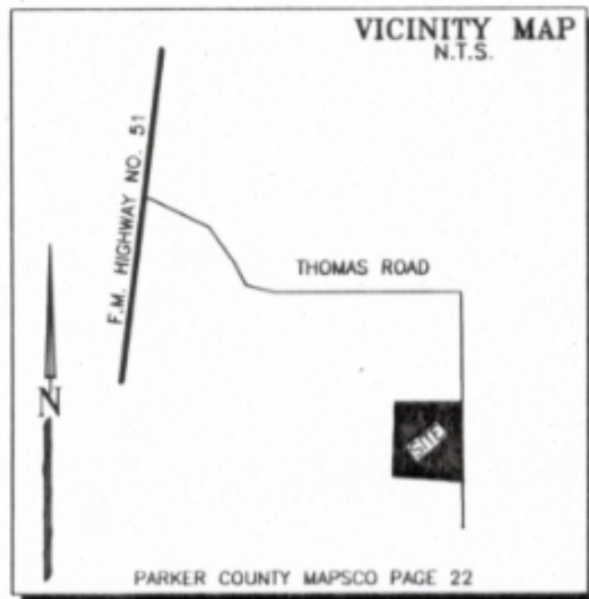


50 0 50 150

SCALE: 1"=50'



GENERAL NOTES

25' FRONT BUILDING LINE
5' SIDE & REAR BUILDING LINE
15' U.E. ALONG ALL ROADS &
PERIMETER OF SUBDIVISION

4.00 TOTAL ACRES
1.00 ACRE MINIMUM
4 LOTS

ONSITE SEWAGE PER T.N.R.C.C. & PARKER
COUNTY RULES AND REGULATIONS

ALL CORNERS ARE 1/2" IRONS SET
CAPPED LONE STAR RPLS 5746 UNLESS
OTHERWISE NOTED.

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 4806200075-B
EFFECTIVE DATE: 08/17/1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

NOTE:
TOPOGRAPHIC INFORMATION IS BY SCALE PER
USGS QUAD MAP QUADRANGLE LOCATION
3297-343, NAD 1927.

Water to be supplied
by WALNUT CREEK
SPECIAL UTILITY
DISTRICT.
JR 28/Nov/2007

OWNER/DEVELOPER:
COTTONGAME INVESTMENTS, LLC
1417 THOMAS ROAD
SPRINGTOWN, TEXAS 76082
VOLUME 2576, PAGE 210

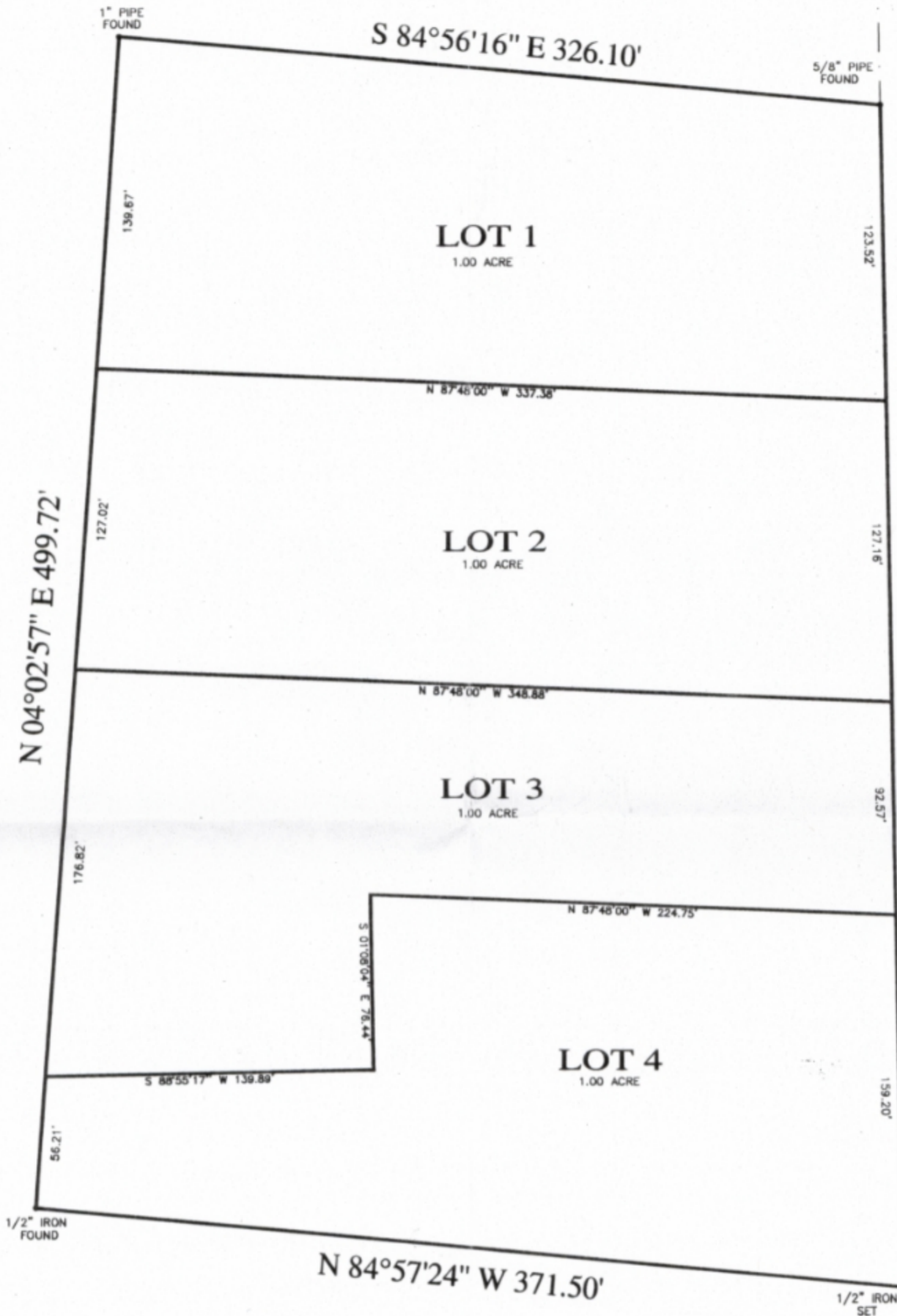
LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181
07340-P

This is to certify that I, JERRY ROBBINS, a
Registered Professional Land Surveyor
of the State of Texas, having plotted the
above subdivision from an actual survey
on the ground; and that all lot corners,
and angle points, and points of
curvature shall be properly marked on
the ground, and that this plat correctly
represents that survey made by me or
under my direction and supervision.

JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5746
SURVEYED/OCTOBER/2007



ALEC THOMAS
NO VOLUME AND PAGE



JESSE GILBERT
VOLUME 1843 PAGE 631

C630

Doc# 661805
Book 2592 Page 65

Doc# 661805 Fees: \$66.00
11/28/2007 10:08AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRAME ROBINSON, COUNTY CLERK

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Cottongame Investments LLC, being the owner of a certain tract of land
situated in and being a portion of the John B. Thomas Survey, Abstract No. 1290, Parker
County, Texas as described in deed Cottongame Investments LLC recorded in Volume
2576, Page 210, Official Records, Parker County, Texas.

4.00 acres, being that certain tract described in Volume 2576, Page 210, Deed Records,
Parker County, Texas and being more particularly described by metes and bounds as
follows:

COMMENCING from an iron pipe in the West line of Thomas Road, said pipe being called
by deed to be 20.00 feet West from the Southeast corner of the said John B. Thomas
Survey, thence N.01°07'27"W., 129.48 feet to a 1/2" iron set for the POINT OF BEGINNING;

THENCE N.84°57'24"W., 371.50 feet to a 1/2" iron found;
THENCE N.04°02'57"E., 499.72 feet to a 1" pipe found;
THENCE S.84°56'16"E., 326.10 feet to a 5/8" pipe found in the West line of said Thomas
Road;
THENCE S.01°08'04"E., with the West line of said Thomas Road, 502.45 feet to the
POINT OF BEGINNING and containing 4.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Cottongame Investments LLC does hereby adopt this plat as Lots 1-4, SEVEN
BRIDGES, an addition to Parker County, Texas and does hereby dedicate to the use of the
Public forever all streets, alleys, parks, watercourses, drains, easements and public places
thereon shown for the purpose and consideration therein expressed.

WITNESS MY HAND on this the 26th day of November, 2007.

Wes Cottongame
Cottongame Investments LLC
Wes Cottongame, President

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Wes
Cottongame, whose name is subscribed to the foregoing instrument and acknowledged to
me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 26th day of November
2007.

Renee Mitchell
NOTARY PUBLIC, STATE OF TEXAS



6-27-10
My Commission Expires

SUBJECT PROPERTY DOES NOT LIE WITHIN ANY CITY OR TOWNSHIPS
EXTRATERRITORIAL JURISDICTION.

COMMISSIONERS COURT
PARKER COUNTY, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS
AFTER DATE OF APPROVAL
PLAT APPROVAL DATE: Nov 28, 2007
Mark Riley County Judge
Absent
DANNY CHATE COMMISSIONER PRECINCT #1
JOHN ROTH COMMISSIONER PRECINCT #3
JOE BRINKLEY COMMISSIONER PRECINCT #2
JIM WEBSTER COMMISSIONER PRECINCT #4

ACCT. NO.: 17259
SCH. DIST.: SP
CITY: CO
MAP NO.: K.4

FINAL PLAT
SEVEN BRIDGES
LOTS 1 - 4, BLOCK 1
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 4.00 ACRES SITUATED IN THE
JOHN B. THOMAS SURVEY, ABSTRACT NO. 1290
PARKER COUNTY, TEXAS,