



ORDER CLOSING ROAD

Under the authority established by §§251.051, 251.052 and §251.058, Texas Transportation Code, the Commissioners Court of Jack County, hereby ORDERS and DECREES that in conformity with state law, a portion of the undeveloped road known as a Spring Street and Sanders Avenue, is hereby CLOSED to the public, and that public maintenance of said road shall cease immediately, and said road shall be omitted and deleted from any public map or other record reflecting roads maintained by Jack County, Texas.

IT IS FURTHER ORDERED THAT, under this Order, a portion of the undeveloped road previously known as Spring Street and Sanders Avenue, more fully described as follows:

A tract of land being a portion of Spring Street and Sanders Avenue, both being the undeveloped street of the Town site of Vineyard, Texas know as Wizard Wells, plat recorded in Volume 2, Page 25, and 26, Platt Records of Jack County, TX;

IS BY THIS ORDER ABANDONED AND VACATED, and by this Order, title to the previous public road or portion of a public road that is closed, abandoned and vacated by this Order, to the centerline of the road vests, on the date the order is signed by the County Judge in the owner of the property that abuts the portion of the road being closed, abandoned, and vacated. A copy of the order shall be filed in the deed records of the county and serves as the official instrument of conveyance from the county to the owner of the abutting property.

Issued by Authority of the Commissioners Court of Jack County, Texas, this 24th day of January 2022.

By: Brian Keith Umphress
County Judge, Jack County

Attested: Vanessa James
County Clerk, Jack County



FILED FOR RECORD

_____ O'CLOCK _____ M

FEB 10 2022

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

Bearings are based on NAD 83
and determined by G.P.S.

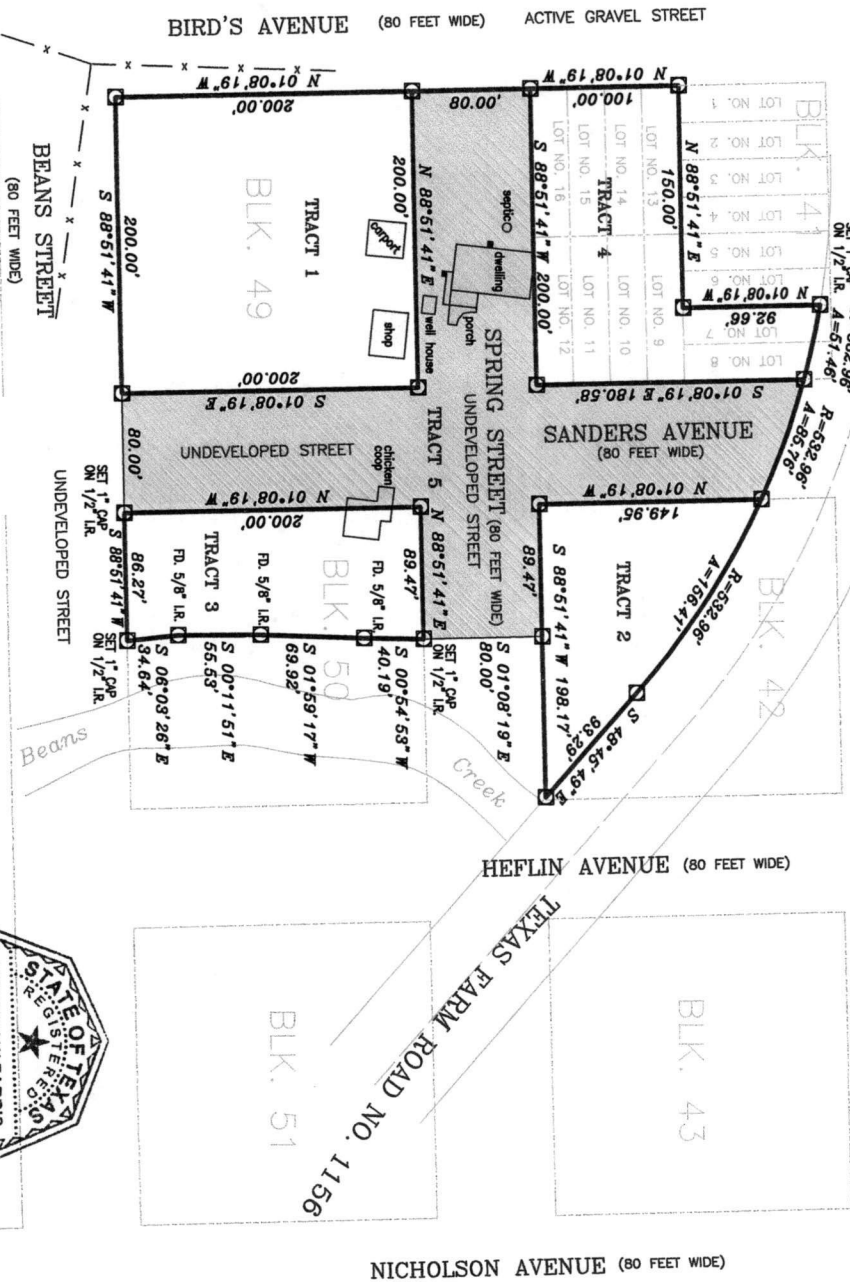


TOWNSITE OF VINEYARD, TEXAS
KNOWN AS WIZARD WELLS, TEXAS

PLAT RECORDED VOLUME 2, PAGES 25 & 26, PLAT RECORDS, JACK COUNTY, TEXAS

Corners monumented with found 8" caps
on 5/8" iron rods except otherwise noted.

MAIN STREET



Double Z Surveying LLC
Surveying & Mapping Services

Firm No. 10194391
P.O. BOX 306, JACKSBORO, TEXAS 76458
(940)-667-3962 zach@doublezsurveying.com
"Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14

Plot No.: J2201042
Coord. File: JG405111
SCALE: 1 INCH = 100 FEET
0 100 200 300

GRAPHIC SCALE - FEET

This plat represents a survey conducted on the ground under my supervision
on January 4, 2022.

Clinton W. Farris, R.P.L.S.

This plat or description is not intended to express or imply a warranty or
guarantee of ownership or that there are no encumbrances on the tract
described. It is not intended to imply that any adjoining tracts referenced on
this document have been actually surveyed or encumbrances that may be shown are only
from visible inspection and are not intended to reflect a survey based on a
current title search.

SURVEYORS DESCRIPTIONS

Tract No. 1
All of Block No. 49 of the Townsite of Vineyard, Texas, known as Wizard Wells, plat recorded in Volume 2, Pages 25 and 26, Plat Records of Jack County, also being a part of the tracts conveyed to Curtis Thompson in Instrument No. 20220000123, Official Public Records of Jack County.

Tract No. 2
Tract of land being a portion of Block No. 42 of the Townsite of Vineyard, Texas, known as Wizard Wells, plat recorded in Volume 2, Pages 25 and 26, Plat Records of Jack County, also being a part of the tracts conveyed to Curtis Thompson in Instrument No. 20220000123, Official Public Records of Jack County.

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found, being the southwest corner of the said Block No. 42 and a southwest corner of the said Thompson Tracts.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 149.95 feet to a 2 inch cap on a 5/8 inch iron rod found in a curve on the west line of the said Block No. 42 and on the south line of Texas Farm Road No. 1156 (80 foot wide highway), being a northwest corner of the said Thompson Tracts.

THENCE along a curve to the right having a radius of 532.96 feet and an arc length of 156.41 feet, being subtended by a chord of South 57 degrees 10 minutes 16 seconds East for a distance of 155.85 feet to a 2 inch cap on a 5/8 inch iron rod found at a point of tangency on the south line of the said highway, being a corner of the said Thompson Tracts.

THENCE South 48 degrees 45 minutes 49 seconds East for a distance of 93.29 feet to a 2 inch cap on a 5/8 inch iron rod found on the southwest line of the said Block No. 42, being an east corner of the said Thompson Tracts.

THENCE South 88 degrees 51 minutes 41 seconds West for a distance of 198.17 feet to the place of beginning.

Tract No. 3

Tract of land being a portion of Block No. 50 of the Townsite of Vineyard, Texas, known as Wizard Wells, plat recorded in Volume 2, Pages 25 and 26, Plat Records of Jack County, also being a part of the tracts conveyed to Curtis Thompson in Instrument No. 20220000123, Official Public Records of Jack County.

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set, being the southwest corner of Block No. 50 and a southwest corner of the said Thompson Tracts.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 200.00 feet to a 2 inch cap on a 5/8 inch iron rod found at the northwest corner of the said Block No. 50, being a northwest corner of the said Thompson Tracts.

THENCE North 88 degrees 51 minutes 41 seconds East for a distance of 89.47 feet to a 1 inch cap on a 1/2 inch iron rod set on the north line of the said Block No. 50, being a northeast corner of the said Thompson Tracts and the northwest corner of the Dana Bonde Tract, recorded in Volume 624, Page 748, Deed Records of Jack County.

THENCE along an east line of the said Thompson Tracts and a west line of the said Bonde Tract.

South 00 degrees 54 minutes 53 seconds West for a distance of 40.19 feet a 5/8 inch iron rod found.

South 01 degrees 09 minutes 17 seconds West for a distance of 69.92 feet a 5/8 inch iron rod found.

South 00 degrees 51 minutes 51 seconds East for a distance of 65.53 feet a 5/8 inch iron rod found and

South 06 degrees 03 minutes 26 seconds East for a distance of 34.64 feet a 1 inch cap on a 1/2 inch iron rod set on the south line of the said Block No. 50, being a southeast corner of the said Thompson Tracts and the southwest corner of the said Bonde Tract.

THENCE South 88 degrees 51 minutes 41 seconds West for a distance of 86.27 feet to the place of beginning.

Tract No. 4

Tract of land being a portion of Block No. 41 of the Townsite of Vineyard, Texas, known as Wizard Wells, plat recorded in Volume 2, Pages 25 and 26, Plat Records of Jack County, also being a part of the tracts conveyed to Curtis Thompson in Instrument No. 20220000123, Official Public Records of Jack County.

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found, being the southwest corner of Block No. 41 and a southwest corner of the said Thompson Tracts.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 100.00 feet to a 2 inch cap on a 5/8 inch iron rod found at the northwest corner of the said Lot No. 13, being a northwest corner of the said Thompson Tracts.

THENCE North 88 degrees 51 minutes 41 seconds East for a distance of 150.00 feet to a 2 inch cap on a 5/8 inch iron rod found at the southwest corner of the said Lot No. 7, being an ell corner of the said Thompson Tracts.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 92.66 feet to a 2 inch cap on a 5/8 inch iron rod found in a curve, at the intersection of the west line of the said Lot No. 7 and the south line of Texas Farm Road No. 1156 (80 foot wide highway), being a northwest corner of the said Thompson Tracts.

THENCE along a curve to the right having a radius of 532.96 feet and an arc length of 51.46 feet, being subtended by a chord of South 77 degrees 33 minutes 48 seconds East for a distance of 51.44 feet to a 2 inch cap on a 5/8 inch iron rod found in a curve at the intersection of the east line of the said Lot No. 8 and the south line of the said highway, being a northeast corner of the said Thompson Tracts.

THENCE South 01 degrees 08 minutes 19 seconds East for a distance of 180.58 feet to a 2 inch cap on a 5/8 inch iron rod found at the southeast corner of the said Block No. 41, being a southeast corner of the said Thompson Tracts.

THENCE South 88 degrees 51 minutes 41 seconds West for a distance of 200.00 feet to the place of beginning.

Tract No. 5

Tract of land being a portion of Spring Street and Sanders Avenue, both being undeveloped streets of the Townsite of Vineyard, Texas, known as Wizard Wells, plat recorded in Volume 2, Pages 25 and 26, Plat Records of Jack County, and being more particularly described as follows.

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found, being the northwest corner of Block No. 49.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 80.00 feet to the southwest corner of Block No. 41.

THENCE North 88 degrees 51 minutes 41 seconds East for a distance of 200.00 feet to the southeast corner of Block No. 41.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 180.58 feet to the intersection of the east line of Block No. 41 and the south line of Texas Farm Road No. 1156.

THENCE with a curve to the right, having a radius of 532.96 feet and an arc length of 85.76 feet, being subtended by a chord of South 70 degrees 11 minutes 16 seconds East for a distance of 85.65 feet, to the intersection of the west line of Block No. 42 and the south line of the said highway.

THENCE South 01 degrees 08 minutes 19 seconds East for a distance of 149.95 feet to the southwest corner of Block No. 42.

THENCE South 88 degrees 51 minutes 41 seconds East for a distance of 89.47 feet to a point on the north line of Block No. 50.

THENCE South 01 degrees 08 minutes 19 seconds West for a distance of 80.00 feet to the northwest corner of Block No. 50.

THENCE South 88 degrees 51 minutes 41 seconds East for a distance of 200.00 feet to the southwest corner of Block No. 50.

THENCE South 01 degrees 08 minutes 19 seconds West for a distance of 80.00 feet to the southeast corner of Block No. 49.

THENCE North 01 degrees 08 minutes 19 seconds West for a distance of 200.00 feet to the northeast corner of Block No. 49.

THENCE South 88 degrees 51 minutes 41 seconds West for a distance of 200.00 feet to the place of beginning.