

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."

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

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

☐ Yes ☒ No

If yes, explain:

RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT

CERTIFICATION OF COMPLIANCE FOR ELECTRICAL INSTALLATIONS & SYSTEMS

In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4



Form B

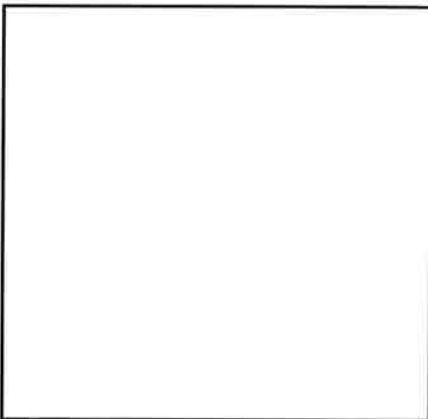
By my signature, I certify to the Lower Colorado River Authority that the electrical installations and systems of the Horseshoe Bay Resort Aqua Park Marina Facility are designed to ensure public safety and comply with the most recent editions of the National Electrical Code (NEC), National Electrical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

RECEIVED

JAN 31 2021

WATER SURFACE
MANAGEMENT

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.

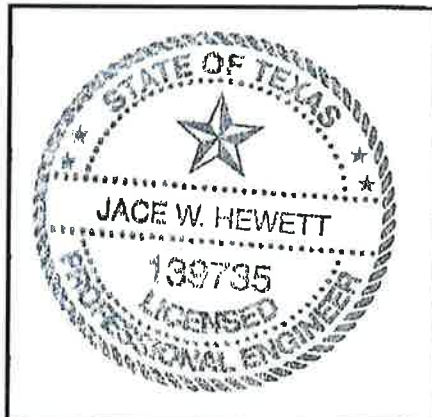
Signature: _____

A handwritten signature in blue ink, appearing to read "Jace Hewett", is written over a horizontal line.

Printed name: Jace Hewett

Date: 1/30/24

Professional Engineer's Seal:



RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT

AFFIDAVIT (PROPERTY CONTROL)

Form D

RECEIVED



THE STATE OF TEXAS

COUNTY OF El Paso

WATER SURFACE
MANAGEMENT

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, 2021.

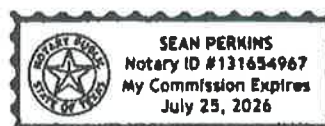

Notary Public in and for

El Paso

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

RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT

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 § 5.4(c) The HLMO states that a COI is required prior to starting construction, but not prior to applying for permit. Once the permit is approved, we will obtain insurance prior to construction, as required.
- ☒ 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

Date received: 01/31/24

Application number: 1235

Customer number: _____

Fee enclosed? ☒ Yes ☐ No

Check number: 003728

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

RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT

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

JAN 31 2024

Email: earroyave-pitts@hsbresort.comWATER SURFACE
MANAGEMENTAddress: PO Box 7766City: Horseshoe BayState: TexasZIP code: 78657**Correspondence Address (if different from above):**Attention: Ryan MorrowEmail: rmorrow@prevailpm.comAddress: 13625 Pond Springs Rd, Suite 204City: AustinState: TexasZIP code: 78729**Physical Address of the Facility:**Street address: 1009 Horseshoe Bay BlvdCity: Horseshoe BayState: TexasZIP code: 78657Marina phone: 830-598-3931Email: snunez@hsbresort.comMarina manager: Saul NunezManager 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

RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT

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: rmorrow@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.

RECEIVED

Has the applicant applied for any other LCRA permits? (select one)

☒ Yes ☐ No

JAN 31 2024

WATER SURFACE
MANAGEMENT

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 30 day of January, 2024.

RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT

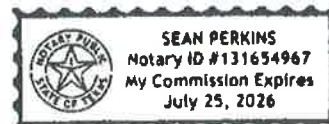
Notary Public in and for

Llano

County, Texas

My commission expires: 7/25/26

Printed name: Sean Perkins



Submit the notarized application with original signatures.

APPLICATIONS MAY BE MAILED TO:

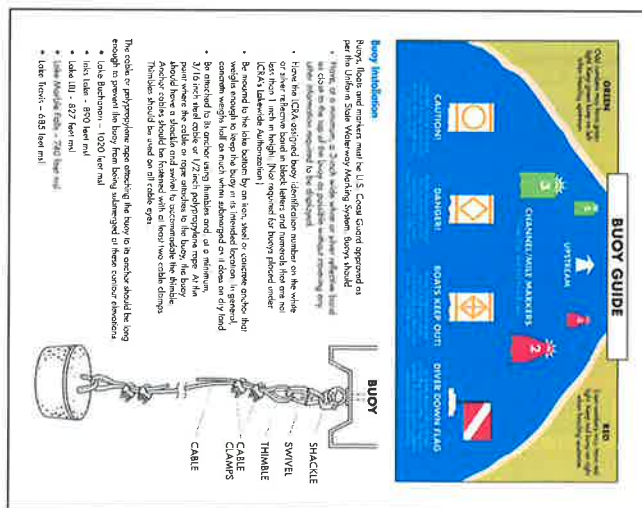
Lower Colorado River Authority
Marina Permitting
P.O. Box 220
Austin, TX 78767

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.



WATER SURFACE MANAGEMENT

SHEET NO. OF SHEETS 1" = 20' 23/1202 SCALE	AQUA PARK HORSESHOE BAY RESORT SITE PLAN	DRAWN BY JWH CHECKED BY JWH ISSUE DATE JANUARY 2024	No. REVISIONS BY DATE	 Willis Environmental Engineering, Inc. CONSULTING ENGINEERS <i>TX REGISTRATION NO. F-7216</i> 310 HANBY STREET, MARBLE FALLS, TEXAS 78664 OFFICES: 5101 S. FARM SPRING DRIVE • 5101 SHILOH DRIVE • 5101 SHILOH DRIVE

Ryan Morrow

From: Elizabeth Arroyave-Pitts <earroyave-pitts@hsbresort.com>
Sent: Monday, January 29, 2024 4:30 PM
To: Ryan Morrow
Subject: LCRA Authorization

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

This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

RECEIVED

JAN 31 2024

WATER SURFACE
MANAGEMENT