



Comal County Engineer's Office

POA/HOA Workshop – October 21, 2016





Comal County Engineer's Office

- Road Department
- Subdivision Regulation
- OSSF Regulation
- Environmental Enforcement
- Flood Plain Regulation
- GIS

Road Department



- 750 miles
- In-house paving
- Vehicle Maintenance

Road Department

ComalCountyEngineer's x +

cceo.org

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Site Search

Comal County Engineer's Office

HOME PAGE ROAD DEPARTMENT SUBDIVISION ENVIRONMENTAL HEALTH FLOODPLAIN ADDRESSING PARKS GIS I WANT TO...

Quick Links

Permit Search

- » [Septic](#)
- » [Floodplain](#)
- » [PIPROW](#)
- » [Utility](#)

[Which Permits Do I Need?](#)

Regulations

[Camp Bullis Dark Skies Zone](#)

Latest News

- [Current Weather Information](#)
- [Real-Time River Flow and Lake Level](#)
- [Low Water Crossing Monitors](#)

Fire information

- [Comal County Fire Marshal](#)
- [KBDI, KBDI 14 Day Forecast, KBDI County Average And Summary](#)

Windows Taskbar: Presentations 2011, ComalCountyEngine..., Inbox - Mailbox - Hor..., HOA - POA Worksho..., 8:10 AM

Roadside Ditch

Lot 30

60' ROW

Lot 62

Driveway

Mail Box

Lot 63

Property Line

Lot 31

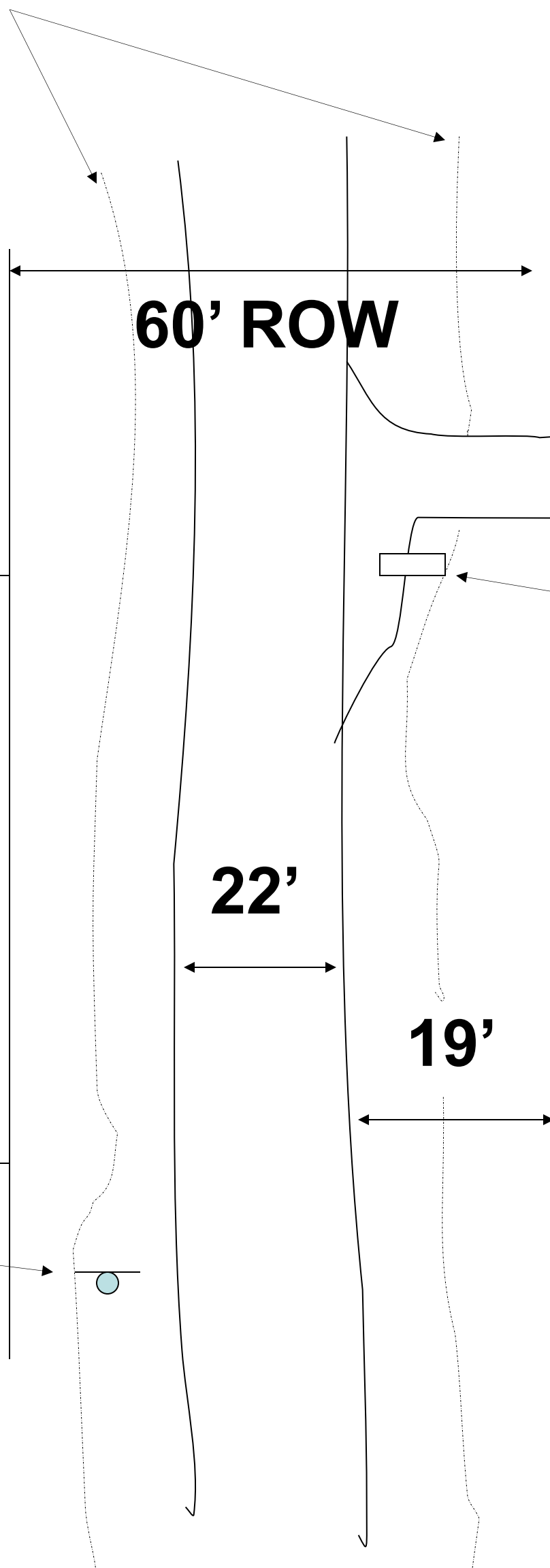
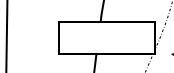
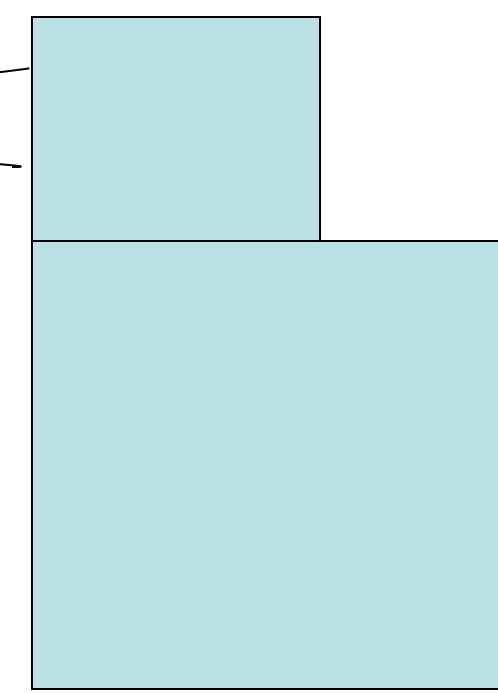
22'

19'

Speed Sign

Lot 32

Lot 64



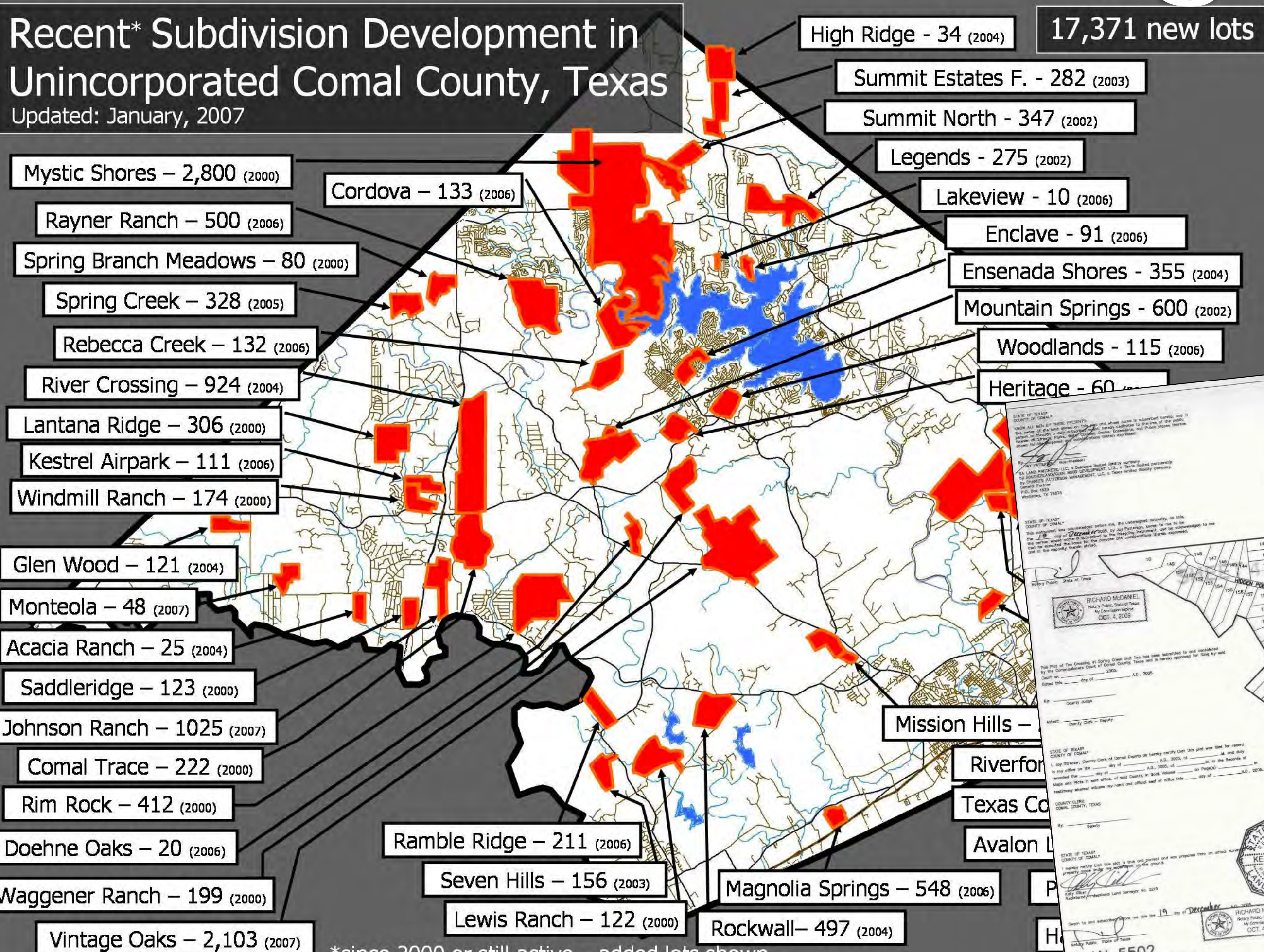
A photograph of a paved road winding through a wooded area. A white pickup truck with emergency lights on its roof is parked on the right side of the road. The background shows a dense forest of green trees under a cloudy sky.

Methods of accepting roadways in the County Unit Road System:

1. Acceptance of roads built to the Comal County Road Standard
2. Acceptance of existing roads meeting the Comal County Road Standard
3. Acceptance of roads pursuant to Transportation Code Chapter 253, County Improvement of Subdivision Roads

Subdivision Regulation

Recent* Subdivision Development in Unincorporated Comal County, Texas
 Updated: January, 2007



17,371 new lots

- Water Availability
- Storm Water Impact
- Utility Districts



*since 2000 or still active – added lots shown

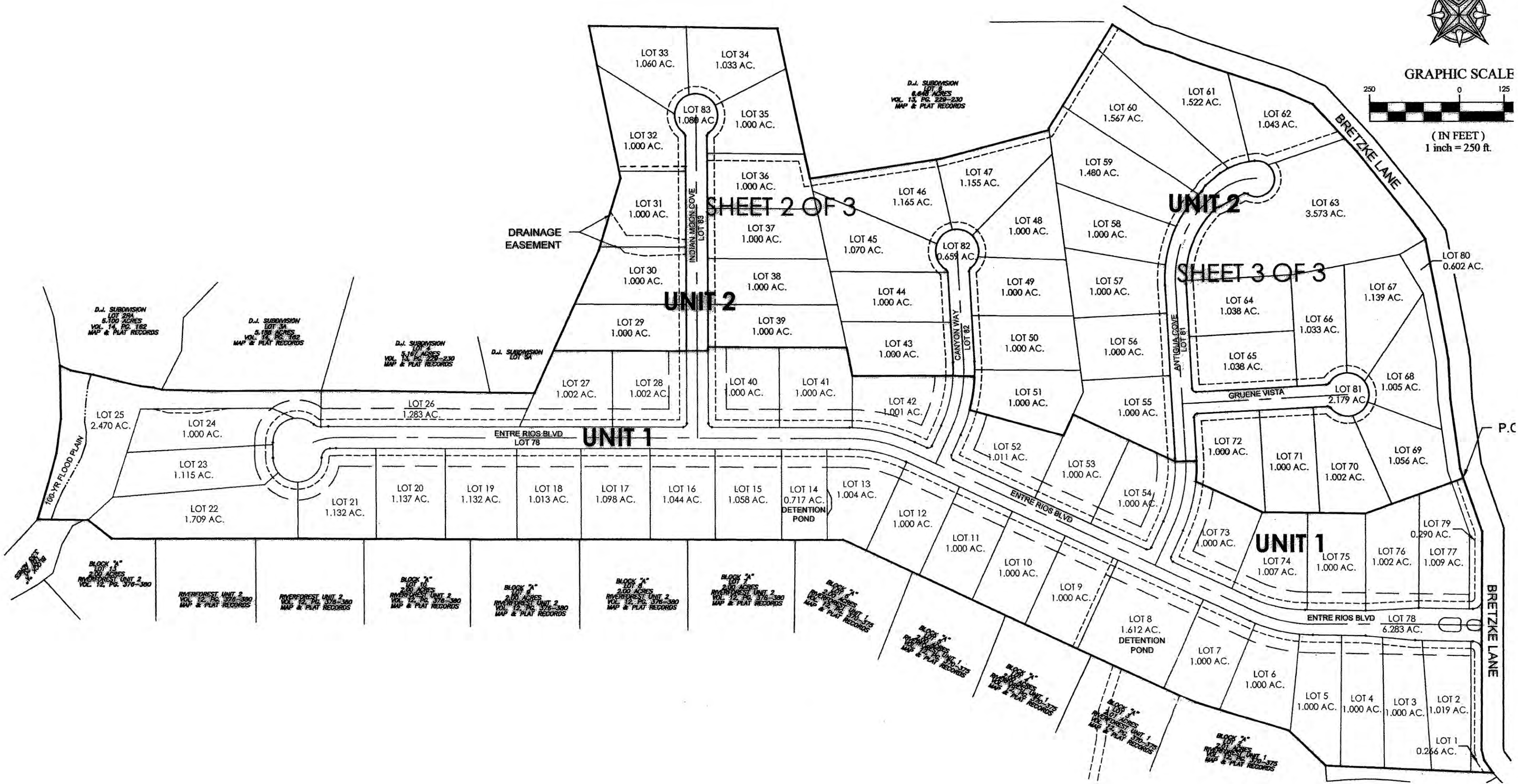
19,000 Lots in about 8 years



GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



SHEET 2 OF 3

UNIT 2

SHEET 3 OF 3

UNIT 2

UNIT 1

UNIT 1

D.J. SUBDIVISION
LOT 22A
5.100 ACRES
VOL. 14, PG. 182
MAP & PLAT RECORDS

D.J. SUBDIVISION
LOT 2A
5.09 ACRES
VOL. 14, PG. 182
MAP & PLAT RECORDS

D.J. SUBDIVISION
LOT 9
5.07 ACRES
VOL. 14, PG. 228-230
MAP & PLAT RECORDS

D.J. SUBDIVISION
LOT 5A
5.07 ACRES
VOL. 14, PG. 228-230
MAP & PLAT RECORDS

D.J. SUBDIVISION
LOT 8
6.648 ACRES
VOL. 15, PG. 228-230
MAP & PLAT RECORDS

BLOCK 7A
LOT 10
2.00 ACRES
RIVERDREST UNIT 2
VOL. 12, PG. 376-380
MAP & PLAT RECORDS

RIVERDREST UNIT 2
VOL. 12, PG. 376-380
MAP & PLAT RECORDS

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BLOCK 7A
LOT 10
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VOL. 12, PG. 376-380
MAP & PLAT RECORDS

BLOCK 7A
LOT 8
2.00 ACRES
RIVERDREST UNIT 2
VOL. 12, PG. 376-380
MAP & PLAT RECORDS

BLOCK 7A
LOT 4
2.00 ACRES
RIVERDREST UNIT 2
VOL. 12, PG. 376-380
MAP & PLAT RECORDS

BLOCK 7A
LOT 1
2.00 ACRES
RIVERDREST UNIT 2
VOL. 12, PG. 376-380
MAP & PLAT RECORDS

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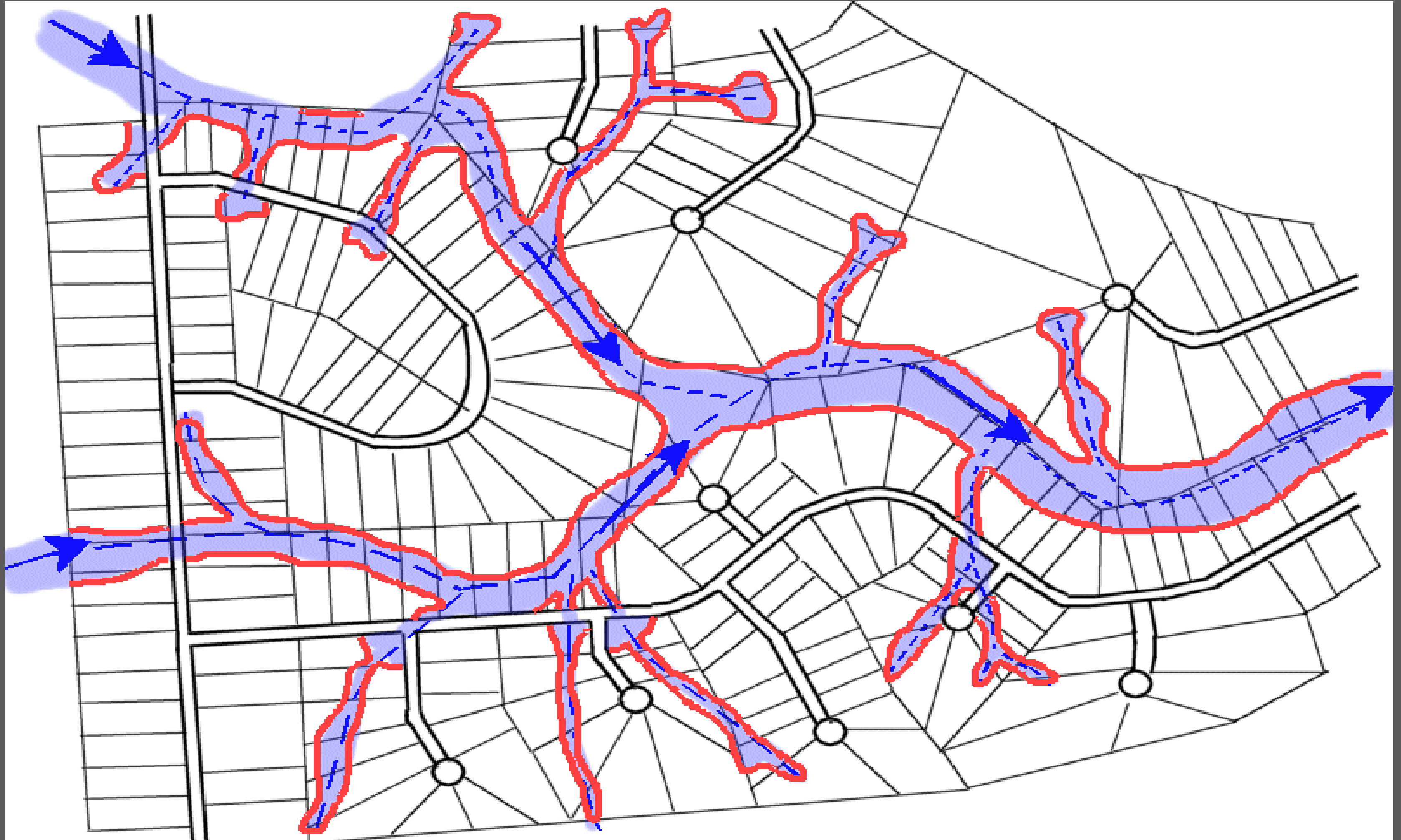
BLOCK 7A
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VOL. 12, PG. 376-380
MAP & PLAT RECORDS

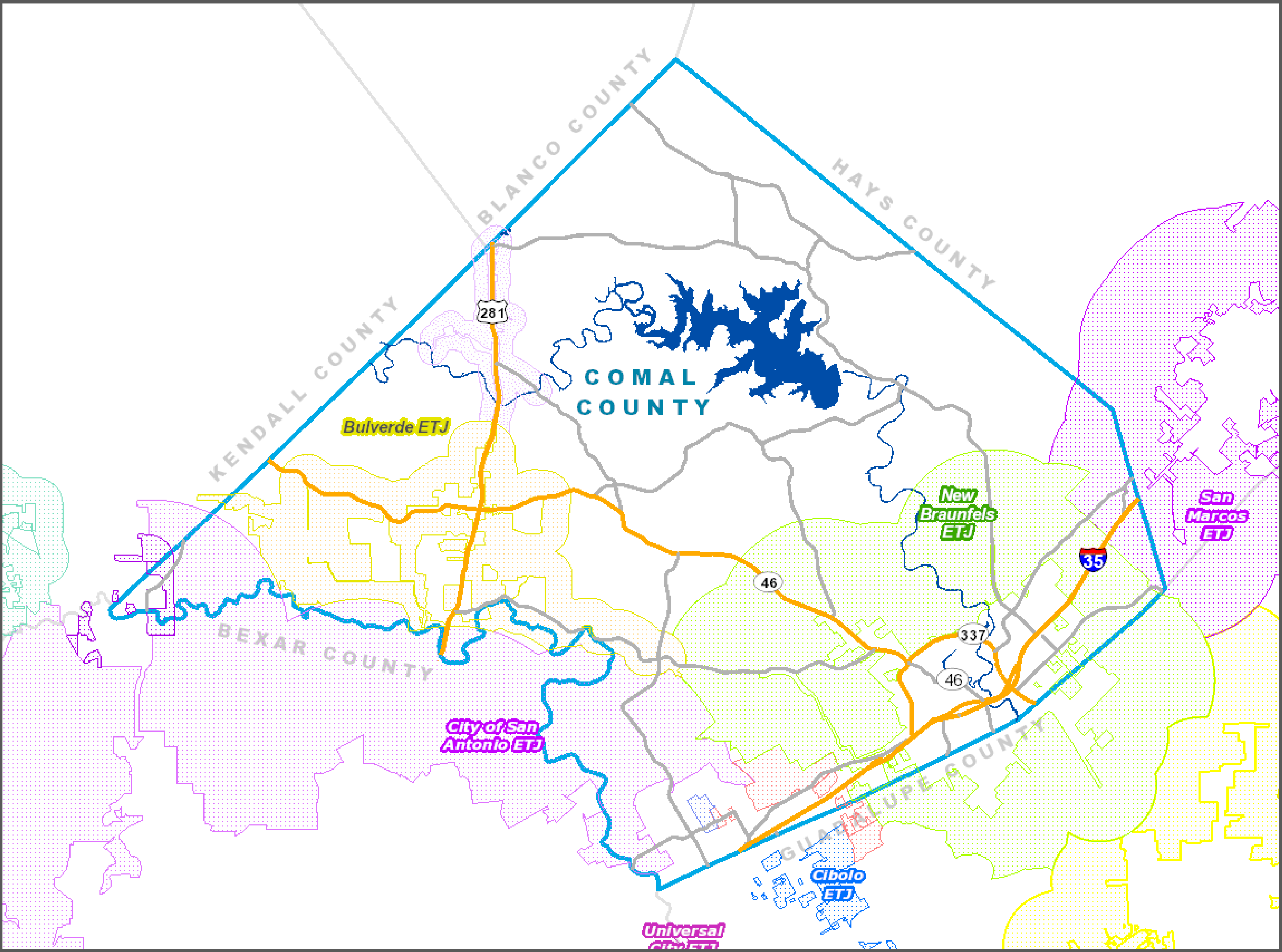
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Building Setbacks Determined By Inundation





KENDALL COUNTY

BLANCO COUNTY

HAYS COUNTY

COMAL COUNTY

Bulverde ETJ

New Braunfels ETJ

San Marcos ETJ

BEXAR COUNTY

City of San Antonio ETJ

46

337

46

35

Cibola ETJ

Universal City ETJ

GUADALUPE COUNTY

OSSF Regulation

- Permitting
- Enforcement
- Solid Waste
- Junk Vehicles



Enforcement of the OSSF and Solid Waste Rules







- 10.4 A permit shall be required for all On-Site Sewage Facilities within Comal County's area of jurisdiction regardless of acreage.
- 10.5 To ensure floodplain issues are addressed a determination must be made by the Comal County Flood Plain Administrator if the property is in compliance with the Comal County Flood Damage Prevention Order.
- 10.6 Installers and apprentices shall be able to present documentation at the job-site verifying their valid certification or registration.
- 10.7 A reinspection fee shall be assessed to the Installer of record each time a reinspection is required. The reinspection fee shall be set by the County and the County may revise this fee from time to time.
- 10.8 In no case shall the sewer line diameter be reduced to a size smaller than the building's sewer stubout.
- 10.9 No man-made items such as, but not limited to, picnic tables, play equipment, or BBQ pits shall be placed within the surface application spray area.

SECTION 11. DUTIES AND POWERS

The County Engineer of Comal County, Texas is herewith declared the designated representative for the enforcement of these Rules within its jurisdictional area. The appointed individual must be approved and certified by the Texas Natural Resource Conservation Commission before assuming the duties and responsibilities of the Designated Representative of Comal County.

SECTION 14. PENALTIES

This order adopts and incorporates all applicable penalty provisions related to on-site sewerage facilities, including, but not limited to, those found in Chapters 341 and 366 of the Texas Health and Safety Code, Chapter 26 and Chapter 7 of the Texas Water Code and 30 TAC Chapter 285.

Texas Water Code – Chapter 7

Sec. 7.173. VIOLATION RELATING TO SEWAGE DISPOSAL. (a) A person commits an offense if the person violates a rule adopted by the commission under Chapter 366, Health and Safety Code, or an order or resolution adopted by an authorized agent under Subchapter C, Chapter 366, Health and Safety Code.

(b) Except as provided by this subsection, an offense under this section is a Class C misdemeanor. If it is shown on the trial of the defendant that the defendant has been previously convicted of an offense under this section, the offense is punishable under Section 7.187(1)(A) or Section 7.187(2)(A) or both.

Added by Acts 1997, 75th Leg., ch. 1072, Sec. 2, eff. Sept. 1, 1997.
Amended by Acts 1999, 76th Leg., ch. 824, Sec. 1, eff. Sept. 1, 1999

...Class C Misdemeanor...

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Amended by Acts 1999, 76th Leg., ch. 824, Sec. 1, eff. Sept. 1, 1999.

...Class C Misdemeanor...

...Penal Code

§ 12.23. CLASS C MISDEMEANOR. An individual adjudged guilty of a Class C misdemeanor shall be punished by a fine not to exceed \$500.

Acts 1973, 63rd Leg., p. 883, ch. 399, § 1, eff. Jan. 1, 1974.
Amended by Acts 1991, 72nd Leg., ch. 108, § 1, eff. Sept. 1, 1991;
Acts 1993, 73rd Leg., ch. 900, § 1.01, eff. Sept. 1, 1994.

... fine not to exceed \$500.









05/20/2008

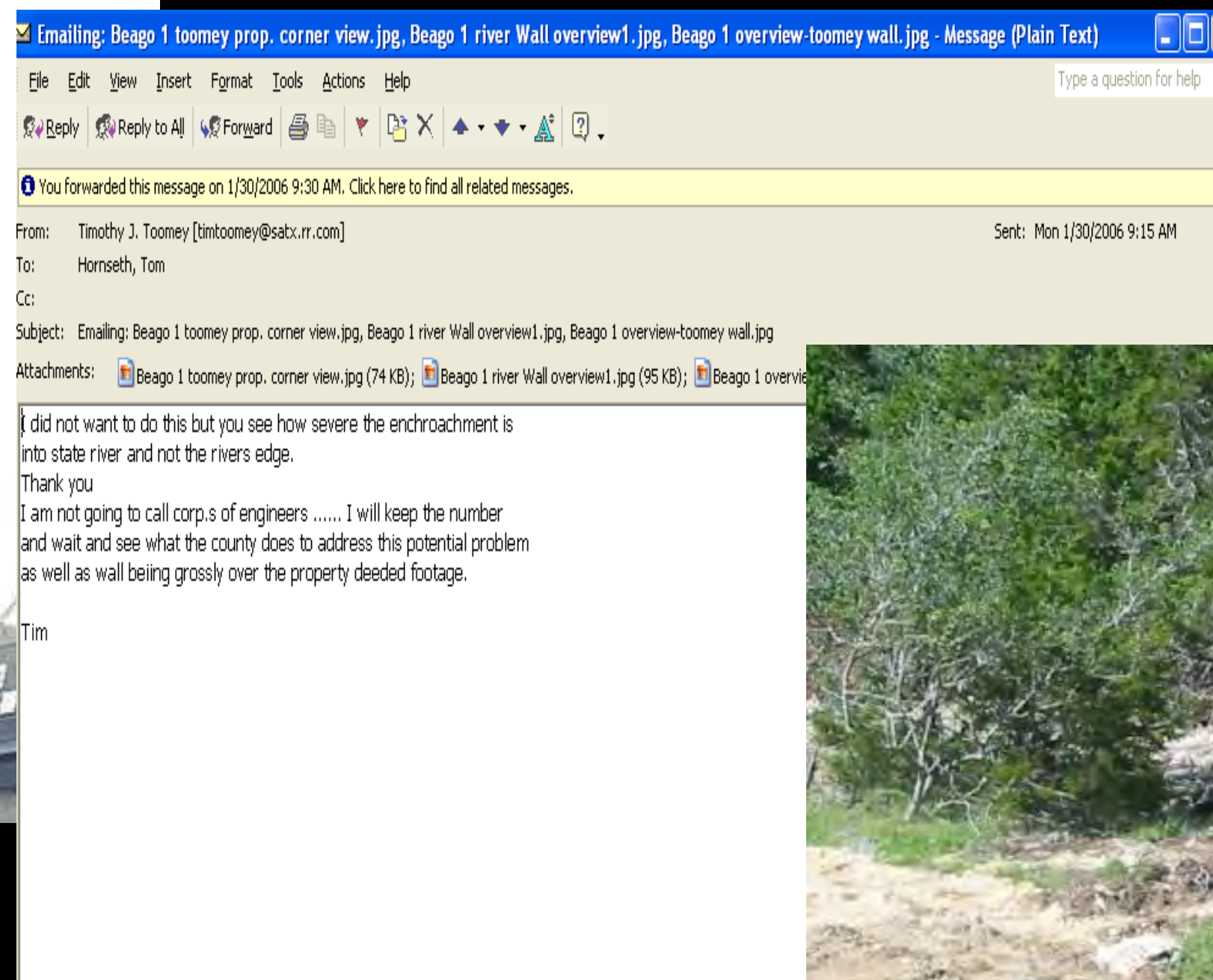


12/16/2008



Enforcement Procedure for Violations

The County receives a report from an individual or independently discovers an OSSF violation.



Enforcement Procedure for Violations

The County Engineer's Office investigates, and if a violation is found, documents the situation.



Enforcement Procedure for Violations

The property owner in violation of the Order receives a written Notice of Violation (NOV) through certified US mail from **the County Engineer's Office** and is given a period of time to establish compliance.



Comal County

OFFICE OF COMAL COUNTY ENGINEER

NOTICE OF VIOLATION

VIA CMRRR # 7004 1350 0003 7680 8686

April 25, 2006

Mailing Address:

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

Location of Violation

1360 Quail Hill Drive
Comal County

Comal County Environmental Health Complaint #248

Comal County Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities:

§285.1(b)(2) of Title 30 of the Texas Administrative Code Chapter 285 states that any person who participates in any activity relating to the development of planning materials, construction, alteration, repair, extension, operation, maintenance, permitting, inspection, or investigation of an OSSF shall fall under the applicability of Chapter 285.

§285.3(a) of Title 30 of the Texas Administrative Code Chapter 285 states that a person shall hold a permit for an OSSF.

§7.173(a) of the Texas Water Code states that a person commits an offense if the person violates a rule adopted by the commission under Chapter 366, Health and Safety Code, or an order or resolution adopted by an authorized agent under Subchapter C, Chapter 366, Health and Safety Code.

It was observed on April 10, 2006 that an alteration to the referenced property had occurred without obtaining a new permit through the Comal County Engineers Office.

This is an official Notice of Violation that your property is in violation of the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities. You must comply with the following instructions:

Enforcement Procedure for Violations

If the property owner has not remedied the violation within 30 days of the NOV, the County **Engineer's Office** files a criminal complaint with the Justice of the Peace.

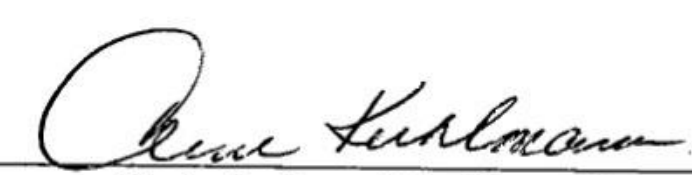
IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS:

I, ROBERT BOYD, COMAL COUNTY ASSISTANT ENGINEER, DO SOLEMNLY SWEAR THAT I HAVE GOOD REASON TO BELIEVE AND DO BELIEVE THAT RAMIRO SANCHEZ ON OR ABOUT THE 3RD, 4TH, 5TH, 6TH AND 7TH DAY OF JUNE 2006, AND BEFORE THE MAKING AND FILING OF THIS COMPLAINT, WITHIN THE COUNTY OF COMAL AND THE STATE OF TEXAS, DID THEN AND THERE AS OWNER OF THE PROPERTY LOCATED AT SPRING BRANCH ACRES, BLOCK 1, LOT 25, ACRES .5, COMAL COUNTY, TEXAS, ALTER THE STRUCTURE WITHOUT OBTAINING A NEW OSSF PERMIT CONTRARY TO SECTION 8 OF THE ORDER ADOPTING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES, SECTION 285.1(B)(2) OF TITLE 30 OF THE TEXAS ADMINISTRATION CODE CHAPTER 285 AND SECTION 7.173 OF THE TEXAS WATER CODE.

AGAINST THE PEACE AND DIGNITY OF THE STATE


COMPLAINANT

Sworn to and subscribed before me by ROBERT BOYD, COMAL COUNTY ASSISTANT ENGINEER, credible Person, this 26th DAY OF June 2006.


Clerk, Justice of the Peace Court,
Precinct 1 Comal County, Texas

CHARGES: VIOLATION OF THE ORDER ADOPTING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
CLASS: MISDEMEANOR C



Complaint Received and Logged



Sandra Hernandez, DR
Comal County
Environmental Health

Septic Complaint # 248

Complaint taken by SANDRA on 4/25/2006 7:35:43 AM . Assigned to Brenda on 4/25/2006

Complainant

NAME: anonymous
 ADDRESS:
 CITY:
 PHONE:

Complaint Location

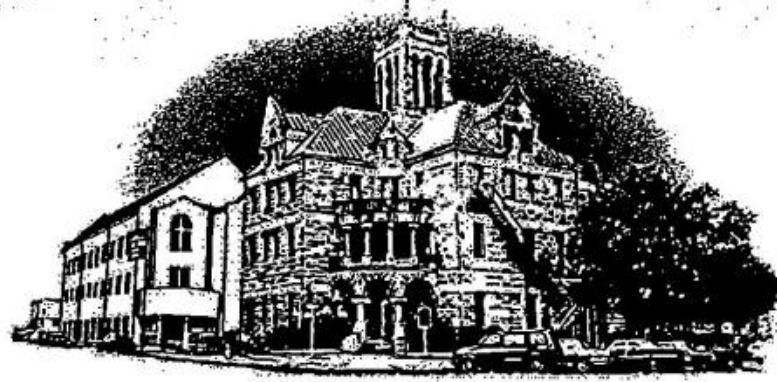
NAME: Ramiro Sanchez
 ADDRESS: 1360 Quail Hill Drive
 CITY:

This person DID NOT request to remain anonymous

DETAILS: Mr. Sanchez has a permit #77720 for a 3-bedroom single-family residence on Lot 25. He has recently added a very small house and plumbed it into the OSSF.

DIRECTIONS:

DATE	NOTES	NOTICE LEFT
10/30/2006	License to Operate issued 10/26/06. Case closed.	YES
10/10/2006	Permit to Construct (88775) issued on 10/10/06.	NO
9/22/2006	Mr. Sanchez did not show up for court.	NO
7/24/2006	Met with Mr. Sanchez and Virginia Castro. Explained that if they wanted to connect the houses they could, but the connection would have to be air conditioned space. The other option is to build a septic system that could handle both structures.	NO
6/12/2006	New home still tied into old OSSF without a new permit.	NO
4/27/2006	owner called office. said that he thinks his system is large enough. he said he will contact countryside to obtain new planning materials. told him he would then need to come in and obtain a permit.	NO
4/25/2006	no notes	NO



Comal County

OFFICE OF COMAL COUNTY ENGINEER

NOTICE OF VIOLATION

VIA CMRRR # 7004 1350 0003 7680 8686

April 25, 2006

Mailing Address:

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

Location of Violation

1360 Quail Hill Drive
Comal County

Comal County Environmental Health Complaint #248

Comal County Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities:

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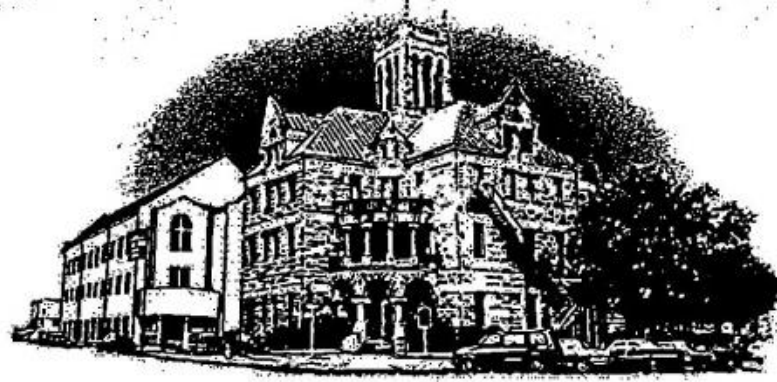
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It was observed on April 10, 2006 that an alteration to the referenced property had occurred without obtaining a new permit through the Comal County Engineers Office.

This is an official Notice of Violation that your property is in violation of the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities. You must comply with the following instructions:

Within thirty (30) working days from receipt of this notice, you must:

- 1) Obtain a Permit to Construct from the Comal County Engineers Office.
- 2) Install new On-Site Sewage Facility for the structure according to the Permit to Construct issued in Step 1 above.
- 3) Obtain a License to Operate from the Comal County Engineers Office for the structure.



Comal County

OFFICE OF COMAL COUNTY ENGINEER

NOTICE OF VIOLATION

VIA CMRRR # 7004 1350 0003 7680 8686

April 25, 2006

Mailing Address:
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1360 Quail Hill Drive

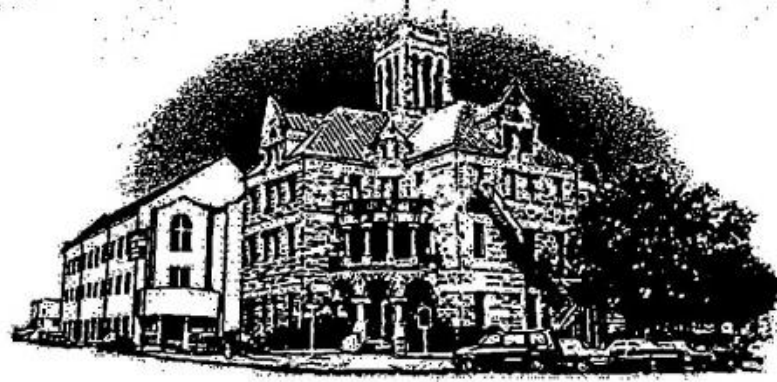
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1360 Quail Hill Drive
Comal County

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OFFICE OF COMAL COUNTY ENGINEER

NOTICE OF VIOLATION

VIA CMRRR # 7004 1350 0003 7680 8686

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- 3) Obtain a License to Operate from the Comal County Engineers Office for the structure.

Comal County
OFFICE OF COMAL COUNTY ENGINEER

April 25, 2006
Page Two
OSSF Violation Notice

Failure to comply with the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities by the end of the 30-day notice period may result in a criminal case being filed on the 31st day if the violation is not abated. A fine of \$200 per day may be assessed for non-compliance.

Please address any questions concerning this Notice of Violation to the Environmental Health Coordinator Brenda Ritzen at (830) 608-2090.

Signed this 25th day of April 2006


Brenda Ritzen
Comal County Environmental Health Coordinator

Comal County
OFFICE OF COMAL COUNTY ENGINEER

Failure to comply with the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities by the end of the **30-day notice period** may result in a criminal case being filed on the 31st day if the violation is not abated. A fine of \$200 per day may be assessed for non-compliance.

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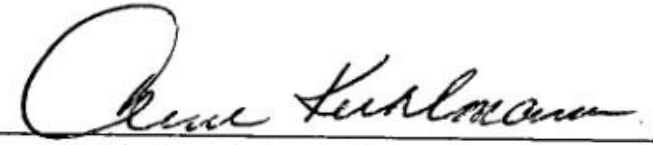
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AGAINST THE PEACE AND DIGNITY OF THE STATE



COMPLAINANT

Sworn to and subscribed before me by ROBERT BOYD, COMAL COUNTY ASSISTANT ENGINEER, credible Person, this 26th DAY OF June 2006.



Clerk, Justice of the Peace Court,
Precinct 1 Comal County, Texas

CHARGES: VIOLATION OF THE ORDER ADOPTING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
CLASS: MISDEMEANOR C

Description: Altered structure without obtaining new permit.

Identifiers

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS:

I, ROBERT BOYD, COMAL COUNTY ASSISTANT ENGINEER, DO SOLEMNLY SWEAR THAT I HAVE GOOD REASON TO BELIEVE AND DO BELIEVE THAT RAMIRO SANCHEZ ON OR ABOUT THE 3RD, 4TH, 5TH, 6TH AND 7TH DAY OF JUNE 2006, AND BEFORE THE MAKING AND FILING OF THIS COMPLAINT, WITHIN THE COUNTY OF COMAL AND THE STATE OF TEXAS, DID THEN AND THERE AS OWNER OF THE PROPERTY LOCATED AT SPRING BRANCH ACRES, BLOCK 1, LOT 25, ACRES .5, COMAL COUNTY, TEXAS, ALTER THE STRUCTURE WITHOUT OBTAINING A NEW OSSF PERMIT CONTRARY TO SECTION 8 OF THE ORDER ADOPTING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES, SECTION 285.1(B)(2) OF TITLE 30 OF THE TEXAS ADMINISTRATION CODE CHAPTER 285 AND SECTION 7.173 OF THE TEXAS WATER CODE.

AGAINST THE PEACE AND DIGNITY OF THE STATE



COMPLAINANT

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

Complaint Filed with Justice of the Peace



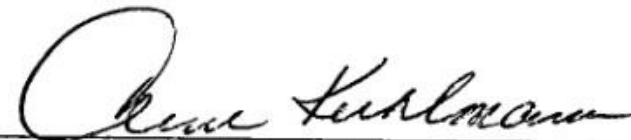
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JP arranges court date and sends a summons to the defendant.

COMPLAINANT ✓

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Clerk, Justice of the Peace Court,
Precinct 1 Comal County, Texas

CHARGES: VIOLATION OF THE ORDER ADOPTING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
CLASS: MISDEMEANOR C

Description: Altered structure without obtaining new permit.

Identifiers

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

From: Griffin, Kathy
To: Boyd, Robert; Hornseth, Tom
Cc:
Subject: FW: court settings

-----Original Message-----

From: Kuhlmann, Ann
Sent: Tuesday, May 09, 2006 9:32 AM
To: Griffin, Kathy
Subject: court settings

these cases are set for June 1 at 9:00 a.m.

12006.1973 Robert Hart
12006.1974 Brad Beago
12006.1975 Eugene B. Barnett

If you have any problem with that please let me know.

Thanks, Ann

Defendants will typically choose to meet with the DA



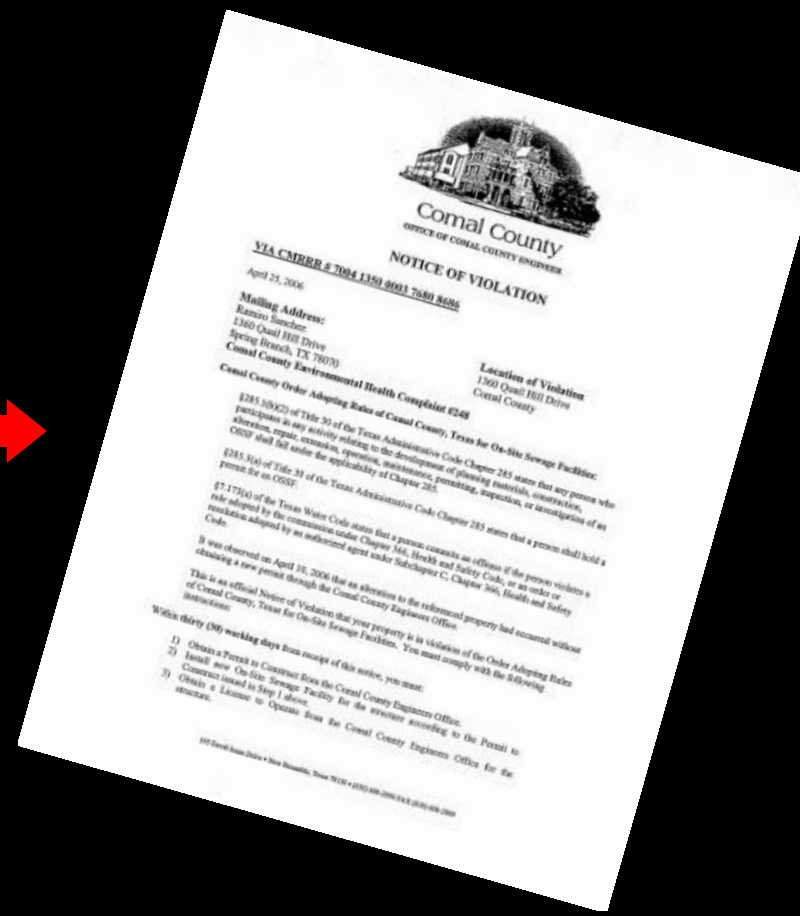
DA usually grants time for compliance.



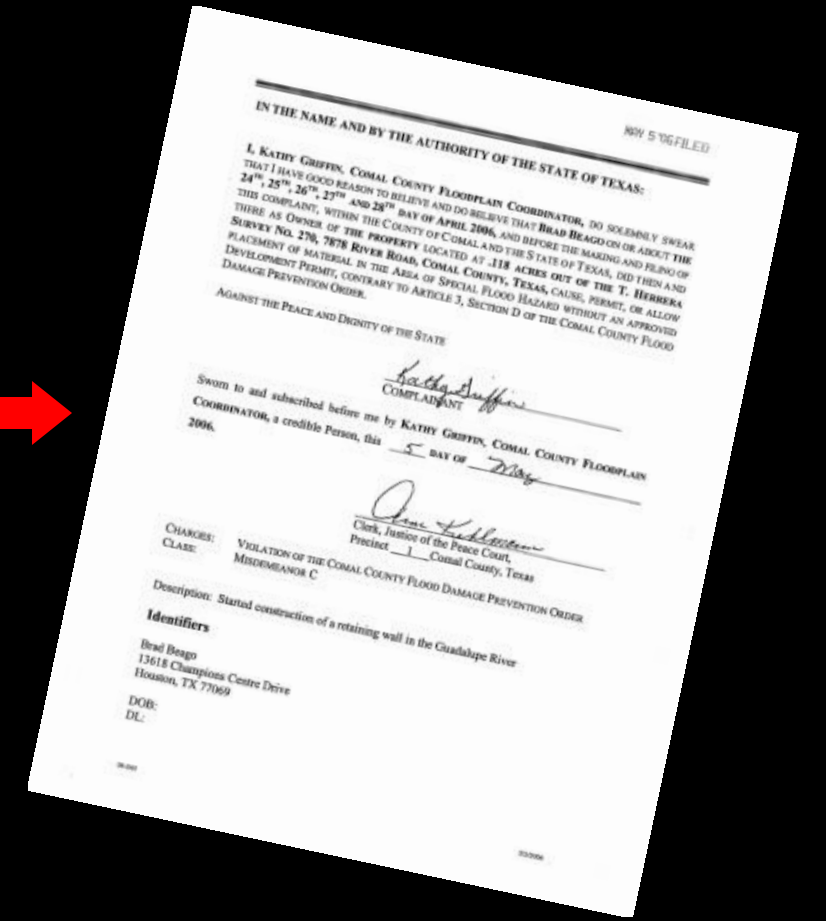
Receive complaint



Investigate



Notice of Violation



File complaint with JP



JP summons



Pre-trial hearing



DA negotiates



Compliance or trial

Flood Plain Regulation

Comal County Internet Mapping Service - Microsoft Internet Explorer

Address: <http://www.co.comal.tx.us/gis/website/comal14/viewer.htm>

Comal County Internet Mapping Service

Layers:

- Comal County
- Precinct
- Cities
- Schools
- Transportation
- Aerial Photos
- Hydrology/Flooding
 - Existing FEMA Floodplain
 - Proposed FEMA Floodplain
- Lakes
- Streams
- Edwards Aquifer
- Districts & Parcels
 - WORD District
 - Parcels
- Soil Types
- USGS Topographic Maps
- Background

Refresh Map

Auto Refresh

Help:

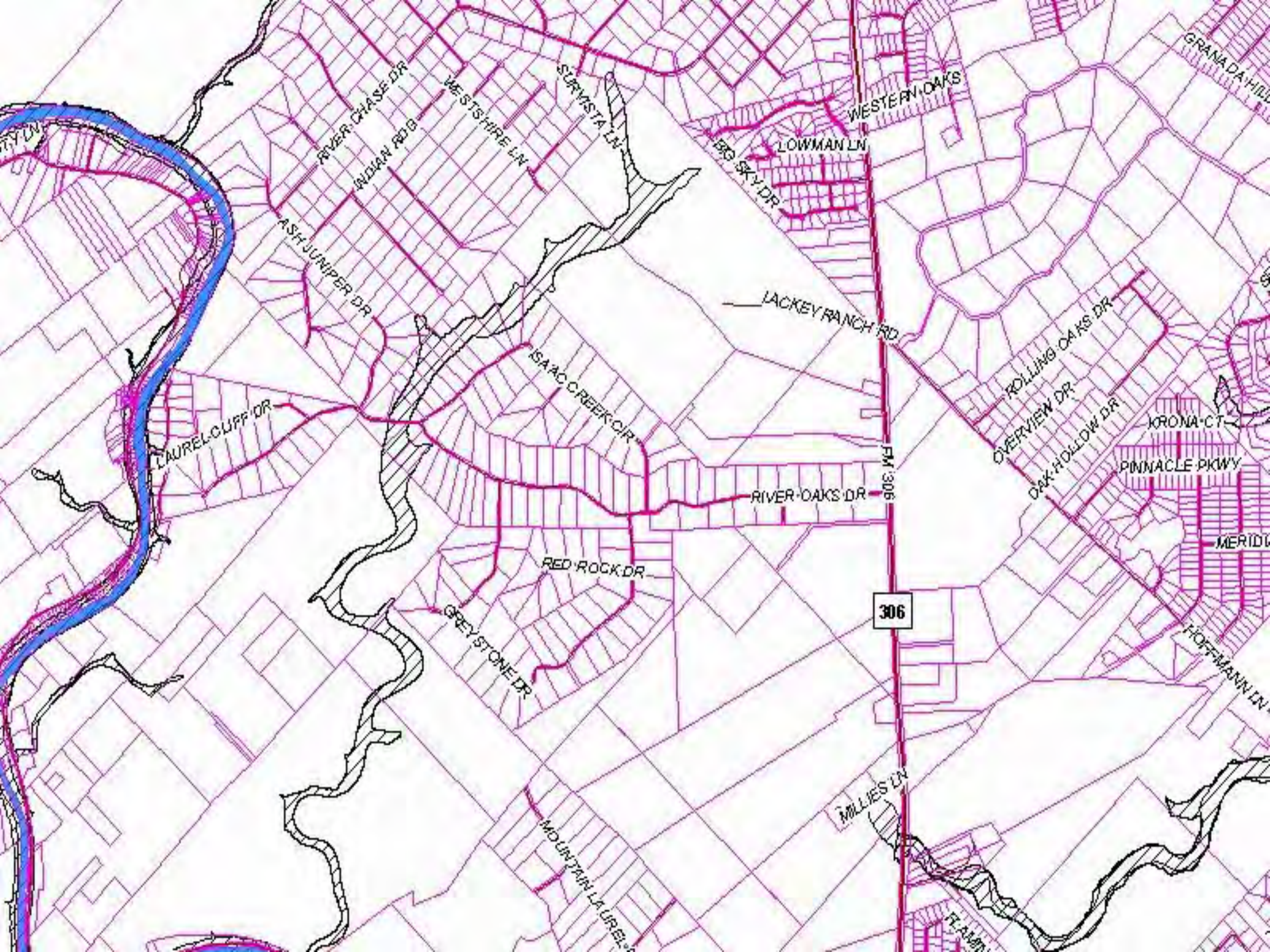
- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make visible.
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to make visible.
- An inactive layer, click to make active.
- The active layer.

Zoom In

Map: 2167622, 13822129.91 -- Image: 938, 293 -- ScaleFactor: 12.180355643630601

start | Inbox - Microsoft Out... | Microsoft PowerPoint... | Comal County Intern... | 5:17 PM

- New Maps
- Enforcement



LAUREL CLIFF DR

ASH JUNIPER DR

RIVER CHASE DR

INDIAN RD

WESTSHIRE LN

SURVISTA LN

BIG SKY DR

LOWMAN LN

WESTERN OAKS

GRANADA HILL

LACKEY RANCH RD

ISAAC CREEK CIR

ROLLING OAKS DR

OVERVIEW DR

OAK HOLLOW DR

KRONA CT

Pinnacle PKWY

RIVER OAKS DR

FM 306

RED ROCK DR

GREYSTONE DR

306

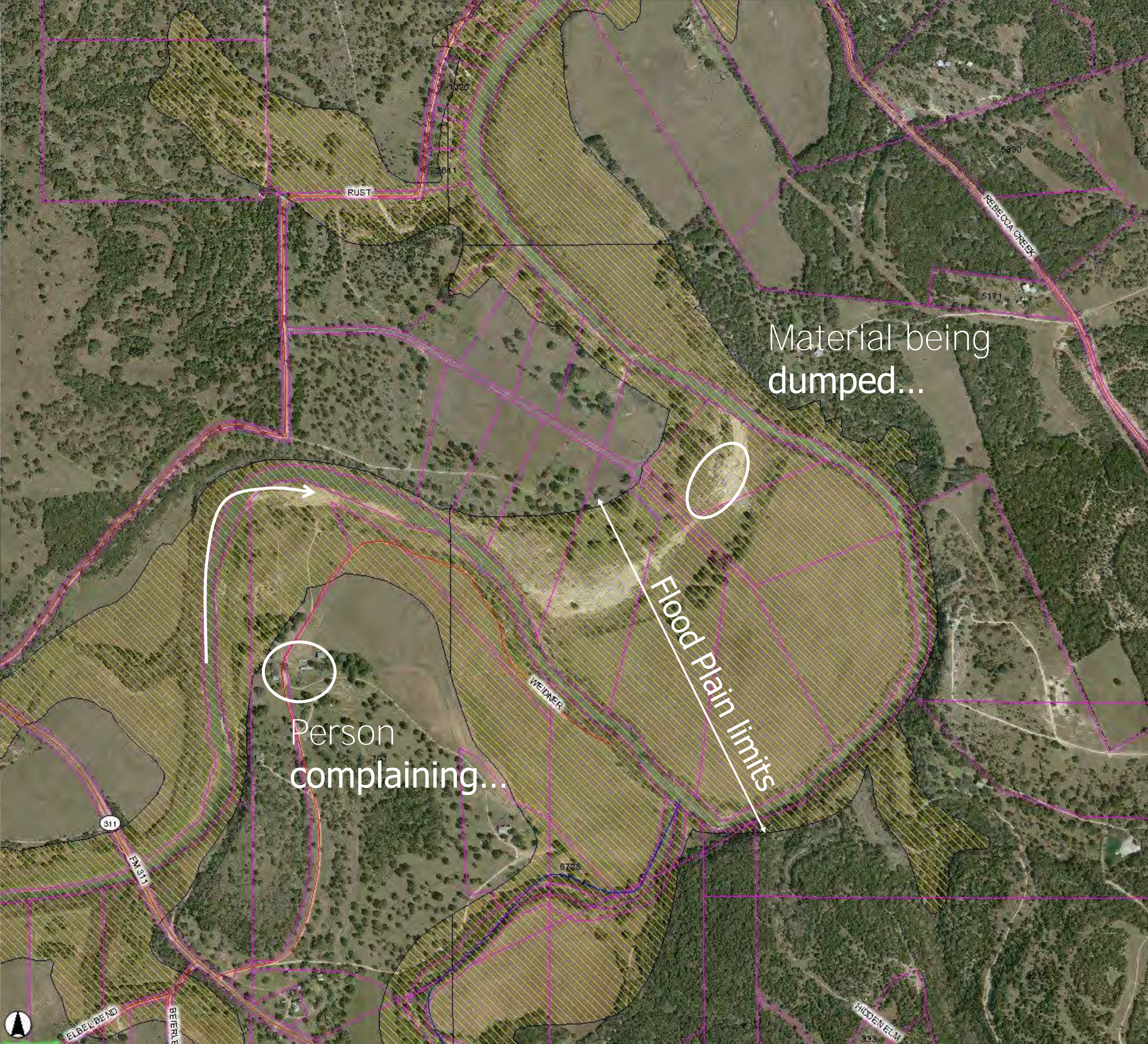
MOUNTAIN LAUREL DR

MILLIES LN

HOFFMANN LN

MERIDIAN

FLAMINGO



Material being dumped...

Person complaining...

Flood Plain limits

- VIOLATION - means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without an elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (d)(3), (e)(2), (e)(4), or (e) (5) is presumed to be in violation until such time that documentation is provided.
- WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

ARTICLE 3: GENERAL PROVISIONS

SECTION A: LAND TO WHICH THIS ORDER APPLIES

This Order shall apply to all areas of special flood hazard within the jurisdiction of Comal County.

SECTION B: BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD

Comal County
Order



SECTION D: VIOLATIONS AND PENALTIES

1. A person commits a violation of this Order if a person:
 - a. erects, constructs, or alters any improvement, or places any material in the Area of Special Flood Hazard without an approved Development Permit; or
 - b. allows or permits the erection, construction, or alteration of any improvement, or allows or permits the placement of any material in the Area of Special Flood Hazard without an approved Development Permit.
2. A violation of this Order is enforceable under Chapter 16 of the Texas Water Code.

5. Revocation or denial of a permit based on the provisions of this regulation. In cases where a permit was issued based on a misrepresentation as to a material fact in the application or plans upon which the permit was based.

SECTION E: ABROGATION AND GREATER RESTRICTIONS

This Order is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Order and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Vernon's
TEXAS CODES ANNOTATED

§ 16.3221. CRIMINAL PENALTY. (a) A person commits an offense if the person violates this subchapter.

(b) An offense under this section is a Class C misdemeanor.

(c) Each violation of this subchapter and each day of a continuing violation is a separate offense.

Added by Acts 2001, 77th Leg., ch. 258, § 5, eff. Sept. 1, 2001.

... Class C misdemeanor...
each day ... is a separate
offense.

Sections 26.001 to 51.300

...Penal Code

Vernon's
TEXAS CODES ANNOTATED

§ 12.23. CLASS C MISDEMEANOR. An individual adjudged guilty of a Class C misdemeanor shall be punished by a fine not to exceed \$500.

Acts 1973, 63rd Leg., p. 883, ch. 399, § 1, eff. Jan. 1, 1974.
Amended by Acts 1991, 72nd Leg., ch. 108, § 1, eff. Sept. 1, 1991;
Acts 1993, 73rd Leg., ch. 900, § 1.01, eff. Sept. 1, 1994.

... fine not to exceed \$500.

Sections 26.001 to 51.300

GIS

ComalCountyEngineer'sOffi | ComalCountyEngineer'sOffi | Google Street View | Google Maps | Public Viewer

cceo.org/html5viewer/?viewer=publicviewer

My Yahoo | Google | My eBay Searches | Telechron Forums - DRUDGE REPORT | ADT Pulse(TM) | CCEO | Radar | Time Warner Cable, Las Palapas | Caremark - Track | Yahoo! | THEbenefitsHUB[sm] | Intranet

Engineer's Office

Welcome to
COMAL COUNTY
TEXAS
GIS

With this application You Can,

- Utilize GIS Tools
- View GIS Layers

Search For:

- Addresses
- Comal County Property Information
- Guadalupe County Property Information
- Streets
- County Maintained Roads
- Subdivisions
- Intersections
- Permit By Address
- Permit By Permit #

Feel free to use our application. You'll find a variety of layers that we hope will answer your questions. If you have any questions, please call us at [830-643-3771](tel:830-643-3771), [Email](#) or [Download a Help Document](#). We will be happy to help. We look forward to helping where we can.

Disclaimer:
These GIS interactive maps and GIS data are for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes.
It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

2016ma... 0 1.500 2 4mi

Engineer's Office | Layers

Presentations 2011 | Public Viewer - Micro... | Inbox - Mailbox - Hor... | HOA - POA Worksho... | 8:05 AM

GIS

ComalCountyEngineer'sOffi | ComalCountyEngineer'sOffi | Google Street View | Google Maps | Public Viewer

cceo.org/html5viewer/?viewer=publicviewer

My Yahoo | Google | My eBay Searches | Telechron Forums - DRUDGE REPORT | ADT Pulse(TM) | CCEO | Radar | Time Warner Cable, Las Palapas | Caremark - Track | Yahoo! | THEbenefitsHUB[sm] | Intranet

Layers

- GIS Layers
 - Transportation and Address
 - Cities and ETJs
 - City Limit Boundary
 - City ETJ Boundary
 - Recreation
 - FEMA 100 Year Floodplain
 - Hydrology and Other Flood Info
 - TCEQ Edwards Aquifer
 - Edwards Aquifer Authority
 - Government Districts
 - Emergency Service Districts
 - Special Voting District
 - School District
 - Library Districts
 - Other Boundaries
 - Land
 - Contour
 - Comal Boundary
 - Building Footprint Basemap
 - 2016 Imagery

2016ma... 0 1500 0.3 0.5mi

Engineer's Office | Layers

Public Viewer - Micro... | Inbox - Mailbox - Hor... | HOA - POA Worksho... | 8:06 AM

GIS

The screenshot displays a web-based GIS application interface. At the top, the browser address bar shows the URL `cceo.org/html5viewer/?viewer=publicviewer`. Below the browser, a navigation menu includes links for My Yahoo, Google, My eBay Searches, Telechron Forums, DRUDGE REPORT, ADT Pulse(TM), CCEO, Radar, Time Warner Cable, Las Palapas, Caremark - Track, Yahoo!, THEbenefitsHUB[sm], and Intranet.

The main interface features a 'Layers' panel on the left with the following options:

- GIS Layers
 - Transportation and Address
 - Cities and ETJs
 - City Limit Boundary
 - City ETJ Boundary
 - Recreation
 - FEMA 100 Year Floodplain
 - Hydrology and Other Flood Info
 - TCEQ Edwards Aquifer
 - Edwards Aquifer Authority
 - Government Districts
 - Emergency Service Districts
 - Special Voting District
 - School District
 - Library Districts
 - Other Boundaries
 - Land
 - Contour
 - Comal Boundary
 - Building Footprint Basemap
 - 2016 Imagery

The central map area shows a parcel grid with various lot numbers. A specific parcel, lot 1013, is highlighted in orange. A popup window titled 'Property Information' is open over this parcel, displaying the following details:

- Property ID: 362894
- Owner Name: MOUNTAIN LAKE PROPERTIES LP
- Legal Description: FIRST MOUNTAIN 1, LOT 7
- Lot Number: 7
- [Appraisal District Information](#)
- [View Additional Details](#)

The map also shows several roads: 'HIGHLAND TERRACE DR', 'THUNDERBOLT RD', 'EL CAPITAN TRL', and 'TRIPLEX PEAK DR'. A scale bar at the bottom indicates distances of 0, 100, and 200 feet. The Windows taskbar at the very bottom shows the system time as 8:06 AM and several open applications including 'Presentations 2011', 'Public Viewer - Micro...', 'Inbox - Mailbox - Hor...', and 'HOA - POA Worksho...'.

GIS

The screenshot displays a web browser window with the URL `cceo.org/html5viewer/?viewer=publicviewer`. The browser's address bar and tabs are visible at the top. Below the browser, a 'Layers' panel on the left lists various GIS data layers, including 'GIS Layers', 'Transportation and Address', 'Cities and ETJs', 'City Limit Boundary', 'City ETJ Boundary', 'Recreation', 'FEMA 100 Year Floodplain', 'Hydrology and Other Flood Info', 'TCEQ Edwards Aquifer', 'Edwards Aquifer Authority', 'Government Districts', 'Emergency Service Districts', 'Special Voting District', 'School District', 'Library Districts', 'Other Boundaries', 'Land', 'Contour', 'Comal Boundary', 'Building Footprint Basemap', and '2016 Imagery'. The main map area shows an aerial view of a residential neighborhood with property boundaries overlaid in red. A specific property is highlighted with a red border and a yellowish-brown fill. A pop-up window titled 'Property Information' is open over this property, displaying the following details:

- Property ID:** 15032
- Owner Name:** SANCHEZ JOSE ANTONIO HERNANDEZ
- Legal Description:** CANYON LAKE VILLAGE WEST 5, LOT 906
- Lot Number:** 906
- Appraisal District Information:** (with a link to 'View Additional Details')

The map also shows several other properties with their lot numbers: 1741, 1685, 1655, 1692, 1676, 1654, 1630, 540, 365, 379, 351, 337, 393, 407, 435, 449, 392, 438, and 514. The streets 'LAURIE DR' and 'NANCY DR' are labeled. The bottom of the screen shows a Windows taskbar with the time 8:08 AM and several open applications.