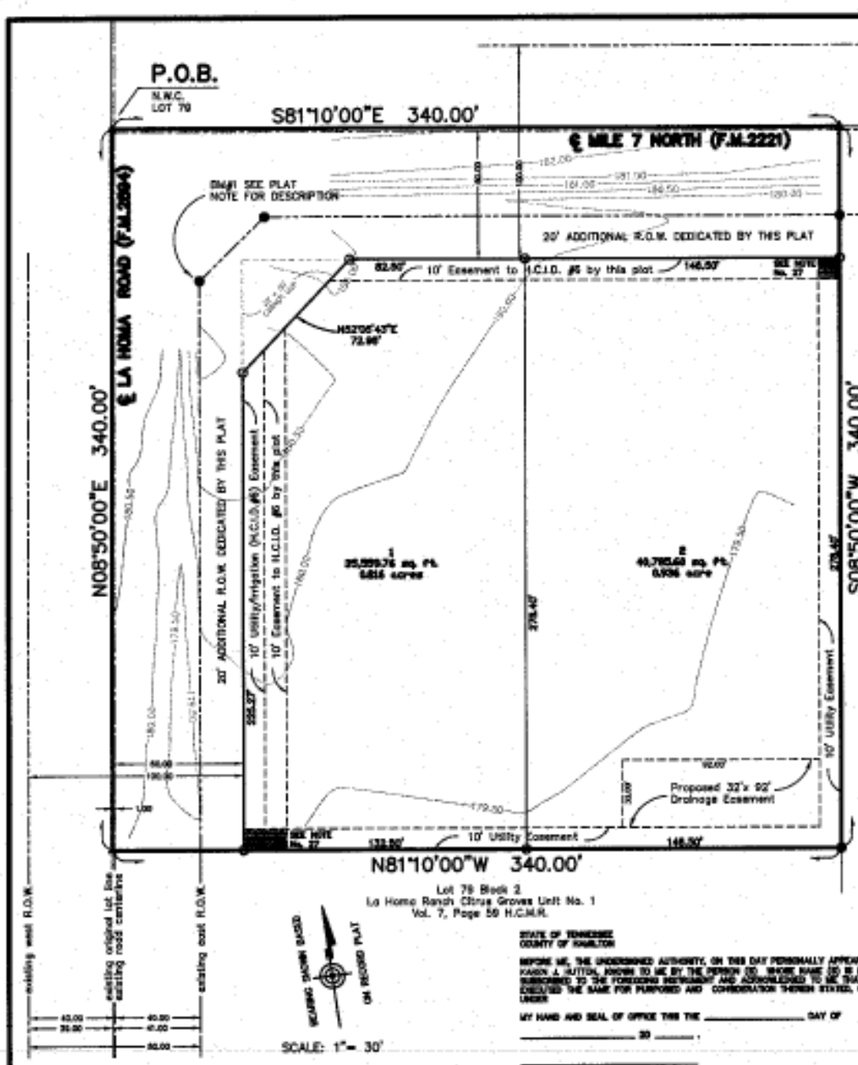


LEGEND

▲ - FD. COTTON-PICKER SPINDLE
○ - SET 1/2 INCH IRON ROD
● - FD. 1/2 INCH IRON ROD

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 5 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ DATE _____

SECRETARY _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE §§ 16.315(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE PLANS ARE ADEQUATE OR APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT ENCROACHMENTS, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 20 _____

REGISTERED PROFESSIONAL SURVEYOR
JOSE MARIO GONZALEZ R.P.L.S. – RGV DELTA SURVEYING
8207 MATEO ESCOBAR
MONTE ALTO, TEXAS 78538
TEL: 956-380-5154 FAX: 956-380-0156
NO. 6001 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20 _____

LICENSED PROFESSIONAL ENGINEER
CARLOS GARZA P.E. – AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-5058 FAX: 956-380-0110
NO. 83900 STATE OF TEXAS

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUTTON SUBDIVISION NO. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ . _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TENNESSEE
COUNTY OF HAMILTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN J. HUTTON, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER

MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.010(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF " THE HUTTON SUBDIVISION No. 7 " WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF THE CITY OF MISSION _____ DATE _____

ATTEST: _____ CITY SECRETARY _____ DATE _____

THIS PLAT OF " THE HUTTON SUBDIVISION No. 7 " HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2008

CHAIRMAN

STATE OF TENNESSEE
COUNTY OF HAMILTON

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, KAREN J. HUTTON, AS OWNER (S) OF THE 2.654 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE HUTTON SUBDIVISION NO. 7, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

KAREN J. HUTTON – CHIEF MANAGER OF _____ DATE _____
HUTTON REAL PROPERTY TEXAS LLC
GENERAL PARTNER OF
HUTTON CO DEVELOPMENT LP
A TEXAS LIMITED PARTNERSHIP
736 CHERRY STREET
CHATTANOOGA, TENNESSEE 37402

PRINCIPAL CONTACTS

	NAME	ADDRESS	PHONE	FAX
OWNER :	KAREN J. HUTTON	736 CHERRY STREET CHATTANOOGA, TENNESSEE 37402	423-643-9222	423-664-7100
ENGINEER :	CARLOS GARZA	P.O. BOX 480 EDINBURG, TX 78540	956-383-5058	956-380-0110
SURVEYOR :	JOSE MARIO GONZALEZ	8207 MATEO ESCOBAR MONTE ALTO, TX 78538	956-380-5154	956-380-5156

SUBDIVISION PLAT OF

The Hutton Subdivision No. 7

BEING A RESUBDIVISION OF 2.654 ACRES OUT OF LOTS 78 & 79, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY TEXAS, AS PER VOLUME 7, PAGE 59, AS RECORDED IN THE MAP RECORDS OF HIDALGO COUNTY

2 Commercial Lots

Plat Scale: 1"=30' – Prepared May 1, 2008

JOB # 1020.005

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil
P.O. Box 480 Edinburg, Texas 78540 Office: (956) 380-5058 Fax: (956) 380-0110
www.aecengineering.net

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES :

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION ZONE "X"

ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0295 D EFFECTIVE DATE JUNE 6, 2000

2. SETBACKS:
FRONT (MILE 7 or LA HOMA): 50 FEET OR EMT, WHICHEVER IS GREATER
REAR: 15 FEET OR EMT, WHICHEVER IS GREATER
SIDE: 6 FEET OR EMT, WHICHEVER IS GREATER
SIDE (LA HOMA): 10 FEET OR EMT WHICHEVER IS GREATER

4. MINIMUM FINISHED FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND FORT CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE LOCATED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:

—>SEE NO.1—>ELEV. 100.00 NAVD. SE DESCRIPTIONS TOP OF 5/8 " IRON ROD LOCATED AT THE SOUTHEAST CORTNR CORNER CUP @ THE INTERSECTION OF LA HOMA ROAD (F.M. 2004) AND MILE 7 NORTH (F.M. 2221).

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2.603 CUBIC-FEET 0.06 ACRE-FEET) OF STORM WATER RUNOFF (LOT 1=1.023 & LOT 2=1.580). DRAINAGE STRUCTURES IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR STORM SEWER IMPROVEMENTS)

7. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS SEWAGE DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. A SEPARATE SEWAGE SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.

9. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

F. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

10. KAREN J. HUTTON, THE OWNER & SUBDIVIDER OF THE HUTTON SUBDIVISION NO. 7, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LOW THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT SHALL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. ALL PUBLIC STREET EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WORK OF LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROVIDED APPROPRIATE AND CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

15. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 & 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 & 2 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.

16. IF LOTS ARE USED FOR COMMERCIAL PURPOSES THE PREVAILING PARTY SHALL REVISE AND APPROVE OF THE SITE PLAN WHICH WILL INCLUDE IMPROVED TO MILE 7 NORTH ROAD TO ACCESSIBILITY TO LA HOMA ROAD AND MILE 7. CROSS-ACCESS EASEMENT TO ALLOW OTHER NON-RESIDENTIAL DEVELOPMENTS, FENCE BUFFERING, FIRE HYDRANTS AND PARED FIRE LANES.

17. DRAINAGE SWALES, DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

18. TXDOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOTS 1 & 2 PRIOR TO THE CONSTRUCTION OF DRIVEWAY/ENTRANCE ON TO BOTH F.M. 2221 (MILE 7 NORTH) AND F.M. 2004 (LA HOMA ROAD). TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.

19. A PERPETUAL CROSS-BARRIER CROSS-ACCESS EASEMENT SHALL BE PROVIDED TO THE ADJACENT PROPERTIES VIA PAVED INTERFACE TO THE ABUTTING DRIVEWAY.

20. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH MILE 7 NORTH (F.M. 2221) AND LA HOMA ROAD (F.M. 2004) AT BUILDING PERMIT STAGE.

21. WATER SERVICE INSTALLATION FOR THIS SUBDIVISION SHALL BE BORED ACROSS MILE 7 NORTH BY OTHERS (SHARYLAND WATER SUPPLY CORPORATION). SAID SERVICES SHALL BE TAPPED FROM AN EXISTING 2.5-S.D.R. 6" WATER LINE LOCATED ON THE NORTH SIDE OF MILE 7 NORTH.

22. LOT 1 SEPTIC DRAIN FIELD AREA SHALL BE DETERMINED UPON SUBMITTAL OF ENGINEERED SITE PLAN AND OSSF DESIGN AT BUILDING PERMIT STAGE.

23. ANY PROPOSED DRIVEWAY/ENTRANCE CONSTRUCTION WITHIN OR ALONG TXDOT RIGHT-OF-WAYS SHALL CONFORM TO THE "TXDOT ACCESS MANAGEMENT MANUAL". DRIVEWAY/ENTRANCE PERMIT SHALL BE REQUIRED AND SHOULD BE APPROVED BY WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

24. ANY PROPOSED UTILITY CONSTRUCTION WITHIN OR ALONG TXDOT RIGHT-OF-WAYS SHALL REQUIRE TXDOT ELECTRONIC "UAT" UTILITY INSTALLATION REQUEST. FINAL TXDOT APPROVAL IN WRITING SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

25. NO DIRECT ACCESS TO LOT 1 SHALL BE PERMITTED FROM MILE 7 NORTH ROAD (F.M. 2221).

26. AREAS WHERE UTILITY EASEMENTS & IRRIGATION EASEMENTS CROSS SHALL BE CONSIDERED UTILITY & IRRIGATION EASEMENTS.

27. IF NECESSARY, THE LOT OWNER HEREBY GRANTS H.C.I.D. #5 SURFACE USE OF THE AREA ADJACENT TO H.C.I.D. #5 IRRIGATION EASEMENTS FOR REPAIR PURPOSES AS TO NOT MATERIALLY INTERFERE WITH ANY BUSINESS OPERATIONS ON THE LOTS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUTTON SUBDIVISION NO. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ . _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

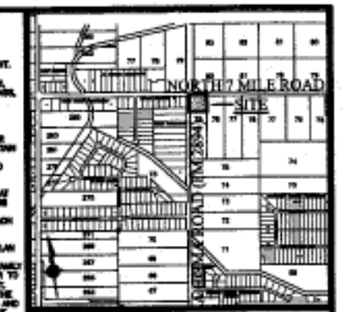
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUTTON SUBDIVISION NO. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ . _____ .

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE:

I, _____, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ____ O'CLOCK ____ ON _____ . _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT ____ O'CLOCK ____ ON _____ . _____ .

NO.	SHEET	REVISION	DATE	APPROVED



LOCATION MAP SCALE: 1"=1000'

PREPARED BY : AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil
P.O. Box 480 Edinburg, Texas 78540 Office: (956) 380-5058 Fax: (956) 380-0110
www.aecengineering.net

DATE PREPARED : MAY 01, 2008
DATE SURVEYED : APRIL 30, 2008

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE HUTTON SUBDIVISION NO. 7 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE WEST SIDE OF HIDALGO COUNTY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 7 NORTH ROAD (F.M. 2221) AND LA HOMA ROAD (F.M. 2004). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF MISSION (POPULATION 63,272). THE HUTTON SUBDIVISION NO. 7 LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001.

PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION

A 2.654 ACRE TRACT OF LAND, MORE OR LESS OUT OF LOTS 78 & 79, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT OF WAY OF MILE 7 NORTH ROAD (F.M. 2221) FOR THE NORTHWEST CORNER OF LOT 79 AND THE NORTHWEST CORNER OF THE TRACT;

THENCE, SOUTH 81 DEGREES, 10 MINUTES EAST, ALONG THE NORTH LINE OF LOTS 79 AND 78, BLOCK 2 PARALLEL TO AND 1.00 FEET NORTH OF THE CENTERLINE OF MILE 7 NORTH ROAD (F.M. 2221), A DISTANCE OF 340.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THE TRACT;

THENCE, SOUTH 08 DEGREES, 50 MINUTES WEST, PASSING AT 1.00 FEET THE CENTERLINE OF MILE 7 NORTH ROAD (F.M. 2221), PASSING A 1/2 INCH IRON ROD 24 INCHES IN LENGTH FOUND AT 40.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 7 NORTH ROAD (F.M. 2221), A TOTAL DISTANCE OF 340.00 FEET TO A 1/2 INCH IRON ROD 24 INCHES IN LENGTH SET FOR THE SOUTHEAST CORNER OF THE TRACT;

THENCE,NORTH 81 DEGREES, 10 MINUTES WEST, PASSING A 1/2 INCH IRON ROD 24 INCHES IN LENGTH SET FOR THE EAST RIGHT OF WAY LINE OF LA HOMA ROAD (F.M. 2004), PASSING AT 339.00 FEET THE CENTERLINE OF LA HOMA ROAD (F.M. 2004), A TOTAL DISTANCE OF 340 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF LOT 79 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES, 50 MINUTES EAST, ALONG THE WEST LINE OF LOT 79, PARALLEL TO AND 1.0 FEET WEST OF THE CENTERLINE OF LA HOMA ROAD (F.M. 2004), A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

INDEX TO SHEETS OF THE HUTTON SUBDIVISION NO. 7

SHEET 1	HEADING, INDEX, LOCATION MAP AND KEY, PRINCIPAL CONTACTS, PLAT NOTE LINE, STREETS, AND EASEMENT DEDICATIONS, LEGAL DESCRIPTION (METES AND BOUNDS) SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DEMONSTRATE THE PROJECT IS SITUATED HUD/EA CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, ROAD CERTIFICATION, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL WORK, THIS DEVELOPMENT MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.