## MARINA FACILITY DESCRIPTION

**Form A**

Enter a quantity in each field that applies. Use "N/A" in fields that are not applicable. Do not answer "Yes" or "No."

<table>
<thead>
<tr>
<th></th>
<th>Existing Quantity</th>
<th>Additional Quantity Proposed</th>
<th>Total Existing and Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wet mooring slips</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>End ties</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal watercraft dock or ramp (prefabricated)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal watercraft dock or ramp (built on site)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry stack storage spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry boat storage spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courtesy dock slips</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fish house</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Fishing pier</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swim platform</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Ship's store</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marine service station</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fuel dispenser units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underground fuel storage tank</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aboveground fuel storage tank</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Watercraft maintenance area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat sewage pump-out facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant over the water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restroom facility (public &amp; private)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bath/shower facility (public &amp; private)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat launch ramp</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other over-the-water structures</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Does the applicant have plans for future development at this marina facility that are not included in this permit application? (Select one)**

- [ ] Yes
- [x] No

If yes, explain:
CERTIFICATION OF COMPLIANCE FOR ELECTRICAL INSTALLATIONS & SYSTEMS

In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4

Form B

By my signature, I certify to the Lower Colorado River Authority that the electrical installations and systems of the Horseshoe Bay Resort Aqua Park Marina Facility are designed to ensure public safety and comply with the most recent editions of the National Electrical Code (NEC), National Electrical Safety Code (NESC).

Signature: ____________________________________________________________________

Printed name: __________________________________________________________________

Date: _________________________________________________________________________

Certification by a professional engineer, affix seal here:

There are no electrical installations or systems in this project.

All of the required navigational lighting will be via self-contained solar-powered fixtures on floating buoys, which do not require electrical service.

Certification by a master electrician:

Name of master electrician: __________________________________________________________________

License number: _________________________________________________________________________

Licensing municipality: __________________________________________________________________

License expiration date: ___________________________________________________________________
PROFESSIONAL ENGINEER'S
CERTIFICATION OF A MARINA FACILITY

In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4

Form C

By my signature as a professional engineer licensed in the State of Texas, I certify to the Lower Colorado River Authority that the civil, structural, mechanical and fuel installations and systems of the Horseshoe Bay Resort Aqua Park Marina Facility are designed to ensure public safety.

Signature: [Signature]

Printed name: Jace Hewett

Date: 1/30/24

Professional Engineer's Seal:

RECEIVED

JAN 31 2024
WATER SURFACE MANAGEMENT
AFFIDAVIT (PROPERTY CONTROL)
Form D

THE STATE OF TEXAS
COUNTY OF ___

BEFORE ME, the undersigned authority, a Notary Public in and for said County, State of Texas, on this day personally appeared Ryan Morrow who, after being duly sworn on his/her oath that he/she is entitled to make this Affidavit, and that the statement contained in the foregoing is based on his/her personal knowledge and is true and correct:

I, Ryan Morrow for and on behalf of Horseshoe Bay Resort Destinations, L (Applicant), have applied for a permit with the Lower Colorado River Authority in accordance with the Lower Colorado River Authority Highland Lakes Marina Ordinance, as originally adopted on July 19, 1984, and subsequently amended, and I hereby swear that I (or the entity I represent) own, lease or otherwise control all of that said property over which the marina facilities described in said application (will) exist.

Affiant signature: __________________________
Affiant printed name: Ryan Morrow
Affiant title and relationship to applicant: Owner's Representative, Project Manager

SUBSCRIBED AND SWORN TO BEFORE ME, this 30 day of January, 2025.

Notary Public in and for County, Texas

My commission expires: 7/25/26
Printed name: Sean Perkins
CHECKLIST OF INFORMATION REQUIRED FOR A MARINA PERMIT

Form E

This checklist summarizes the items required for most marina permit applications. This list is not all-inclusive, and all items may not be required for each application. Call LCRA Water Surface Management at 512-473-3200 for assistance in determining the specific items required for your application.

LCRA recommends reviewing the Highland Lakes Marina Ordinance and the associated Technical Manual prior to preparing any of the items on this checklist.

Drawings, Plans and Maps:

☑ Location and configuration, per HLMO § 5.2

N/A ☐ Electrical, per HLMO § 5.4(a)

N/A ☐ Marine service station, per HLMO § 5.1(c)

N/A ☐ Structural

☑ Anchoring

Other Items:

☑ Marina facility description, per HLMO § 6.1(c)(3)(c) (FORM A)

N/A ☐ Electrical certification of compliance, per HLMO section 5.5(a) (FORM B)

☑ Professional engineer’s certification, per HLMO § 5.4(a) (FORM C)

☑ Representation of applicant or permittee, per HLMO section 5.3)

☑ Affidavit on property control, per HLMO § 5.2(a)(i)(2) (FORM D)

☑ Permit application form, per HLMO § 6.1(c) (FORM F)

☑ Calculations of water surface area, per HLMO § 6.1(c)(ii)(3)(b)

☑ Insurance certificate, per HLMO § O § 5.4(c)

☑ Map(s) from the tax appraisal district, per HLMO § 6.1(f)(iii)(1)

☑ Property ownership records from the tax appraisal district, per HLMO § 6.1 (g)(ii)(1)

☑ Property control information, per HLMO (HLMO § 5.2(a)

N/A ☐ Water quality analysis statement, per HLMO section 5.1(b)

☑ Check payable to LCRA for fees, per HLMO section 6.1D

Miscellaneous:

N/A ☐ Fire extinguisher plan, per HLMO § 5.6(ii)

☑ Navigational lighting plan, per HLMO § 5.4(b)

☐ Other:
MARINA FACILITY PERMIT APPLICATION
In accordance with the Highland Lakes Marina Ordinance

Form F

DO NOT WRITE IN THIS SPACE – FOR LCRA USE

Application number: 1235
Customer number: 
Fee enclosed? ☑ Yes ☐ No
Check number: 003728

Date received: 01/31/24

ALL FIELDS MUST BE COMPLETED. USE "N/A" IN FIELDS THAT DO NOT APPLY.

What is the reason for this application? (select one)
☐ Permit to construct (For construction of a new marina facility)
☐ Permit amendment (For a marina facility with an existing valid permit)
☐ Emergency reconstruction (To repair damaged portions of marina facility with an existing valid permit)

What type of facility is proposed by this application? (select one)
☐ Marina Facility (includes commercial facilities, marine service stations, restaurants over the water and non-commercial floating facilities larger than 1,500 square feet)
☐ Existing Community Marina
☐ Residential Marina
☐ Youth Camp

Applicant and Marina Information:

Applicant name: Horseshoe Bay Resort Destinations, LLC
Marina facility name: Horseshoe Bay Resort Aqua Park

If the marina facility name is different from the applicant’s name, the application must also submit a d/b/a certificate.

On which Highland Lake is the facility located? (Select one)
☐ Buchanan ☐ Inks ☐ LBJ ☐ Marble Falls ☐ Travis

Water surface area to be occupied by proposed construction: 3250 sq. ft
Assignment fee submitted with application: $ 1,000.00
Billing Address:
Name: Elizabeth Arroyave-Pitts
Email: earroyave-pitts@hsbresort.com
Address: PO Box 7766
City: Horseshoe Bay State: Texas ZIP code: 78657

Correspondence Address (if different from above):
Attention: Ryan Morrow
Email: rmorrow@prevailpm.com
Address: 13625 Pond Springs Rd, Suite 204
City: Austin State: Texas ZIP code: 78729

Physical Address of the Facility:
Street address: 1009 Horseshoe Bay Blvd
City: Horseshoe Bay State: Texas ZIP code: 78657
Marina phone: 830-598-3931 Email: snunez@hsbresort.com
Marina manager: Saul Nunez Manager phone: 772-282-0392

Property Ownership and Control:
For each parcel over which the marina facility is located, indicate whether the parcel is (select one):

☐ Owned by the applicant
☐ Leased by the applicant
☐ Otherwise controlled by the applicant (i.e. license agreement, easement, etc.).
   Explain the nature of the control:
   This facility will overlap two parcels:
   - Llano CAD Prop ID 35736 is owned by the applicant
   - Parcel JW-03 is owned by LCRA, and applicant is in the process of leasing the area needed
   - (see attached exhibit portraying the lease area)

If different from the applicant, identify the owner(s) of each affected parcel:
Parcel number: See explanation above
Owner's name: ________________________________
Address: ________________________________
City: __________________ State: __________________ ZIP code: __________________
Identify the documentation submitted with this application demonstrating the applicant has ownership or control of the affected parcel(s):

See attached Llano CAD map and property information

NOTE: Add additional sheets as necessary for any marina facility that is located over multiple parcels owned by separate parties.

Has the applicant designated another person to act on his/her behalf? (select one)

☐ Yes  ☐ No

If yes, provide the following information about the designee:

Name: Ryan Morrow, Prevail Project Management
Email: mmorrow@prevailpm.com  Phone: 512-516-2737
Address: 13625 Pond Springs Rd, Suite 204
City: Austin  State: TX  ZIP code: 78729

Identify documentation submitted that demonstrates the designee’s authority to act on behalf of the applicant:

See attached email from the property owner.

Marina designer/engineer information:

Name: Bill Spencer, Commercial Recreation Specialists
Email: bill@crs4rec.com  Phone: 877-896-8442
Address: 807 Liberty Drive, Suite 101
City: Verona  State: WI  ZIP code: 53593

Marina contractor information:

Name: David Reichelderfer, Commercial Recreation Specialists
Email: david@crs4rec.com  Phone: 877-896-8442
Address: 807 Liberty Drive, Suite 101
City: Verona  State: WI  ZIP code: 53593
Federal identification number: __________________________
Submit documentation demonstrating that all franchise taxes have been paid.

Has the applicant applied for any other LCRA permits? (select one)
☐ Yes       ☐ No

If yes, provide the permit information:
Applicant has other LCRA marina permits that were previously approved, but no other open marina permit applications besides this one.

Has any other local, state or federal regulatory authority denied approval of any portion or project associated with this application? (select one)
☐ Yes       ☐ No

If yes, explain on a separate sheet of paper.

Identify all other licenses, permits or other regulatory approvals applicant is seeking from other local, state or federal regulatory authorities as part of this project:

LCRA
- this marina permit application
- a lease to use additional area on the lake water surface is currently being negotiated
- a dredging permit
- a buoyed "No Boats Allowed / Swim Area" permit

City of Horseshoe Bay, TX
- a dredging permit)
For the APPLICANT (New Owner):

To the best of my knowledge, all information contained in this application form and in the attachments submitted as part of this application is true and correct. I am aware that LCRA, at any reasonable time, has the right, power and authority to inspect docks, piers, wharves, jetties, sewage disposal systems, fuel systems, pollution control structures and any other facilities associated with the Marina Facility and located in or upon any property of the Marina Facility herein described.

Applicant's signature: 

If the applicant is not an individual, see Section 12 of the HLMO Guidance Document to determine who must sign the application.

Applicant's title: Principal

Applicant's printed name: Ryan Morrow

Applicant's email: rmorrow@prevailpm.com

SUBSCRIBED AND SWORN TO BEFORE ME, this 20 day of January, 2024.

RECEIVED

WATER SURFACE MANAGEMENT

Notary Public in and for

County, Texas

My commission expires: 07/25/20

Printed name: Sean Perkins

Submit the notarized application with original signatures.

APPLICATIONS MAY BE MAILED TO:
Lower Colorado River Authority
Marina Permitting
P.O. Box 220
Austin, TX 78767

APPLICATIONS MAY BE DELIVERED DURING REGULAR BUSINESS HOURS TO:
Lower Colorado River Authority
Marina Permitting
3601 Lake Austin Blvd.
Austin, TX 78703

APPLICATIONS MAY BE EMAILED TO: HLMO@lcra.org

An applicant who submits documents via email must also supply documents with original signatures and scaled drawings by mail or in person, even if the documents also are included in the emailed application.
To Whom it May Concern:

Horseshoe Bay Resort Destinations, LLC has designated Prevail Project Management, LLC as its representative to act on its behalf for the application of various permits as necessary.

Thank you,

Elizabeth Arroyave-Pitts
Horseshoe Bay Resort
Phone | 830.598.3989
Fax | 830.598.6659
earroyave-pitts@hsbresort.com
www.hsbresort.com

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