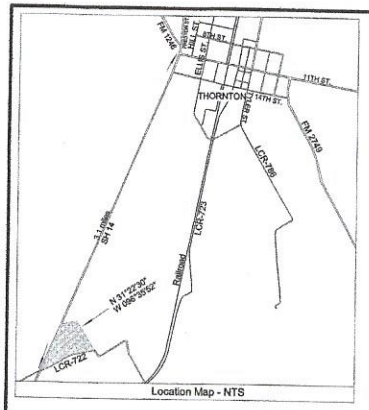
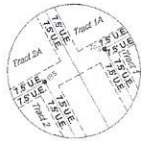
Plat of Thornton Acres - Revised

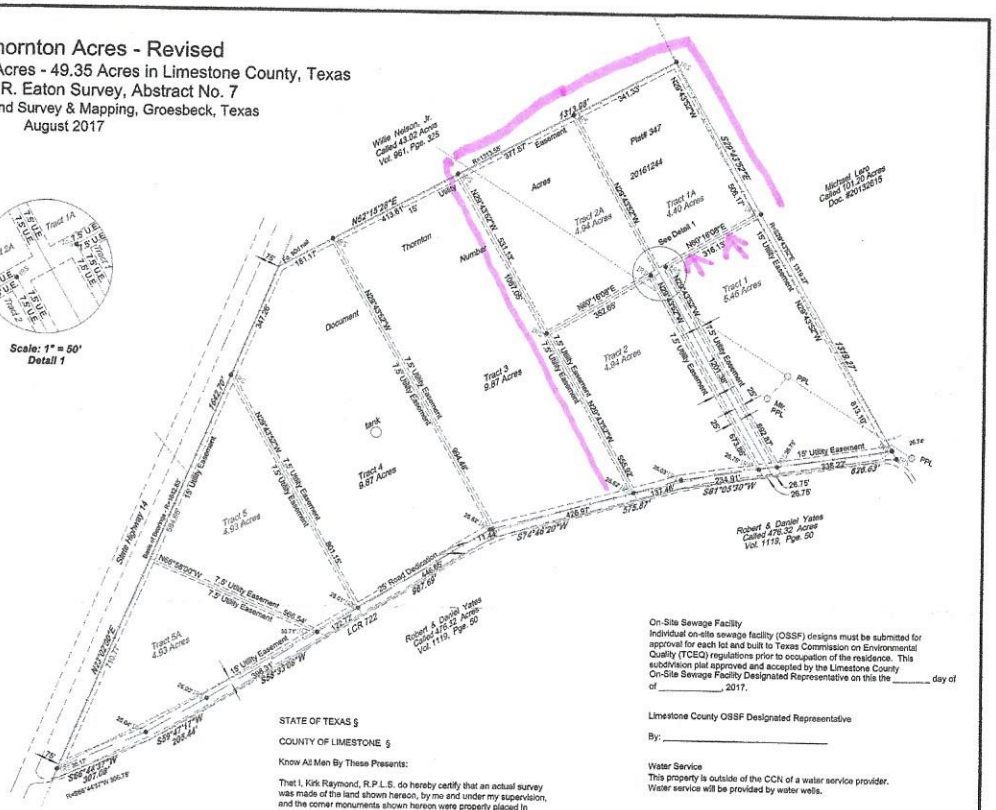
A Resubdivision of Thronton Acres - 49.35 Acres in Limestone County, Texas
Located in the R. Eaton Survey, Abstract No. 7
Laid Out By: Raymond Survey & Mapping, Groesbeck, Texas
August 2017



Location Map - NTS



Scale: 1" = 50'
Detail 1



STATE OF TEXAS §

COUNTY OF LIMESTONE §

Whereas Q Realty, LLC is the owner of all that certain lot, tract, or parcel of land situated in the R. Eaton Survey, A-7, Limestone County, Texas, being 49.35 acres, more or less, and being all of a called 49.342 acre tract described in a deed dated April 6, 2016 from Nahid Shafi to Q Realty LLC, and recorded as Document Number 20161244, of the Deed Records of Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 60d nail found at the base of a cross-tie fence corner in the southeast right-of-way of State Highway 14 (75 feet from the centerline) for the northwest corner of the referenced tract and the southwest corner of a called 43.02 acre tract conveyed to Willie Nelson, Jr. by deed of record in Volume 961, Page 325;

THENCE NORTH 62°15'28" EAST 1313.98 feet (record call is N62°15'28"E 1313.58 feet), with the northwest line of the referenced tract, the southeast line of said 43.02 acre tract, and generally along a wire fence, to a ½" iron rod (capped RPLS 4957) set for the north corner of the referenced tract and an "ell" corner of said 43.02 acre tract. Said point being an angle point in the southwest line of a called 101.20 acre tract conveyed to Michael Lenz by deed of record in Document Number 20132615. From said point, the occupied north corner of the referenced tract bears S30°33'W 2.5 feet;

THENCE SOUTH 29°43'52" EAST 1319.27 feet (record call is S29°43'52"E 1319.27 feet), with northeast line of the referenced tract, the southwest line of said 101.20 acre tract, and generally northeast of a wire fence, to a capped ½" iron rod set in the projected centerline of Limestone County Road 722 for this east corner and an angle point in the southwest line of said 101.20 acre tract. Said point being an "ell" corner of a called 476.32 acre tract conveyed to Daniel Yates and Robert Yates, by deed of record in Volume 1119, Page 50. From said point, a 60d nail found near an existing fence corner bears N29°43'52"W 60.36 feet;

THENCE along the centerline of LCR 722, the southeast line of the referenced tract, and the northwest line of said 476.32 acre tract, the following courses:

SOUTH 81°05'30" WEST 626.63 feet (record call is S81°05'30"W 626.63 feet), to a point for bend,

SOUTH 74°46'20" WEST 575.87 feet (record call is S74°46'20"W 575.87 feet), to a point for bend,

SOUTH 58°33'08" WEST 967.69 feet (record call is S58°33'08"W 967.69 feet), to a point for bend,

SOUTH 59°47'17" WEST 205.44 feet (record call is S59°47'17"W 205.44 feet), to a point for bend, and

SOUTH 66°44'37" WEST 307.08 feet (record call is S66°44'37"W 306.78 feet), to a point in the southeast right-of-way of State Highway 14 (75 feet from the centerline) for this southwest corner and the northwest corner of said 476.32 acre tract. From said point, a 60d nail found in the northwest margin of LCR 722 bears N23°02'00"E 26.45 feet;

THENCE NORTH 23°02'00" EAST 1642.70 feet (this is the basis of bearings - record call is 1642.83 feet), with the northwest line of the referenced tract, said southeast right-of-way, and generally along a wire fence, to the Point of Beginning, and containing 49.35 acres, more or less, of which approximately 2.09 acres lies within the limits of LCR 722, as shown on the accompanying survey plat of even date herewith.

Know All Men By These Presents:

That I, Alvaro Quintanilla, President of Q Realty, LLC am the owner of the herein described property and wishing to subdivide same, do hereby adopt this plat entitled Thornton Acres - Revised in Limestone County, Texas, as the legal subdivision of same and do hereby dedicate rights of way, easements, and land intended for public use forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the public and Limestone County, and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights of way or easements. The sale of subdivided tracts shown hereon shall be made subject to the restrictions and conditions recorded, if any, in the Limestone County, Texas, Real Property Records.

By: Alvaro Quintanilla
President of Q Realty, LLC

STATE OF TEXAS §

COUNTY OF BRAZOS §

Know All Men By These Presents:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alvaro Quintanilla, President of Q Realty, LLC, 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 purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____ 2017.

Misti Diane Douga
Notary Public for the State of Texas
My Commission Expires August 26, 2019

STATE OF TEXAS §

COUNTY OF LIMESTONE §

Know All Men By These Presents:

That I, Kirk Raymond, R.P.L.S. do hereby certify that an actual survey was made of the land shown hereon, by me and under my supervision, and the corner monuments shown hereon were properly placed in accordance with the Limestone County, Texas, Subdivision Regulations.

Kirk Raymond, R.P.L.S. 4957

Date: 8-21-17

Certificate of Compliance

I, Jerry Herin, Road Administrator for Limestone County, Texas, have reviewed the submitted Final Plat and other required submittals, and have determined that such is in compliance with the Order of the Limestone County Commissioners Court Establishing Subdivision Regulations and Plat Requirements.

Jerry Herin, Road Administrator

Approved this the _____ day of _____ 2017, by the Commissioners Court of Limestone County, Texas.

County Clerk

County Judge

On-Site Sewage Facility
Individual on-site sewage facility (OSSF) designs must be submitted for approval for each lot and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Limestone County On-Site Sewage Facility Designated Representative on this the _____ day of _____, 2017.

Limestone County OSSF Designated Repreeentative

By: _____

Water Service
This property is outside of the CCN of a water service provider. Water service will be provided by water wells.

Legend

●	Set 1/2" Iron Rod
○	Found Iron Rod
○	Found Iron Pipe
○ Fence Corner	Found Fence Corner
	Chainlink Fence
	Wood Fence
	Electric Line
	Power Pole
	Guy Wire
	Meter Pole
	Telephone Pedestal
	Water Meter
	Water Valve
R=	Record Measurement

Scale: 1" = 200'

100 0 200 400

Job No. - 643399-176571

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TBPLS Firm No. 10110902

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