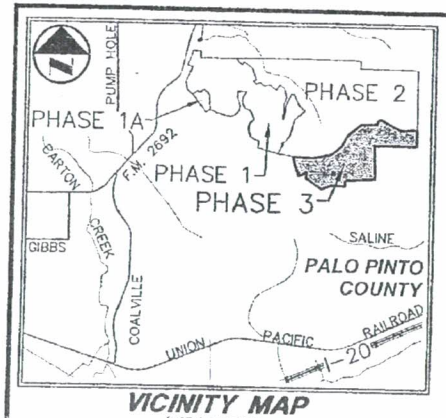
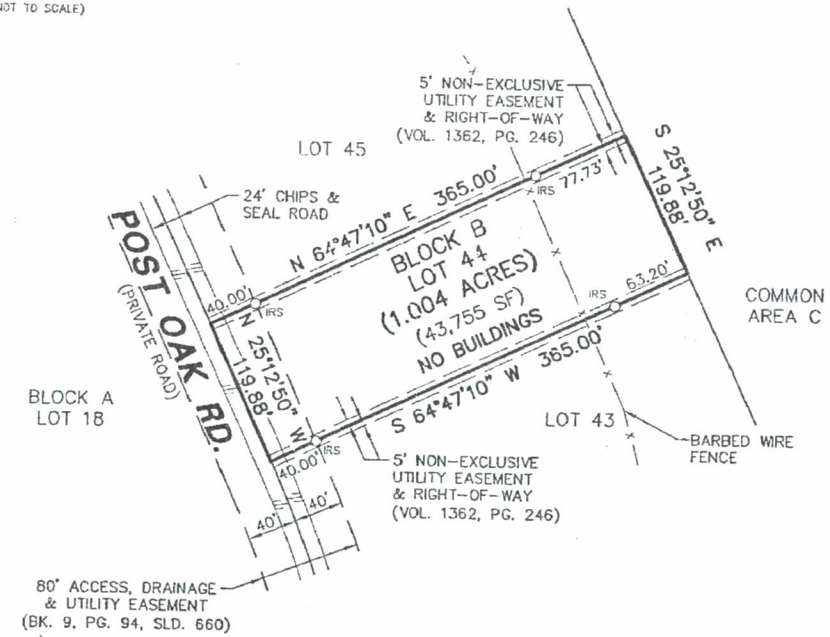


VICINITY MAP
(NOT TO SCALE)

LEGEND	
———	PROPERTY LINE
— — —	EASEMENT LINE
—X—X—	FENCE LINE
$O_{(C.M.)}$	1/2" IRON ROD WITH "PACHECO KOCH" CAP FOUND CONTROLLING MONUMENT
O_{IRS}	1/2" IRON ROD WITH "PACHECO KOCH" CAP SET

0 50 100 200
GRAPHIC SCALE IN FEET



DESCRIPTION OF PROPERTY SURVEYED

Being Lot 44, Block B, 7R Ranch, Phase 3, an addition to Palo Pinto County according to the plat thereof filed April 9, 2007, recorded in Book 9, Page 94, Slide 660, of the Map Records of Palo Pinto County, Texas

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 7(a), 8, 9, 10, 11(a) and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Executed as of the 21st day of May, 2007.

Nijaz Karacic
Registered Professional Land Surveyor
No. 5526

STATE OF TEXAS
REGISTERED
NIJAZ KARACIC
5526
PROFESSIONAL
LAND SURVEYOR

NOTES

1. *Bearing system for this survey is based on the Final Plat of 7R Ranch, Phase 3, an addition to Palo Pinto County, filed April 9, 2007, recorded in Book 9, Page 94, Slide 660, of the Map Records of Palo Pinto County, Texas.*
2. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Palo Pinto County, Texas, Community-Panel No. 480516 0275 A, Effective Date: August 2, 1990. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:*

   Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.

3. *This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract.*
4. *"DRAINAGE EASEMENTS SHALL BE DEDICATED 5 FEET ON EITHER SIDE OF DRAINAGE SYSTEMS AS THEY ARE INSTALLED" per the Final Plat of 7R Ranch, Phase 3, an addition to Palo Pinto County, recorded in Book 9, Page 94, Slide 660, of the Map Records of Palo Pinto County, Texas.*

ALTA/ACSM LAND TITLE SURVEY
LOT 44, BLOCK B

7R RANCH, PHASE 3
A.B.&M. SURVEY NO. 4, ABSTRACT NO. 1148
PALO PINTO COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHN	NK	1"=100'	05/21/2007	2440-07.107

M:\DWG-24\2440-07.107\DWG\2440-07-107AS-B.DWG

7R RANCH, PHASE 3