

TEXAS DEPARTMENT OF WATER RESOURCES

1700 N. Congress Avenue
Austin, Texas



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October 12, 1983

Mr. William J. Kolodzie
197E. Mill Street
New Braunfels, Texas 78130

Dear Mr. Kolodzie:

Re: Re-Subdivision of Tract 1, Unit 1
Schoenthal Ranch Subdivision
Texas Water Development Board Rule 156.20.05
Comal County.

We have received your letter dated October 5, 1983 with attached plans of the Schoenthal Ranch Subdivision and a plat of the subject tract. The master plan of this subdivision shows all tracts to be in excess of five (5) acres; for this reason, subdivision approval pursuant to Texas Water Development Board Rule 156.20.05.008 was not required when the subdivision was platted. Your letter requests approval for the re-subdivision of one (1) of the original tracts into two (2) tracts, each being larger than one (1) acre.

Section .005 of Rule 156.20.05 requires that single-family residences which utilize private sewage facilities over the Edwards Recharge Zone must be located on lots with a minimum area of one (1) acre.

The Schoenthal Ranch Subdivision utilizes individual private sewage facilities. Therefore, Tract 1 may be re-subdivided as requested and remain in accordance with the Edwards Rules for Comal County. This letter constitutes approval of the plan. However, this approval does not supersede requirements of other governmental entities with respect to this project. Should you have any questions or require further information, please contact myself, or Liska Mercer, at this San Antonio district office.

Sincerely,

A handwritten signature in cursive script that reads "Vernon R. Francis".

Vernon R. Francis,
Supervisor

LLM/pg