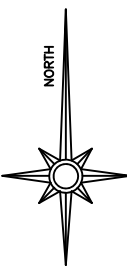
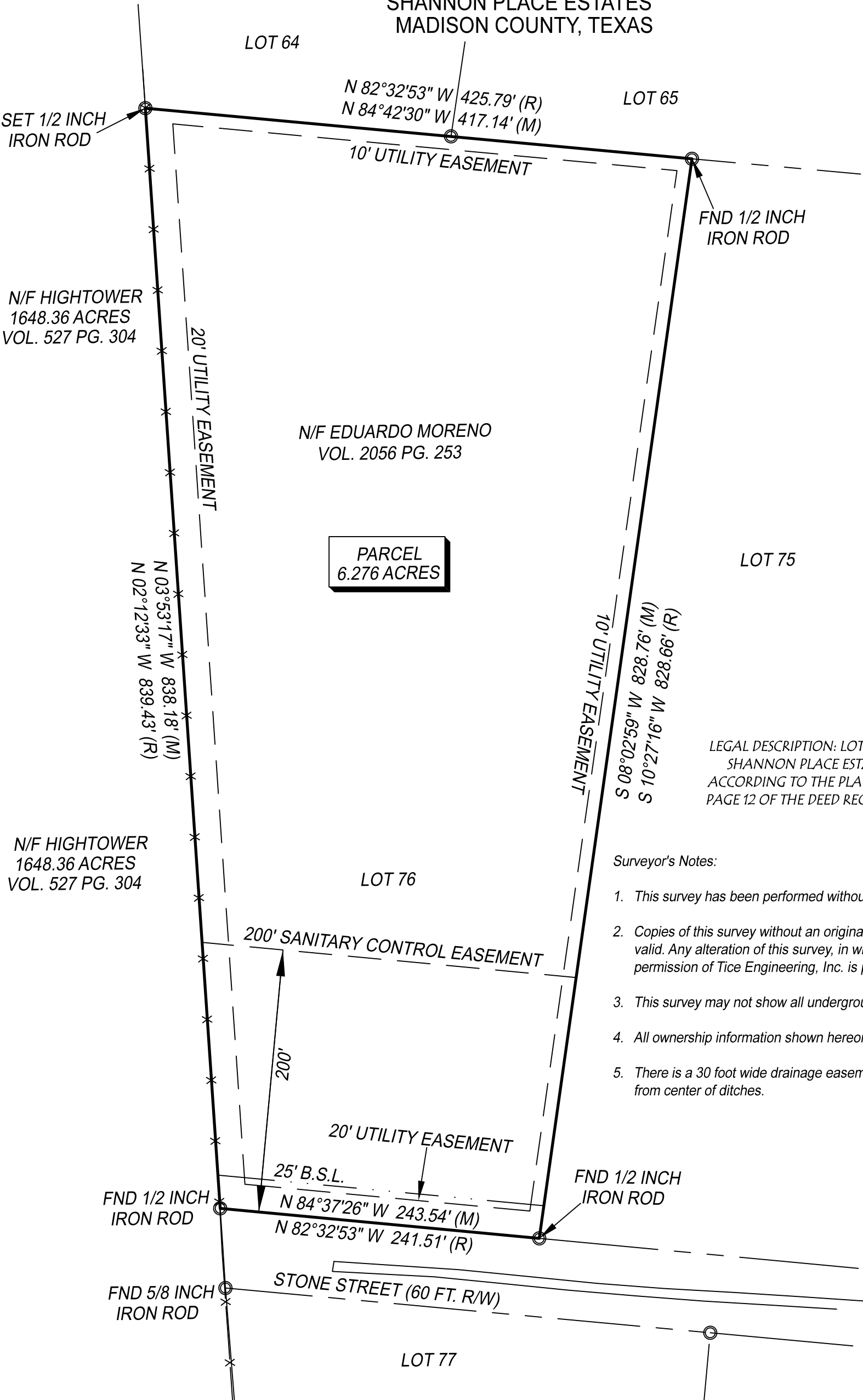
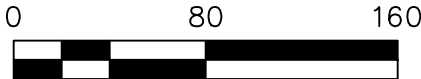


EDUARDO MORENO
6.276 ACRES
LOT 76, BLOCK SEVEN (7)
SHANNON PLACE ESTATES
MADISON COUNTY, TEXAS



BASIS OF BEARINGS
TEXAS STATE PLANE CENTRAL ZONE
GRID NORTH FROM G.P.S OBSERVATION



LEGAL DESCRIPTION: LOT SEVENTY SIX (76), BLOCK SEVEN (7),
SHANNON PLACE ESTATES, MADISON COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1,
PAGE 12 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS.

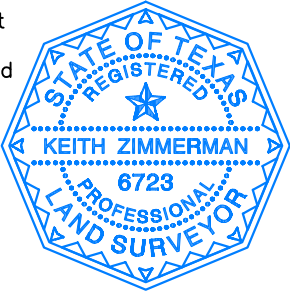
Surveyor's Notes:

1. This survey has been performed without the benefit of a title report.
2. Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
3. This survey may not show all underground utilities.
4. All ownership information shown hereon are "now or formally".
5. There is a 30 foot wide drainage easement along all drains and ditches. 15 feet from center of ditches.

CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a Boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Engineers and Land Surveying and that there are no encroachments or protrusions except as shown.

Keith Zimmerman
KEITH ZIMMERMAN, R.P.L.S. NO. 6723
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR



- LEGEND
- X- = Fence
 - G- = Gas Line
 - SB = Building Setback
 - U&E = Utilities & Easements
 - P- = Overhead Elec. Ln.
 - PP = Power Pole
 - T- = Tel. Ln.
 - ⊠ = Found R/W Marker
 - = Found Iron Rod
 - ⊙ = Set 1/2" Iron
 - (M) = Measured
 - (R) = Record

TEI TICE ENGINEERING, INC. ENGINEERS / SURVEYORS <i>Trusted Engineers. Experienced Surveyors. Innovative Results.</i>				11400 HWY 30 SUITE 305 COLLEGE STATION, TX 979.485.1104	
DRAWN BY: KZ		DATE: 07/26/2026		SCALE: 1"=80'	
REV:	DESCRIPTION	DWN:	DATE:		
DRAWING NO: 5474-26B					
SURVEYED BY: KEITH ZIMMERMAN					
TEXAS SURVEY FIRM #: 10194827					
EDUARDO MORENO LOT 76 SHANNON PLACE ESTATES MADISON COUNTY, TEXAS.					