

597 WATERWAY LANE

Additional Info

In the survey, you'll notice Waterway Lane cuts across the lot as it does for many of the waterfront lots in the neighborhood. Waterway Lane is an easement over the lot. About 0.5 acres of the lot is below Waterway Lane on the waterfront side of the street, and the rest of the lot is up above Waterway Lane. You can build on either or both sides of the street.

A 90 ft wide section of the lot has been cleared on the waterfront side of the lot. There is some additional uncleared area on the waterfront side of the lot to the right of the current clearing (when looking at the lot from the street towards the water). Most of the lot above Waterway Lane has not been cleared.

A local insurance agent confirmed that flood insurance is not required as the special flood hazard area Zone AE ends at the shoreline.

LCRA has already approved a general concept plan of a home, well, and septic tank on the waterfront side of the lot, and a septic drain field on the upper side of the lot (above Waterway Lane).

The stone blocks were placed along Waterway Lane simply for safety reasons to prevent vehicles from potentially veering off the road and down into the lot. The stones can be removed and replaced with something different by the new owner.

Please feel free to go see the property anytime. There is a little white sign nailed to a tree on the lot with "597" on it. The sign is near the street and easy to see. Just before the little dirt driveway down into the lot, you'll see a purple spray paint mark in the street that marks one side of the property line, and if you walk a little over 200 ft further down Waterway Lane towards the next electric pole, you'll see another purple mark in the street that marks the other property line. When looking at the lot towards the lake, the left hand side of the lot has been cleared, but the right hand side hasn't. Also, keep in mind that Waterway Lane cuts through the lot, and over half of the lot is above Waterway Ln. The part above Waterway Ln hasn't really been cleared at all.