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COMAL COUNTY  
ENGINEER'S OFFICE

## 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](http://WWW.CCEO.ORG)

1. PERMIT TYPE: ☒ PIPROW (Driveways, Landscaping, etc.) ☐ PIPROW - Blanket Permit Number 109671

2. DESCRIPTION: ☒ Driveway ☐ Landscaping ☐ Both ☐ Other \_\_\_\_\_

Application Processing Fee: \$25

### 3. APPLICANT INFORMATION (Please print or type)

Applicant Name Michael Pavur Email MAPConstruction1@outlook.com

Applicant Mailing Address 705 Red Oak Woods City Canyon Lake State TX Zip 78133

Primary Phone 940-206-9426 Secondary Phone 940-206-9426

### 4. PROPERTY OWNER INFORMATION

Property Owner Name Michael Pavur Email MAP Construction1@outlook.com

Property Owner's Mailing Address 695 Red Oak Woods City Canyon Lake State TX Zip 78133

Primary Phone 940-206-9426 Secondary Phone \_\_\_\_\_

### 5. LOCATION OF PROPERTY

Subdivision The Oaks Unit XI Lot 53T Block \_\_\_\_\_

Address 705 Red Oak Woods City Canyon Lake State TX Zip 78133

Survey Name \_\_\_\_\_ Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_

Property Tax Account Number 62840

### 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 IMPROVMENTS.**

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, Michael Pavur, 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 [Signature] Date \_\_\_\_\_

Red Oak Woods

Red Oak Woods

Red Oak Woods



695

**Metal Bldg**

719



**COMAL COUNTY**  
ENGINEER'S OFFICE

**PIPROW PERMIT APPLICATION CHECKLIST**

Staff will complete shaded items

|               |          |               |
|---------------|----------|---------------|
|               |          |               |
| Date Received | Initials | 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](http://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](mailto: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.**

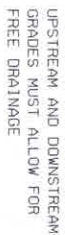
\_\_\_\_\_  
Signature of Applicant

10/27/26  
\_\_\_\_\_  
Date

\_\_\_\_\_  
COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

\_\_\_\_\_  
INCOMPLETE APPLICATION  
(Missing Items Circled, Application Refused)



DRAINAGE SHALL BE ADDRESSED BY ONE OF THREE OPTIONS:

- IT IS RECOMMENDED THAT A CULVERT TYPE DRIVEWAY BE USED ONLY

NO OTHER IMPROVEMENTS THAT PROJECT ABOVE EXISTING GRADE SHALL BE ALLOWED WITHIN THE COUNTY RIGHT OF WAY.

IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE COMAL COUNTY ENGINEER'S OFFICE FOR A PRE-POUR INSPECTION PRIOR TO POURING CONCRETE OR PLACING HOT MIX ASPHALT.

(..) THESE CONTRACTORS VOLUNTARILY SUPPLIED THEIR NAMES TO COMAL COUNTY. THEY ARE LISTED IN NO PARTICULAR ORDER. THE COUNTY IS NOT RECOMMENDING THESE PARTICULAR CONTRACTORS. IT IS SIMPLY PROVIDING A LIST OF CONTRACTORS TO HELP WITH THE FACILITATION OF DRIVEWAY CONSTRUCTION.

PLAN OF DRIVEWAY CONNECTION  
DIRT OR BASE

—PROPERTY OWNER IS RESPONSIBLE FOR  
LOOSE MATERIAL REMOVAL FROM ROADSIDE  
DRAINAGE DITCH AFTER RAIN EVENTS FOR  
DIRT AND BASE DRIVEWAYS

| POTENTIAL PIPE DISTRIBUTORS(•) |                |
|--------------------------------|----------------|
| TX CORRUGATORS                 | (210) 653-1600 |
| MCCOYS                         | (830) 629-2111 |
| HOME DEPOT                     | (830) 625-3334 |

Comal County  
Road Department

195 DAVID JONAS DRIVE  
NEW BRAUNFELS, TX 78132  
PHONE: (830) 608-2090  
FAX: (830) 608-2009

# DRIVEWAY DETAIL STANDARD

|                 |           |       |              |
|-----------------|-----------|-------|--------------|
| DATE: 04/2/26   | REVISIONS |       | SCALE: NTS   |
|                 | NO.       | DATE: |              |
| DRAWN BY: DCV   |           |       |              |
| CHECKED BY: RHB |           |       | SHEET 1 OF 1 |