



# APPLICATION FOR REPLAT

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

1. Name of Subdivision: Hogan/Hill Subdivision Unit No \_\_\_\_\_  
Location Description/Nearest Intersection: ~0.40 miles south of the Hwy 46/US Hwy 281 Intersection

2. Owner/Applicant: Gail R. Hogan  
Address: 33300 US Highway 281 N, Bulverde, TX 78163 Email: lukehill7@yahoo.com  
Telephone: 830-980-2282 Fax: N/A Mobile: \_\_\_\_\_

*\*\*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Dustan DeWinne, P.E.  
Address: P.O. Box 137, Boerne, TX 78006 Email: Dustan@DeWinne-Eng.com  
Telephone: 210-383-3453 Fax: \_\_\_\_\_ Mobile: 210-383-3453

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Domestic Well</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>3</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>7.48</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Low</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>C-2</u>		

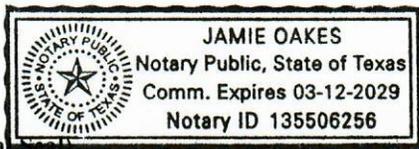
The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

### PROPERTY OWNER'S ACKNOWLEDGEMENT

Gail R. Hogan 6-11-25  
**Signature of Owner/Applicant** **Date**

State of Texas  
County of Comal

This instrument was acknowledged before me on the 11<sup>th</sup> day of June, 2025 by  
Gail R. Hogan (name of property owner).



Jamie Oakes  
Notary Public's Signature

(Notarial Seal)

Submittal Format:

**\*\*Plat submittals must follow format outlined in Pages 3 and 4 of this application.**



# LETTER OF AUTHORIZATION FOR APPLICATION

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

*\*\*This form is only required for property owners allowing another person or entity to submit and amend documentation required by the City on the property owner's behalf.*

I, Gail R. Hogan, owner of the property, described in this application, authorize Dustan DeWinne (name) to apply for a Replat on my/our behalf of the property.

The Additional Applicant's information is:

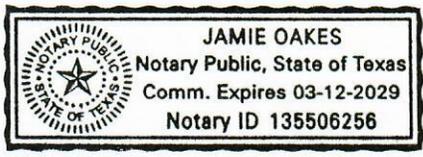
Company: DeWinne Engineering LLC  
Contact Name: Dustan DeWinne  
Address: P.O. Box 137  
Boerne, TX 78006

Gail R. Hogan  
**Signature of Owner/Applicant**

6-11-25  
**Date**

STATE OF TEXAS  
COUNTY OF Comal

This instrument was acknowledged before me on the 11<sup>th</sup> day of June, 2025 by Gail R. Hogan (name of property owner).



Jamie Oakes  
**Notary Public's Signature**

(Notarial Seal)

Submittal Format:

*\*\*Plat submittals must follow format outlined in Pages 3 and 4 of this application.*



## Planning and Development Replat Application Checklist

**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- Replats/Vacating Plat Fees**
  - \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.
- Traffic Impact Analysis (TIA) Review**
  - \$1250.00 - Minor TIA
  - \$2500.00 - Major TIA
- Drainage Analysis Review Tier 1**
  - \$750.00
- Drainage Analysis Review Tier 2 single family residential**
  - \$1500.00 – (0-5 acres)
  - \$2500.00 + \$10/lot – (5+ acres)
- Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family**
  - \$1750.00 - (0-5 acres)
  - \$2500.00 + \$10/acre (5+ acres)
  
- In lieu of providing a physical copy, a digital copy on 18” by 24” sheets with a minimum of a 1/2-inch margin of Plat may be submitted.
- 1 Physical copy of Replat Application.
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee (if applicable)
  - TIA Fee (if applicable)
- A digital copy of the Recorded Deed.
- If public notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll
  - Refer to Chapter 10, Exhibit A, Section 1.04 of the Code of Ordinances for conditions that require public notification
- N/A  A digital copy of a Traffic Impact Analysis
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A  A digital copy of an Environmental Assessment
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE

Submittal Format:

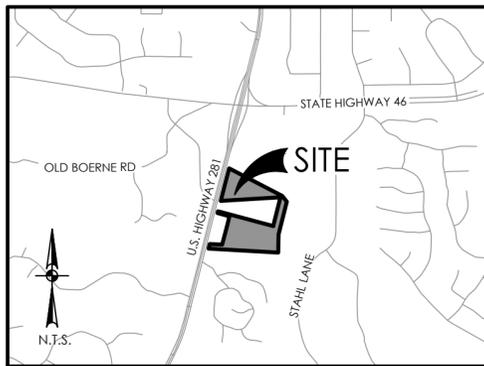
3

\*\*Plat submittals must follow format outlined in Pages 3 and 4 of this application.

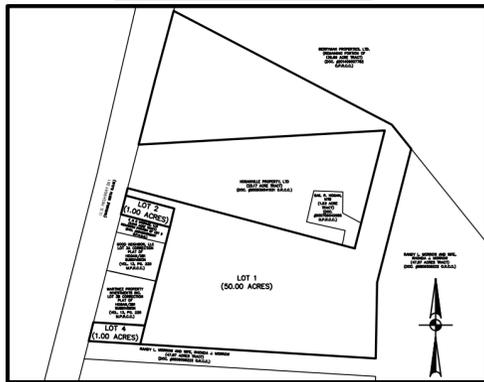
- N/A  A digital copy of Water System Study
  - o NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A  A digital copy of Sewer System Study
  - o NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A  A digital copy of Stormwater Management Plan
  - o NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- N/A  A digital copy of Variance Requests (if any)
  - A digital copy of Original Tax Certificates
    - o City
    - o County
    - o School
- N/A  A digital copy of Letter of Agent or other power of attorney authorizing signature of Owner on plat
- N/A  A digital copy of other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- N/A  For plats in the ETJ, A digital copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
- N/A  A digital copy of Lienholder's Acknowledgement (if applicable)

Submittal Format:

\*\*Plat submittals must follow format outlined in Pages 3 and 4 of this application.



LOCATION MAP



AREA BEING VACATED AND REPLATTED

51.967 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1, 2 AND 4 OF THE HOGAN / 281 SUBDIVISION RECORDED IN VOLUME 10, PAGE 277, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

LEGEND

- N.T.S. = NOT TO SCALE
- O.P.R.C.C. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- M.P.R.C.C. = MAP AND PLAT RECORDS OF COMAL COUNTY
- VOL. = VOLUME
- PG. = PAGE
- DOC. = DOCUMENT
- R.O.W. = RIGHT OF WAY

- = FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON ROD WITH PLASTIC CAP (MMES PROP CORN)
- = PROPERTY BOUNDARY
- = LOT LINE
- - - = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- - - = EXISTING CONTOUR
- - - = FEMA 100 YEAR FLOODPLAIN
- - - = CENTERLINE
- - - = CITY OF BULVERDE LIMITS
- - - = ORIGINAL SURVEY LINE

- 1 20' UTILITY EASEMENT (VOL. 10, PG. 277, M.P.R.C.C.)
- 2 10' UTILITY EASEMENT (VOL. 10, PG. 277, M.P.R.C.C.)
- 3 25' BUILDING SETBACK LINE (VOL. 10, PG. 277, M.P.R.C.C.)
- 4 0.242 OF AN ACRE CHANNEL EASEMENT (VOL. 171, PG. 467, D.R.C.C.)

VACATE AND REPLAT OF LOTS 1, 2 AND 4 OF THE HOGAN/281 SUBDIVISION ESTABLISHING HOGAN/HILL SUBDIVISION

BEING 51.967 ACRES OF LAND, LYING IN THE CARL GEORGE SURVEY NUMBER 432, ABSTRACT 190 AND THE PHILLIP WAGNER SURVEY NUMBER 573, ABSTRACT NUMBER 673, COMAL COUNTY, TEXAS, SAID 51.967 ACRE TRACT BEING ALL OF LOTS 1, 2 AND 4, OF THE HOGAN/281 SUBDIVISION, AS RECORDED IN VOLUME 10, PAGE 277, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

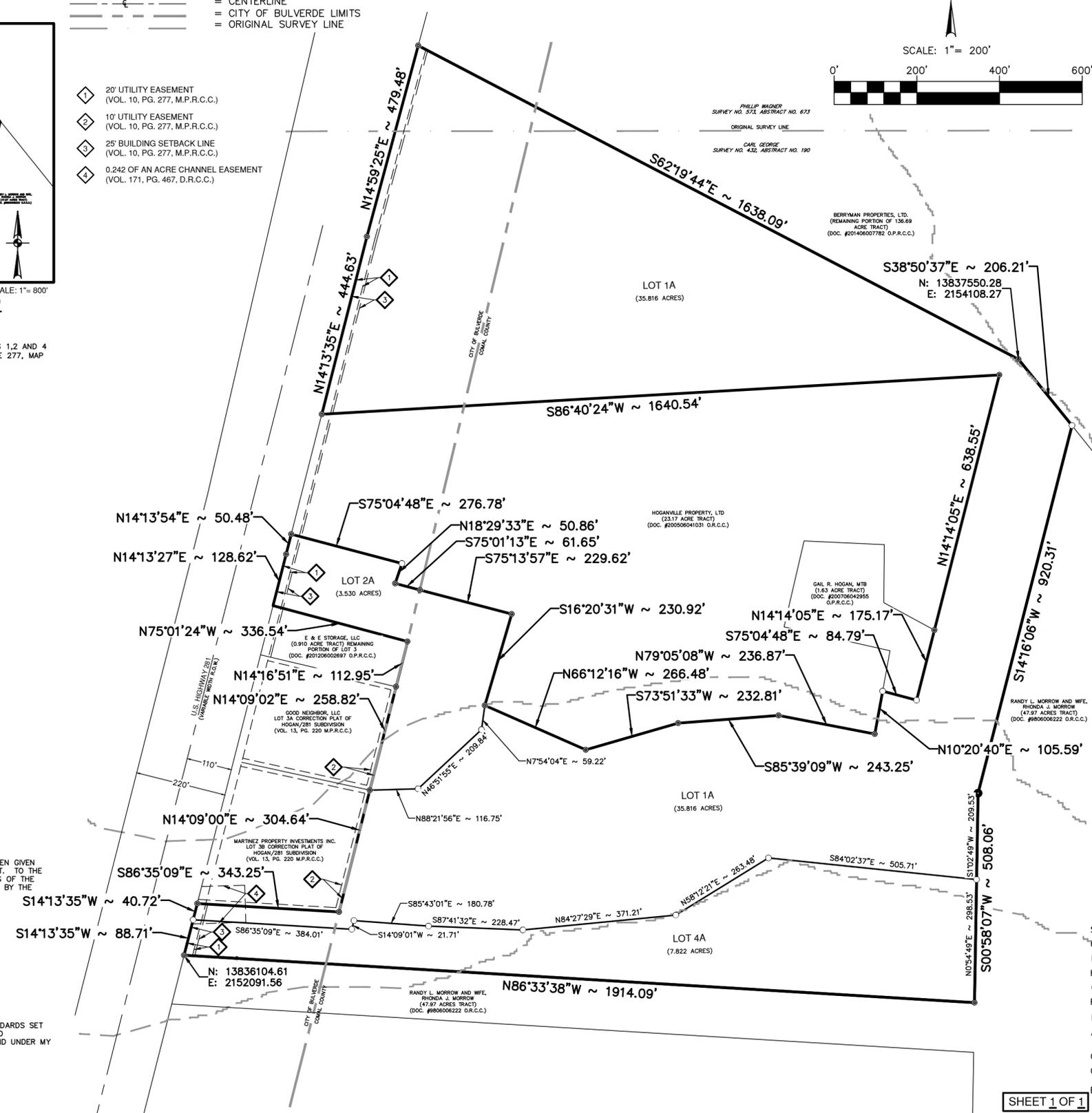
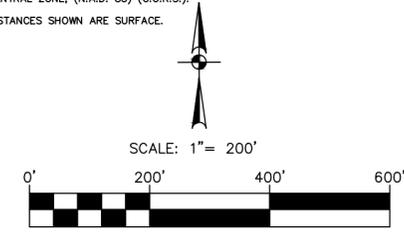
ESTABLISHING LOTS 1A, 2A AND 4A OF THE HOGAN/HILL SUBDIVISION.

PLAT NOTES:

- A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- WATER SERVICE TO BE PROVIDED BY ON-SITE PRIVATE OR PUBLIC WATER SYSTEM.
- SEPARATE ON-SITE SEWER FACILITIES (OSSF) TO PROVIDE SANITARY SEWER TREATMENT FOR EACH LOT.
- THE LIMITS OF THIS PLAT LIE WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AND UTILITY EASEMENTS AS SHOWN.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).
- DISTANCES SHOWN ARE SURFACE.



STATE OF TEXAS  
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER #122166  
DUSTAN DEWINNE P.E.  
DEWINNE ENGINEERING, LLC

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR #6490  
PAUL L. MYERS, R.P.L.S.  
MEALS-MYERS ENGINEERING & SURVEYING LLC

DEWINNE ENGINEERING, LLC

P.O. BOX 137, BOERNE, TEXAS 78006  
PHONE: 210-383-3453 - EMAIL: DUSTAN@DEWINNE-ENG.COM  
TBPELS FIRM REGISTRATION #F-24128  
DATE OF PLAT PREPARATION: June 13, 2025

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: GAIL R. HOGAN, TRUSTEE  
HOGAN JACK W JR MARITAL TRUST & JACK W HOGAN JR MTB  
33300 US HIGHWAY 281 N  
BULVERDE, TX 78163

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GAIL R. HOGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

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33300 US HIGHWAY 281 N  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF HOGAN/HILL SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY THE CITY OF BULVERDE IN ACCORDANCE WITH STATE OF LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

THIS PLAT OF HOGAN/HILL SUBDIVISION HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON \_\_\_\_\_, 20\_\_\_\_, DATED THIS \_\_\_\_\_ DAY OF A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, COMAL COUNTY, IN DOCUMENT # \_\_\_\_\_ IN TESTIMONY WHEREIN WITNESS OF HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY