Date Feb. 2025  
 Project No. 069430005  
 Sheet No. 7 OF 9

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	2°24'40"	280.00'	11.78'	N89°59'58"W	11.78'
C42	24°01'51"	276.50'	115.97'	S79°11'23"E	115.12'
C43	28°37'28"	276.50'	138.14'	N52°51'43"W	136.70'
C44	4°18'11"	276.50'	20.77'	N36°23'54"W	20.76'
C45	5°37'32"	1070.00'	105.06'	N31°26'02"W	105.02'
C46	7°32'42"	1070.00'	140.90'	N24°50'55"W	140.80'
C47	6°35'38"	1070.00'	123.14'	S17°46'45"E	123.07'
C48	55°48'11"	371.47'	361.79'	S48°59'14"E	347.66'
C49	43°01'33"	240.00'	180.23'	S42°32'57"E	176.02'
C50	124°59'07"	198.00'	431.92'	S01°34'10"E	351.23'
C51	61°24'07"	310.00'	332.22'	N88°22'33"W	316.55'
C52	33°31'49"	280.00'	163.86'	N74°26'24"W	161.53'
C53	56°57'30"	276.50'	274.87'	N62°43'33"W	263.69'
C54	19°45'52"	1070.00'	369.10'	N24°21'52"W	367.27'
C55	3°33'05"	384.95'	23.86'	S61°17'57"W	23.86'
C56	11°49'15"	111.50'	23.00'	N15°13'36"W	22.96'
C57	25°03'55"	428.50'	187.46'	N21°50'57"W	185.97'
C58	8°37'19"	428.50'	64.48'	N38°41'34"W	64.42'
C59	13°47'46"	278.50'	67.06'	N49°54'07"W	66.90'
C60	10°05'39"	278.50'	49.07'	N61°50'50"W	49.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C61	90°00'00"	23.50'	36.91'	S68°06'21"W	33.23'
C62	90°00'00"	23.50'	36.91'	N21°53'39"W	33.23'
C63	18°18'01"	301.50'	96.30'	S57°44'39"E	95.89'
C64	5°35'24"	301.50'	29.42'	S45°47'56"E	29.40'
C65	3°30'48"	280.00'	17.17'	N59°25'54"W	17.17'
C66	9°19'07"	451.50'	73.43'	S38°20'40"E	73.35'
C67	18°24'55"	451.50'	145.12'	S24°28'39"E	144.49'
C68	5°48'00"	88.50'	8.96'	S12°17'35"E	46.89'
C69	15°01'30"	23.50'	6.16'	S22°37'44"E	6.14'
C70	0°09'48"	1748.26'	4.99'	S40°06'56"E	4.99'

**TRAVIS CLUB CONDOMINIUMS**  
 BEATY, SEAL & FORWOOD SURVEY, ABSTRACT NO. 133  
 AND GEORGE H. COX SURVEY, ABSTRACT NO. 2564  
 TRAVIS COUNTY, TEXAS



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Scale: N/A  
 Drawn by: SAB  
 Checked by: JLU  
 Date: Feb. 2025  
 Project No.: 069430005  
 Sheet No.: 8 OF 9

LINE TABLE		
NO.	BEARING	LENGTH
L1	N14°28'56"W	20.74'
L2	N19°40'07"E	0.94'
L3	N01°37'49"E	23.00'
L4	N34°35'54"E	24.43'
L5	N55°24'06"W	23.00'
L6	S34°35'54"W	23.16'
L7	N58°11'42"E	86.25'
L8	N31°48'18"W	13.27'
L9	N58°11'42"E	28.35'
L10	N45°19'45"E	70.08'
L11	N63°50'31"E	162.46'
L12	N66°53'39"W	25.59'
L13	S23°06'21"W	21.74'
L14	N66°53'39"W	23.00'
L15	N23°06'21"E	21.74'
L16	N66°53'39"W	5.61'
L17	N23°06'21"E	23.00'
L18	S66°53'39"E	101.20'

**TRAVIS CLUB CONDOMINIUMS**  
 BEATY, SEAL & FORWOOD SURVEY, ABSTRACT NO. 133  
 AND GEORGE H. COX SURVEY, ABSTRACT NO. 2564  
 TRAVIS COUNTY, TEXAS


				400 North Oklahoma Dr., Suite 105 Celina, Texas 75009	
				Tel. No. (469) 501-2200 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SAB	JLJ	Feb. 2025	069430005	9 OF 9

EXHIBIT "A-2"

DESCRIPTION OF ADDED LAND

Lot 1, Block C, of Travis Club Phase 2A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded as Document No. 202500072, Official Public Records of Travis County, Texas.