

Highland Lakes Marina Ordinance Forms



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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			33
End ties			n/a
Personal watercraft dock or ramp (prefabricated)			n/a
Personal watercraft dock or ramp (built on site)			n/a
Dry stack storage spaces			n/a
Dry boat storage spaces			n/a
Courtesy dock slips			3
Fish house			n/a
Fishing pier			n/a
Swim platform			n/a
Ship's store			1
Marine service station			1
Fuel dispenser units			1
Underground fuel storage tank			n/a
Aboveground fuel storage tank			1
Watercraft maintenance area			n/a
Boat sewage pump-out facility			n/a
Restaurant over the water			n/a
Restroom facility (public & private)			n/a
Bath/shower facility (public & private)			n/a
Boat launch ramp	1		1
Other over-the-water structures			n/a

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:

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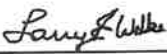


CERTIFICATION OF COMPLIANCE FOR ELECTRICAL INSTALLATIONS & SYSTEMS



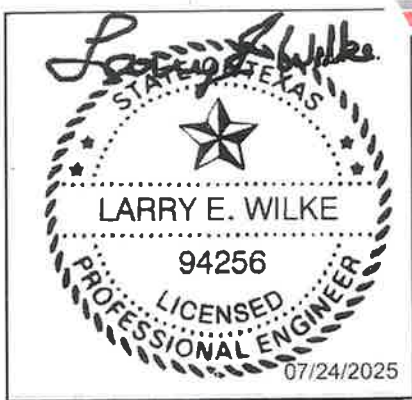
In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4

Form B

By my signature, I certify to the Lower Colorado River Authority that the electrical installations and systems of the Marine Land 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: Larry E. Wilke
Date: 7/25/2025

Certification by a professional engineer, affix seal here:



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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

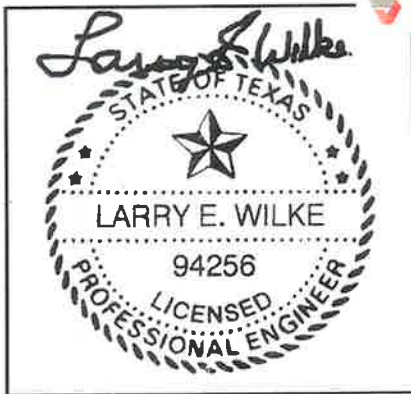
By my signature as a professional engineer licensed in the State of Texas, I certify to the Lower Colorado River Authority that the civil, structural, mechanical and fuel installations and systems of the Marine Land _____ Marina Facility are designed to ensure public safety.

Signature:  

Printed name: Larry E. Wilke

Date: 7/24/2025

Professional Engineer's Seal:



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AFFIDAVIT (PROPERTY CONTROL)

Form D



THE STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, the undersigned authority, a Notary Public in and for said County, State of Texas, on this day personally appeared Jody Bowers 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:

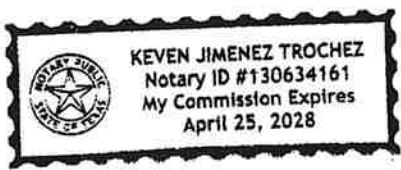
I, Jody Bowers for and on behalf of RSW Property Development LLC (Applicant), have applied for a permit with the Lower Colorado River Authority in accordance with the Lower Colorado River Authority Highland Lakes Marina Ordinance, as originally adopted on July 19, 1984, and subsequently amended, and 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: Jody Bowers

Affiant printed name: Jody Bowers

Affiant title and relationship to applicant: CFO of RSW Property Development LLC

SUBSCRIBED AND SWORN TO BEFORE ME, this 18 day of September, 2025.



[Signature]
Notary Public in and for

Travis County, Texas

My commission expires: 04/25/2028

Printed name: Keven Jimenez Trochez

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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
- Electrical, per HLMO § 5.4(a)
- Marine service station, per HLMO § 5.1(c)
- Structural
- Anchoring

Other Items:

- Marina facility description, per HLMO § 6.1(c)(3)(c) (**FORM 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)
- Water quality analysis statement, per HLMO section 5.1(b)
- Check payable to LCRA for fees, per HLMO section 6.1D

Miscellaneous:

- Fire extinguisher plan, per HLMO § 5.6(ii)
- Navigational lighting plan, per HLMO § 5.4(b)
- Other:

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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: 9-10-25

Application number: 1289

Customer number: 000110511

Fee enclosed? Yes No

Check number: 2001

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: RSW Property Development LLC

Marina facility name: Marine Land

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: 11,824 sq. ft

Assignment fee submitted with application: \$ 3692.48

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Billing Address:

Name: RSW Property Development LLC

Email: jody@axiombusinessadvisors.com

Address: 413 South Meadowlark Street, Unit A

City: Lakeway State: TX ZIP code: 78734

Correspondence Address (if different from above):

Attention: _____

Email: _____

Address: _____

City: _____ State: _____ ZIP code: _____

Physical Address of the Facility:

Street address: 13915 FM 1431

City: Kingsland State: TX ZIP code: 78639

Marina phone: _____ Email: jody@axiombusinessadvisors.com

Marina manager: Jody Bowers Manager phone: 325-280-5500

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:

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If different from the applicant, identify the owner(s) of each affected parcel:

Parcel number: _____

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):

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: _____

Email: _____ Phone: _____

Address: _____

City: _____ State: _____ ZIP code: _____

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

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Marina designer/engineer information:

Name: Larry E. Wilke PE

Email: lewilke@ctesc.net Phone: 325-423-0988

Address: 511 East Island Drive

City: Bluffton State: TX ZIP code: 78607

Marina contractor information:

Name: Dirt Road Development Group LLC

Email: bobbyjohnscheiger@yahoo.com Phone: 512-755-7781

Address: 215 Bandera Road, Suite 114-430

City: Boerne State: TX ZIP code: 78006

Federal identification number: 83-2519001

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:

LCRA Highland Lakes Dredge and Fill Ordinance - LCRA Case# 2025-5772

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:

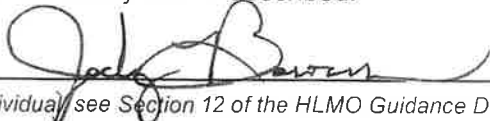
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For the APPLICANT (New Owner):

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.

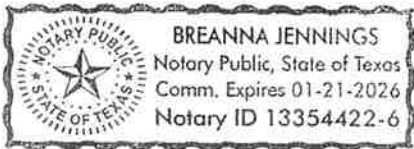
Applicant's signature: 
If the applicant is not an individual, see Section 12 of the HLMO Guidance Document to determine who must sign the application.

Applicant's title: CFO

Applicant's printed name: Jody Bowers

Applicant's email: jody@axiombusinessadvisors.com

SUBSCRIBED AND SWORN TO BEFORE ME, this 30th **day of** July, **20** 25.




Notary Public in and for
Travis County, Texas

My commission expires: 01-21-2026

Printed name: Breanna Jennings

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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.