

John Hall, *Chairman*
Pam Reed, *Commissioner*
Peggy Garner, *Commissioner*
Anthony Grigsby, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

November 29, 1993

Mr. Stanley J. Hummel
329 Lone Oak Road
New Braunfels, Texas 78132-2808

Re: **EDWARDS AQUIFER**, Comal County
PROJECT: Homestead Oaks Subdivision
TYPE: Water Pollution Abatement Plan (WPAP), 31 Texas
Administrative Code (TAC), TAC §313.4

Dear Mr. Hummel:

On July 2, 1993 Region 13 of the Texas Natural Resources Conservation Commission (TNRCC) received your petition opposing the above referenced project. Your petition requested denial of any variance to Leonard Hitzfelder for the subject subdivision based on your concern for the Edwards Aquifer.

The Edwards Rules (31 TAC §313.4) define a Regulated Development as:

Regulated development - Any publicly or privately owned site on the recharge zone, on which industrial, commercial, utility, residential, or road construction is planned, or on which is planned a change in intended land use from the status quo to land use with a potential for contaminating waters of the Edwards Aquifer, as determined by the executive director. "Regulated development" does not include residential subdivisions in which every lot is larger than five (5) acres and no more than one single-family residence is located on each lot.

Construction Standards For On-Site Sewerage Facilities (25 TAC §301.18(e)(G)(2) state:

Minimum lot sizes: Each lot or tract of land on the recharge zone on which on-site sewage facilities are to be located must have an area of at least one acre (43,560 square feet) per living unit.

On September 20, 1993 Region 13 received the WPAP application for Homestead Oaks Subdivision from Mr. Hitzfelder. The application states that the project will have 24 single-family residences located on 26 acres. This configuration meets the minimum lot size requirement of one (1) acre for each residence.

Mr. Stanley J. Hummel

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November 29, 1993

An additional requirement for single-family residential subdivisions using septic tanks for wastewater disposal is that the county sanitarian provide a statement that the land is suitable for the use of a septic tank or identify areas that are not suitable. The Comal County Sanitarian has provided a letter dated August 31, 1993 which states:

Each lot shall be required to have a design layout performed by a registered sanitarian or a registered professional engineer including soil description and soil percolation rate. Measurements and distances from all private water wells, property lines, etc., as required, shall be met.

This statement indicates that all lots in the proposed subdivision have some areas suitable for installation of a septic tank but that each lot must have a site-specific system designed for it.

As presented Homestead Oaks Subdivision is compliant with applicable provisions of the Edwards Aquifer Protection Rules. No "variance" or exception was requested by the developer and the TNRCC has no basis for denial of this project. A copy of the approval letter is attached. If you have any questions please contact John Mauser at this San Antonio office, 210/490-3096.

Sincerely,



J. Richard Garcia,
Regional Manager

JRG-JKM/jkm

cc: Tom Hornseth - Comal County Engineer
Monica Wallace - Comal County Sanitarian
EUWD

Homestead Oaks

SIGNATURE FORM
for
APPLICATION FOR CONSTRUCTION OF REGULATED
ACTIVITIES/DEVELOPMENTS

on the
EDWARDS AQUIFER RECHARGE & TRANSITION ZONES
EFFECTIVE MARCH 21, 1990 AND RELATING TO

31 TAC §313.4 (WPAP)

31 TAC §313.5 (SCS)

31 TAC §313.10 (UST)

31 TAC §313.11 (AST)

(Circle appropriate submittal reference)



As _____
Owner/Developer
Owner/Developer/Other

of _____
Homestead Oaks
(Project Name)

I, Leonard H. Hefner
(Applicant's Signature)

have authorized _____
S. Craig Hollmig, Engineer
(Agent/Engineer, etc.)

to represent _____
self
(Your Company, Entity, Self, etc.)

and to act on my/our behalf to submit this application to the Texas Water Commission for review and approval consideration for construction on the Edwards Aquifer (31 TAC §313.23).

I understand that clearing of vegetation in a 10-foot wide path as is necessary and for the sole purpose of surveying is the only construction activity allowed prior to approval. I understand that fines of up to **\$10,000 per violation per day** could be levied if unauthorized construction begins before TWC approval is granted or if any aspect of the project does not conform to the standard and/or special conditions of approval.

Before beginning construction related to an approved regulated development, I shall notify the appropriate district office of when the regulated activity will begin. Furthermore, I am aware of **State** regulations that pertain to the construction on the Edwards Aquifer Recharge Zone (31 TAC §313).

Signatories to Applications 31 TAC §313.23

- (a) Required Signature. All applications must be signed as follows.
 - (1) For a corporation - by a principal executive officer of at least the level of vice-president or by a duly authorized representative. A representative must submit written proof of the authorization.
 - (2) For a partnership - by a general partner;
 - (3) For a political entity such as a municipality; or a state, federal, or other public agency - by either a principal executive officer or a duly authorized representative. A representative must submit written proof of authorization.
 - (4) For an individual or sole proprietor - by the individual or sole proprietor, as applicable.
- (b) Proof of Authorization to Sign. The executive director may require written proof of authorization to sign any application.

**FEE SCHEDULE
REGULATED PROJECTS OVER THE EDWARDS AQUIFER**

[Reference: 31 TAC §313.27(a), §313.27(b), & §313.27(c) effective 1-21-92]

WATER POLLUTION ABATEMENT PLANS AND AMENDMENTS

PROJECT	ACRES	FEE
Single Family Residential, Parks, Public Schools	< 2	\$1,000
	≥ 2	\$2,000
Commercial & Other Regulated Developments	< 1	\$1,000
	≥ 1	\$2,000

SEWAGE COLLECTION SYSTEMS AND AMENDMENTS

PROJECT	COST PER LINEAR FOOT	MINIMUM FEE MAXIMUM FEE
Sewage Collection Lines	\$0.50	\$500 - \$2,000

**STATIC HYDROCARBONS OR HAZARDOUS SUBSTANCE STORAGE TANK SYSTEMS,
FACILITY PLANS AND AMENDMENTS**

PROJECT	COST PER TANK OR PIPING SYSTEM	MINIMUM FEE MAXIMUM FEE
Static Hydrocarbons or Hazardous Substance Storage tank Systems and Facility Plans	\$500	\$500 - \$2,000

TEXAS WATER COMMISSION
EDWARDS AQUIFER FEE APPLICATION FORM

NAME OF PROPOSED PROJECT: Homestead Oaks - Single family residential subdivision
NAME OF OWNER/DEVELOPER: Leonard Hitzfelder
ADDRESS: 2505 FM 725; New Braunfels, Texas 78130
PHONE NUMBER: (210) 625-4625
CONTACT PERSON: S. Craig Hollmig PHONE NUMBER: (210) 625-8555
COUNTY OF PROPOSED PROJECT: Comal

APPLICATION FEES MUST BE PAID BY CHECK, CERTIFIED CHECK, OR MONEY ORDER, PAYABLE TO THE TEXAS WATER COMMISSION. PLEASE RETURN THIS FORM WITH YOUR FEE PAYMENT TO ENSURE CREDIT TO THE PROPER ACCOUNT. YOUR CANCELED CHECK WILL SERVE AS YOUR RECEIPT.

PLEASE SUBMIT ONE COPY OF THIS FORM WITH THE APPROPRIATE FEE TO:

TEXAS WATER COMMISSION
FISCAL SERVICES SECTION
P.O. BOX 13087
AUSTIN, TEXAS 78711-3087

A SECOND COPY OF THIS FORM ALONG WITH THE NECESSARY COPIES OF PROPOSED PLANS SHOULD BE SENT TO THE APPROPRIATE TWC DISTRICT OFFICE.

EFFECTIVE JANUARY 21, 1992, FEES WILL BE AS AMENDED IN THE "TEXAS REGISTER" DATED OCTOBER 25, 1991, 16 TEXREG 6039 (31 TEXAS ADMINISTRATIVE CODE §313.27).

WATER POLLUTION ABATEMENT PLAN:	ACRES = <u>26.854</u>	FEE = \$ <u>2,000.00</u>
SEWAGE COLLECTION SYSTEM PLANS	LINEAR FEET = <u>0</u>	FEE = \$ <u> </u>
AND SPECIFICATIONS:		
STATIC HYDROCARBONS OR	TANKS = <u>0</u>	FEE = \$ <u> </u>
HAZARDOUS SUBSTANCE STORAGE		
FACILITY PLANS:	PIPING SYSTEMS = <u>0</u>	FEE = \$ <u> </u>
	(INSTALLED WITHOUT TANKS)	
	TOTAL FEE ENCLOSED:	\$ <u>2,000.00</u>

Leonard Hitzfelder
AUTHORIZED SIGNATURE

9-14-93
DATE

QUESTIONS SHOULD BE DIRECTED TO THE WATERSHED MANAGEMENT DIVISION - GROUNDWATER SECTION IN AUSTIN AT 512/463-8497, THE TWC SAN ANTONIO DISTRICT OFFICE AT 512/490-3096, OR THE TWC AUSTIN DISTRICT OFFICE AT 512/463-7803.

GUARDIAN SAFETY CLARKE AMERICAN FC

PLAZA BANK

401 Main Plaza
New Braunfels, Texas 78130-5137



**LEONARD HITZFELDER
GENERAL CONTRACTOR**

DL 00391205 DOB 6-03-24
2505 FM 725 625-4625
NEW BRAUNFELS, TEXAS 78130

36761

PAY
TO THE
ORDER OF

Sept 14 19 *93*
Texas Water Commission
Two thousand and no/100 DOLLARS

\$ *2000.00*

THIS CHECK IS DELIVERED IN CONNECTION WITH THE FOLLOWING ACCOUNTS.

	<i>Lone Oak St</i>		
	<i>Homestead Oaks</i>		
	<i>Sub</i>		

Leonard Hitzfelder

⑈036761⑈ ⑆114920283⑆

⑈0703 214⑈

APPLICATION

for

WATER POLLUTION ABATEMENT PLAN

FOR CONSTRUCTION OF REGULATED ACTIVITIES/DEVELOPMENTS
ON THE EDWARDS AQUIFER RECHARGE ZONE
AND RELATING TO 31 TAC §313.4 EFFECTIVE MARCH 21, 1990

EDWARDS AQUIFER, _____ Comal County

PROJECT NAME: Homestead Oaks

TYPE: Water Pollution Abatement Plan (WPAP), 31
Texas Administrative Code (TAC) 313.4

Do not write in this box. TWC use only.	
Received by District _____	
Deficiency sent:	
Response received:	
Response adequate: (Yes/No)	
Inspection Date:	
Fee Due:	\$
Payment verified:	
Judged administratively complete & distributed by District Office:	
Approved () APP Rejected () REJ	

If form is not on computer disk
attach answers directly behind this page.
12/1/92

Do not write in shaded areas. For TWC use only.

SB NA SB = Submitted NA = Not Applicable

☐ ☐ Is this the latest version of the WPAP APPLICATION available from the Texas Water Commission? YES/NOx

☐ ☐ 1. Enter Site Address (if assigned), County, City, and ETJ (if applicable):

Comal County on South side of Lone Oak Road, approximately 1800 feet east of F.M. 2722.

Street (If assigned) Lone Oak Road

City, State New Braunfels, Texas

Zip 78130

Is this project outside the city limits but inside the city's ETJ?

NO

☐ ☐ 2. Give location of the project site (Example: "NE corner of Bitters & Heimer Roads", "On east side of Heimer Road, ¼ mile north of Bitters Road".

Comal County on South side of Lone Oak Road, approximately 1800 feet East of F.M. 2722.

☐ ☐ 3. Give name of the Underground Water Conservation District in the area (if one exists). (Barton Springs - Edwards - Medina County)

Edwards

If form is not on computer disk
attach answers directly behind this page.

12/1/92

■ ■ 4. Applicant:

Contact Person: Leonard Hitzfelder
Entity:
P.O. Box:
Street Address: 2509 F.M. 725
City, State: New Braunfels, Texas
Zip: 78130
Telephone: (210) 625-4625

■ ■ 5. Agent (If any):

Contact Person: S. Craig Hollmig
Entity: S. Craig Hollmig, Inc.
P.O. Box:
Street Address: 410 N. Seguin
City, State: New Braunfels, Texas
Zip: 78130
Telephone: (210) 625-8555

■ ■ 6. Name of person or entity who will maintain any permanent sedimentation/filtration structures.

Contact Person: Leonard Hitzfelder
Entity:
P.O. Box:
Street Address: 2505 F.M. 725
City, State: New Braunfels, Texas
Zip: 78130
Telephone: (210) 625-4625

■ ■ 7. Attach a **Road Map** behind this sheet showing location of project site and route/mileage from an existing known site or intersection.

If form is not on computer disk
attach answers directly behind this page.

12/1/92

Size of the project - in acres: 26.854

Fee Due: \$2000.00

Projected population: 23 houses x 4 people/house = 92 people

Source of potable water: groundwater: individual wells

Impervious Cover (in acres or square feet) of completed project.

Structures/Roof: 60,000 ft²

Parking/Paved Surfaces: 50,000 ft²

Other (Describe): _____

Total Impervious Cover: 110,000 ft²

Percent of impervious cover in the proposed project (total impervious area ÷ total project area x 100%). 31 TAC §313.4(b)(A)(i)

10%

9. Wastewater to be generated by proposed project [31 TAC §313.4(b)(A)(ii)]. Show calculations and assumptions:



Character	Volume	
		assume: 150 gal/day/person 92 people x 150 gal/day/person.
<u>100</u> % Domestic	<u>13,800</u>	gallons/day
<u>0</u> % Industrial	_____	gallons/day



If form is not on computer disk
attach answers directly behind this page.

12/1/92



0 % Commingled
Total 13,800 gallons/day

Method of Wastewater Disposal:



  Septic Tank: **Attach appropriate licensing authority's letter directly behind this page.** It should state that the land is suitable for the use of a septic tank or identify areas that are not suitable.



  If using septic tank, are all lots greater than 1.0 acre?
The minimum allowable lot size is 1.0 acre.



yes



  Sewage Holding Tank: Prohibited - see 31 TAC 313.9.

  Sewage Collection System:

  If Yes, have you or do you need to submit an SCS Application? No, private septic tanks are to be used on each lot. No STP is near the site.

  If Yes, identify the existing or proposed sewage treatment plant (S.T.P.) which will treat the wastewater generated by this project.

  Describe the precautions your plumber will take to properly connect private service laterals to the organized collection system without damage to the stub-out.

  Describe the measures you the applicant will take to repair any private service lateral not properly installed or connected by your plumber.

If form is not on computer disk
attach answers directly behind this page.

12/1/92



Sattler
QUAD

Hunter
QUAD

New Braunfels East
QUAD

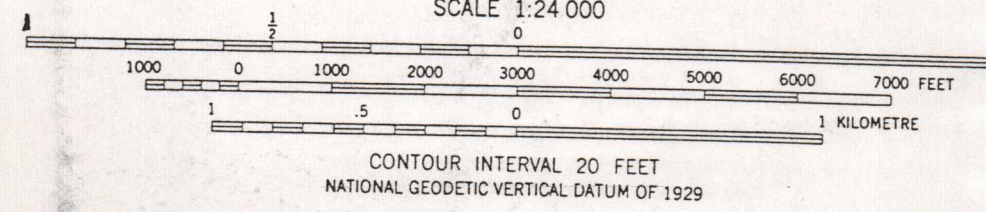
SITE

Drainage Path

RECHARGE
ZONE

RECHARGE ZONE

TRANSITION
ZONE



8. USGS MAPS
Home stead CRIES

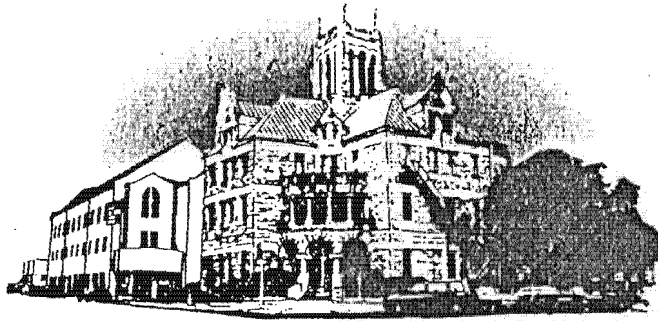
Sattler '73 RZB
TX MAP NO.: 68-15 COUNTY: DX

THE REPRESENTATION OF THE EDWARDS UN-
DERGROUND WATER DISTRICT AND EDWARDS
AQUIFER RECHARGE ZONE, WHILE COMPILED
FROM THE BEST AVAILABLE SOURCES, IS
NOT NECESSARILY AUTHORITATIVE FOR ALL
PURPOSES. FOR MORE INFORMATION CONTACT
THE EUWD AT 1615 N. ST. MARYS, SAN
ANTONIO, TX 78212 OR 1(800)292-1047.

ROAD CLASSIFICATION
Primary highway, Light-duty road, hard or improved surface
Secondary highway, Unimproved road
Interstate Route U. S. Route State Route

SATTLER, TEX.
N2945-W9807.5/7.5
1963
PHOTOREVISED 1973
AMS 6343 1 SW-SERIES V882

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Comal County

OFFICE OF ENVIRONMENTAL HEALTH

August 31, 1993

TO WHOM IT MAY CONCERN:

Subject: Homestead Oaks Subdivision

The proposed revised plat for Homestead Oaks Subdivision meets State and County requirements for minimum lot size with a private water well and on-site sewerage facility.

Each lot shall be required to have a design layout performed by a registered sanitarian or a registered professional engineer including soil description and soil percolation rate. Measurements and distances from all private water wells, property lines, etc., as required, shall be met.

If you have any questions please contact me at 210/907-3338.

Sincerely,

Monica M. Wallace

Monica M. Wallace
Comal County Sanitarian





State that all private service laterals will be inspected as required in 31 TAC 313.5(c)(9), and indicate who will perform the inspection.

10. Stormwater [31 TAC §313.4(b)(A)(i)]



Watershed (WS)		#	Character of Runoff from Each WS	Acres in Each WS	CFS in Each WS (25 yr.)*
Contributing to proposed project This is for Elm Creek that flows between Lots 13 & 14. Info. shown is from Flood Insurance study of Comal County, Texas 1986		1	typical hill country	approx. 1600	approx. 3000
		2	ranch/residential		
		3	runoff		
		4			
		5			
On-site 27 acres x 5 in/hr x 0.555 =		1	typical residential	27 acres	75 cfs
		2	runoff		
		3			
		4			
		5			
Leaving proposed project site		1	typical hill country	approx. 1625	approx. 3075
		2	ranch/residential		
		3	runoff		
		4			
		5			



* Show calculations. They should be based on the area and type of impermeable cover described above.

If form is not on computer disk
attach answers directly behind this page.
12/1/92

  Will stormwater runoff from upgradient be directed around the site?

NO



  If yes, has proper approval been obtained from appropriate regulating authority?

  11. A legible Geologic Map(s) of the site and area downgradient of the site is required. **Note**, the Geologic Map for the project site must be the same scale as the construction site plan(s). Minimum scale for either map is 1 inch = 400 feet.



Site Plan Scale: 1" = 400 feet

Geologic Map(s) Scale: 1" = 2000 feet

Provide the following information on the Site Plan.

  Any significant recharge features (SRF) which are located within the development or within 200 feet downgradient of the site and in the 5 year floodplain. If no SRF's are present in these areas, indicate so below.

None were observed.

  The 100 year floodplain's boundaries which are within the site and 200 feet downgradient. If no part of the site is within the 100 year floodplain, indicate so below.

This is shown on the site plan.

**If form is not on computer disk
attach answers directly behind this page.**

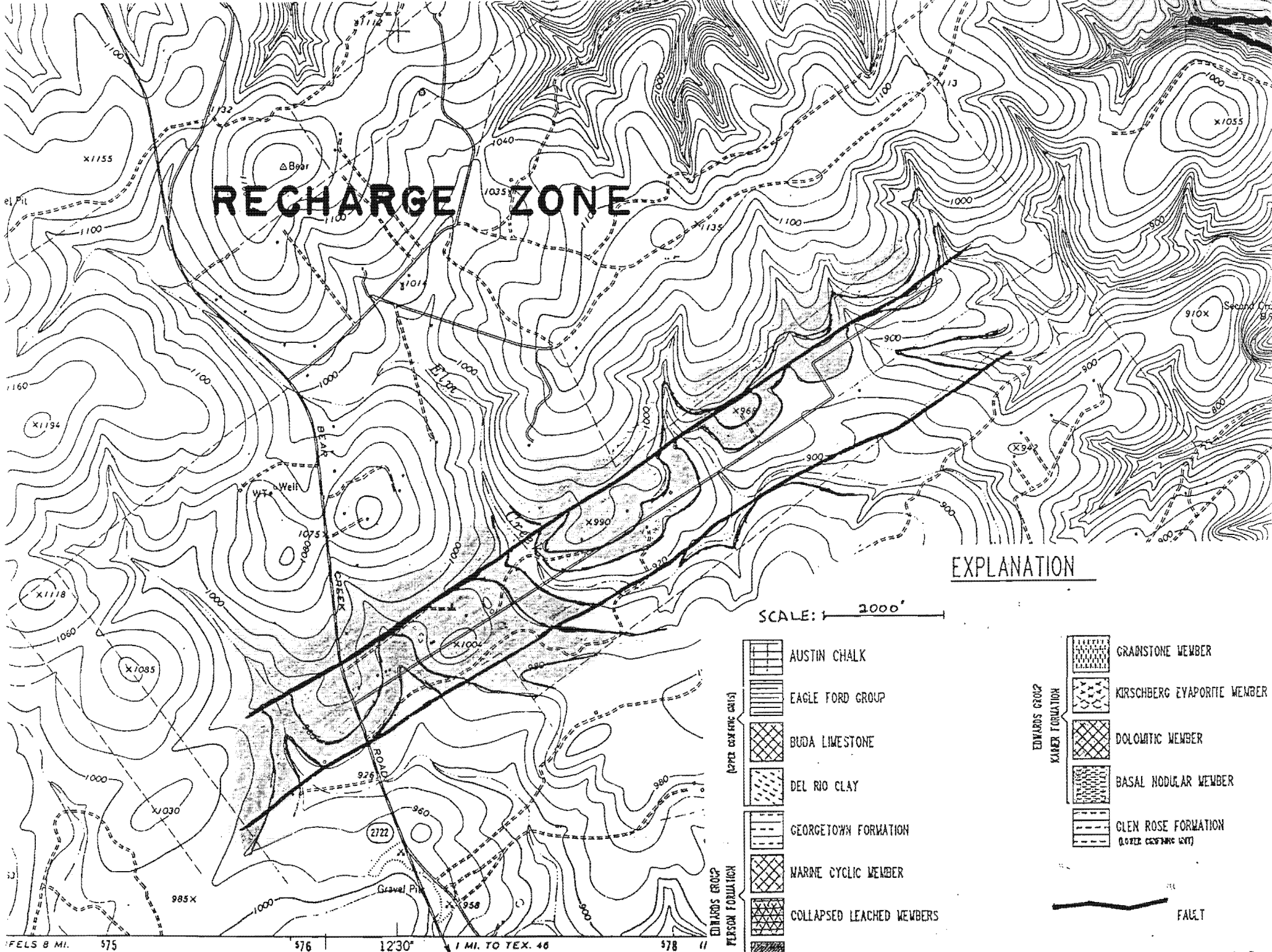
12/1/92

RECHARGE ZONE

EXPLANATION

SCALE: 1" = 2000'

- | | | | | | |
|--|--|-----------------------|-----------------------------------|--|---|
| EDWARDS GROUP
(upper carbonate units) | | AUSTIN CHALK | EDWARDS GROUP
KARNER FORMATION | | GRAINSTONE MEMBER |
| | | EAGLE FORD GROUP | | | KIRSCHBERG EVAPORITE MEMBER |
| | | BUDA LIMESTONE | | | DOLOMITIC MEMBER |
| | | DEL RIO CLAY | | | BASAL NODULAR MEMBER |
| | | GEORGETOWN FORMATION | | | GLEN ROSE FORMATION
(lower carbonate unit) |
| EDWARDS GROUP
PERSON FORMATION | | MARINE CYCLIC MEMBER | | | COLLAPSED LEACHED MEMBERS |
| | | REGIONAL DENSE MEMBER | | | FAULT |
| | | REFERRED FAULT | | | |



		MAVERICK BASIN		DEVILS RIVER TREND		SAN MARCOS PLATFORM		HYDROGEOLOGY
UPPER CRETACEOUS		ANACACHO LIMESTONE		ANACACHO LIMESTONE		ANACACHO LIMESTONE		CONFINING UNIT
		AUSTIN GROUP		AUSTIN GROUP		AUSTIN GROUP		AQUIFER
		EAGLE FORD GROUP		EAGLE FORD GROUP		EAGLE FORD GROUP		CONFINING UNIT
	LATE WASHITA AGE	BUDA LIMESTONE		BUDA LIMESTONE		BUDA LIMESTONE		
		DEL RIO CLAY		DEL RIO CLAY		DEL RIO CLAY		
	EARLY WASHITA AGE	SALMON PEAK FORMATION ¹		DEVILS RIVER LIMESTONE		GEORGETOWN FORMATION		EDWARDS AQUIFER
						EDWARDS GROUP ²		
						PERSON FORMATION		
	FREDRICKSBURG AGE	MCKNIGHT FORMATION ¹				Cyclic and marine member (undivided)		
						Leached member		
						Collapsed member		
						Regional dense member		
	TRINITY AGE	WEST NUECES FORMATION ¹				Grainstone member		
						Kirschberg evaporite		
LOWER CRETACEOUS						Dolomite member		EDWARDS AQUIFER
						KAINER FORMATION		
						UPPER GLEN ROSE		
	GLEN ROSE FORMATION					LOWER GLEN ROSE		AQUIFER
								CONFINING UNIT
								AQUIFER
								CONFINING UNIT

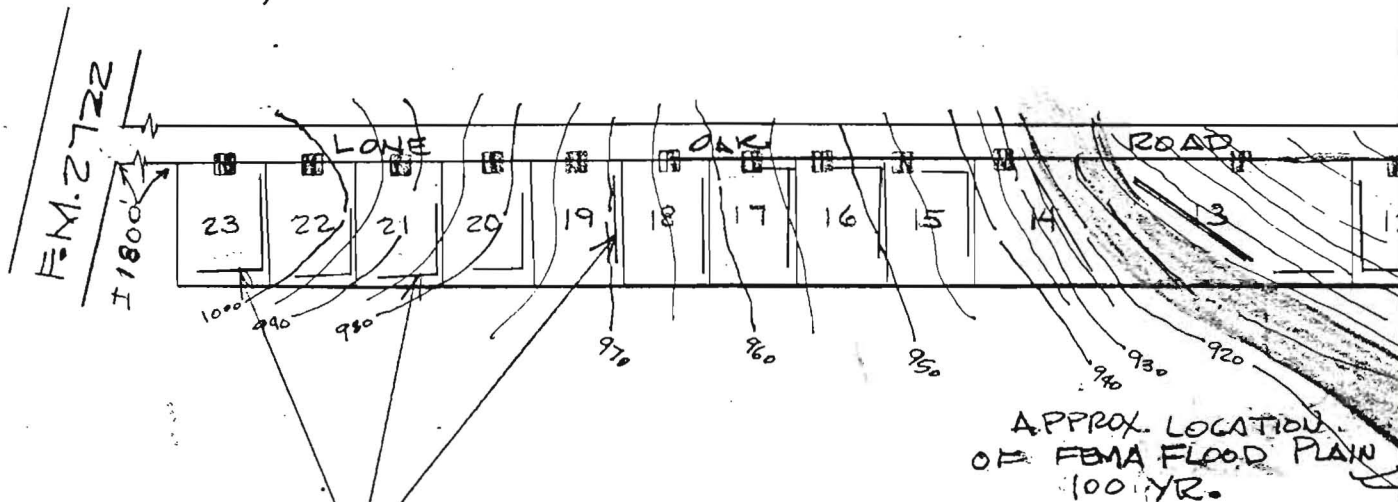
Modified from Rose, 1972.

¹ Of Lozo and Smith (1964).

² The Edwards Limestone was raised to a stratigraphic group by Rose (1972) and includes Kainer and Person Formations in the subsurface.

Figure 3. Correlation of Cretaceous stratigraphic units in south Texas.

North
1"=400'



The layout of the development, and the existing and finished topographic contours. The contour intervals should be no larger than 5 feet and should be clearly marked on the site plan. List existing and finished contour intervals (CI) below.

Existing CI: 5 feet

Finished CI: 5 feet

The locations of all known wells (oil, water, unplugged, capped and/or abandoned). If no wells exist on the site, state so below. See site plan for location of one existing private water well, which is to be abandoned.

Designate temporary stockpile areas, identify material to be stored, and indicate the erosion and sedimentation (E&S) controls to be installed. If no stockpile areas are anticipated, state so here and indicate where spoil materials will be disposed.

No stockpile areas are anticipated.

Designate the point(s) of access to construction site. A Stabilized Construction Entrance shall be provided at each entrance and indicated on the Site Plan Sheet.

12. Other

Will there be any hydrocarbons or hazardous substances associated with this project?

NO

If Yes, a separate application for Aboveground or Underground hydrocarbon or hazardous substance storage must be submitted pursuant to 31 TAC §313.10/313.11.

If form is not on computer disk
attach answers directly behind this page.

12/1/92

☐ ☐ Will there be any new feedlot/concentrated animal feeding operations associated with this project?

NO

☐ ☐ Will there be any waste disposal wells regulated under 31 TAC §331 of this title relating to Underground Injection Control?

☐ ☐ Will there be any land disposal of Class I wastes, as defined in 31 TAC §335.1?

NO

☐ ☐ Will there be any land disposal of Municipal Solid Waste as defined in 31 TAC §330?

NO

13. A Geologic Assessment is required for all commercial and industrial projects including schools, churches, amusement parks, convenience stores, offices, golf courses, nurseries, etc. A geologic assessment is required for residential subdivisions where there are 25 or more single-family residences or living unit equivalents.

☐ ☐ Is the proposed project a residential subdivision?

Yes

☐ ☐ If Yes, how many single-family residences or living unit equivalents will the proposed project have?

twenty- three (23)

☐ ☐ If there are 25 or more single-family residences or living unit equivalents a Geologic Assessment is required. Is it attached?

☐ ☐ If the proposed project is not a residential subdivision, is the **GEOLOGIC ASSESSMENT** attached?

If form is not on computer disk
attach answers directly behind this page.

12/1/92

- ☐ ☐ 14. Describe measures to be taken to prevent pollution from entering significant recharge features identified in the geologic assessment or observed on the project site.

Silt fences will be constructed on the downgradient side of all construction. No roads will be constructed.

Do not limit discussion to contaminated stormwater runoff.

- ☐ ☐ 15. Is the **STORMWATER POLLUTION ABATEMENT** section attached? No, because the only construction is single family residential houses and silt fences will be installed during construction and remain in place until grass cover of excavated and disturbed areas are covered. These silt fences will be located as shown on the downgradient side of the construction. No roads will be constructed.
- ☐ ☐ 16. Is the **APPLICANT'S SIGNATURE FORM** with original signature be attached? (No copies.)

YES

This WPAP application was prepared by:


(Signature of Applicant/Owner/Agent, etc.)

Please list any comments or suggestions you may have to improve this application. They will be considered for inclusion in the next edition of this form.

If form is not on computer disk
attach answers directly behind this page.
12/1/92

8. Attach a copy of the official 7½ minute USGS quadrangle map(s) of the Edwards Recharge Zone. The map(s) should clearly show:

1. Project site.
2. USGS Quadrangle Name(s),
3. Boundaries of the Recharge Zone (and Transition Zone, if applicable),
4. Drainage path from the project to the boundary of the Recharge Zone.

9. Project Description:

Describe existing conditions on project site. Include roads, buildings, structures of any kind, etc.
None.

Is it residential, commercial, industrial, utility, road, flood control structure, recharge feature, etc?

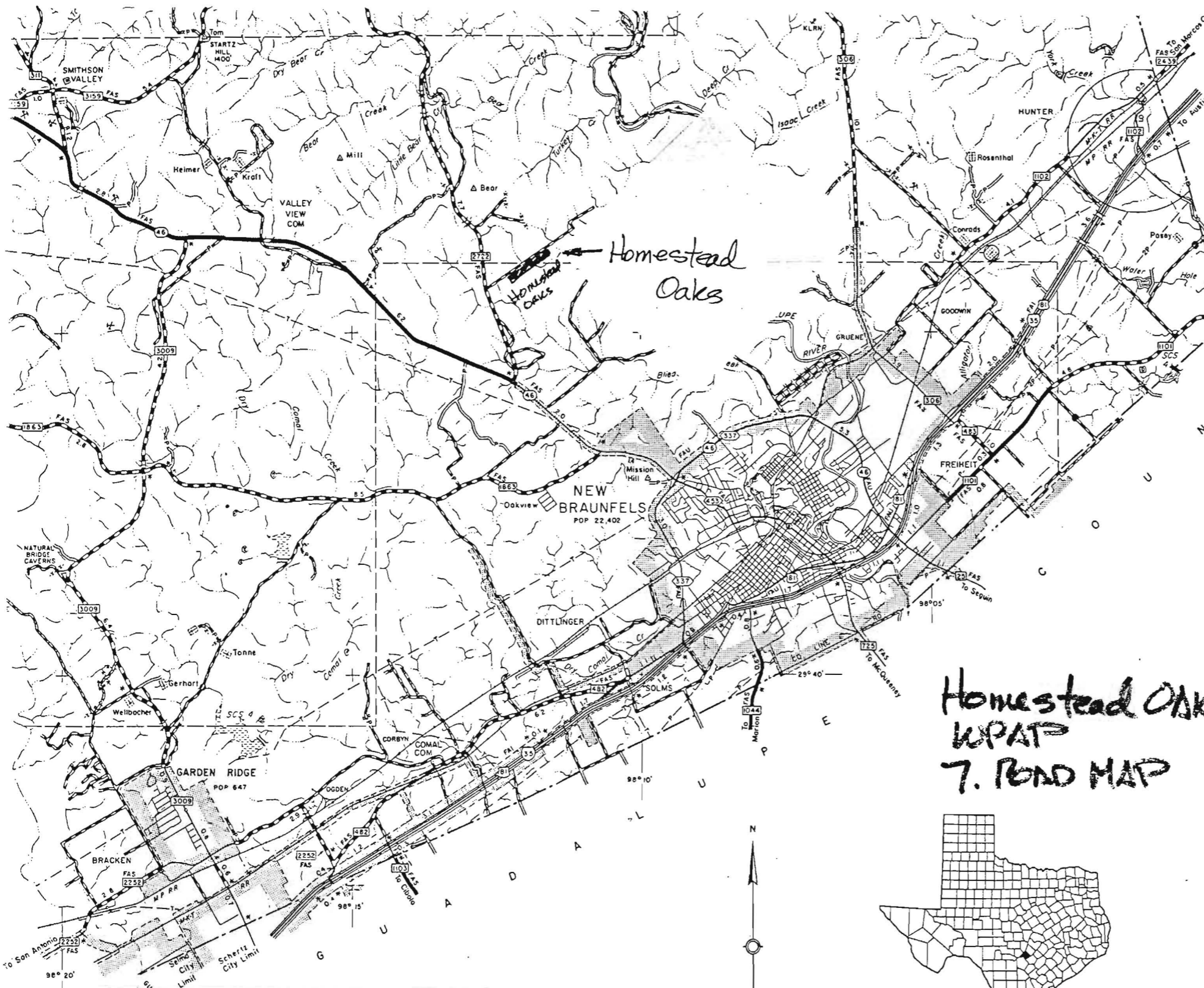
Residential

Give a narrative description of the proposed project.

This is a 23 lot single family residential subdivision with each lot having over one acre of land and containing one house.

If form is not on computer disk
attach answers directly behind this page.

12/1/92



GENERAL HIGHWAY MAP COMAL COUNTY TEXAS

PREPARED BY THE
STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
TRANSPORTATION PLANNING DIVISION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



1971

1980 CENSUS FIGURES

HIGHWAYS REVISED TO JULY 1, 1986

Copies of this map are available for public use at nominal cost from the State Department of Highways and Public Transportation.

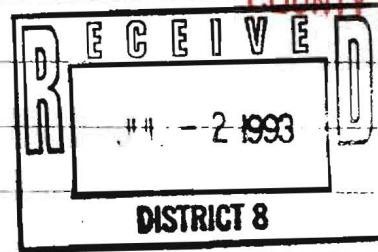
Homestead OAKS
WPAT
7. ROAD MAP



RECEIVED

OCT 18 1993

COUNTY ROAD DEPT.

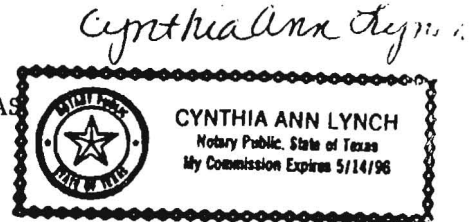
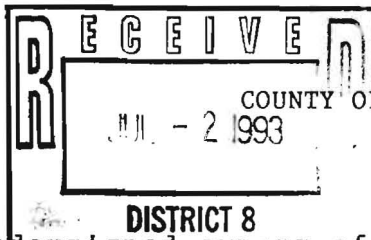
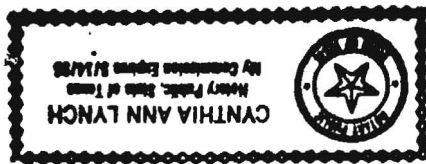


STANLEY J. HUMMEL
329 LONE OAK ROAD
NEW BRAUNFELS, TEXAS
78132-2808

HOME # 210-899-7027

WORK # 210-625-6717 OR 625-5719

MY NAME DOES NOT APPEAR ON
THE PETITION AS I AM NOT A
PROPERTY OWNER. I LIVE WITH
MY PARENTS, LEONARD + MARYANN
HUMMEL



We, the undersigned owners of land in Encino Hills, Pleasant Valley Estates, Bear Creek Estates, and the approximate three square mile surrounding area oppose the future subdivision of property owned by Leonard Hitzfelder, and located at the corner of Ranch Road 2722 and Lone Oak Road, and running approximately 1.4 miles parallel to Lone Oak Road, Comal County, Texas, into one acre tracts. We do hereby petition the Edwards Underground Water District and/or Comal County Commissioner's Court to deny any variance to Leonard Hitzfelder for any such subdivision. Our concern is for the future of our water wells and fear of contamination of the Edwards Underground Recharge Zone.

The subdivisions existing in this area are predominately five acre or more tracts and we recommend the approval of this land being subdivided into a minimum of five and one half acre tracts.

NAME

ADDRESS & TELEPHONE NO.

1. Larry M. Klein 853 Lone Oak Rd. 905-2160
2. Macy Klein 853 Lone Oak Road 905-2160
3. Carol T. Machacek 845 Lone Oak Rd 905-7476
4. Clement W. Machacek 845 Lone Oak Rd. N.B. TX 78132 905-7476
5. Janice L. Barber 475 Lone Oak 905-3492
6. Tony Barber 475 Lone Oak 905-3492
7. Leonard Hummel 329 Lone Oak 899-7027
8. Mary Ann Hummel 329 Lone Oak 899-7027
9. H. L. H. Pape 111 Lone Oak 899-2562
10. Elisabeth Pape 111 Lone Oak 899-2562
11. Alicia Hanley 119 Lone Oak 899-2004
12. Jerry & Walt Knight 127 Lone Oak 899-2774
13. Walter Knight 127 Lone Oak 899-2774
14. Helen Voss 381 Lone Oak Rd 905-2625
15. Robert Voss 381 Lone Oak Rd 905-2625
16. Sarah P. Schandua 159 Lone Oak Rd 905-2007
17. Charles D. Schandua 159 Lone Oak Rd. 905-2007
18. C. E. Hyatt 151 Lone Oak Rd. 899-2214



Petition to Deny Variance
for 1 Acre Tract Subdivision
by Leonard Hitzfelder
Page

Cynthia Ann Lynch

NAME

ADDRESS & TELEPHONE NO.

19. *Debra Hyatt* 151 Lone Oak Rd 899-2214
20. *David D. Marbach Jr* 609 Lone Oak Rd 899-7961
21. *Union Wesch* 609 Lone Oak Rd 899-7961
22. *Pamela Wilford* 793 Lone Oak Rd 905-5127
23. *Paul Wilford Jr* 793 Lone Oak Rd 905-5127
24. *John E. Shamm* 775 Lone Oak Rd 899-7832
25. *J.W. Shamm* 775 LONE OAK RD 899-7832
26. *Kenny Malek* 821 LONE OAK RD
27. *Kay Malek* (210) 905-3068
28. *Mdo Marbach* 1002 Lone Oak Road 210-905-2111
29. *Elena Marbach* 1002 LONE OAK RD. 210-905-2115
30. *Pamela J Marbach* 1206 Lone Oak Rd. 899-3086
31. *Lawrence Marbach* 1206 Lone Oak Rd. 899-3086
32. *Rich Suprenant Jr.* 947 Lone Oak Rd. 905-3183
33. *Starla Suprenant* 947 Lone Oak Rd. 905-3183
34. *Josephine Booth* 1115 Lone Oak Rd 905-4478
35. *Josephine Booth* 1115 Lone Oak Rd 905-4478
36. *Josephine Booth* 1278 LONE OAK RD 899-3093
37. *Katherine J Whitworth* 1278 LONE OAK RD 899-3093
38. *Marie Feder* 531 Lone Oak Rd NB 905-7917
39. *Arnell Feder* 531 Lone Oak Rd NB 905-7917



Cynthia Ann Lynch

Petition to Deny Variance
for 1 Acre Tract Subdivision
by Leonard Hitzfelder
Page

NAME

ADDRESS & TELEPHONE NO.

- 40 *Maryalee Per* 225 LONE OAK RD 899 2350
41 *Leticia King* 225 Lone Oak Rd 899-2350
42 *Joe A. Lagunas* 2234 Lone Oak Rd. 899-3225
43 *Donna Lagunas* 2234 Lone Oak Rd. 899-3225
44 *Carol Porterfield* 1129 Lone Oak Rd. 905-4422
45 *James L. Overmynder* 1396 Lone Oak Rd. 905-4420
46 *Victoria Overmynder* 1396 Lone Oak Rd. 905-4420
47 *Gerald R. Overmynder* 1388 Lone Oak Rd. 899-4623
48 *Ann M. Lee* 1213 Lone Oak, 899-3428
49 *Ann M. Lee* 1213 Lone Oak 899-3428
50 *Jacki Roth* 2434 Lone Oak 608-2242
51 *Haris W. Sedman* 353 Bear Creek Dr - NB7- 78132
52 *Warren Carroll* 349 Bear Creek Dr. 625-8818 ⁶²⁵⁻⁹⁴⁵⁵
53 *Ray A. Barker* 329 Bear Creek Dr. 625-4076
54 *Victoria Campos* 250 Bear Creek Dr. 625-6826
55 *Victor Campos* 250 Bear Creek Dr.
56 *Greg Anderson* 318 Bear Creek Dr. 629-4392
57 *Charles Campos* 100 (B.H.) Bear Creek Estates 629-8161
58 *Arabel Campos (B.H.)* " " " " "
59 _____
60 _____



CYNTHIA ANN LYNCH
Notary Public, State of Texas
My Commission Expires 5/14/96

PLEASANT VALLEY ESTATES

COUNTY OF COMAL, TEXAS

Cynthia Ann Lynch

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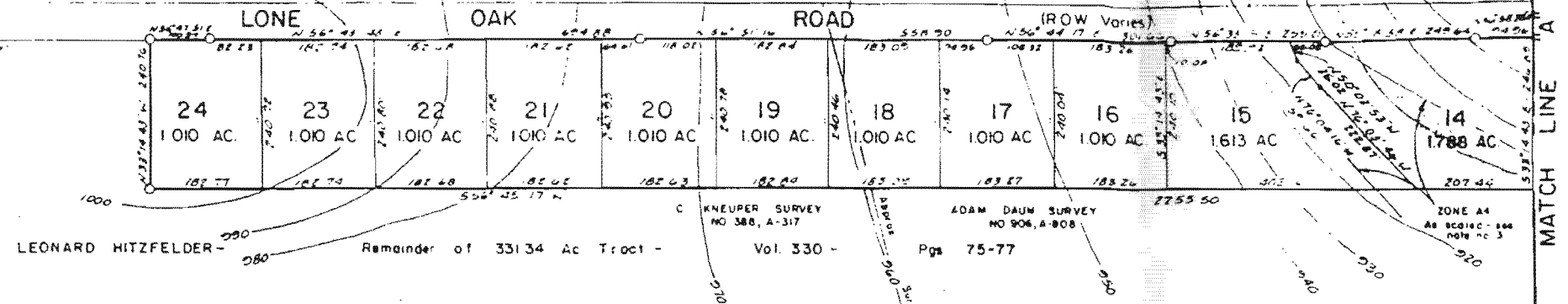
NAME

ADDRESS & TELEPHONE NO.

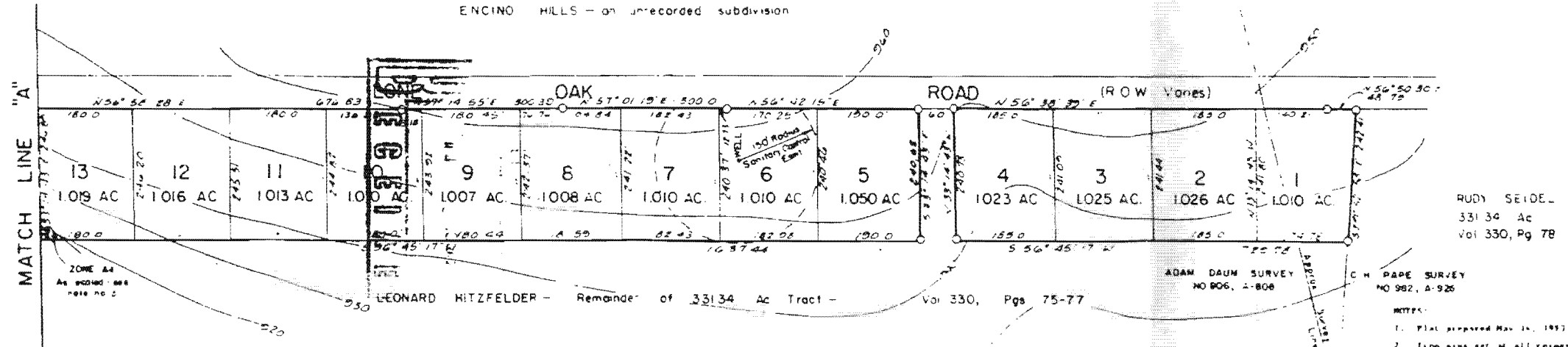
<i>Archie Schmitt</i>	<i>175 Pleasant Ln. 905-4349</i>
<i>Elaine Schmitt</i>	<i>175 Pleasant Ln. 905-4249</i>
<i>John Kaufmann</i>	<i>140 Pleasant Lane 905-7318</i>
<i>Jeri Kaufmann</i>	<i>140 Pleasant Ln. 905-7318</i>
<i>Suzzy Collins</i>	<i>152 Pleasant Ln 899-7509</i>
<i>B. M. Allen</i>	<i>152 PLEASANT LANE 899-7509</i>
<i>Donald Buck</i>	<i>115 PLEASANT LANE 905-7392</i>
<i>Sandra Buck</i>	<i>115 Pleasant Lane 905-7392</i>
<i>Sally G. Jones</i>	<i>113 Pleasant Ln. 629-6659</i>
<i>J. Jones</i>	<i>" " "</i>
<i>Cindy Lynch</i>	<i>128 Pleasant Lane 899-2404</i>

NO 2722

ENCINO HILLS an unrecorded subdivision



ENCINO HILLS - an unrecorded subdivision



RUDY SEIDEL
331 34 Ac
Vol 330, Pg 78

ADAM DAUM SURVEY C H PAPE SURVEY
NO 806, A-808 NO 982, A-926

NOTY 9 4 -

1. Plot prepared May 14, 1957
2. Iron pins set at all corners and
3. Zone A, as shown herein, was on
a Site Map, Community-Panel 84836a)
No elevations were taken. A 60-foot
property line in Zone B and the
herein.
4. This property line over the Bertha
5. Center line shown herein was a
MSD and not from an on-the-ground.
6. This property line in the New Box
7. Local County requires a minimum 2
feet wide.
8. Original Grant Lines shown herein
limited on the ground.
9. Property owners are advised that
of detached easements on this
premises for any purpose other than
structures, except land parcels,
is assumed to reserve the right of an
10. Well-known Building - B-14 50' W
11. This property will be owned by
Blosser New York City