



LAKESIDE CLUB SUMMER SERIES

Sunday, July 31st Ice Cream Social

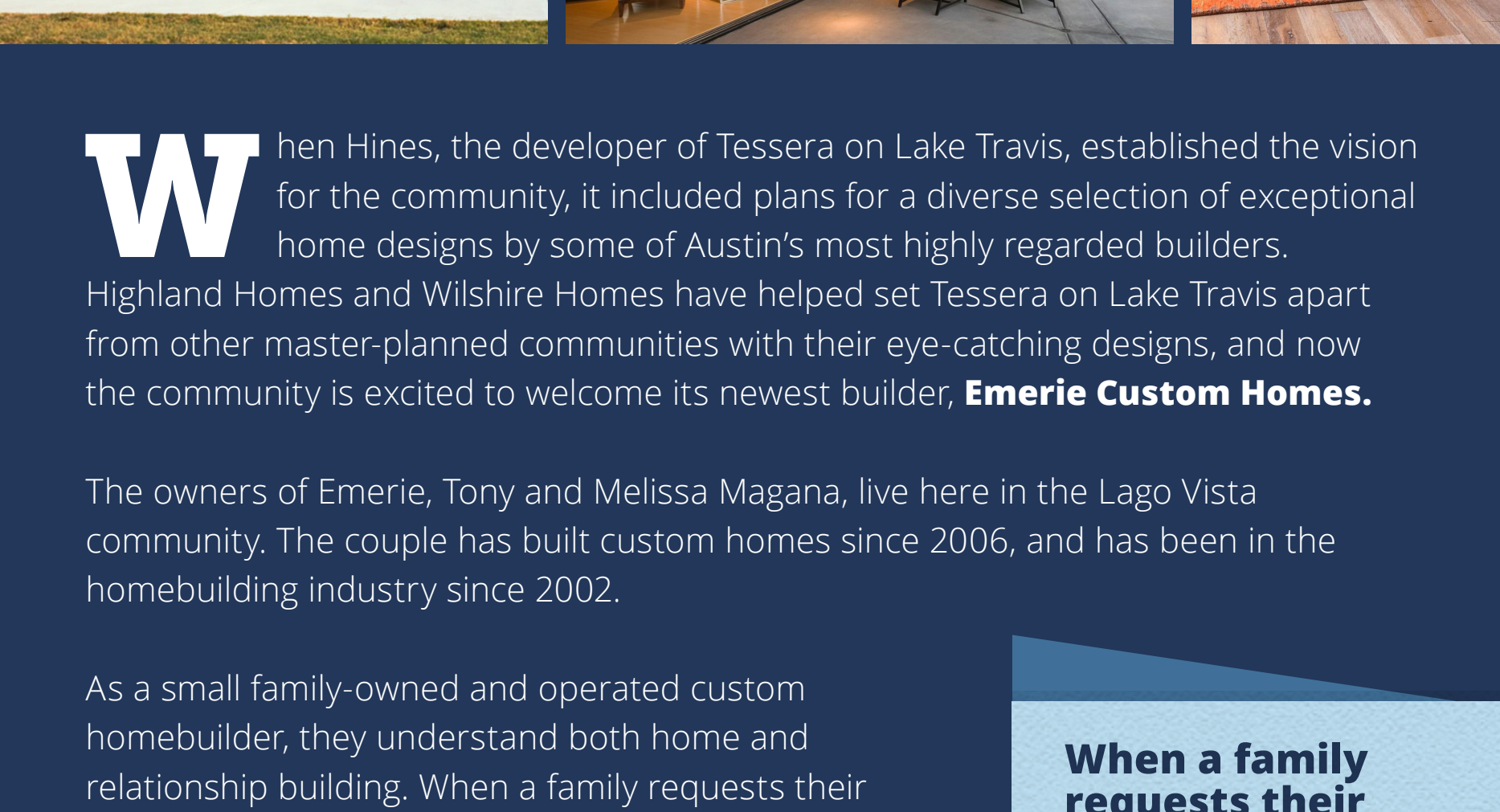
Looking for the perfect way to beat the summer heat? Come join us for the second stop on our three-event Lakeside Club Summer Series!

On Sunday, July 31, from 2-5 p.m., we'll host an Ice Cream Social, featuring all types of ice cream and frozen sweet treats to cool you down, accompanied by music, kids' activities, giveaways and a new grand prize drawing for a summer family getaway!

We look forward to seeing you and your family at the Lakeside Club!

Tessera on Lake Travis welcomes newest builder

Emerie Custom Homes



When Hines, the developer of Tessera on Lake Travis, established the vision for the community, it included plans for a diverse selection of exceptional home designs by some of Austin's most highly regarded builders. Highland Homes and Wilshire Homes have helped set Tessera on Lake Travis apart from other master-planned communities with their eye-catching designs, and now the community is excited to welcome its newest builder, **Emerie Custom Homes**.

The owners of Emerie, Tony and Melissa Magana, live here in the Lago Vista community. The couple has built custom homes since 2006, and has been in the homebuilding industry since 2002.

As a small family-owned and operated custom homebuilder, they understand both home and relationship building. When a family requests their services to build a new home, the team at Emerie asks how the family functions, which allows them to design according to each customer's distinct lifestyle. And being a custom homebuilder, they have the flexibility to make changes up front as well as accommodating any changes throughout the construction process. And since communication is paramount, when you call Emerie you are actually going to speak with Tony or Melissa. This direct line of communication ensures that you get the immediate attention you deserve throughout the homebuilding process to keep your mind at ease.

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Emerie's approach to homebuilding focuses on both lifestyle and the surrounding area. In the city, for example, privacy may be the most important priority. In Lago Vista, especially Tessera on Lake Travis, views of the beautiful Hill Country and Lake Travis are a top emphasis. The builder believes every space should be well thought out with purpose, allowing the home to be as functional as possible. When designing a home, Tony and Melissa envision themselves actually living in the spaces, adding details and features that will allow for the greatest comfort and convenience.

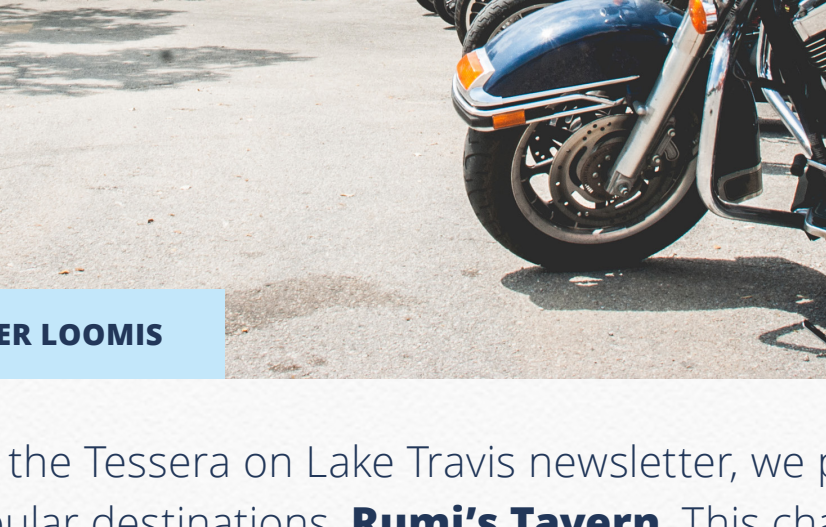
At Tessera on Lake Travis, Emerie will offer one- and two-story designs with full walkout basements, ranging in size from 2,800 square feet to 3,800 square feet and priced from the \$500's. The floor plans will be open and flexible, made for casual living. These plans will give families freedom to move between spaces and use them however they wish. Gourmet kitchens, large closets, and outdoor living spaces with fireplaces are just a few examples of standout features homebuyers can enjoy. And every plan has a few personal touches here and there so that no two homes are identical.

As residents of Lago Vista, Tony and Melissa have a personal interest in the community's economic development, and they wanted to be part of its continued growth. Emerie uses only local contractors and trade partners, which helps to support the local economy.

"Lago Vista offers a connection with nature through its parks and nature trails so close to your home," said Melissa. "The access to Lake Travis enables us to fish almost every day, and the views make mornings a lot more peaceful here at the home. All of these, combined with the ranking of the Lago Vista ISD, make this a perfect place to raise a family and retire. Everyone here is so friendly, and it seems natural for them to make you feel at home."

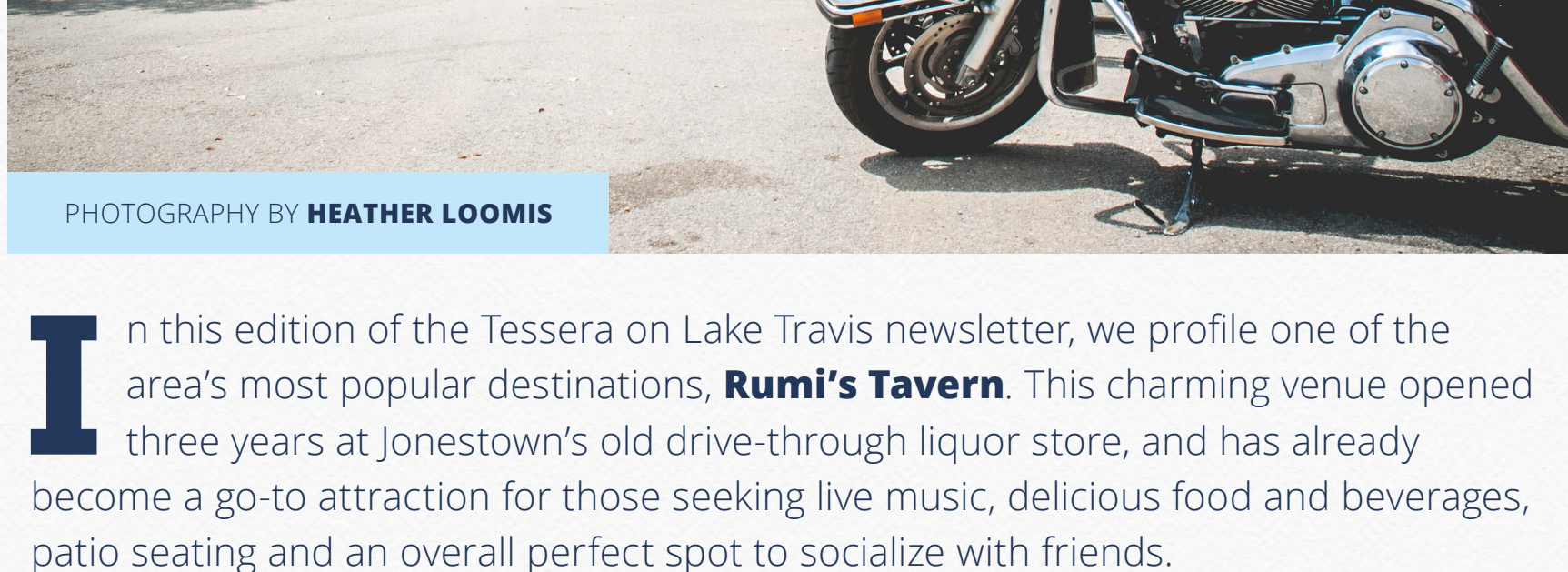
When explaining why Lago Vista is such a special place, Melissa offers a quote from Anuj Somany: 'The surrounding environment is the best erudite master to teach us the fundamental laws of nature and the basics of living in life.'

"There is no need for enrichment programs here; just walk out in your back yard," said Melissa. "As a mom that is quite persistent about where my kiddos are at all times, I can say that since we moved here, I have seen my children thrive in venturing out on their own (which you can't do when you live in the city) and I have a sense of calm. Nature is the second best teacher to the parents."



To learn more about Emerie Custom Homes, visit www.EmerieCustomHomes.com. You can reach **Melissa Magana** at mmagana@emeriecustomhomes.com or 409-504-9507 and **Tony Magana** at tmagana@emeriecustomhomes.com or 254-592-2460.

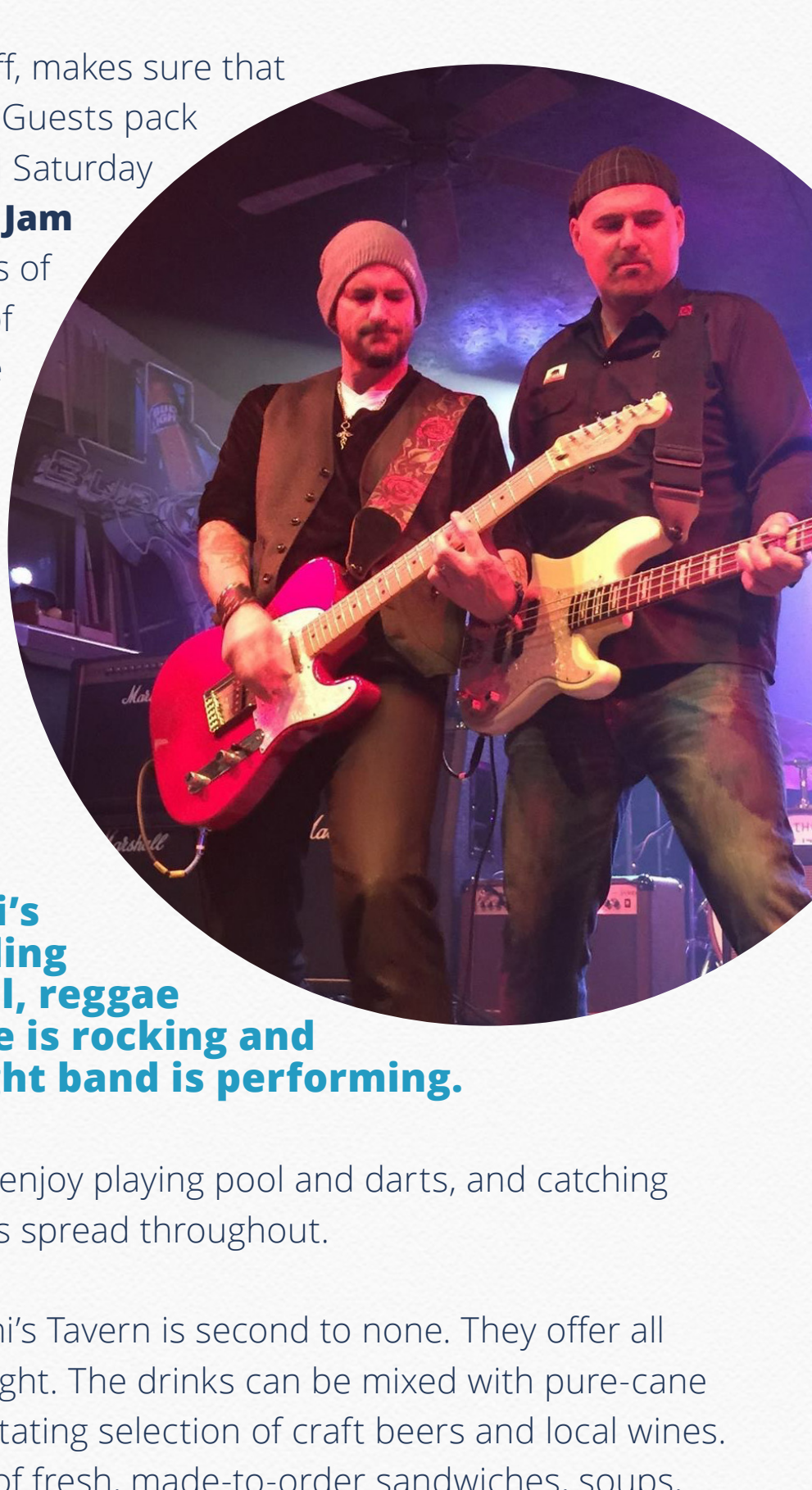
Local Business Spotlight
Rumi's Tavern



In this edition of the Tessera on Lake Travis newsletter, we profile one of the area's most popular destinations, **Rumi's Tavern**. This charming venue opened three years at Jonestown's old drive-through liquor store, and has already become a go-to attraction for those seeking live music, delicious food and beverages, patio seating and an overall perfect spot to socialize with friends.

Rumi's Tavern, known for its friendly staff, makes sure that you're never bored on the North Shore. Guests pack the house for live music each Friday and Saturday night, with no cover, as well as an **Open Jam** every Sunday evening that draws dozens of local musicians. On the third Thursday of every month, Rumi's Tavern offers a free comedy show featuring some of the top talent in the state. Other highlights include karaoke night and poker night.

"We love featuring local musicians," said Kermit Belzer of Rumi's Tavern. "The North Shore is home to some amazing talent, and it's our honor to share their music with the Lake Travis area."



The blend of live music at Rumi's Tavern covers all tastes, including acoustic, country, rock-and-roll, reggae and more. Sometimes the place is rocking and at other times a great date-night band is performing.

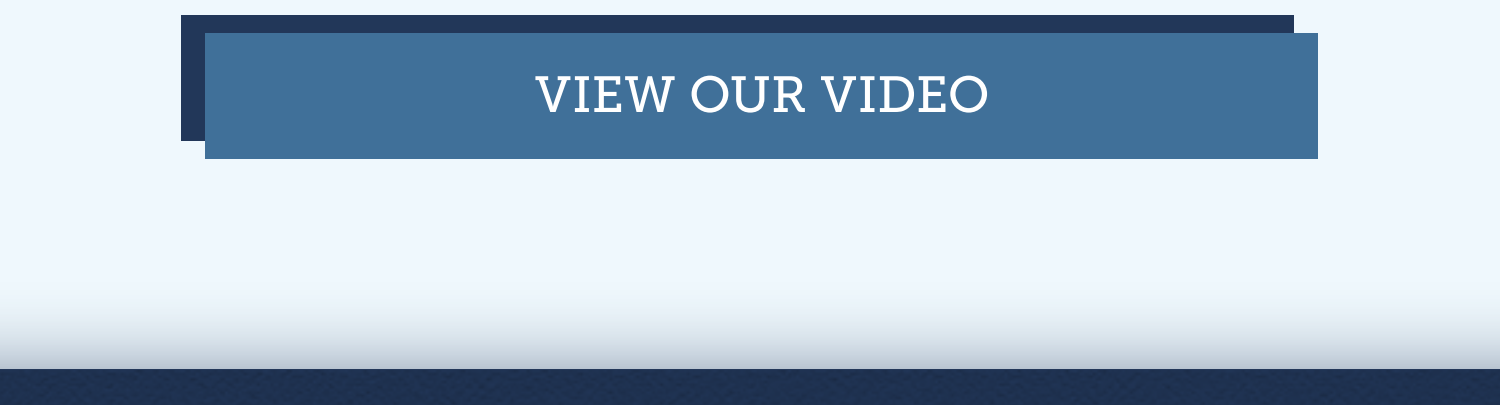
While music is a huge draw, guests also enjoy playing pool and darts, and catching lots of sports action on seven televisions spread throughout.

The food and beverage selection at Rumi's Tavern is second to none. They offer all the favorites with drink specials every night. The drinks can be mixed with pure-cane soda, and they are accompanied by a rotating selection of craft beers and local wines. Rumi's Tavern also features a full menu of fresh, made-to-order sandwiches, soups, pizzas and more, plus oysters and shrimp. Every Tuesday and Wednesday from 3-7 p.m., Rumi's Tavern hosts "Halfy Hour," with regular sandwiches at half price plus soups and shrimp for 12 for the half-dozen price.

It's also worth mentioning that pets are always welcome on leash on the patio, and the bar is non-smoking inside!

Rumi's Tavern is open Sundays through Saturdays, from 12 p.m. – 2 a.m. For more information, find them on Facebook at www.facebook.com/rumistavern, and follow them on Twitter at @rumistavern and on Instagram at Rumi's Tavern!

Find out why our residents love living at
Tessera on Lake Travis



VIEW OUR VIDEO

July - August 2016

Zilker Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
July 10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	August 1	2	3	4	5	6
7	8	9	10	11	12	13

- Lago Vista Farmers Market
 - Lake Travis Hot Air Balloon Flyover
 - Austin Ice Cream Festival
 - Classic Game Fest
 - Jonny Lang @ ACL Live
 - Modest Mouse + Brand New @ COTA
 - Mind Body Spirit Expo
 - Anime Austin
 - Drake and Future @ Frank Erwin
 - Blues on the Green @ Zilker Park
 - Steven Tyler @ Bass Concert Hall
 - Dixie Chicks World Tour @ COTA
 - TESSERA ICE CREAM SOCIAL @ Lakeside Pool + Pavilion

Beautiful Designs

to

Match Your Lifestyle

Built Around You.
WILSHIRE HOMES

\$325,000

8013 Arbor Knoll Court
3BR/2BA • 1936 sq. ft. • 1-Story

HIGHLAND HOMES

\$561,024

7208 Tessera Parkway
4BR/3+1BA • 3,546 sq. ft. • 2-Story

\$399,990

22013 Cross Timbers Bend
5BR/4BA • 3,429 sq. ft. • 2-Story

View All Homes

\$381,555

7820 Turnback Ledge Trail
4BR/3+1BA • 2,943 sq. ft. • 1-Story

View All Homes