



**AFTER RECORDING RETURN TO:**

**ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701**

**FIRST AMENDMENT TO DEVELOPMENT  
AREA DECLARATION OF CONDOMINIUM  
REGIME FOR 6 CREEKS CONDOMINIUMS**

**(A Condominium in Hays County, Texas)**

Declarant: **HMBRR DEVELOPMENT, INC.**, a Texas corporation

Cross Reference to Development Area Declaration of Condominium Regime for 6 Creeks Condominiums recorded under Document No. 22050132, in the Official Public Records of Hays County, Texas, as amended.

**FIRST AMENDMENT TO DEVELOPMENT AREA DECLARATION OF CONDOMINIUM  
REGIME FOR 6 CREEKS CONDOMINIUMS**

This First Amendment to Development Area Declaration of Condominium Regime for 6 Creeks Condominiums (the "**Amendment**") is made by **HMBRR DEVELOPMENT, INC.**, a Texas corporation ("**Declarant**"), and is as follows:

**RECITALS:**

A. Declarant previously executed and recorded that certain Development Area Declaration of Condominium Regime for 6 Creeks Condominiums recorded under Document No. 22050132, in the Official Public Records of Hays County, Texas (the "**Declaration**").

B. Pursuant to *Section 18.4* and *Provision A.3.9(vii)* of Appendix "A" of the Declaration, the Declarant may unilaterally amend the Declaration to resolve errors in the Declaration.

C. Attachment "1" to the Declaration incorrectly identifies the street "Kimble Creek Loop" as "Kimball Creek Loop".

D. Declarant now desires to amend the Declaration pursuant to *Section 18.4* of the Declaration solely for the purpose of correcting the misidentification of Kimble Creek Loop.

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

1. **Correction of Street Name.** In accordance with the rights reserved by the Declarant pursuant to *Provision A.3.9(vii)* of Appendix "A" to the Declaration, Declarant hereby corrects the street incorrectly identified as "Kimball Creek Loop" to "Kimble Creek Loop" as set forth on the revised condominium plats and plans attached hereto and incorporated herein by reference as Exhibit "A" (the "**Revised Plats and Plans**").

2. **Replacement of Sheets 2 through 4 and Sheets 6 through 15 of Attachment "1" – Plat and Plans.** Sheets 2 through 4 and Sheets 6 through 15 (containing the incorrect street name) of the Plat and Plans attached as Attachment "1" to the Declaration are hereby deleted in their entirety and the revised sheets attached hereto as Exhibit "A" (the "**New Sheets**") are substituted in their place. The New Sheets show the corrected street name.

3. **Miscellaneous.** 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 TO FOLLOW]

EXECUTED TO BE EFFECTIVE on this 15 day of November, 2022.

**DECLARANT:**

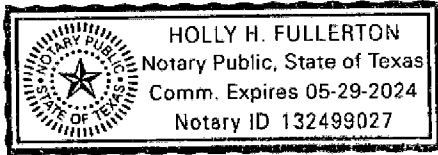
**HMBRR DEVELOPMENT, INC.**, a Texas corporation

By: *Jay Hanna*  
Printed Name: JAY HANNA  
Title: PRESIDENT

THE STATE OF TEXAS     §  
   §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me this 15<sup>th</sup> day of November, 2022, by Jay Hanna, President of **HMBRR DEVELOPMENT, INC.**, a Texas corporation, on behalf of said corporation.

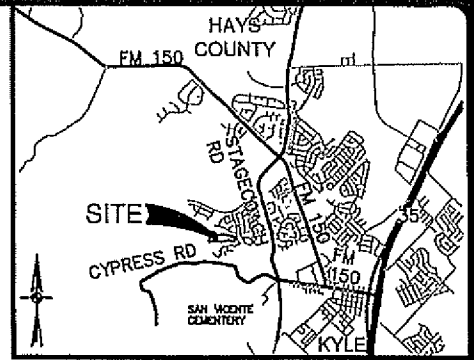
(SEAL)



*Holly H. Fullerton*  
Notary Public Signature

EXHIBIT "A"

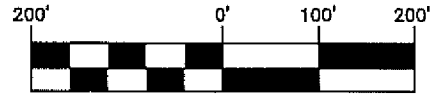
[ATTACHED]



**LOCATION MAP**  
NOT-TO-SCALE



SCALE: 1" = 200'



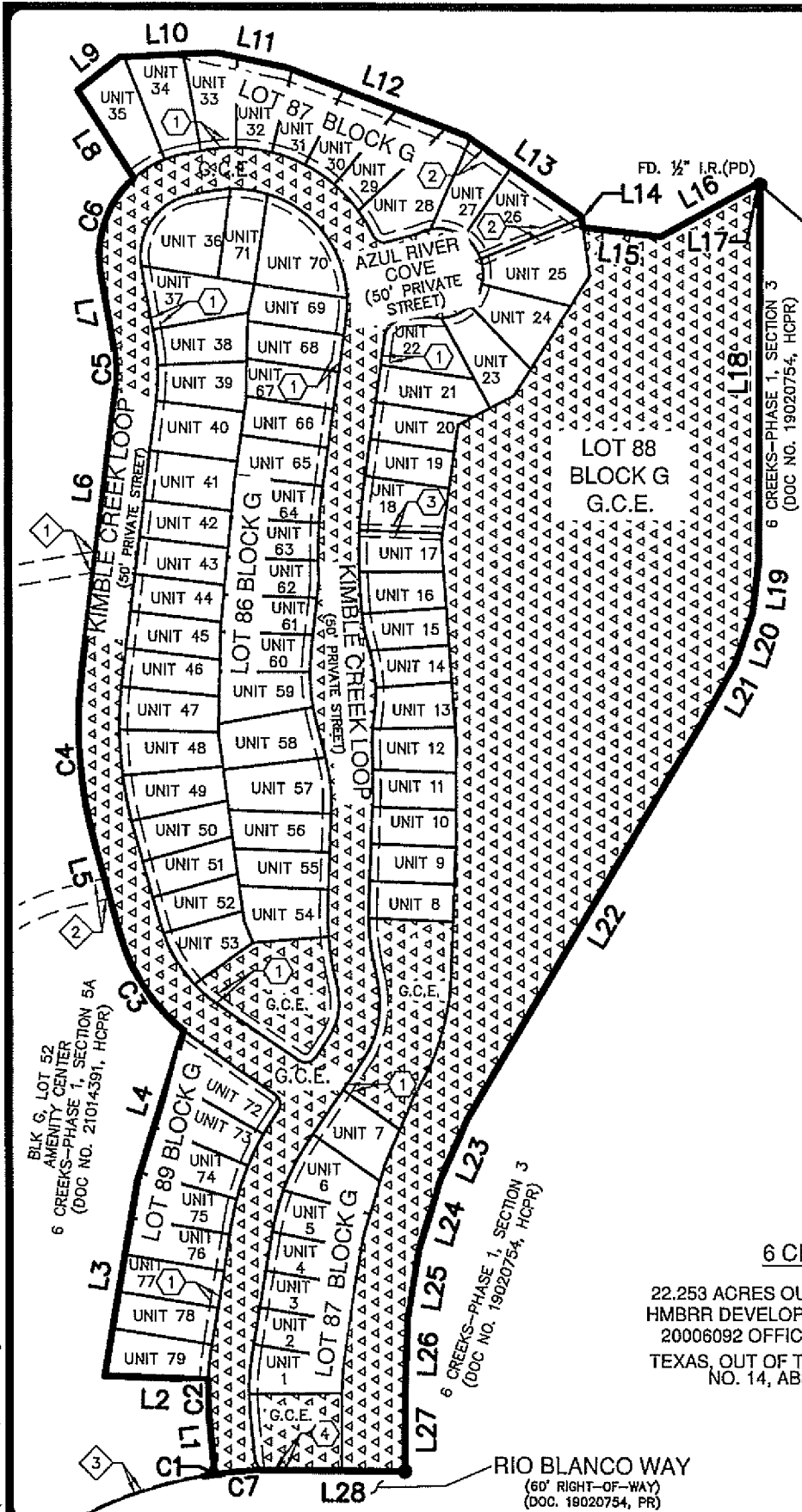
- ① 25' PUBLIC UTILITY EASEMENT  
DOCUMENT NO. 21014391, PR
- ② 20' ACCESS EASEMENT  
DOCUMENT NO. 21014391, PR
- ③ 2' SIDEWALK EASEMENT  
DOCUMENT NO. 21014391, PR
- ④ 10' MUNICIPAL UTILITY EASEMENT
- ⑤ 15' MUNICIPAL UTILITY EASEMENT
- ⑥ 15' DRAINAGE EASEMENT
- ⑦ 2' SIDEWALK EASEMENT

**LEGEND**

- G.C.E. GENERAL COMMON ELEMENT
- MASTER MAINTAINED AREA

**6 CREEKS CONDOMINIUMS**

22.253 ACRES OUT OF A 153.0288 ACRE TRACT IN DEED TO HMBRR DEVELOPMENT, INC. RECORDED IN DOCUMENT NO. 20006092 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE SAMUEL PHARASS 1/4 LEAGUE SURVEY NO. 14, ABSTRACT 360, HAYS COUNTY, TEXAS



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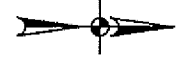
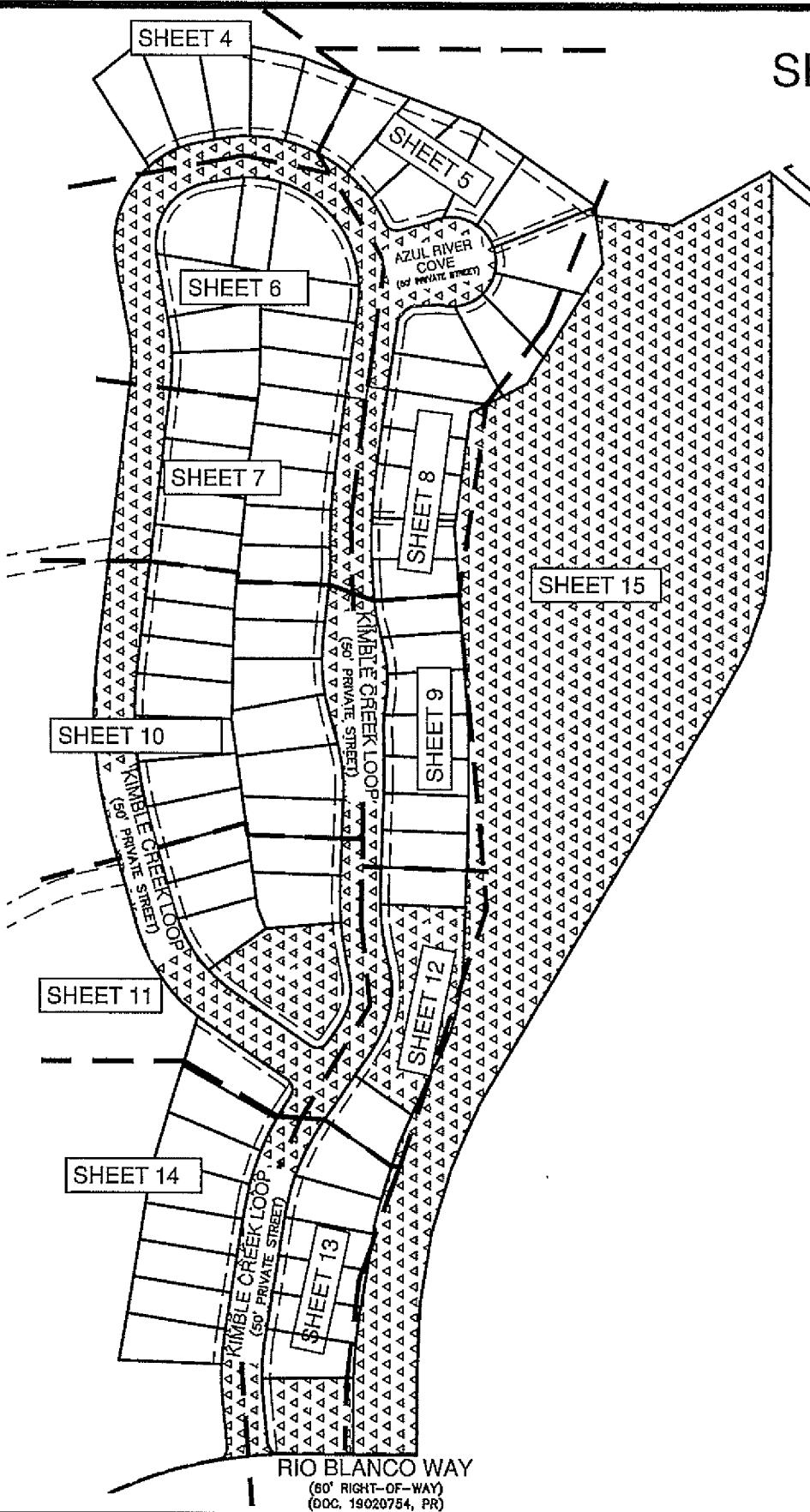
JOB NO. 9117-21  
DATE JULY 2021  
DESIGNER  
CHECKED DAC DRAWN MLH  
SHEET 2 of 17

**6 CREEKS  
CONDOMINIUMS**  
KYLE, HAYS COUNTY, TEXAS

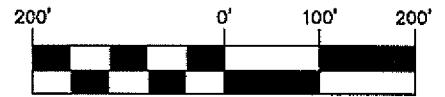
**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10293600

# SHEET INDEX



SCALE: 1" = 200'



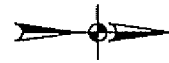
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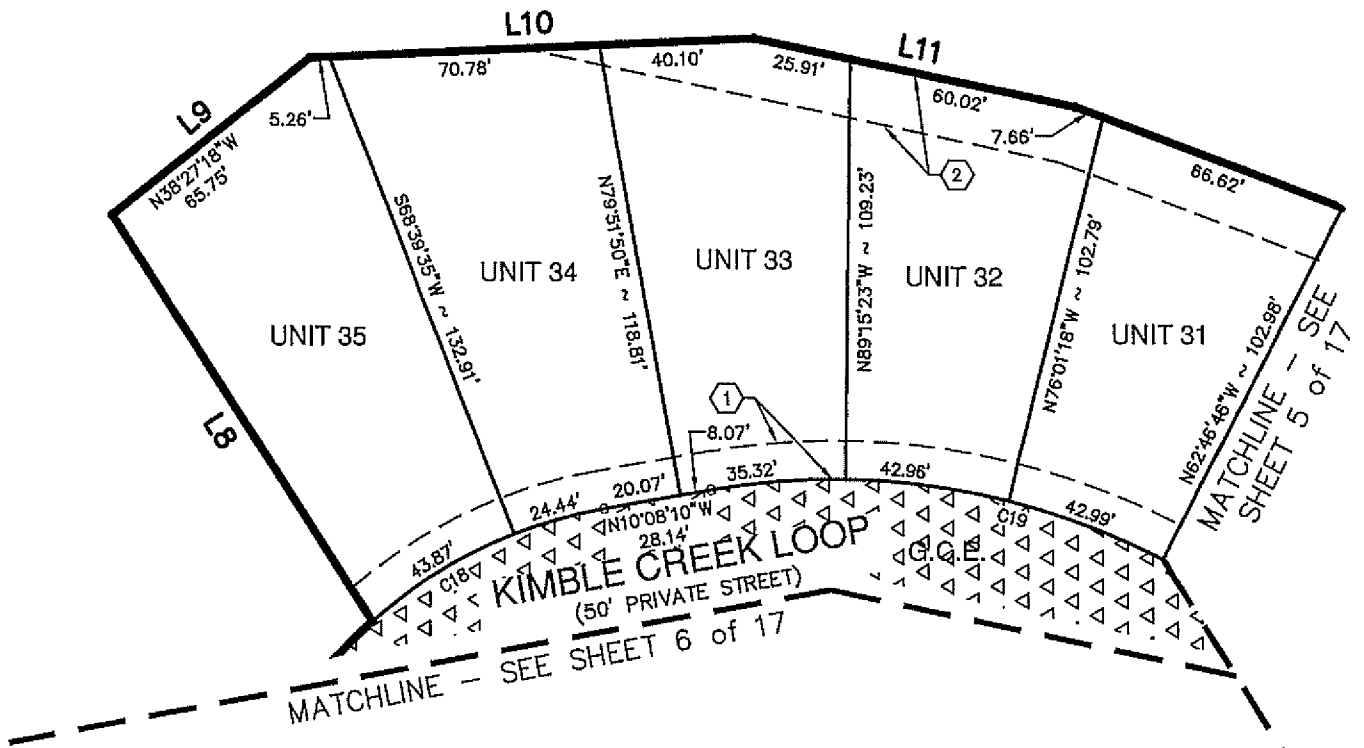
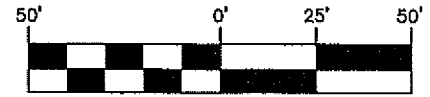
**6 CREEKS**  
**CONDOMINIUMS**  
 KYLE, HAYS COUNTY, TEXAS



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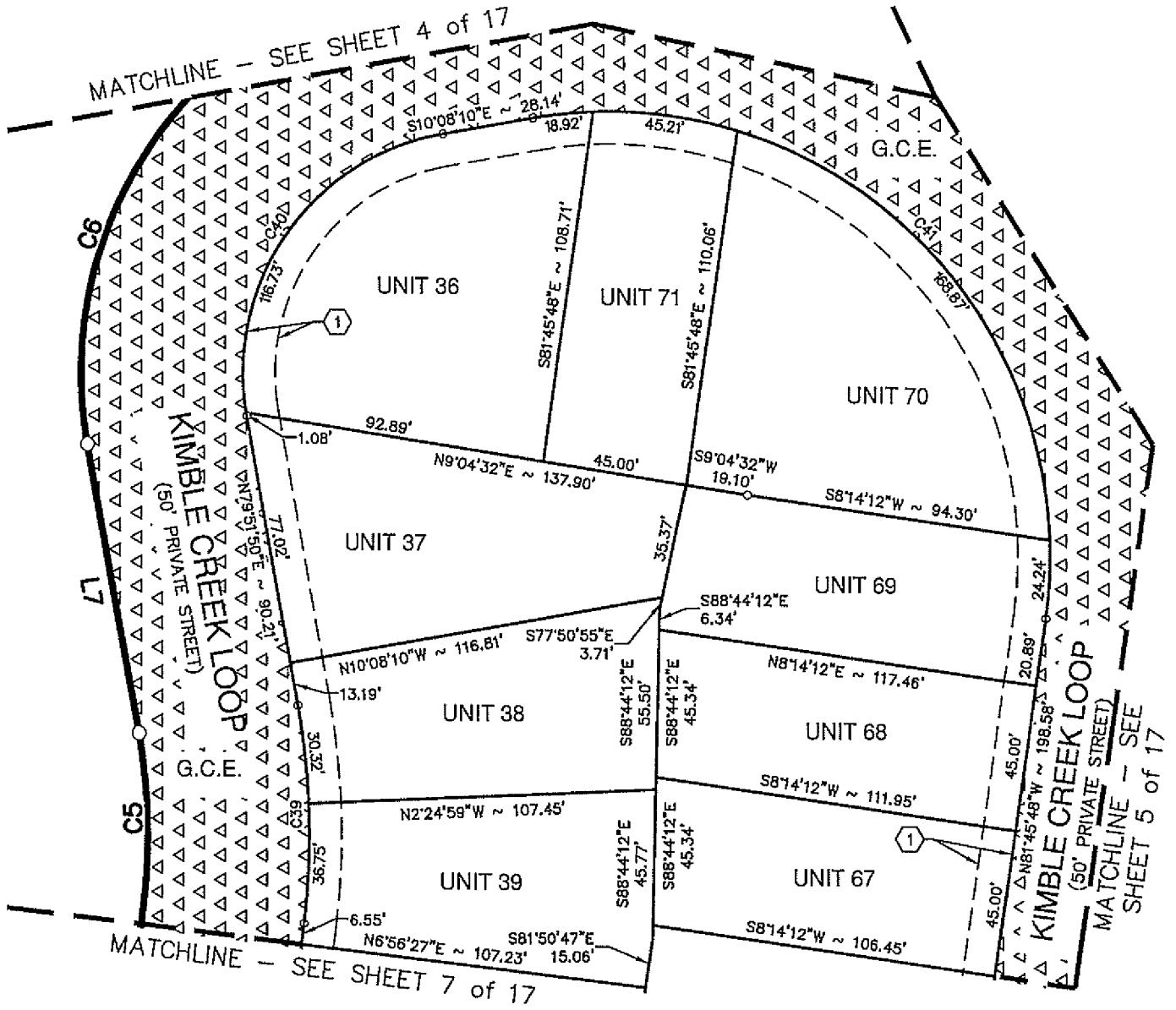
**6 CREEKS  
 CONDOMINIUMS**  
 KYLE, HAYS COUNTY, TEXAS

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SCALE: 1" = 50'



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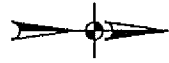
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KYLE, HAYS COUNTY, TEXAS

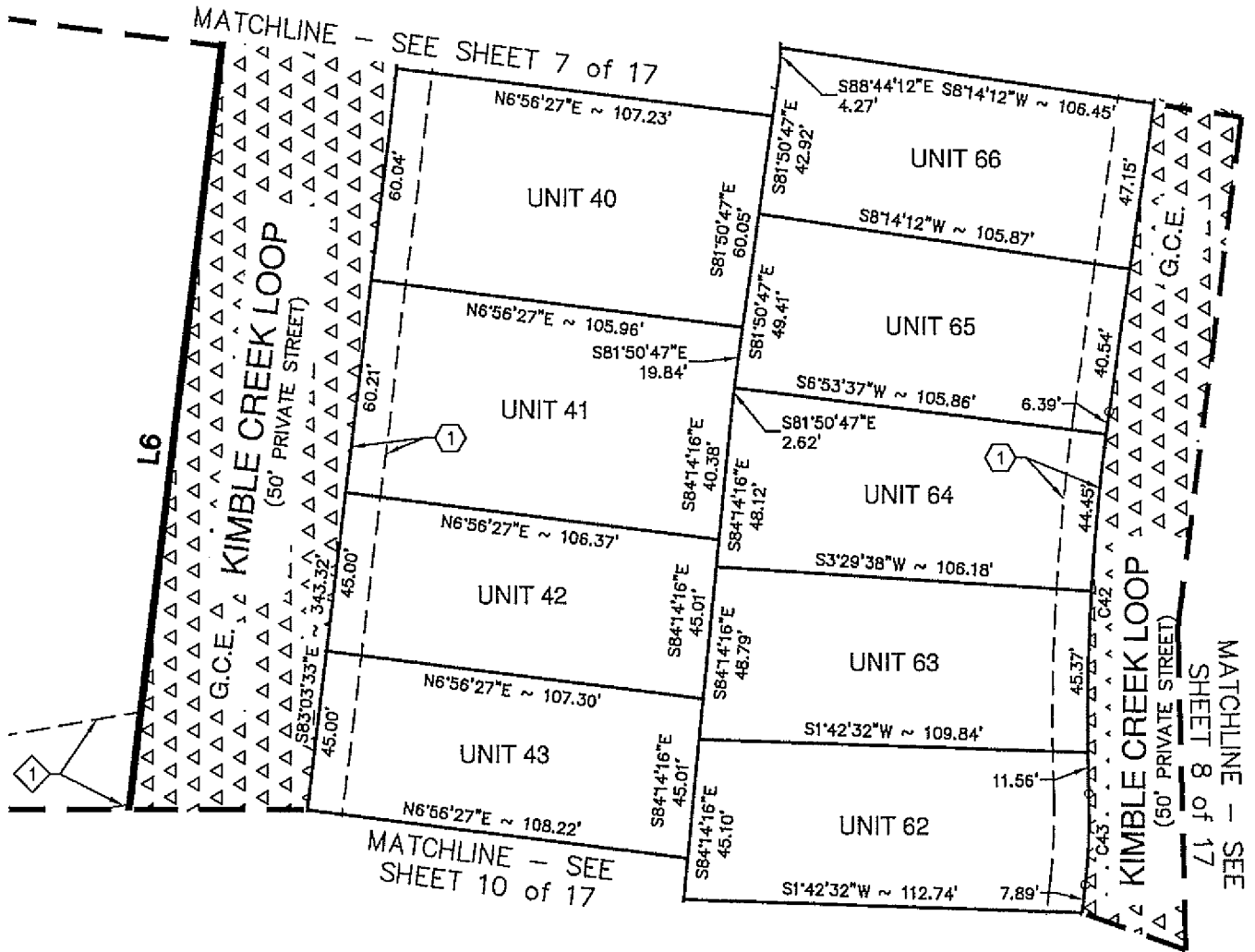


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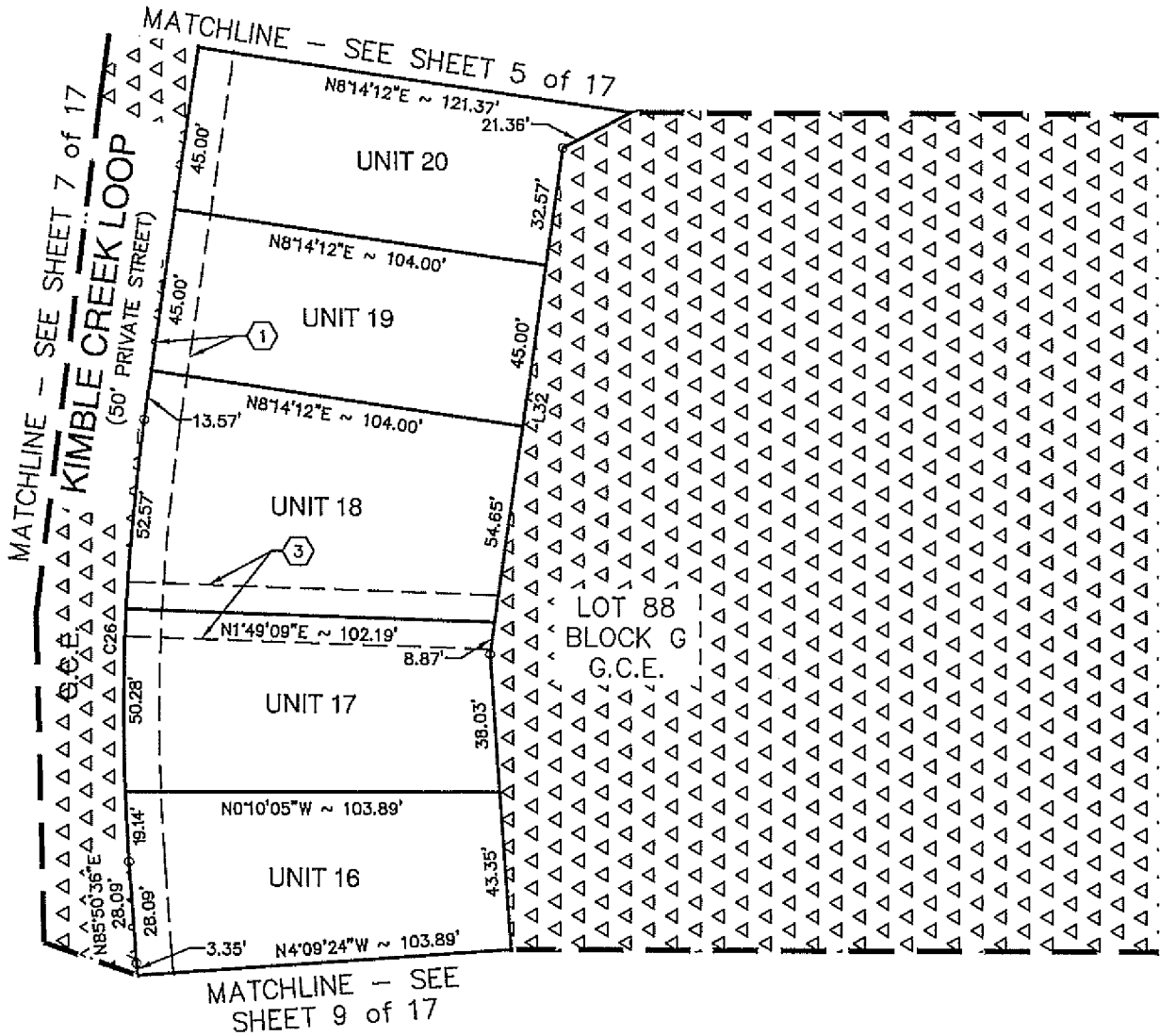
6 CREEKS  
 CONDOMINIUMS  
 KYLE, HAYS COUNTY, TEXAS



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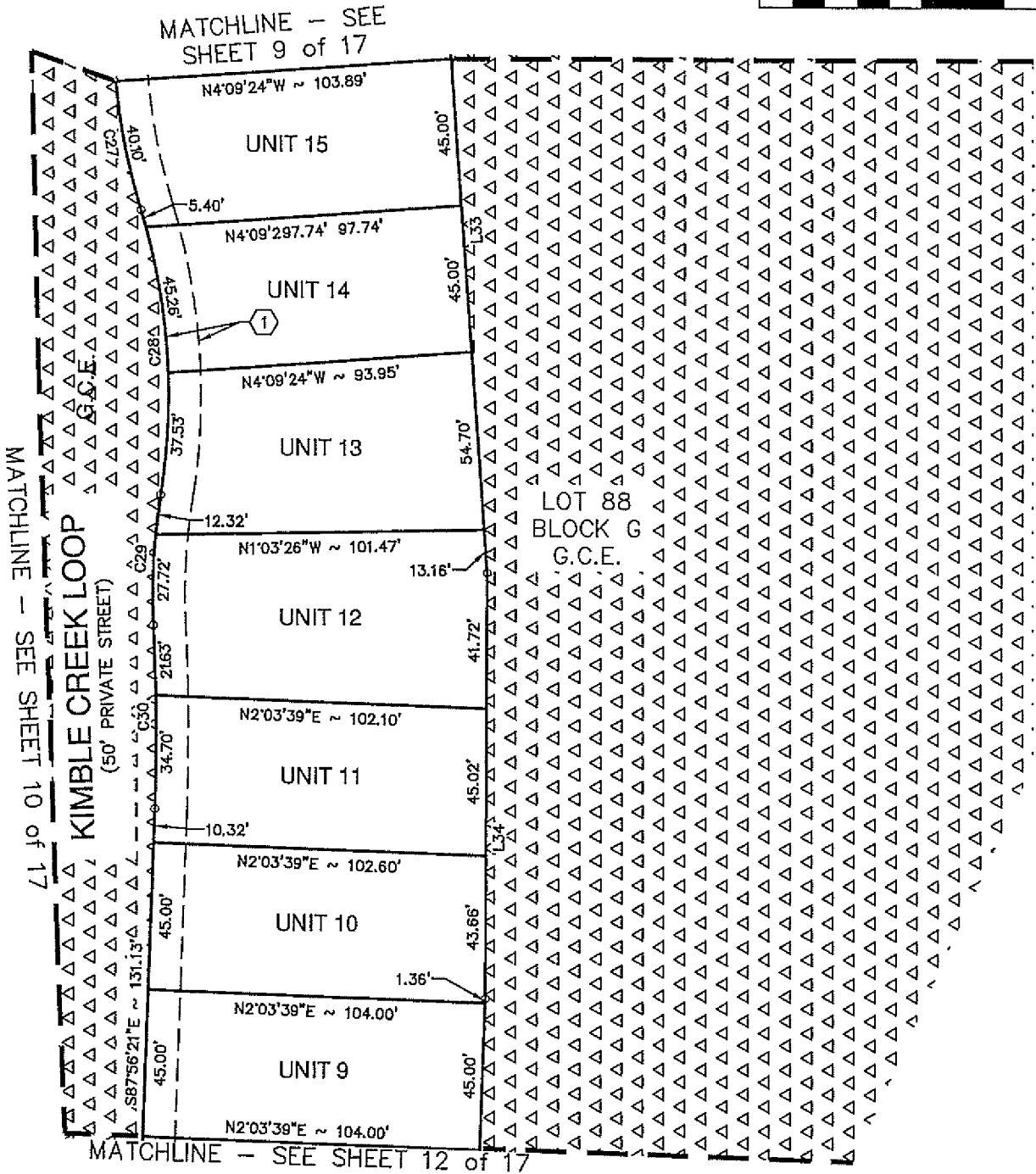
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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



SCALE: 1" = 50'



MATCHLINE - SEE SHEET 10 of 17

MATCHLINE - SEE SHEET 9 of 17

MATCHLINE - SEE SHEET 12 of 17

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# 6 CREEKS CONDOMINIUMS

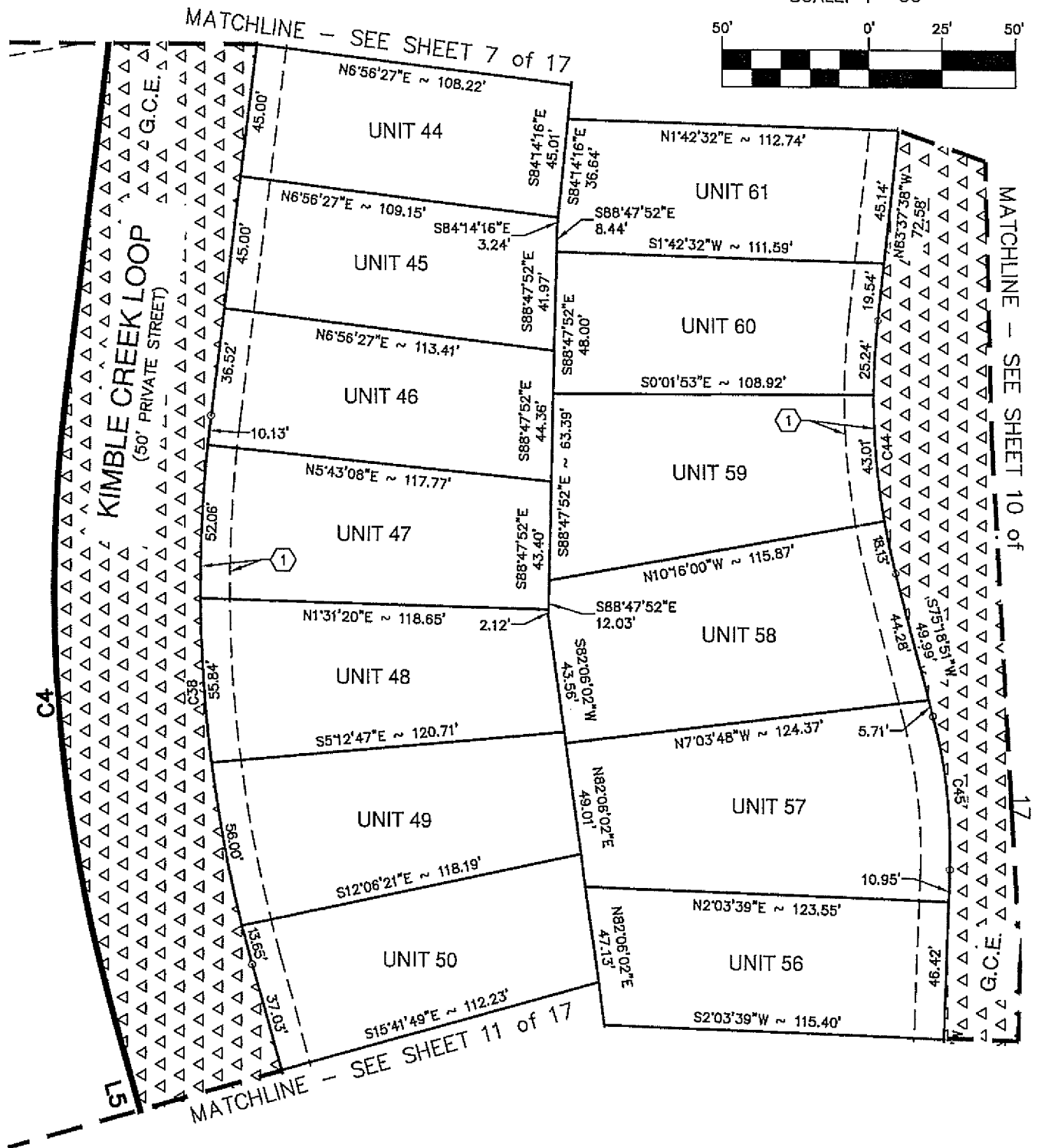
KYLE, HAYS COUNTY, TEXAS



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 SHEET 10 of 17

# 6 CREEKS CONDOMINIUMS

KYLE, HAYS COUNTY, TEXAS

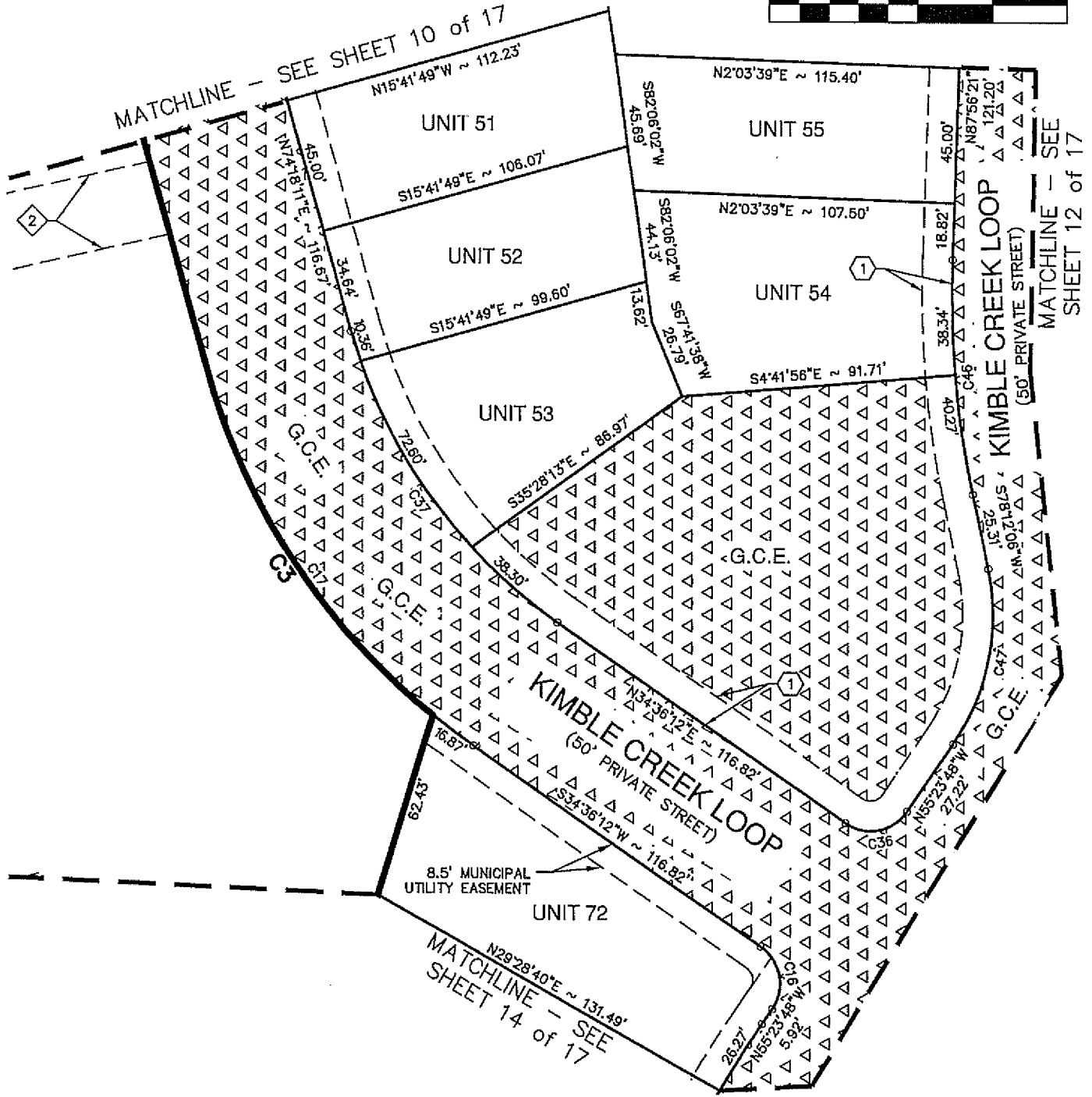
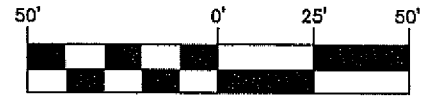
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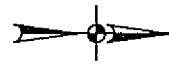
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6 CREEKS  
 CONDOMINIUMS  
 KYLE, HAYS COUNTY, TEXAS

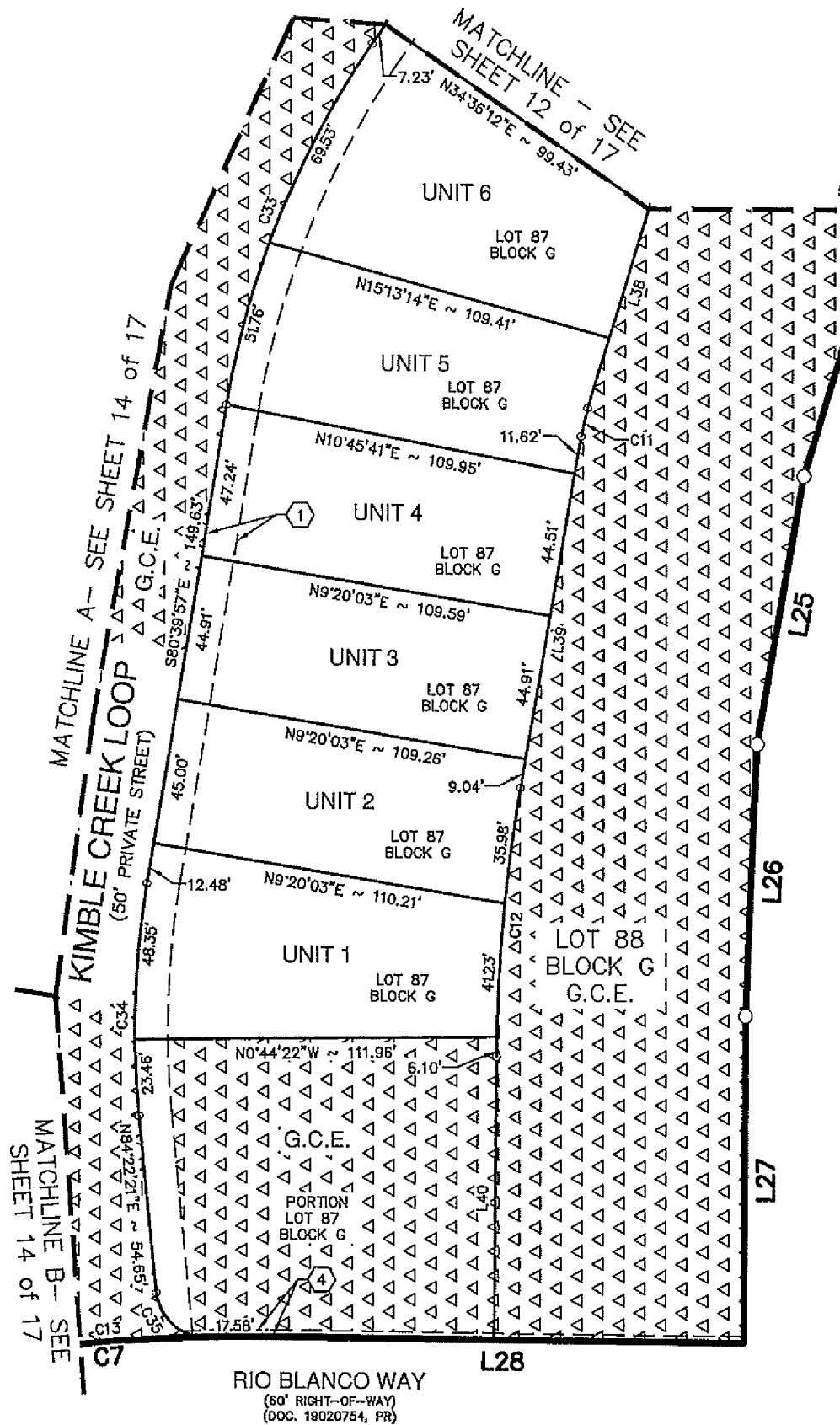
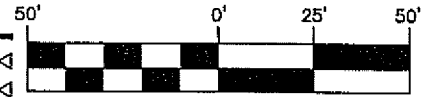
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 DATE JULY 2021  
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 SHEET 13 of 17

# 6 CREEKS CONDOMINIUMS

KYLE, HAYS COUNTY, TEXAS

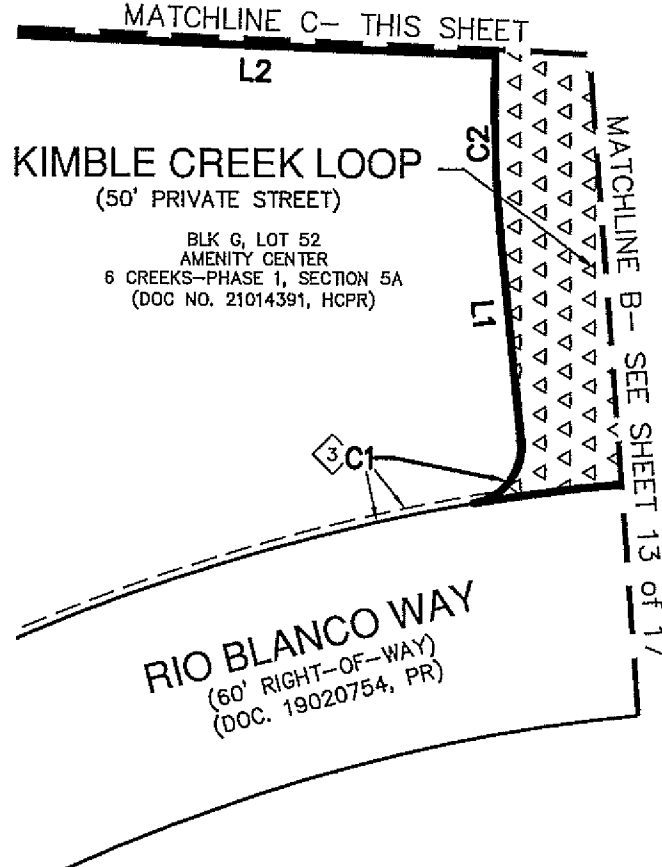
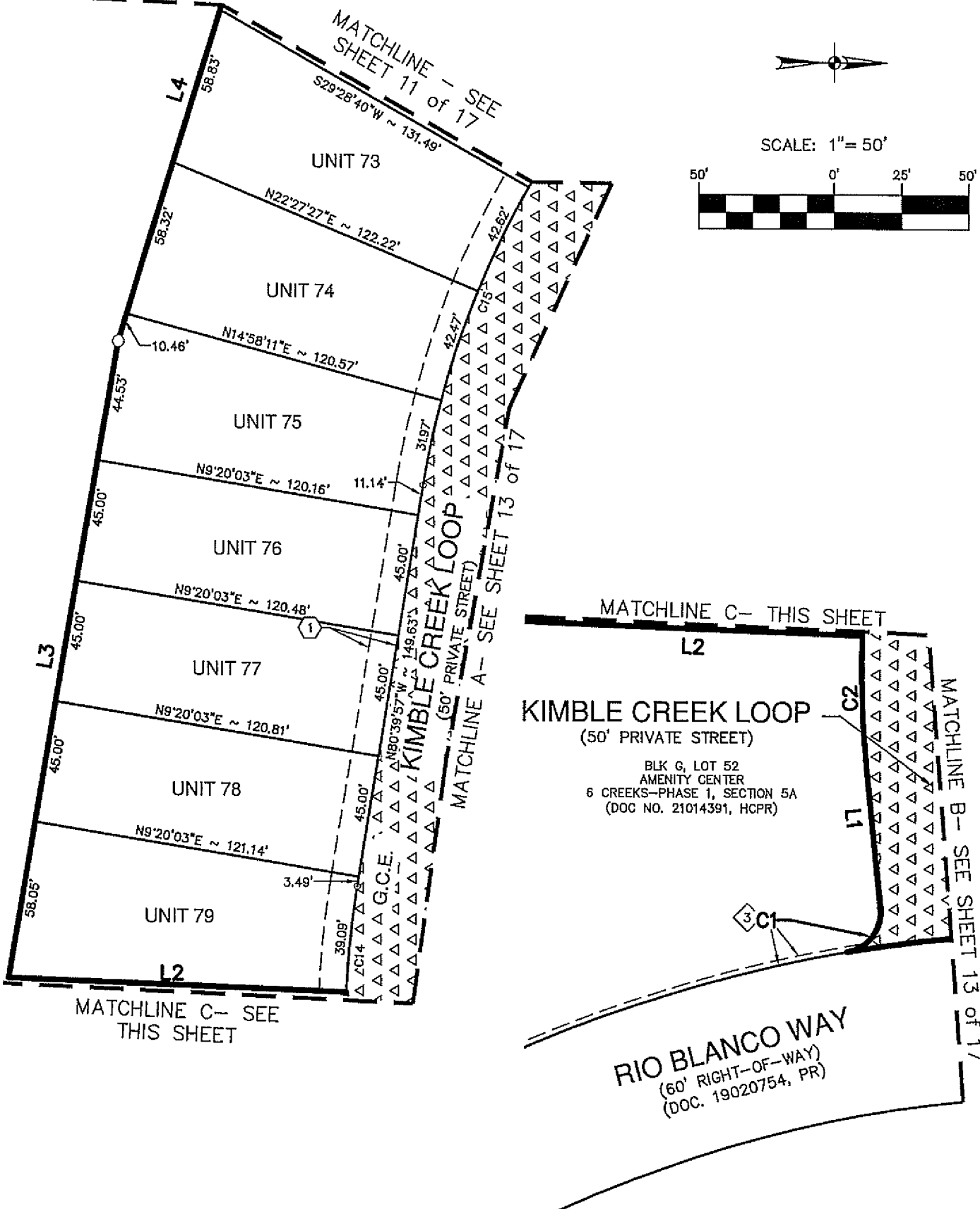
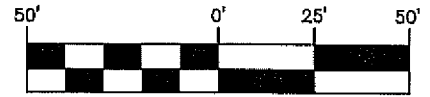
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JOB NO. 9117-21  
 DATE JULY 2021  
 DESIGNER  
 CHECKED DAC, DRAWN MLH  
 SHEET 14 of 17

6 CREEKS  
 CONDOMINIUMS  
 KYLE, HAYS COUNTY, TEXAS

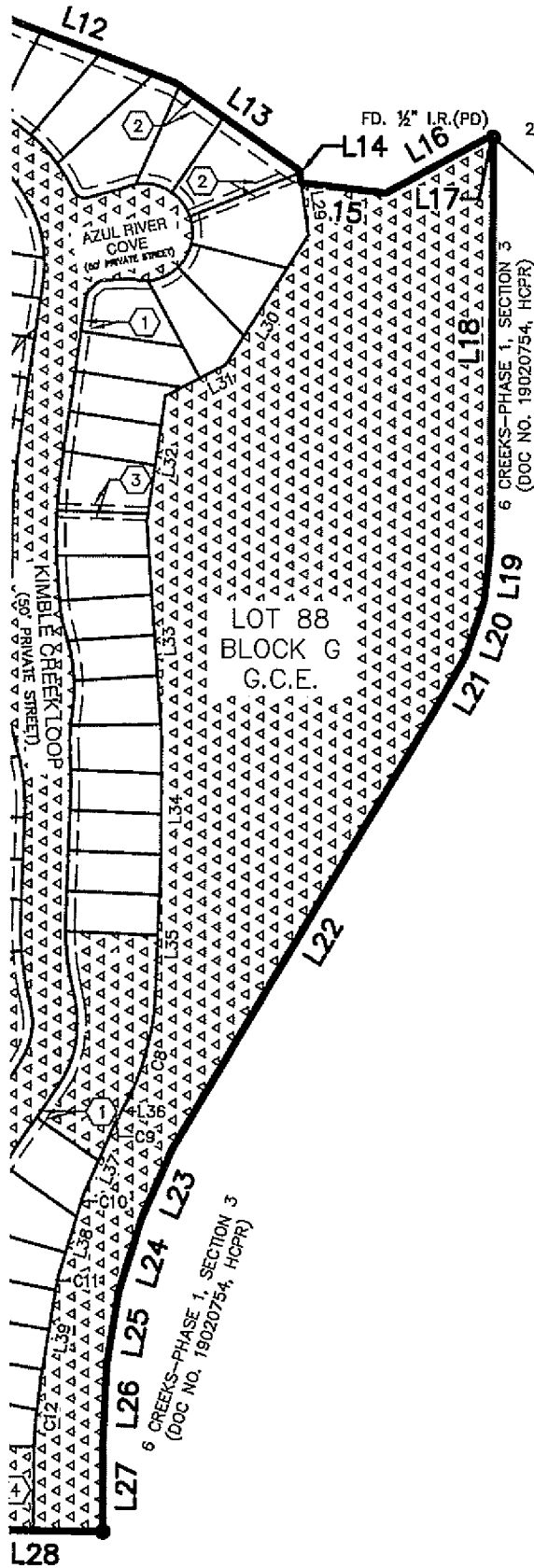
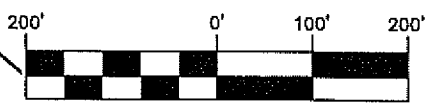


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JOB NO. 9117-21  
 DATE JULY 2021  
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 SHEET 15 of 17

**6 CREEKS  
 CONDOMINIUMS**  
 KYLE, HAYS COUNTY, TEXAS

**Pape-Dawson  
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**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

22052918 AMENDMENT  
11/15/2022 02:48:23 PM Total Fees: \$90.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

