



Frequently Asked Questions

What is Travis Club?

Travis Club is a 1,500-acre private, family-centric luxury community nestled in the rolling hills and stately oaks along the scenic shores of Lake Travis. Every aspect of the masterplan for Travis Club has been carefully considered to preserve the site's natural and scenic resources. In essence, our goal extends beyond establishing the premier private club in the Hill Country – we aspire to set the standard for excellence throughout Texas. This journey starts with purposeful and principled planning. The community will feature an 18-hole golf course designed by Beau Welling, 10,000 feet of pristine lake frontage, an extensive Club campus with amenities for all ages, and over 30 miles of private hiking and biking trails. With an abundance of programming, Travis Club will bring together the joy of family, community, and the thrill of new adventures to offer an unmatched lifestyle for its members.

Future amenities at Travis Club will include a Clubhouse campus near the practice facility featuring the Golf House, a state-of-the-art Fitness and Wellness Center, and the Clubhouse. The Peninsula Club, beautifully situated along the shores of Lake Travis, will offer a wide range of family activities, including pools for swimming, playing and sunning, racquet sports for tennis and pickleball, and plenty of lakeside lounging. Members will also enjoy food and beverage service with stunning lake views, as well as Duke's - a historic lake cabin featuring a unique tree bar nestled long the banks of Lake Travis.

Located on the southwest portion of the property, the Marina will offer members direct access to Lake Travis through the boat club, as well as private slips and storage for personal use. For a day on the water, the gear shed will be fully stocked with paddleboards, kayaks, and other water sports equipment. The Marina House will enhance the experience with lakeside food and beverage service, making it the perfect place to unwind after a day of lake adventures.



Who is the Development Team?

Owner/Developer

Haas & Haynie, founded in 1898, is a historic land development company whose strong entrepreneurial spirit and unwavering work ethic have forged its success across a broad spectrum of development ventures. Under the guidance of the firm's current Principal and CEO, Paul Fay, the company has established itself as one of the nation's premier developers of high-end resort and residential communities. Notable projects include Estancia in Scottsdale, Arizona, 3 Creek Ranch in Jackson Hole, Wyoming, and Cordevalle in San Martin, California, as well as the Big Island's legendary Mauna Kea Resort.

Owner/Developer

Castle Hill Partners is an Austin, Texas-based real estate developer and private investment firm with over 30 years of experience. The team is dedicated to creating projects that leave a lasting legacy for all who call them home. With a proven track record, the firm has developed communities that foster a strong sense of place and purpose, including Clear Creek Tahoe – a 2,136-acre private mountain community in Nevada – as well as Trinity Falls and Pine Mill Ranch, two master-planned communities in Texas, and an extensive portfolio of other large developments.

Owner/Equity Partner

The Baupost Group manages approximately \$26 billion on a discretionary basis, of which approximately 20% is held in cash or cash equivalents. Baupost is an experienced investor in a wide range of securities and asset classes, including real estate. Baupost has invested in numerous successful master-planned communities across the country. Castle Hill Partners manages a series of nondiscretionary funds in which Baupost is an investor.

Architecture/Landscape

Hart Howerton is a global team of professionals based in New York and San Francisco that has established itself as one of the world's most influential and distinguished design teams. With work that spans six continents and 51 countries, the firm is known for making lasting contributions to some of the world's finest settings with innovative,



sustainable designs that increase in value over time. Projects include Santa Lucia Preserve, The Island House, Palmetto Bluff, Silo Ridge, Half Moon Resort, Yellowstone Club, and many more.

Golf

Beau Welling Design has been involved with 100+ successful, new-course design, master-planning, and renovation projects around the world. Beau has had a hand in four of the top 100 courses and 12 of the top 200 courses in the country. In addition to Bluejack National and Dallas National, he was involved in Vaquero, Carlton Woods, Briggs Ranch, Escondido, and most recently, The West Course at PGA Frisco. Founder and CEO Beau Welling leads a team of experts who are passionate about their craft and bring technical, creative, and innovative expertise to each element of the firm's work.

Trails

Avid Trails is a planning, design, and construction company whose mission is to provide ample opportunities for people to experience nature by way of functional, unique, and sustainable trail systems. From the mountains to the coasts, to the prairies in between, the company has successfully designed and built trails all over America and firmly believe that any good trail should start from your home.

How is the project funded, and is there debt on the property?

The property is debt free, and the ownership group has over \$140 million in equity invested in the project.

Where is Travis Club located?

Located about 15 miles west of downtown Austin, Travis Club is located along the southwest shore of Lake Travis, just off Highway 71. The gated entrance to the community can be conveniently accessed via Thurman Bend Road, near Bee Creek Road.



In what school district is Travis Club located?

Lake Travis Independent School District, one of the best in the state, serves the Travis Club community with new elementary and middle schools just five minutes from the front gate. Travis Club is currently zoned to West Cypress Hills Elementary, Lake Travis Middle School, and Lake Travis High School, with an additional high school scheduled to open in Fall 2029.

What makes the golf course special?

Brought to life by Beau Welling, one of America’s most respected names in golf course design, the 18-hole course at Travis Club will take advantage of its extraordinary setting, featuring dramatic elevation changes, stunning hilltop panoramas, and several holes along the banks of Lake Travis. “Our goals with the design were to honor the stunning Hill Country landscape along the lake and create a course that people would enjoy playing time and time again, regardless of their skill level,” says Welling.

The course will use Stadium Zoysia for tees and fairways. This newest release from Bladerunner Farms is exceptionally suited for golf courses, offering rapid spread and density, minimal water and fertilizer needs, and a rich dark green color. The greens will be sprigged with Tif3d, an ultra-dwarf Bermuda grass known for its fine texture, excellent color, cold hardiness, drought tolerance, and disease resistance, ensuring a premier putting surface.

When does construction of the golf course begin and when will it be complete?

Construction of the golf course commenced in the spring of 2024, with a planned opening Labor Day Weekend 2026.

What is the timing of other amenities?

Projected Completion Date	Amenity
Spring 2026	Duke’s / Covert House Park
Mid-year 2026	Gatehouse with 24/7 Security



T R A V I S
C L U B

Fall 2026	Golf Course open for play with 2 Comfort Stations, Practice Facility and Temporary Golf Shop
Spring 2026	Marina construction start
Fall 2026	Initial Hiking and Biking trail access
Summer 2027	Golf House

The balance of the amenities will be phased over time to accommodate the growing membership.

What types of membership does the Club offer?

The Club has three categories of membership: (i) Founding Membership (max 50 – fulfilled), Golf Membership (max 395), (ii) Sports and Social Membership as further defined in the Membership Plan. Outside of a Founding Membership, you must be a property owner in Travis Club to be a Member. A non-property owner will not be allowed to purchase a membership.

What real estate will be offered at Travis Club?

Approximately 700 custom homesites with views that capture everything from the verdant fairways and greens of the golf course to private, heavily canopied sites, or views of the Lake Travis and the Texas Hill Country ranging from just under .50 acres to 3+ acres in size.

What taxes should a buyer be aware of?

The community is a part of a Municipal Utility District (Vista MUD). The total tax rate is projected at 2.75%, which encompasses Travis County and Vista MUD. The purpose of the Vista MUD is to provide water, sewer, drainage, flood control, road, and park and recreational facilities and services.



Have approvals been secured for water, sewer, electrical, gas, and fiber at the development?

Yes, approvals for all these utilities have been secured for Travis Club.

What are the annual dues for membership and when will they begin for members?

Dues for all members are anticipated to begin September 1, 2026. Golf dues are currently \$15,000 per year. The Sports and Social dues are currently \$10,000 per year. Members can expect dues to increase annually and as amenities are made available.

What are the annual HOA dues?

HOA dues are currently \$3,000 annually and started in Q1 2026. These dues will support 24/7 security and private access, as well as Design Review as the community grows.

What is the cost of membership?

Membership to Travis Club is mandatory upon application review and approval, and a property owner must join at a minimum as a Sport and Social Member of the Club. A Sports and Social Membership is included in the purchase price of any Developer property. The current value for Sports and Social Membership is \$80,000. An upgrade to a Golf Membership (if a Golf Membership is available) requires the payment of the difference between the amount the member paid for their Sports and Social Initiation Fee and the current value of the Golf Membership Initiation Fee.

Is the Club an equity club?

No, Travis Club is a right-to-use club. A member only acquires a license to use the Club facilities in accordance with the rights and privileges of members as further outlined in the Membership Plan. Additionally, there are no assessments for operating or capital deficits or improvements during the developer's ownership.



Will my family members be welcome at the Club?

Family has the same rights as the member (meaning among other things, they can use the Club unaccompanied by the member). “Family” is currently defined as spouse or significant other, and unmarried children under the age of 26. The Membership Plan also provides that “Extended Family” defined as (i) children over the age of 26 and (ii) parents, may be provided limited access to the Club facilities unaccompanied by the member or a family member.

May the Club transfer the Club facilities to a third party?

Yes. Although this is possible, it is not anticipated during the buildout of the community. Additionally, the members will be protected with a right of first offer in the event the Club owner determines to sell all or substantially all the Club facilities to a third party.

What is involved in the Design Review Process?

Travis Club has established a set of design guidelines as a tool to aid members in crafting their new homes. These guidelines are instrumental in influencing both architectural and landscape aspects, with the primary objective of cultivating a unified yet diverse community identity. The goal is to celebrate and amplify the inherent natural beauty of the land. An integral part of this approach entails bringing together a member’s design team for early collaboration with the Travis Club Design Review team. This early engagement is intended to inspire, align, and streamline the development process.

When can I build a house?

Vertical home construction has commenced in Phases 1 and 2.

Can I bring my own builder or architect? Are there preferred partners or a required build timeline?

At Travis Club, we’ve established a Preferred Builder and Architect Program featuring trusted professionals who know the community inside and out. These partners are



deeply familiar with our architectural vision and can help streamline the design and approval process, making it easier to bring your home to life. Owners are also welcome to bring their own architect and/or builder; non-preferred builders will simply go through an approval process to ensure alignment with community guidelines.

There's no mandatory timeline to start construction, giving you the flexibility to build when the time is right.

How do I visit the property or obtain more information about the Club?

To schedule a private tour or learn more about Travis Club, contact the sales team at 512.381.6111 or info@travisclubaustin.com

Exclusive Broker

An original Austin brokerage for over three decades, Moreland Properties is the local leader in luxury real estate. Their sales team of experts provides exceptional real estate guidance and concierge services. Clients have access to distinctive real estate offerings through Moreland's significant local market share and extensive network affiliations with Forbes Global Properties and Luxury Portfolio International. Moreland confidently partners with exclusive developments offering clients and communities both strong relationships and unparalleled opportunities.

I'm a Real Estate Agent, how do I register my clients?

A [Real Estate Agent Co-op Program Registration Form](#) must be completed on your client's first visit to Travis Club if accompanied by an agent. Prior registration of the prospect by a Travis Club sales representative will void a co-op commission, so it's important to register early. Please submit the completed form to info@travisclubaustin.com and contact the Sales Office at 512-381-6111 to schedule an appointment.



ALL FEATURES, AMENITIES OR OTHER REPRESENTATIONS CONTAINED IN THESE MATERIALS ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. THERE IS NO GUARANTEE THAT ANY OF THESE FEATURES, AMENITIES OR OTHER REPRESENTATION DEPICTED OR DESCRIBED IN THESE MATERIALS WILL BE BUILT OR PERFORMED AT ALL OR AS DEPICTED OR DESCRIBED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

MARCH 2026