

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS,  
RAINS COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS,  
RAINS COUNTY, TEXAS
- PUE = PUBLIC UTILITY EASEMENT BY THIS PLAT
- BL = BUILDING LINE BY THIS PLAT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- CONCRETE R.O.W. MONUMENT FOUND
- ⊕ GAS LINE SIGN
- DHP — OVERHEAD ELECTRIC
- x — BARBIRE FENCE
- || — PIPE FENCE
- // — ASPHALT

**LEGAL DESCRIPTION**

Being a 2.63 acre tract or parcel of land situated in the James Forsyth Survey, Abstract No. 80, Rains County, Texas, and being part of that tract of land conveyed from Lorenzo Quintero, et al, to Lorenzo Quintero, by Warranty Deed, as recorded in File No. 2025-3132, Official Public Records, Rains County, Texas, being more fully described as a called 12.013 acre tract of land conveyed from Kenneth W. Shipp, et al, to Lorenzo Quintero, et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 561, Page 430, Official Public Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the East corner of said 12.013 acre tract, at the North corner of Lot 2, Lonestar Ranchettes, according to the plat thereof as recorded in Volume 7, Page 20, Plat Records, Rains County, Texas, and in the Southwest line of U.S. Highway 69, a 120' right-of-way, from which a 1/2" iron rod found bears South 36 degrees 44 minutes 23 seconds West, a distance of 1.03 feet and a concrete right-of-way monument found bears South 53 degrees 17 minutes 09 seconds East, a distance of 2,329.17 feet;

THENCE South 36 degrees 44 minutes 23 seconds West, with the Southeast line of said 12.013 acre tract and with the Northwest line of said Lot 2, a distance of 559.53 feet to a point at the Southeast corner of said 12.013 acre tract, at the West corner of said Lot 2, and at an angle point in the North line of a tract of land conveyed to Lorenzo Quintero, by deed as recorded in File No. 2025-3131, Official Public Records, Rains County, Texas; being more fully described as a called 17.749 acre tract of land conveyed to Lorenzo Quintero, et al, by deed as recorded in Volume 567, Page 583, Official Public Records,

**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND I BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE THI THIS SURVEY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) ALL SET LOT CORNERS ARE 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED (BY-LINE)
- 6) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY RAINS COUNTY AND INSTALLED PRIO OCCUPANCY.
- 7) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LO
- 8) THE PURPOSE OF THIS PLAT IS TO CREATE 1 RESIDENTIAL LOT.
- 9) ELECTRIC SERVICE PROVIDER: FARMERS ELECTRIC CO-OP
- 10) WATER SERVICE PROVIDER: BRIGHT STAR WATER
- 11) PIPELINE SHOWN HEREON IS APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROI EVIDENCE.

**FLOOD STATEMENT:**

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCI RATE MAP NO. 48379C0130D AND 48379C0135D, DATED 04/17/2012. IT IS SHOWN AS BEI LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.



2000 I-30 E  
Greenville, TX 75402

2/16/2026

Mr. Lorenzo Quintero  
E Hwy 69  
Alba, TX 75410

Re: Availability of Electric Service to property located on E Hwy 69

To Whom it May Concern:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

YES, Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.

NO, Farmers Electric Cooperative is not a Certified Electrical Service Provider at the above referenced subdivision.

YES, Farmers Electric Cooperative is available to each individual residential lot.

NO, Farmers Electric Cooperative is not available to each individual residential lot.

NOTE: Electrical service will be provided to the subdivision upon contractual agreement and receipt of payment of any Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to each individual residential lot upon the completion of installation of new electrical infrastructure in the subdivision.

Should you have any questions, please feel free to contact me.

*NOTE: Confirmation that Farmers Electric Cooperative can service the above-mentioned property does not mean that electricity is readily available at the location. Easements from adjoining property owners may be needed to construct Farmers Electric facilities. If these easements cannot be obtained by the person requesting the service, this may hinder or prevent Farmers Electric from constructing the service lines to the property in question.*

Thank you,

Patrick Covington  
Field Engineering Supervisor  
Farmers Electric Cooperative  
[pcovington@farmersselectric.coop](mailto:pcovington@farmersselectric.coop)

# BRIGHT STAR-SALEM SPECIAL UTILITY DISTRICT

Providing Quality Water Service to Wood and Rains Counties Since 1971

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February 2, 2026

County Of Rains  
Emory, Texas 75440

RE: Water Utility Service located on E Us Highway 69

Lorenzo Quintero is the owner of a 2.63-acre tract, located on E Us Highway 69 in Alba, Texas. This property is entirely located within the Certificate of Convenience and Necessity (CCN 10404) of Bright Star-Salem Special Utility District. No extra linework is required to serve this property with one meter.

If you need further information, please feel free to contact our office.

Sincerely,



Sherree Latham  
Assistant Manager  
Bright Star-Salem SUD



# Rains County Application for Subdivision Development and other Park and Rental Communities



Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the County Clerks's office along with the required number of copies of the respective plat, \$995 application fee plus \$15 per lot made payable to Rains County, and all other required information.

Type of Plat submittal:  Subdivision Development  RV Park Development  
 Tiny Home Park Development  Manufactured Home Rental Community Development

Proposed Name of Subdivision: Quintero Estates

Physical Location: US Hwy 69, Alba, TX

Legal Description of Property: 2.63 ac. tract or parcel in James Forsyth Survey AB No. 80, Part of land conveyed to Lorenzo Quintero by Deed 16-2025-3132 Property:

Applicant/Property Owner's Name: Lorenzo Quintero  
Mailing Address: 214 RCR 2360

City: Alba State: TX Zip: 75410

Phone #: 430-2664574 E-mail: aly253.quintero@gmail.com

Total Acreage of Development: 2.63 Total number of lots: 1

Surveyor/Engineer's Name: Tina Hoque

Company: By-Line Surveying LLC

Address: 109 Prosperity Pkwy

City: Emory State: TX Zip: 75440

Phone #: 832-473-5150 Fax #: N/A

Intended Use of Lots: (Check all those that apply)  Residential (Single Family)  Residential (Multi-family)  
 Other (Please specify) \_\_\_\_\_

Water Supply: Bright Star Electric Service: FEC

Sewage Disposal: \_\_\_\_\_ Gas Service: \_\_\_\_\_

Note: The submission of plans/drawings, calculations, etc., along with this application makes such items public record, and the Applicant understands that they may be viewed and/or reproduced (copied) by the general public.

(County Staff Use Only)

Application Received by: \_\_\_\_\_ Date Received: \_\_\_\_\_

Fee Paid (Amount): \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_