

**PROCEEDING BEFORE THE COMMISSIONERS COURT
OF
SAN JACINTO COUNTY, TEXAS**

APPLICATION TO ALLOW PARTIAL	§	JOHNATHAN GIFFORD DUGAN,
LOT CONVEYANCE WITHOUT REPLAT	§	JARED HOOD, ET UX,
PEACH CREEK FARMS SUBDIVISION	§	APPLICANT

APPLICATION TO ALLOW PARTIAL LOT CONVEYANCE WITHOUT A REPLAT

Now comes, JOHNATHAN GIFFORD DUGAN and JARED HOOD and his wife, ASHLEY HOOD, hereinafter called "Applicant," and files this Application for permission to allow the conveyance of a partial platted lot in Peach Creek Farms Subdivision, a platted subdivision as recorded under Clerk's File Number 20210607, Page 31747 of the Official Public Records of San Jacinto County, Texas.

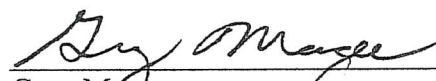
JOHNATHAN GIFFORD DUGAN desires to convey a portion of Lot Thirteen (13), Block One (1), the portion consisting of 6,247.73 SQ. FT. to JARED HOOD and his wife, ASHLEY HOOD, by metes and bounds description without revising the plat, as shown on Exhibit "A".

In support thereof, Applicant would respectfully show unto the Court the following:

1. Section 232.010 of the Texas Local Government Code authorizes a Commissioners Court to allow conveyance of portions of one or more previously platted lots by metes and bounds description without revising the subdivision's plat; and
2. The conveyance would not interfere with the rights of any owners within Block 1 of Peach Creek Farms Subdivision, nor would it change the 911 address; and
3. The property taxes on the current lots are not delinquent.

WHEREFORE, Applicant pray that upon final hearing hereof, this Honorable Court adopt an Order granting permission for Applicant to convey a partial lot without a replat, as set forth herein; and that this Honorable Court enter such Orders and enter any other Orders as it may deem proper.

Respectfully submitted,



Greg Magee
Attorney for Applicant
State Bar No.: 24041378
P.O. Box 156
601 State Hwy. 156
Point Blank, Texas 77364
Telephone: (936) 377-4787
Facsimile: (936) 205-1650

SAN JACINTO COUNTY CLERK
Dorson Wright
2026 MAY -8 PM 2:24
FILED FOR RECORD

FIELD NOTES
OF A SURVEY OF

A TRACT OR PARCEL CONTAINING 6,247.73 SQUARE FEET, MORE OR LESS, BEING OUT OF AND PART OF LOT 13, IN BLOCK 1, OF PEACH CREEK FARMS, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S FILE NUMBER 20210607, PAGE 31747 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 6,247.73 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND MARKING THE COMMON EASTERLY CORNER OF SAID LOT 13 WITH LOT 14 OF THE SAME SAID SUBDIVISION, SAID POINT BEING SITUATED ON THE WESTERLY RIGHT-OF-WAY LINE OF QUIET SPRINGS TRAIL, A 60-FOOT RIGHT-OF-WAY;

THENCE SOUTH $74^{\circ}59'53''$ WEST, ALONG THE COMMON LINE BETWEEN SAID LOTS 13 AND 14, A DISTANCE OF 873.60 FEET TO THE COMMON SOUTHERLY CORNER OF SAID LOTS 13 AND 14;

THENCE NORTH $74^{\circ}3'26''$ EAST, TRAVERSING SAID LOT 13, A DISTANCE OF 871.36 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SAID RIGHT-OF-WAY LINE OF QUIET SPRINGS TRAIL, AND BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID CURVE, AN ARC DISTANCE OF 14.50 FEET, SAID ARC HAVING A CENTRAL ANGLE OF $03^{\circ}36'46''$ AND A CHORD BEARING AND DISTANCE OF SOUTH $24^{\circ}23'15''$ EAST - 14.50 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 6,247.73 SQUARE FEET OF LAND, MORE OR LESS.

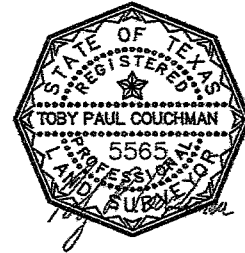


EXHIBIT "A"