

READ THIS PROPERTY REPORT BEFORE SIGNING ANYTHING

This Report is prepared and issued by the developer of this subdivision. It is not prepared or issued by the Federal Government.

Federal law requires that you receive this Report prior to your signing a contract or agreement to buy or lease a lot in this subdivision. However, NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

If you received this Report prior to signing a contract or agreement, you may cancel your contract or agreement by giving notice to the seller any time before midnight of the seventh day following the signing of the contract or agreement.

If you did not receive this Report before you signed a contract or agreement, you may cancel the contract or agreement any time within two years from the date of signing.

NAME OF SUBDIVISION Travis Club

NAME OF DEVELOPER HH-CH-B Blue Lake, LLC

DATE OF THIS REPORT July 29, 2025

TABLE OF CONTENTS

	PAGE NUMBER
<u>RISKS OF BUYING LAND</u>	1
<u>GENERAL INFORMATION</u>	3
<u>TITLE TO THE PROPERTY AND LAND USE</u>	4
METHOD OF SALE.....	4
ENCUMBRANCES, MORTGAGES AND LIENS	4
RECORDING THE CONTRACT AND DEED	5
PAYMENTS	5
RESTRICTIONS ON THE USE OF YOUR LOT	6
PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT	9
<u>ROADS</u>	12
ACCESS TO THE SUBDIVISION	12
ACCESS WITHIN THE SUBDIVISION	12
<u>UTILITIES</u>	15
WATER	15
SEWER.....	16
ELECTRICITY.....	18
TELEPHONE	19
FUEL OR OTHER ENERGY SOURCE	20
<u>FINANCIAL INFORMATION</u>	21
<u>LOCAL SERVICES</u>	22
FIRE PROTECTION	22
POLICE PROTECTION.....	22
SCHOOLS	22
HOSPITALS	22
PHYSICIANS AND DENTISTS.....	23
SHOPPING FACILITIES.....	23
MAIL SERVICE.....	23
PUBLIC TRANSPORTATION.....	23
<u>RECREATIONAL FACILITIES</u>	24
<u>SUBDIVISION CHARACTERISTICS AND CLIMATE</u>	25
GENERAL TOPOGRAPHY	25
WATER COVERAGE.....	26
DRAINAGE AND FILL.....	26

FLOOD PLAIN.....	26
FLOODING AND SOIL EROSION.....	26
NUISANCES	27
HAZARDS.....	27
CLIMATE.....	27
OCCUPANCY	28
<u>ADDITIONAL INFORMATION.....</u>	<u>29</u>
PROPERTY OWNERS ASSOCIATION.....	29
TAXES.....	32
RESALE OR EXCHANGE PROGRAM.....	32
EQUAL OPPORTUNITY IN LOT SALES.....	33
LISTING OF LOTS	33
<u>COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER.....</u>	<u>35</u>
<u>RECEIPT, AGENT CERTIFICATION AND CANCELLATION PAGE.....</u>	<u>36</u>

NOTE: In this Property Report, the words “You” and “Your” refer to the buyer. The words “We”, “Us” and “Our” refer to the developer.

RISKS OF BUYING LAND

The future value of any land is uncertain and dependent upon many factors. DO NOT expect all land to increase in value.

Any value which your lot may have will be affected if the roads, utilities and all proposed improvements are not completed.

Resale of your lot may be difficult or impossible, since you may face the competition of our own sales program and local real estate brokers may not be interested in listing your lot.

Any subdivision will have an impact on the surrounding environment. Whether or not the impact is adverse, and the degree of impact, will depend upon the location, size, planning, and extent of development. Subdivisions which adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality and noise levels may affect your use and enjoyment of your lot and your ability to sell it.

In the purchase of real estate, many technical requirements must be met to assure that you receive proper title. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.

-WARNINGS-

THROUGHOUT THIS PROPERTY REPORT THERE ARE SPECIFIC WARNINGS CONCERNING THE DEVELOPER, THE SUBDIVISION OR INDIVIDUAL LOTS. BE SURE TO READ ALL WARNINGS CAREFULLY BEFORE SIGNING ANY CONTRACT OR AGREEMENT.

VARIOUS RECREATIONAL FACILITIES AND OTHER FACILITIES IN OR NEAR THE SUBDIVISION MAY BE OWNED AND OPERATED BY PERSONS OTHER THAN THE TRAVIS CLUB MASTER ASSOCIATION, INC. THERE IS NO GUARANTEE THAT ANY SUCH FACILITIES WILL BE AVAILABLE FOR USE BY LOT OWNERS. ANY OR ALL OF SUCH FACILITIES MAY BE OPERATED AS A PRIVATE CLUB FOR MEMBERS AND THEIR GUESTS. ACCESS TO THE PRIVATE CLUB FACILITIES WILL BE THROUGH A MANDATORY RESIDENT SOCIAL MEMBERSHIP IN THE CLUB IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION. THE RESIDENT SOCIAL MEMBERSHIP WILL BE GOVERNED BY THE PROVISIONS OF THE MEMBERSHIP PLAN. THERE IS NO ASSURANCE THAT YOU WILL BE ACCEPTED FOR RESIDENT SOCIAL OR RESIDENT GOLF MEMBERSHIP IN THE CLUB IF YOU APPLY. IF ACCEPTED FOR A RESIDENT GOLF MEMBERSHIP, THE COSTS OF SUCH A MEMBERSHIP MAY BE SUBSTANTIAL AND ARE IN ADDITION TO THE PURCHASE PRICE OF YOUR LOT. MEMBERS WILL BE RESPONSIBLE FOR THE PAYMENT OF PERIODIC DUES AND USE FEES. NO REFUND OF THE PURCHASE PRICE OF YOUR LOT WILL BE MADE IF YOU CANNOT OBTAIN A MEMBERSHIP. SINCE THE VALUE OF YOUR LOT MAY BE ADVERSELY AFFECTED BY YOUR INABILITY OR FAILURE TO OBTAIN A MEMBERSHIP, YOU SHOULD CAREFULLY CONSIDER YOUR PURCHASE OF A LOT IF IT IS BASED UPON YOUR PRESUMED ABILITY TO OBTAIN A MEMBERSHIP IN ANY PRIVATE CLUB AND TO USE ITS RECREATIONAL FACILITIES.

GENERAL INFORMATION

This report covers 228 lots in Travis Club (“Subdivision”) located in Travis County, Texas. The lots in this offering are located within the plats of Travis Club Phase 1, Travis Club Phase 2 (which Phase 2 lots are platted as Phases 2A and 2B. Phases 2A and 2B may be referred to collectively as “Phase 2”) and Travis Club Condominiums (Phase 1 and Phase 2, with subsequent Phase 2 lots designated as Phase 2A). See page 31 for a listing of these lots. Travis Club is a master planned community that is expected to include a mix of “Estate” and “Villa” homesites. It is estimated that if developed as presently planned, this Subdivision may eventually contain approximately 700 lots.

The Developer of this Subdivision is:

HH-CH-B Blue Lake, LLC
1111 W. 11th Street
Austin, TX 78703
Telephone Number: (512) 381-6108

Answers to questions and information about this development may be obtained by telephoning the Developer at the number listed above.

TITLE TO THE PROPERTY AND LAND USE

A person with legal title to property generally has the right to own, use and enjoy the property. A contract to buy a lot may give you possession but doesn't give you legal title. You won't have legal title until you receive a valid deed. A restriction or an encumbrance on your lot, or on the Subdivision, could adversely affect your title.

Here we will discuss the sales contract you will sign and the deed you will receive. We will also provide you with information about any land use restrictions and encumbrances, mortgages, or liens affecting your lot and some important facts about payments, recording, and title insurance.

METHOD OF SALE

Sales Contract and Delivery of Deed

We intend to use only the cash method of selling (with or without obtaining your own financing). You will be required to pay an earnest money deposit at the time of signing the purchase agreement, and will be required to pay the balance of the purchase price in cash at closing. You will receive a special warranty deed for the lot at closing, which will occur by the date specified in your purchase agreement, but in any event within a period not to exceed 180 days from the date you execute your purchase agreement.

You will not have title to the lot until you receive a Special Warranty Deed.

Type of Deed

The transfer of legal title will be accomplished by a Special Warranty Deed, which is free and clear of any monetary liens and encumbrances.

Oil, Gas and Mineral Rights

Oil, gas and mineral rights to all lots in the subdivision have been reserved and will not belong to the purchaser of those lots. The exercise of these rights could affect the use, enjoyment and value of your lot.

ENCUMBRANCES, MORTGAGES AND LIENS

None of the lots identified in this Property Report and none of the common facilities which serve the subdivision are currently subject to a blanket encumbrance, mortgage or lien, except for, and as may arise under, the restrictive covenants and easements discussed below. We may impose a blanket encumbrance, mortgage, or lien on the unsold lots identified in this Property Report in the future; provided, in any event, we will convey the lots free and clear of any such blanket encumbrance, mortgage, or lien, except for the restrictive covenants and easements discussed below, which shall continue to encumber the lots after conveyance.

RECORDING THE CONTRACT AND DEED

Method or Purpose of Recording

Consistent with customary practices in this area, the contract of sale will not be executed in recordable form due to the difficulty of clearing title to a lot if a sale fails to close. The deed which is delivered at closing will be recorded by the title company insuring the title to the lot you purchase and we will bear the cost of recordation. Under Texas law, recording the contract or deed will protect you from the claims of subsequent and bona fide purchasers for value or subsequent creditors of anyone having an interest in your lot.

UNLESS YOUR CONTRACT OR DEED IS RECORDED, YOU MAY LOSE YOUR LOT THROUGH THE CLAIMS OF SUBSEQUENT PURCHASERS OR SUBSEQUENT CREDITORS OF ANYONE HAVING AN INTEREST IN THE LAND.

Title Insurance

At the time of transfer of title to your lot, we will arrange for you to be provided with a standard coverage owner's title insurance policy, at no cost to you. We will pay the premium for such a standard policy. You will be responsible for paying the premium for any endorsements to the standard policy obtained, and for inspection fees and other expenses of any kind incurred in connection with such endorsements. We recommend that you obtain from an appropriate professional an explanation and interpretation of the policy to your satisfaction.

PAYMENTS

Escrow

Your earnest money deposit will be held in a third-party controlled escrow by either Heritage Title which has offices at 200 W 6th Street, Suite 1600, Austin, TX 78701 or Prominent Title which has offices at 1111 West 6th Street, Suite 210, Austin, TX 78703. You will be entitled to a full refund of your earnest money deposit in the event we fail to convey title to your lot to you or if we otherwise default under the purchase contract. We do not have any financial interest in and to or any type of controlling interest over or with the escrow agents, Heritage Title or Prominent Title.

Prepayment

All sales will be for cash, which means that you will make full payment of the balance of the purchase price of your lot at closing. Accordingly, there are no prepayment penalties or privileges.

Default

If you fail or refuse to comply with your obligations under the Agreement of Sale and Purchase (“Agreement”), we must provide you with written notice of such default (“Purchaser Default Notice”). The Purchaser Default Notice must include a description of the default being alleged by us. You will have seven days from receipt of the Purchaser Default Notice to cure any default specified therein. If you fail, refuse, or are unable to cure the specified default within such 7 day period, we may: (i) terminate the Agreement by written notice to you whereupon the Earnest Money will be immediately paid to us; or (ii) enforce specific performance of the Agreement against you. Upon termination of the Agreement neither party will have any further rights or obligations under the Agreement with the exception of obligations under the Agreement that expressly survive termination.

RESTRICTIONS ON THE USE OF YOUR LOT

Restrictive Covenants

All lots in the Subdivision included in this offering are subject to the provisions of the Travis Club Master Covenant (the “Master Covenant”) and accompanying governance documents (collectively, the “Restrictions”) which have been recorded in the Official Public Records of Travis County, Texas. In addition to the Master Covenant, the Villa homesites (as described on Page 29) are also subject to the Development Area Declaration of Condominium Regime for Travis Club Condominiums (the “Condominium Declaration”). The Restrictions and the Condominium Declaration are sometimes collectively referred to herein as the “Governance Documents”.

Complete copies of the Governance Documents are available upon request. The major provisions of the Governance Documents which require you to secure permissions, approvals and to take other actions prior to using or disposing of your lot will be discussed in the paragraphs below. However, this discussion will only highlight certain areas of the Governance Documents and should not be a substitute for a careful study of the Governance Documents by you. Unless otherwise indicated, capitalized terms are as defined in the Governance Documents.

The Governance Documents provide that prior to construction of any improvements within the subdivision, each Owner will be required to submit proposed plans and specifications for approval by the Architectural Reviewer. No Improvement, or any addition, alteration, improvement, installation, modification, redecoration, or reconstruction thereof may occur unless approved in advance by the Architectural Reviewer. Unless otherwise provided in the Design Guidelines (if adopted), an Owner will have the right to modify, alter, repair, decorate, redecorate, or improve the interior of an Improvement located on such Owner’s Lot or within such Owner’s Condominium Unit, provided that such action is not visible from any other portion of the Development or Property. Before beginning construction on a lot, the purchaser must also obtain other approvals and permits, as discussed under the caption "Permits" below, for the proposed improvements.

Construction on a Lot must commence within one hundred eighty (180) days of the date the final approval of the plans and specification is granted by the Architectural Reviewer. If

construction does not commence within such 180-day period, the approval shall expire, and the owner must reapply for approval before commencing any activities unless the Architectural Reviewer, in its discretion, grants an extension in writing. No such extension shall be granted except upon a finding by the Architectural Reviewer that there has been no change in the circumstances upon which the original approval was granted. In the even the approval expires, you will be obligated to pay the review fee then being charged prior to commencing construction on your lot. Once construction is commenced, it shall be diligently pursued to completion. All work must be completed within one (1) year of commencement unless otherwise specified in the notice of approval or unless the Architectural Review, in its discretion, grants an extension in writing. You will be required to post a compliance deposit payable to the Association to (i) ensure that any wear and tear on the infrastructure of the subdivision is repaired once construction on the lot is complete, (ii) cover the cost of trash removal and routine maintenance if not performed by you or your builder, (iii) complete the landscaping on your lot in accordance with the landscape plans approved by the Architectural Reviewer if not otherwise completed, and (iv) ensure compliance with the construction regulations in the Design Guidelines. The amount of such compliance deposit is subject to change and may differ in the future at the sole discretion of the Architectural Reviewer. You will be required to pay a non-refundable construction oversight fee to the Architectural Reviewer. The amount of the non-refundable construction oversight fee is due at a pre-construction meeting.

There are limits on the amount of Impervious Cover (as defined in the Covenant) that may be incorporated into the Property. No Impervious Cover may be incorporated on a Lot or Condominium Unit without the advance written approval of the Architectural Reviewer.

The Estate homesites in the Subdivision included in this offering are also subject to the provisions of a residential Development Area Declaration (the "Residential Development Area Declaration") which has been recorded in the Official Public Records of Travis County, Texas. The Villa homesites in the Subdivision included in this offering are subject to the provisions the Condominium Declaration.

The Governance Documents and rules adopted thereunder set out a number of restrictions on use of property within the subdivision and also authorize the board of directors of Travis Club Master Association, Inc. (the "Master Association") and, in the case of the villas, the Travis Club Condominium Community, Inc. (the "Condominium Association") to make and enforce rules and regulations in addition to the use restrictions contained in the Governance Documents.

The Governance Documents contain certain general use rules and restrictions, including restrictions against offensive activities and unsightly or unkempt conditions or the pursuit of hobbies which may lead to disorderly, unsightly, or unkempt conditions; prohibitions against the discharge of firearms, the storage of hazardous materials, the display of any sign except signs installed during the initial construction of the subdivision and those signs required by Texas law; restrictions on certain pets; and restrictions on certain vehicles. The use restrictions also contain requirements with respect to leasing.

Lot owners are required to notify the Association in the event that a lot is sold or title to a lot is otherwise transferred.

You should carefully review the restrictions applicable to your lot. A complete copy of these restrictions is available upon request.

Easements

Lots in the Subdivision are subject to easements as noted below:

EASEMENT	LOTS AFFECTED
Public utility easement (20' PUE including electrical along the ROW and 10' PUE on the side and rear lot lines)	All Lots
Drainage easements	Lots 154, 169, 173, 174, 175, Block A (Phase 1) Lot 142, Block A (Phase 2A)
Sightline easement	Lot 178, Block A (Phase 1) Lot 151, Block A (Phase 2A) Units 187 and 188 (Phase 2 Condominiums)
Lateral support and slope easement	Lots 151, 152, 153, 154, 156, 157, 158, 169, 173, 174, 175, 180, 181, Block A (Phase 1) Lots 3, 4, 5 ,7, 12, 13, 14, 15, 16, 18, 19, 20 and 24, Block F (Phase 2B) Lots 150-152, 149, 148, 117, 121, 122, 125, 126, 128, 134-143 Block A (Phase 2A) Lots 2-11, Block E (Phase 2A) Units 186-191, 196-200 (Phase 2 Condominiums)

EASEMENT	LOTS AFFECTED
Conservation area easement	<p>Lots 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 165, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182 Block A / Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 30, Block J</p> <p>Lots 2-11, Block E (Phase 2A)</p> <p>Lots 20-24 and 27-33, Block D (Phase 2A)</p> <p>Lots 116, 18-125, 127-136, ,139, 141-149, and 151, Block A (Phase 2A)</p> <p>Units 196-200 (Phase 2 Condominiums)</p> <p>Lots 3-10 and 12-23, Block F (Phase 2B)</p>
Trail easement	Lot 169, Block A, Units 75, 76
Easement for Pedernales Electric Cooperative, Inc. (20' easement along the ROW and 10' on the side and rear lot line of each lot).	All Lots.

Such easements might affect the orientation and size of the building envelope within the lots. Easements may affect the location of utilities and may further accommodate surface water drainage over and across each lot.

We recommend that you review the plat for your lot for the exact locations of the easements described above.

A portion of the Subdivision falls within a 100-year flood plain in Zone AE as delineated on Travis County Community Panel Map #48209C0120F effective date September 2, 2005. No lots in this offering are within the flood hazard area.

In addition to the easements noted above, the Declarant may elect to establish additional easements affecting the Subdivision associated with development. Please refer to the Covenant for a description of these retained easement rights.

PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT

Plats

The plats of Travis Club, Phase 1 Travis Club Phase 2, and the Travis Club Condominiums (Phase 1 and Phase 2) have been approved by Travis County Development and Community

Services and have been recorded in the Plat Records of Travis County, Texas. The description of the lots in Travis Club, Phase 1, Travis Club, Phase 2, and Travis Club Condominiums (Phase 1 and Phase 2) given in this Report is legally adequate for the conveyance of land in Travis County.

Zoning

The lots included in this offering are limited by the provisions of the Preliminary Plan and Plats and the Governance Documents to use for single family residential purposes. The lots included in this offering must be developed in accordance with the Travis County Subdivision Regulations and in accordance with the Lower Colorado River Authority's Highland Lakes Watershed Ordinance effective, February 1, 2006.

Surveying

The lots included in this offering have been surveyed and staked or marked for identification.

Permits

Prior to the construction of a house or any other improvements on your lot, you must obtain the appropriate permit and or approvals from Travis County and LCRA. The cost of the review and permit varies based on the building size and scope.

In addition, the Architectural Reviewer must approve all plans and issue a consent to commencement of construction. The Architectural Reviewer has the right and authority to charge a review fee as a precondition to reviewing plans and specifications for residential improvements. You should request the amount of any review fee adopted and charged by the Architectural Reviewer.

Other than the foregoing permits and approvals, no additional permits are necessary to use the lots for the purpose for which they are sold.

Environment

A determination has been made as to no adverse effects the subdivision may have upon the environment and surrounding area.

A report dated May 26, 2023, and Balcones Canyonlands Conservation Plan Compliance Letter dated June 4, 2024, prepared by Horizon Environmental Services, Inc., confirmed a survey was conducted according to US Fish and Wildlife Services survey guidelines identifying the presents/absence of the federally listed golden-cheeked warbler. One of the main objectives of the survey was to determine if the on-site habitat is being utilized or occupied by the Golden-Cheeked Warbler (GCWA) during breeding season, as land clearing activities are permitted during the breeding season by the Balcones Canyonlands Conservation Plan (BCCP) Participation Certificate and Permit after negative findings from a protocol survey by a permitted biologist. The report concluded that the Travis Club property is participating in the BCCP and GCWA were identified

in several zones on site. None of these zones are located within Travis Club Phase 1 or Travis Club Condominiums Phases 1 and 2.

In a report dated October 3, 2023, the determination process by Horizon Environmental Services, Inc. revealed that the subject site does not contain areas subject to jurisdiction waters of the U.S. under Section 404 of the Clean Waters Act.

ROADS

Here we discuss the roads that lead to the Subdivision, those within the Subdivision and the location of nearby communities.

ACCESS TO THE SUBDIVISION

Access to the Subdivision is provided by the roads listed below:

NAME	TYPE OF SURFACE	WIDTH OF WEARING SURFACE	NUMBER OF LANES
Bee Creek Road	Asphalt	23 feet	2
Siesta Shores Drive	Asphalt	22 feet	2
Thurman Bend Rd.	Asphalt	24 feet	2

Bee Creek Road, Siesta Shores Drive, and Thurman Bend Road are public roads maintained by Travis County. There is no cost to you for maintenance of Bee Creek Road, Siesta Shores Drive and Thurman Bend Road except through the property taxes you pay to Travis County. Two right turn lanes are under construction: one on Thurman Bend Road, and one on Bee Creek Road. Additionally, significant improvements will be made to Siesta Shores Drive. Construction will be performed by the Developer on behalf of Travis County and a bond will be posted to secure the completion of the improvements. Construction is commenced April 2025 and is estimated to be completed in October 2025. Other than the plans above, we are not aware of any proposed plans for other improvements to these roads.

ACCESS WITHIN THE SUBDIVISION

Access to the lots within the Subdivision is provided by roads dedicated to the use of lot owners. There will be year-round access by conventional automobile to all lots in this offering. The roads within Travis Club Phase 1, Travis Club Phase 2 and Travis Club Condominiums (Phase 1 and Phase 2) are two-lane, 16-21 feet wide roads that will be completed with an asphalt surface.

We are responsible for constructing the roads to the lots in this offering. You will not be responsible for the construction cost of the roads. The status of the roads in the Subdivision is indicated in the following chart:

Section	Estimated Starting Date (mo./year)	Percentage of Construction Now Complete	Estimated Completion Date (mo./year)	Present Surface	Final Surface
Travis Club Phase 1	6/2024	95%	10/2025	Asphalt with rolled curb	Asphalt with rolled curb
Travis Club Phase 2	7/2025	0%	5/2026	Natural	Asphalt with rolled curb
Travis Club Condominiums (Phase 1)	3/2025	20%	10/2025	Compacted fill material	Asphalt with rolled curb
Travis Club Condominiums (Phase 2)	9/2025	0%	7/2026	Natural	Asphalt with rolled curb

FUNDS HAVE BEEN OR WILL BE SET ASIDE IN AN ESCROW OR TRUST ACCOUNT VIA BOND TO ASSURE COMPLETION OF THE ROADS TO THE LOTS IN TRAVIS CLUB PHASE 1 AND TRAVIS CLUB CONDOMINIUMS (PHASE 1 AND PHASE 2).

Fiscal security bonds have been or will be posted to provide financial assurance of completion of the roads in Travis Club Phase 1, Travis Club Phase 2 and Travis Club Condominiums (Phase 1 and Phase 2).

The roads within the Subdivision will be owned and maintained by Vista Municipal Utility District of Travis County. (“District”). The cost to you for maintenance of the roads in the Subdivision will be included in the annual taxes you pay to the District. Please refer to the

subheading “District” for information regarding the taxes payable to the District. The roads will be maintained by the District so as to provide access to the lots in the District on a year-round basis.

We have not obtained the required approvals of the construction plans for the roadway improvements in Travis Club Condominiums (Phase 2) from TCEQ or Travis County.

UNTIL APPROVALS OF THE CONSTRUCTION PLANS FOR ROADWAY IMPROVEMENTS IN TRAVIS CLUB CONDOMINIUMS (PHASE 2) ARE OBTAINED, THERE IS NO ASSURANCE THE ROADWAYS IN TRAVIS CLUB CONDOMINIUMS (PHASE 2) CAN BE CONSTRUCTED.

The table below identifies the approximate distances (in miles) from the Subdivision to nearby communities.

Nearby Communities	Population	Distance over Paved Roads	Distance over Unpaved Roads	Total
Austin (County Seat)	+/-964,000	+/- 30 miles	N/A	+/- 30 miles
Village of Briarcliff	+/- 2100	+/- 3.5 miles	N/A	+/-3.5 miles
Lakeway	+/-19000	+/- 7.9 miles	N/A	+/- 7.9 miles
Bee Cave	+/-9,100	+/- 11.5 miles	N/A	+/- 11.5 miles

UTILITIES

Here we will discuss the availability and cost of basic utilities. The areas covered will be water, sewer, electricity, telephone, and fuel or other energy sources.

WATER

All lots in the Subdivision will be served by a central water system supplying potable water.

Central Water System

Water will be supplied to the lots by the Vista Municipal Utility District, (the "District"), with wholesale water purchased from Lower Colorado River Authority (LCRA). The District is a governmental agency that was formed in 2008 by the Texas Commission on Environmental Quality (the "TCEQ"), and is governed by Chapters 49 and 54 of the Texas Water Code. The District's address is 1980 Post Oak Blvd., Suite 1380, Houston, Texas 77056.

The water distribution lines within the Subdivision will be connected to the District's water distribution and delivery system and the operation of its wastewater service system is regulated by the Texas Commission on Environmental Quality ("TCEQ").

The central supply plant and water mains for the subdivision are not complete. These are to be constructed by the Developer, on behalf of the District, in multiple phases along with the water distribution lines to the front of or adjacent to the lots and will pay the cost of such construction. The status of construction of the central water system is indicated in the chart below:

SECTION	ESTIMATED STARTING DATE (month/year)	PERCENTAGE OF CONSTRUCTION NOW COMPLETE	ESTIMATED SERVICE AVAILABILITY DATE (month/year)
Travis Club Phase 1	6/2024	100%	5/2026
Travis Club Phase 2	7/2025	0%	5/2026
Travis Club Condominiums (Phase 1)	12/2024	30%	5/2026
Travis Club Condominiums (Phase 2)	9/2025	0%	5/2026

The previous completion date provided in this Property Report for the water mains in Travis Club Phase 1 and Travis Club Condominiums (Phase 1) of October 2025 has not been met.

Fiscal security bonds have been or will be posted to provide financial assurance of completion of the water distribution lines in Travis Club Phase 1, Travis Club Phase 2, and Travis Club Condominiums (Phase 1 and Phase 2).

FUNDS HAVE BEEN OR WILL BE SET ASIDE IN AN ESCROW OR TRUST ACCOUNT VIA BOND TO ASSURE COMPLETION OF THE WATER DISTRIBUTION LINES TO THE LOTS IN TRAVIS CLUB PHASE 1 AND TRAVIS CLUB CONDOMINIUMS (PHASE 1 AND PHASE 2).

After completion of a phase of the water system and acceptance of the phase by the County and the District, the completed phase of the water system will be owned and maintained by the District.

The District has agreed to provide retail water service to the subdivision in an aggregate amount not to exceed 711 living unit equivalents (“LUEs”). Water provided to the District by LCRA is tested for purity and chemical content on a regular basis and the water meets all applicable standards for a public water supply.

We have not obtained the required approvals of the construction plans for the water line improvements in Travis Club Phase 2, Travis Club Condominiums (Phase 2) from Travis County.

UNTIL APPROVALS OF THE CONSTRUCTION PLANS FOR WATER LINE IMPROVEMENTS IN TRAVIS CLUB PHASE 2 AND TRAVIS CLUB CONDOMINIUMS (PHASE 2) ARE OBTAINED, THERE IS NO ASSURANCE THE WATER LINES IN TRAVIS CLUB PHASE 2 AND TRAVIS CLUB CONDOMINIUMS (PHASE 2) CAN BE CONSTRUCTED.

In addition to user fees, you will be responsible for paying to the District a one-time connection and installation fee, currently anticipated to be \$10,000.00 - \$15,000.00. In the event the District imposes in the future a reservation fee with respect to some of the connections to its water system, you may be required to pay such reservation fees to the District.

You will not be permitted to install an individual water well on your lot and you will be required to connect to the central water system when you build a home on your lot. Water will not be available until the water system has been extended to the lot and connected to the central water system. The central water system has not been connected to the lots in Travis Club Phase 1, Travis Club Phase 2 and Travis Club Condominiums (Phase 1 and Phase 2).

SEWER

Lots in the Subdivision will use a central sewer system.

Central Sewer System

Wastewater service to the Subdivision will be provided by the District. The District’s operation of its wastewater service system is regulated by the Texas Commission on Environmental Quality (“TCEQ”). The District’s address is 1980 Post Oak Blvd., Suite 1380, Houston, Texas 77056.

The Developer, on behalf of the District, is responsible for the construction of a wastewater collection system and related facilities, including a lift station and force main, within the subdivision, which will connect to the District’s wastewater system. The Developer will extend sewage collection lines to the front of or adjacent to the lots, and will pay all costs of such construction and extension. The wastewater collection system within the subdivision will be conveyed ultimately to the District for operation and maintenance. Until the connection to the District system is made, temporary pump and haul practice may be utilized to dispose of wastewater from the subdivision.

The status of construction of the sewage collection lines to the lots in this offering is indicated in the chart below:

SECTION	ESTIMATED STARTING DATE (month/year)	PERCENTAGE OF CONSTRUCTION NOW COMPLETE	ESTIMATED SERVICE AVAILABILITY DATE (month/year)
Travis Club Phase 1	6/2024	100%	10/2025
Travis Club Phase 2	7/2025	0%	5/2026
Travis Club Condominiums (Phase 1)	12/2024	30%	10/2025
Travis Club Condominiums (Phase 2)	9/2025	0%	7/2026

A fiscal security bond has been or will be posted to provide financial assurance of completion of the sewage collection lines in Travis Club Phase 1, Travis Club Phase 2 and Travis Club Condominiums (Phase 1 and Phase 2).

FUNDS HAVE BEEN OR WILL BE SET ASIDE IN AN ESCROW OR TRUST ACCOUNT VIA BOND TO ASSURE COMPLETION OF THE SEWAGE COLLECTION LINES TO THE LOTS IN TRAVIS CLUB PHASE 1, TRAVIS CLUB PHASE 2, AND TRAVIS CLUB CONDOMINIUMS (PHASE 1 AND PHASE 2).

The District has agreed to provide wastewater service to the subdivision and has confirmed its capacity to provide wastewater service to the subdivision.

Travis County and the Texas Commission on Environmental Quality must approve the construction plans for the sewage collection system and related improvements within the subdivision. Approvals have not been obtained for Travis Club Condominiums (Phase 2) from Travis County.

UNTIL APPROVALS OF THE CONSTRUCTION PLANS FOR SEWER LINES AND RELATED IMPROVEMENTS IN TRAVIS CLUB PHASE 2 AND TRAVIS CLUB CONDOMINIUMS (PHASE 2). ARE OBTAINED, THERE IS NO ASSURANCE THE SEWER LINES AND RELATED IMPROVEMENTS IN TRAVIS CLUB PHASE 2 AND TRAVIS CLUB CONDOMINIUMS (PHASE 2) CAN BE CONSTRUCTED.

You will not be responsible for the construction costs of extending sewage collection lines to locations in front of or adjacent to your lot. You will pay to the District a connection and installation fee, currently anticipated to be \$10,000.00 - \$15,000.00, at the time of connection to the Districts wastewater system. In the event the District imposes in the future a reservation fee with respect to some of the connections to its wastewater system, you may be required to pay such reservation fees to the District. Some of the lots identified in this Property Report may require the installation of an individual low-pressure sewer grinder pump system when you build your home to connect to the central sewer system. The estimated cost of the grinder pump ranges between \$5,000.00 and \$25,000.00 depending on the size of the home, its location and the terrain. If your lot meets this condition, a low pressure system memorandum with specifications and maintenance requirements will be provided to you.

You will not be permitted to install an individual sewage disposal system on your lot and you will be required to connect to the central sewer system when you build a home on your lot. Sewer service will not be available until the central sewer system is connected to the lots.

ELECTRICITY

Electrical service will be provided to the Subdivision by Pedernales Electric Cooperative, Inc., P. O. Box 1, Johnson City, Texas 78636-0001, a utility provider regulated by the Public Utility Commission of Texas.

The electric company is responsible for the construction of electrical line facilities to serve the lots in this offering. Construction of primary electrical service lines will begin after grading

improvements are completed. Installation of conduit for electrical service lines to locations in front of or adjacent to the lots in Travis Club Phase 2 and Travis Club Condominiums (Phase 1 and Phase 2) have not been completed and is the responsibility of the developer. The estimated completion dates for the installation of the electrical service lines in each phase is provided in the chart below:

Phase	Estimated starting date (month and year)	Percentage of construction complete	Estimated service availability date (month and year)
Travis Club Phase 1	8/2024	100%	10/2025
Travis Club Phase 2	8/2025	0%	08/2026
Travis Club Condominiums Phase 1	8/2024	30%	10/2025
Travis Club Condominiums Phase 2	10/2025	0%	8/2026

You will be responsible for the construction costs of extending electrical service lines from the public utility easement in front of or adjacent to your lot, to your structures as well as the cost for the transformer necessary for your structures, currently anticipated to be \$5,000.00 - \$35,000.00. You will also be required to pay to Pedernales Electric Cooperative, Inc. the customary, regulated connection fees to obtain service.

TELEPHONE

Spectrum, 1000 East 41st Street #920, Austin, Texas 78751, and AT&T, 208 S Akard St Ste 3700, Dallas, TX 75202 are utility providers regulated by the Public Utility Commission of Texas, will supply telephone service to the Subdivision. The telephone company is responsible for the construction of the telephone service lines to locations in front of or adjacent to the lots and will bear the cost of such construction. Construction of telephone service lines will begin after grading improvements are completed.

The installation of telephone service lines to the front of or adjacent to the lots in Travis Club Phase 1 and Travis Club Condominiums (Phase 1) will be completed in October 2025. The installation of telephone service lines to the front of or adjacent to the lots in Travis Club Phase 2 and Travis Club Condominiums (Phase 2) will be completed in June 2026.

You will not be responsible for the construction costs of extending telephone service lines to locations in front of or adjacent to your lot. You will be required to pay to Spectrum and/or AT&T the customary, regulated connection fees to obtain service.

FUEL OR OTHER ENERGY SOURCE

Natural gas service to the Subdivision will be provided by Texas Gas Service, 610 E. St. Elmo Road, Austin, Texas 78745, a utility provider regulated by the Railroad Commission of Texas. Installation of natural gas mains commenced August 2024. The installation of gas service lines to the front of or adjacent to the lots in Travis Club Phase 1 and Travis Club Condominiums (Phase 1) will be completed in October 2025. The installation of gas service lines to the front of or adjacent to the lots in Travis Club Phase 2 and Travis Club Condominiums (Phase 2) will be completed in June 2026. You will not be responsible for the construction costs of extending gas service lines to locations in front of or adjacent to your lot. You will be required to pay to Texas Gas Service the customary, regulated connection fees to obtain service.

FINANCIAL INFORMATION

The discussion in this section will focus on our financial position.

A copy of the audited financial statements of our parent company CH-B-HH Investors VIII, LLC, a Delaware limited liability company, which include the accounts of the developer HH-CH-B Blue Lake, LLC, a Texas limited liability company, for the year ending December 31, 2024 are available upon request. Our parent company has entered into an unconditional guaranty to perform and fulfill our obligations to construct promised improvements and to discharge financial obligations affecting our ability to convey unencumbered title to lots in this subdivision.

LOCAL SERVICES

In this topic, we will discuss the availability of fire and police protection and the location of schools, medical care and shopping facilities.

FIRE PROTECTION

Year-round fire protection is afforded to the Subdivision by Travis County Emergency Service District's No. 8 and 16 located at 801 Bee Creek Rd, Spicewood, TX 78669. This service is provided by a combination career and volunteer organization.

POLICE PROTECTION

Police protection is available to the Subdivision from Travis County Sheriff's Office located at 500 W 10th St, Austin, Texas 78701.

SCHOOLS

Lots in the Subdivision are located within Lake Travis Independent School District (LTISD).

The following public schools are available to residents of the Subdivision within LTISD :

West Cypress Hills Elementary
6112 Cypress Ranch Blvd
Spicewood, Texas 78669

Lake Travis Middle School
4932 Bee Creek Rd
Spicewood, Texas 78669

Lake Travis High School
3324 Ranch Rd 620 South
Austin, Texas 78738

LTISD reviews its enrollment and transportation routes prior to each school year. A sample of existing homes in the surrounding area provided both morning and afternoon pick-ups and drop-offs by school bus to and from all 3 schools listed above.

HOSPITALS

Baylor Scott and White Medical Center located at 100 Medical Pkwy, Austin, TX 78738 is the nearest hospital to the Subdivision.

Ambulance service is available through Travis County Emergency Service District No. 8.

PHYSICIANS AND DENTISTS

The nearest physician's office to the Subdivision is:

Baylor Scott and White Medical Center 100 Medical Parkway Austin, Tx 78738

The nearest dentist's office to the Subdivision is:

Anderson Family Dental
22106 W State Highway 71
Spicewood, TX 78669

SHOPPING FACILITIES

No shopping facilities are located in the Subdivision. The nearest shopping facility to the Subdivision is:

The Shops at the Hill Country Galleria

MAIL SERVICE

The United States Postal Service will provide mail service to the gatehouse located at the entrance to the subdivision which will then be delivered to the assigned mailboxes by the gatehouse staff. The gatehouse staff will also sign for and notify recipients of certified, registered or express mail, and signature confirmation packages.

PUBLIC TRANSPORTATION

There is no public transportation available from the Subdivision to nearby communities.

The nearest public transportation to the Subdivision is Austin CapMetro (public transit) in the City of Austin, Texas, approximately 20 miles from the Subdivision. Regional transportation through the Capital Area Rural Transportation System (CARTS) for the non-urbanized areas of Bastrop, Blanco, Brunet, Caldwell, Fayette, Travis, Lee, Travis and Williamson Counties.

RECREATIONAL FACILITIES

Facility	Percentage of Construction Now Complete	Estimated Start Date of Construction (mo./year)	Estimated Date Available for Use (mo./year)	Financial Assurance of Completion	Buyer's Annual Costs or Assessments
Hiking Trails	10%	3/2025	10/2025	N/A	*

*Unless otherwise provided below, buyer's annual cost to use this facility will be included in the annual assessments payable to the Master Association.

Constructing the Facilities

The hiking trails in the Subdivision are not currently complete and available. You will not be required to pay any of the cost of construction of these facilities.

Maintaining the Facilities

The hiking trails are the responsibility of the Association to maintain and repair as needed.

Transfer of the Facilities

The hiking trails are not subject to a blanket encumbrance. The hiking trails will be conveyed to the Association or District free and clear of all liens and encumbrances.

Permits

No approvals were required for construction of the hiking trails.

Who May Use The Facilities

The hiking trails may be used by lot owners, employees of the Developer and by those who acquire a membership in the private club ("Club") planned to be located within the Subdivision, as well as guests of those entitled to use the hiking trails.

There are no recreational facilities within the Subdivision which are maintained substantially for the use of lot owners other than the hiking trails. We will construct a golf course and may construct additional private recreational facilities that are associated with a private Club. Such facilities, if developed, will not be recreational facilities of the Subdivision and will not be maintained substantially for the use of lot owners. Your purchase of a lot will not entitle you to use the private recreational facilities of the Club, nor require you to purchase a membership in the Club; however, lot owners in the Subdivision will be offered the opportunity to apply for membership in the Club. Use of the recreational facilities of the Club will be restricted to members of the Club, subject to payment of membership fees and charges to the members.

SUBDIVISION CHARACTERISTICS AND CLIMATE

In this section, we will discuss the basic terrain of the development, the climate, and any nuisances or hazards in this area.

GENERAL TOPOGRAPHY

The general topography of the Subdivision is rolling terrain. Some lots have a slope of 20% or more. This may affect the type and cost of construction. A listing of such lots is provided below. Portions of the Subdivision are bounded to the north and east by Lake Travis.

Lots having a 20% slope or greater:

Lots 150, 151, 154 through 162, 165 through 169, and 172 through 184, Block A; and Lots 10 through 12, Lot 22, and Lots 25 through 30, Block J, of Travis Club, Phase 1;

Lots 116, Lots 118 through 125, Lots 127 through 130, Lots 132 through 139, Lots 141 through 149 and Lot 151, Block A; Lots 27 through 33, Block D; and Lots 3 through 11, Block E, of Travis Club Subdivision, Phase 2A;

Lots 3 through 10, and Lots 12 through 23, Block F, of Travis Club Subdivision, Phase 2B;

Units 57 through 64, 68 through 76, 82 through 97, 100, 101, and 103 through 106, of Travis Club Condominiums, a condominium created pursuant to that certain Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded as Document No. 2024007998 of the Official Public Records of Travis County, Texas;

Units 221 through 227, Unit 235, Units 239 through 240 and Units 242 through 245, of Travis Club Condominiums, pursuant to that certain First Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded as Document No. 2024141553 of the Official Public Records of Travis County, Texas; and

Units 195, 196, 197 and 200, of Travis Club Condominiums, created pursuant to that certain Second Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded as Document No. 2025066580 of the Official Public Records of Travis County, Texas.

Note, for any designation of lots or units above beginning with a number marked “through” another number, such designation is inclusive of all numbers in the series so marked.

The proposed subdivision is designed with the lots on the upper areas of the ridgelines and golf course located mostly in the lower areas. The golf course lots account for approximately 30% of the development, with 29% of the total land area in the subdivision to remain natural open space and parkland. Additionally, nearly 40 acres are to remain as dedicated open space solely to preserve the natural landscape and to help connect the community through a low-impact trail system.

WATER COVERAGE

No lot or portion of any lot in this offering is covered by standing water at any time of the year.

DRAINAGE AND FILL

Each lot within the Subdivision will require fill or drainage improvements prior to construction of a residence thereon. You will be responsible for site grading requirements and the costs thereof (see final plats for Minimum Finished Floor Elevations which are above natural ground). Costs for grading/corrective action will be dictated by the home layout and design. The method to be used to achieve these Minimum Finished Floor Elevations will be determined by you and submitted for review to the Architectural Reviewer, Travis County and LCRA.

FLOOD PLAIN

A portion of the Subdivision falls within a 100-year flood plain in Zone AE as delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0195J, Travis County, Texas dated January 22,2020, Community #481026. No lots in this offering are within the flood hazard area. As no lots are within the flood hazard area, flood insurance will not be required, but is available.

FLOODING AND SOIL EROSION

The Subdivision is subject to the Lower Colorado River Authority's (LCRA) Highland Lakes Watershed Ordinance. The developer must comply with this ordinance, which defines requirements for construction phase erosion and sediment controls, permanent water quality management practices, and establishment of waterway buffer zones for development. A Master Plan for Vizcaya (now known as Travis Club) was submitted and approved by the LCRA on January 19, 2022 (LCRA Master Plan Application No. 2021-4233), allowing variances to the Subdivision's Permanent Best Management Practices (BMPs), as well as establishing Conservation Areas and water quality easements. Because the single-family residential project will not have more than 20% impervious cover, an exemption from permanent BMPs was approved as depicted in the Master Plan. Temporary erosion and sedimentation controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan must be installed prior to construction, which began in February 2022, and maintained until the last phase of development is complete, which estimated completion date is September 2036. Temporary controls may be removed when vegetation is established and the construction area is stabilized. Please note that LCRA review and approval of a Development Permit is required prior to beginning any development activities.

A fiscal security bond has been posted to provide financial assurance of completion of the drainage improvements in Travis Club Phase 1, Travis Club Phase 2 and Travis Club Condominiums (Phase 1 and Phase 2).

NUISANCES

We are not aware of any land uses which may adversely affect the Subdivision.

HAZARDS

Except as noted below, we are not aware of any unusual safety factors or hazards which affect the Subdivision. Developer is unaware of any proposed plans for construction which may create a nuisance, safety hazard or adversely affect the Subdivision. The Subdivision is located in an area in which tornadoes, hailstorms and hurricanes have occurred on an infrequent basis.

Federal, State and/or local agencies have identified the general region in which the Subdivision is located as being subject to certain frequently occurring natural hazards, as indicated below:

Travis County, Texas developed a Hazard Mitigation Plan (“Plan”) which was updated in 2017 to assess risks posed by natural and human-caused hazards and to develop a mitigation strategy for minimizing the County’s risks. The County prepared the Plan in accordance with the requirements of the Disaster Mitigation Act of 2000. As a result of the hazard analysis process, the Plan identified the following natural hazards as those to which Travis County is vulnerable, and included a quantified ranking of risk of those hazards as shown below, with floods having the highest risk and earthquakes having the lowest risk. Other than ranking the County as a high risk for wildfires, there are no further rankings of fire risk.

1. Flood
2. Wildfire
3. Drought
4. Tornado
5. Wind Storms
6. Extreme Heat
7. Expansive Soils
8. Hail
9. Lightning
10. Winter Storm
11. Dam Failure
12. Tropical Storms
13. Earthquake

CLIMATE

The average temperatures for summer and winter for the area in which the Subdivision is located are contained in the table below.

<u>Season</u>	<u>High</u>	<u>Low</u>	<u>Average</u>
Summer	97°F	76°F	90°F
Winter	62°F	39°F	60°F

Annual temperatures	80°F	59°F	70°F
---------------------	------	------	------

The area has an average annual rainfall of 35 inches and an average annual snowfall of 0.5 inches.

OCCUPANCY

As of February 5, 2025, no homes have been constructed in the Subdivision. Therefore, no homes are occupied on a full-time or part-time basis.

ADDITIONAL INFORMATION

In this section, we will discuss the following areas:

- Property Owners Associations
- Taxes
- Resale and Exchange Program
- Equal Opportunity in Lot Sales
- Listing of Lots

PROPERTY OWNERS ASSOCIATION

Two (2) property owners associations have been incorporated as non-profit corporations under Texas Law: Travis Club Master Community, Inc. (the “Master Association”) and Travis Club Condominium Community, Inc. (the “Condominium Association”). Both Associations are operating.

Master Association:

Owners of all lots (Estate and Villa homesites) in the Subdivision will be members of the Master Association. We have the right to control the Master Association through our appointment of directors of the Master Association pursuant to Texas law and the Master Covenant. Texas law and the Master Covenant provide that 1/3rd of the Master Board will be elected by non-Developer owners no later than 120 days after 75% of the Maximum Number of Lots have been conveyed by the Developer to non-Developer owners (excluding builders). The Maximum Number of Lots is 500. We may retain majority control of the Master Board until expiration of the Development Period. The Development Period is 50 years and is measured from the date the Master Covenant is recorded. We may transition control of the Master Board to residents at any time prior to expiration of the Development Period.

Condominium Association:

Owners of all villas in the Subdivision will be members of the Condominium Association. We have the right to control the Condominium Association through our appointment of directors of the Condominium Association pursuant to Texas law and the Condominium Declaration. Texas law and the Condominium Declaration provide that 1/3rd of the Condominium Board will be elected by non-Developer owners no later than 120 days after 50% of the Maximum Number of Units have been conveyed by the Developer to non-Developer owners. The Maximum Number of Units is 500. We may retain majority control of the Condominium Board until 120 days after 75% of the Maximum Number of Units have been conveyed by the Developer to non-Developer owners, at which point all Condominium Board members must be elected by owners (including the Developer).

Each owner of a lot in the Subdivision will be a member of the Master Association automatically by virtue of ownership of any lot (Estate and Villa homesites). Each owner of a Villa homesite in the Subdivision also will be a member of the Condominium Association automatically by virtue of ownership of a Villa homesite. Each member of the Master Association will be required to pay to the Association (a) Regular Assessments, (b) Special Assessments, (c)

Special Common Area Assessments, (d) Service Area Assessments, (e) Individual Assessments, and (f) a one-time Working Capital Assessment, all as further described in the Master Covenant. Based on the pro forma operating budget that has been prepared for the Association, the initial Regular Assessment is estimated to be \$1,620 per lot per year (for Villa homesites, a portion of the Regular Assessment will be paid to the Condominium Association). Each member of the Condominium Association will be required to pay to the Condominium Association (a) Condominium Regular Assessments, (b) Condominium Special Assessments, (c) Condominium Utility Assessments, (d) Condominium Individual Assessments, and (e) a one-time Condominium Working Capital Assessment, all as further described in the Condominium Declaration. Based on the pro forma operating budget that has been prepared for the Master Association, the initial Regular Assessment for the Master Association is estimated to be \$1,620 per lot per year. Based on the pro forma operating budget that has been prepared for the Condominium Association, the initial Condominium Regular Assessment for the Condominium Association is estimated to be \$900 per Villa homesite per year.

Master Assessments can be increased by the Master Board to offset and defray expenses of the Master Association as needed to maintain the Community. The Master Board may levy Special Assessments whenever, in the Master Board's opinion, such Special Assessments are necessary to enable the Master Board to carry out the functions of the Master Association. The amount of any Special Assessment is at the sole discretion of the Master Board.

Condominium Assessments can be increased by the Condominium Board to offset and defray expenses of the Condominium Association as needed to maintain the Condominium Community. The Condominium Board may levy Condominium Special Assessments whenever, in the Condominium Board's opinion, such Condominium Special Assessments are necessary to enable the Condominium Board to carry out the functions of the Condominium Association. The amount of any Condominium Special Assessment is at the sole discretion of the Condominium Board.

The purchaser of any lot (Estate and Villa homesites) will pay to the Master Association a one-time working capital assessment upon the transfer of title to the lot, including the transfer of title from one owner of the lot to any subsequent purchaser or transferee thereof. The current working capital assessment for the Master Association is \$1,620 per lot per year.

The purchaser of a Villa homesite will pay to the Condominium Association a one-time working capital assessment upon the transfer of title to the Villa homesite, including the transfer of title from one owner of the Villa homesite to any subsequent purchaser or transferee thereof. The current working capital assessment the Condominium Association is \$0.00.

Upon the transfer of any lot (Estate and Villa homesites) in the subdivision, the transferee thereof is obligated to pay a "Community Enhancement Fee" to the Master Association equal to the Transfer Price multiplied by one fourth of one percent (0.25%), unless the transfer in question is excluded under the Community Enhancement Covenant. The Community Enhancement Fee is imposed as a means to provide additional funding to fulfill the goals set forth in the Master Covenant and the Community Enhancement Covenant.

The functions and responsibilities of the Master Association are as set forth in the Master Covenant and in the Articles and Bylaws of the Master Association. The Master Association is vested with the powers of a Texas non-profit corporation and has the power to do and perform any and all acts that may be necessary or proper, for or incidental to, the exercise of any of the express powers granted to it under applicable law or the Master Covenant. Generally, the Master Association will discharge the functions and responsibilities set forth in Section 4.6 of the Master Covenant, including the enforcement of the Master Covenant, promulgation and enforcement of rules, keep books and records, procure insurance for common areas, administer and maintain common areas, levy and collect assessments, and provide property services to residents of the Community.

The functions and responsibilities of the Condominium Association are as set forth in the Condominium Declaration and in the Articles and Bylaws of the Condominium Association. The Condominium Association is vested with the powers of a Texas non-profit corporation and has the power to do and perform any and all acts that may be necessary or proper, for or incidental to, the exercise of any of the express powers granted to it under applicable law or the Condominium Declaration. Generally, the Condominium Association will discharge the functions and responsibilities set forth in Condominium Declaration, including the enforcement of the Condominium Declaration, promulgation and enforcement of rules, keep books and records, procure insurance for common elements, administer and maintain common elements, levy and collect condominium assessments, and provide property services to residents of the owners of Villa homesites that are not otherwise provided by the Master Association.

Architectural review is controlled and administered by us during the Development Period set forth in the Master Covenant. We may choose to assign such rights to an architectural committee of the Master Association.

The level of Regular Assessments to be established for the Master Association will be based on an estimate of the expenses to be incurred by the Master Association and is expected to meet the operating expenses, including maintenance and replacement costs of the Master Association. However, if such Regular Assessments prove to be insufficient to meet the Master Association's expenses, the Master Board may at any time, and from time to time, levy further Regular Assessments, or levy Special Assessments as described above.

The level of Condominium Regular Assessments to be established for the Condominium Association will be based on an estimate of the expenses to be incurred by the Condominium Association and is expected to meet the operating expenses, including maintenance and replacement costs of the Condominium Association. However, if such Condominium Regular Assessments prove to be insufficient to meet the Condominium Association's expenses, the Condominium Board may at any time, and from time to time, levy further Condominium Regular Assessments, or levy Condominium Special Assessments as described above.

At this time, we are not providing any services to either the Master Association or the Condominium Association at no charge for which either Associations will be required to assume responsibility in the future.

TAXES

Your obligation to pay property taxes for your lot begins upon transfer of title to your lot. Your property taxes are payable to the Travis County Tax Office. The 2024 property tax rate is 1.6760 per \$100 of assessed value. Based on the 2024 rate, for lots with an assessed value of \$800,000 to \$3,000,000, the estimated property taxes range from approximately \$13,408 to \$50,280. We recommend that you consult Travis County for the property tax rate for subsequent years.

The subdivision is encompassed within the Vista Municipal Utility District of Travis County. The purpose of this District is to provide water, sewer, drainage, flood control, road, and park and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property, and will be constructed by the Developer on behalf of the District and repaid through the issuance of bonds payable in whole or in part from property taxes and assessments. The levied rate of the District property tax is \$1.05 on each \$100 of assessed valuation. Based on this rate, for lots with an assessed value of \$800,000 to \$3,000,000, the estimated District taxes range from approximately \$8,400 to \$31,500.

RESALE OR EXCHANGE PROGRAM

The following restrictions contained in the Master Covenant, Development Area Declarations or Agreement of Sale and Purchase may affect the resale of lots:

Both the Residential Development Area Declaration and Condominium Declaration provide that, unless otherwise permitted by Applicable Law or the Development Area Declaration or Condominium Declaration, no sign of any kind may be displayed to the public view on any Lot without the prior written approval of the Architectural Reviewer.

In addition, certain persons who acquired their lot through early ownership programs might contain provisions which prohibit a Purchaser from selling its lot or transferring its interest in the lot until certain conditions have been met. We recommend that you review any agreements with the Developer for further information.

The purchaser of a lot (Estate and Villa homesites) will pay to the Association a one-time working capital assessment upon the transfer of title to the lot, including the transfer of title from one owner of the lot to any subsequent purchaser or transferee thereof. The current working capital assessment is \$1,620 per lot.

Upon the transfer of any lot in the subdivision, the transferee thereof is obligated to pay a "Community Enhancement Fee" to the Association equal to the Transfer Price multiplied by one fourth of one percent (0.25%), unless the transfer in question is excluded under the Community Enhancement Covenant. The Community Enhancement Fee is imposed as a means to provide additional funding to fulfill the goals set forth in the Master Covenant and the Community Enhancement Covenant.

Lot owners must make application to, and be approved by, the Club if electing to acquire a membership in accordance with the Membership Plan of the Club. Ownership of a lot does not confer membership in the Club. If approved for membership, and upon payment of the Initiation Fee, a Membership will be issued to the lot owner.

We do not have a program which assures that you will be able to exchange your lot for another. If the developer decides to implement an exchange program, the program will provide that you may exchange your lot for any lot which is available for sale at a price in excess of the purchase price of your lot. In addition, if the developer implements an exchange program it will not provide sufficient lots to satisfy all requests for exchange, rather, it will provide that purchasers may exchange lots only if lots are available for sale at the time of the proposed exchange. We have no program to assist you in the sale of your lot.

EQUAL OPPORTUNITY IN LOT SALES

We are in compliance with Title VIII of the Civil Rights Act of 1968. We have not, and will not, discriminate against you because of your race, color, religion, sex, handicap, familial status or national origin. Furthermore, we will not indicate a preference for, or a rejection of any particular group in our advertising, rendering of lot services, or in any other manner.

LISTING OF LOTS

The lots included in this offering consist of 228 lots described below.

53 Estate homesites in Travis Club Subdivision, Phase 1:

Lots 150 through 162 and Lots 165 through 184, Block A; and Lot 8, Lots 10 through 22, and Lots 25 through 30, Block J, of Travis Club, Phase 1, a subdivision established pursuant to the plat thereof, recorded as Document No. 202300251, Official Public Records of Travis County, Texas.

75 Estate homesites in Travis Club Subdivision, Phase 2:

Lots 116 through 125, 127 through 139, 141 through 149, and Lot 151, Block A; Lots 20 through 24, and Lots 27 through 33, Block D; and Lots 2 through 11, Block E, of Travis Club Subdivision, Phase 2A a subdivision established pursuant to the plat thereof, recorded as Document No. 202500072, Official Public Records of Travis County, Texas; and

Lots 3 through 10, and Lots 12 through 23, Block F, of Travis Club Subdivision, Phase 2B, a subdivision established pursuant to the plat thereof, recorded as Document No. 202500073, Official Public Records of Travis County, Texas.

53 Villa homesites in Travis Club Condominiums, Phase 1:

A condominium regime consisting of Units 54 through 106, of Travis Club Condominiums, a condominium created pursuant to that certain Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded as Document No. 2024007998 of the Official

Public Records of Travis County, Texas, has been imposed on Lots 2, 7 and 24, Block J, of Travis Club, Phase 1, a subdivision established pursuant to the plat thereof, recorded as Document No. 202300251, Official Public Records of Travis County, Texas.

28 Villa homesites in Travis Club Condominiums, Phase 2:

Units 218 through 245, of Travis Club Condominiums, pursuant to that certain First Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded as Document No. 2024141553 of the Official Public Records of Travis County, Texas, has been imposed on a portion of Tract 1 recorded as Document No's. 2021163725 and 2024141343, a portion of Tract 2 recorded as Document No. 2021163725, and a portion of Tract 5 recorded as Document No. 2021163725, Official Public Records of Travis County, Texas.

19 Villa homesites in Travis Club Condominiums, Phase 2A

Units 182 through 200, of Travis Club Condominiums, created pursuant to that certain Second Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded as Document No. 2025066580 of the Official Public Records of Travis County, Texas

Total Number of Lots: 228 Lots

COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER
COST SHEET

In addition to the purchase price of your lot, there are other expenditures which must be made. Listed below are the major costs. There may be other fees for use of the recreational facilities. All costs are subject to change.

Sales Price of Lot for Lot/Unit # _____	\$ _____
Cash Price of Lot	\$ _____
Finance Charge	\$ 0 (no seller financing)
Total Sales Price	\$ _____

Estimated One-Time Charges:

- | | |
|---|--------------------|
| 1. Water connection fee | \$10,000-\$15,000 |
| 2. Sewer connection fee | \$10,000-\$15,000 |
| 3. Construction costs to extend electric services to structure | \$5,000 - \$35,000 |
| 4. One-time working capital assessment to Master Association | \$1,620 |
| 5. One-time working capital assessment to Condominium Association (*Villa homesites only-paid through Master Association) | \$0* |
| 6. Other (Identify): | |

Low Pressure System (if applicable)	\$ _____
Standard dry utility connection fees (i.e. gas, cable, internet, electric):	\$ _____

Total One-Time Charges \$ _____

Total estimated sales price + one-time charges \$ _____


Estimated annual charges, exclusive of utility use fees:

- | | |
|--|----------------------|
| 1. Estimated annual property taxes – average unimproved lot after sale to purchaser | \$13,408 to \$50,280 |
| 2. Estimated District taxes – unimproved lot after sale to purchaser | \$8,400 to \$31,500 |
| 3. Regular Assessment (annual) (for Villa homesites only, a portion of this Assessment will be payable to the Condominium Association) | \$1,620 |

The information contained in this Property Report is an accurate description of our Subdivision and development plans.

HH-CH-B Blue Lake, LLC.

a Delaware corporation

By:  _____
Name: Leisha Ehlert
Title: Vice President

RECEIPT, AGENT CERTIFICATION AND CANCELLATION PAGE
PURCHASER RECEIPT
IMPORTANT: READ CAREFULLY

Name of Subdivision: TRAVIS CLUB
ILSRP Number: 40079

Date of Report: July 29, 2025

We must give you a copy of this Property Report and give you an opportunity to read it before you sign any contract or agreement. By signing this receipt, you acknowledge that you have received a copy of our Property Report.

Received by _____ Date _____
Street Address _____
City _____ State _____ Zip _____

If any representations are made to you which are contrary to those in this Report, please notify the:

Bureau of Consumer Financial Protection
1700 G Street NW
Washington, DC 20552

AGENT CERTIFICATION

I certify that I have made no representations to the person(s) receiving this Property Report which are contrary to the information contained in this Property Report.

Lot _____ Block _____ Section _____

Name of Salesperson _____
Signature _____ Date _____

PURCHASE CANCELLATION

If you are entitled to cancel your purchase contract, and wish to do so, you may cancel by personal notice, or in writing. If you cancel in person or by telephone, it is recommended that you immediately confirm the cancellation by certified mail. You may use the form below.

Name of Subdivision: TRAVIS CLUB
Date of Contract: _____

This will confirm that I/we wish to cancel our purchase contract.

Purchaser(s) signature _____ Date _____
Purchaser(s) signature _____ Date _____

RECEIPT, AGENT CERTIFICATION AND CANCELLATION PAGE
PURCHASER RECEIPT

IMPORTANT: READ CAREFULLY

Name of Subdivision: TRAVIS CLUB
ILSRP Number: 40079

Date of Report: July 29, 2025

We must give you a copy of this Property Report and give you an opportunity to read it before you sign any contract or agreement. By signing this receipt, you acknowledge that you have received a copy of our Property Report.

Received by _____ Date _____
Street Address _____
City _____ State _____ Zip _____

If any representations are made to you which are contrary to those in this Report, please notify the:

Bureau of Consumer Financial Protection
1700 G Street NW
Washington, DC 20552

AGENT CERTIFICATION

I certify that I have made no representations to the person(s) receiving this Property Report which are contrary to the information contained in this Property Report.

Lot _____ Block _____ Section _____

Name of Salesperson _____
Signature _____ Date _____

PURCHASE CANCELLATION

If you are entitled to cancel your purchase contract, and wish to do so, you may cancel by personal notice, or in writing. If you cancel in person or by telephone, it is recommended that you immediately confirm the cancellation by certified mail. You may use the form below.

Name of Subdivision: TRAVIS CLUB
Date of Contract: _____

This will confirm that I/we wish to cancel our purchase contract.
Purchaser(s) signature _____ Date _____
Purchaser(s) signature _____ Date _____