



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an Improvement within the Public Right-of-Way Permit Valid For One Year From Date Issued

Permit Type: PIPROW - Driveway or Landscaping

Permit Number: 109605

Date Issued: 8/21/2026

This permit is hereby given to: James Shankle

To start construction of a PIPROW Permit located at: 1021 BLEND WAY

Driveway Type: Constant Slope with Culvert Culvert Diameter: 15"

Circular Driveway: No Culvert Length: 30.00

Pre-Engineered Driveway: No Number of Culverts: 1

Type of Surface Material: Concrete Culvert Type: Round

**This Permit to Construct must be available on the job site
when working in County Right-of-Way**

When all work has been completed, notify the County Engineer in writing.

Email notices to contact2@co.comal.tx.us with the subject titled: Utility Permit #,

Mail notices to 195 David Jonas Drive, New Braunfels TX 78132 Attn: ROW Inspector or

Fax to (830)608-2078

A handwritten signature in cursive script that reads "David Sadler".

Authorized Signature

8/24/2026

Date

RECEIVED

By kgriffin at 3:54 pm, Aug 19, 2026



COMAL COUNTY

ENGINEER'S OFFICE

PIPROW PERMIT APPLICATION CHECKLIST

Staff will complete shaded items

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Date Received

Initials

109605

Permit Number

Instructions:

Place a check mark next to all items that apply. This PIPROW Permit Application Checklist **must** accompany the completed application.

PIPROW Permit (Driveways and Landscaping)

- ☒ Completed Application
- ☒ Site Plan/Survey showing the proposed work to be done in the public right-of-way
- ☒ Required Permit Fee - \$25

PIPROW Permitting Process

Step 1: Submit Application - Visit our website at www.cceo.org to complete the Online Permit Application. You may also submit by mail or in person at 195 David Jonas Drive New Braunfels, TX 78132.

Step 2: Schedule On-Site Meeting - Contact the Right-of-Way Inspector to arrange an on-site meeting to finalize the application. Typically the Permit to Construct is issued during the on-site meeting. Office: (830) 608-2090

Step 3: Construct Improvements (Construction of a driveway occurs and must comply with the Driveway Detail Standard) Concrete driveways require a pre-pour inspection with the Right-of-Way Inspector.

Step 4: Schedule Final Inspection - When construction is complete, the applicant will notify the County Engineer in writing at contact2@co.comal.tx.us Subject Line: PIPROW Final and schedule a final inspection, this is the final step for approval.

Step 5: Permit Issued - Upon completion of the final inspection the permit will be issued.

OR

PIPROW Permit (Blanket)

- ☐ Completed Application
- ☐ Ownership and Maintenance Exhibit (letter from Engineer/Developer establishing responsible entities for the improvements permitted within the right-of-way)
- ☐ Utility placement/street section exhibit (drawing depicting the location of typical utilities located in the right-of-way)
- ☒ Typical driveway standard exhibit (detail of driveway for residential lot access)
- ☐ Verification the covenants, conditions & restrictions include the above typical driveway standard and includes the responsible entity for compliance and enforcement.
(Example: Copy of filed covenants, conditions & restrictions that include driveway requirements)
- ☒ Required Permit Fee - \$25

I affirm that I have provided all information required for my PIPROW Permit and that this application constitutes a completed PIPROW Permit Application.


Signature of Applicant

8-17-2026

Date

____ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

____ (Missing Items Circled, Application Refeused)

RECEIVED

By kgriffin at 3:54 pm, Aug 19, 2026

PIPROW PERMIT APPLICATION

(PRIVATE IMPROVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY)

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

1. **PERMIT TYPE:** ☒ PIPROW (Driveways, Landscaping, etc.) ☐ PIPROW - Blanket Permit Number 109605

2. **DESCRIPTION:** ☒ Driveway ☐ Landscaping ☐ Both ☐ Other _____

Application Processing Fee: \$25

3. APPLICANT INFORMATION (Please print or type)

Applicant Name James Shankle Email fritz.shankle@verizon.net

Applicant Mailing Address 1021 Blend Way City New Braunfels State TX Zip 78132

Primary Phone 813-928-0517 Secondary Phone 813-731-9985

4. PROPERTY OWNER INFORMATION

Property Owner Name James and Jennifer Shankle Email fritz.shankle@verizon.net

Property Owner's Mailing Address 1021 Blend Way City New Braunfels State TX Zip 78132

Primary Phone 813-928-0517 Secondary Phone 813-731-9985

5. LOCATION OF PROPERTY

Subdivision Vintage Oaks At The Vineyard Unit 2 Lot 451 Block _____

Address 1021 Blend Way City New Braunfels State TX Zip 78132

Survey Name _____ Abstract Number 560163-2 Acreage 1.25

Property Tax Account Number 150605

6. SITE PLAN

Attach a site plan or survey showing the proposed work to be done within the public right-of-way for preliminary review, more detailed drawings may be required before a permit can be issued.

7. SIGNATURE OF APPLICANT

All construction must be completed in accordance with the Title 4 - Comal County Public Right-of-Way Order for Private Construction within Public Right-of-Way.

The Applicant hereby acknowledges and agrees to be strictly bound to Commissioners' Court of Comal County in ensuring that all provisions, conditions and requirements attached to the issuance of the driveway permit(s) under the Title 4 - Comal County Public Right-of-Way Order for Private Construction within Public Right-of-Way will be faithfully and fully complied with.

The permit applicant understands and agrees that the County Engineer, or his authorized agent, may make scheduled or unscheduled inspections of the property upon the issuance of the permit. The applicant acknowledges that the driveway construction must be inspected after it is finished. If the permit applicant is a corporation, partnership or other legal entity other than a natural person, then the undersigned acting as the authorized representative of said entity will be responsible for ensuring the entity's compliance with all provisions, conditions and requirements of the development and driveway permit.

THE PERMIT APPLICANT IS RESPONSIBLE FOR ANY NECESSARY UTILITY LOCATIONS WITHIN THE CONSTRUCTION AREA AND MUST PROVIDE A CLEARLY MARKED ADDRESS AT THE PERMIT LOCATION PRIOR TO SCHEDULED INSPECTIONS.

COMAL COUNTY HEREBY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. THE ISSUANCE OF THIS PERMIT DOES NOT ABSOLVE THE APPLICANT FROM THE NEED TO OBTAIN ANY OTHER LAND RIGHTS OR PRIVATE, LOCAL, STATE OR FEDERAL PERMITS THAT MAY BE REQUIRED FOR THE PLACEMENT OF THE IMPROVEMENTS.

In no way does Comal County's issuance of a permit, under this Title, constitute an endorsement or warranty of the Applicant or the quality of the Applicant, Applicant's officer, agent or employee's workmanship.

Start of construction of the PIPROW shall not commence until the Permit to Construct has been issued by the County Engineer.

I, James Shankle, the undersigned, have carefully reviewed this application and my answers to all questions. To the best of my knowledge, the answers are all true and correct. In addition, I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

*CONCRETE DRIVEWAYS REQUIRE A PRE-POUR INSPECTION PRIOR TO CONCRETE BEING POURED.

SIGNATURE of Applicant/Agent or Attorney

Date 8-17-2026

