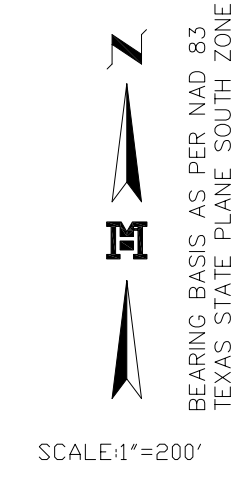


TOWN CENTER SUBDIVISION

BEING A RESUBDIVISION OF A
127.993 ACRE TRACT BEING OUT OF
LOTS 29, 30, 31, 34 & 36
KELLY-PHARR SUBDIVISION
VOL. 3, PGS. 133-134, H.C.D.R.
& OUT OF LOTS 11-14,
M.L. WOODS SUBDIVISION No. 4
VOL. 5, PG. 51, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS



STATE OF
COUNTY OF

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE TOWN CENTER SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MR. NEIL ELLIS, PRESIDENT
FIRST HARTFORD REALTY
CORPORATION
140 COLONIAL ROAD
MANCHESTER, CT 06040

FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: 07-28-06
DATE PREPARED: 07/28/06 BY: R. DE JESUS
T-G.P.S. #4, PG.78,79 , JOB No. 05172.01

STATE OF
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
NEIL ELLIS KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS
THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF
_____, 20____.

NOTARY PUBLIC, COUNTY,
MY COMMISSION EXPIRES:

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING COMMISSION DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS THE _____ DAY OF _____, 2006

ATTEST: _____
PRESIDENT

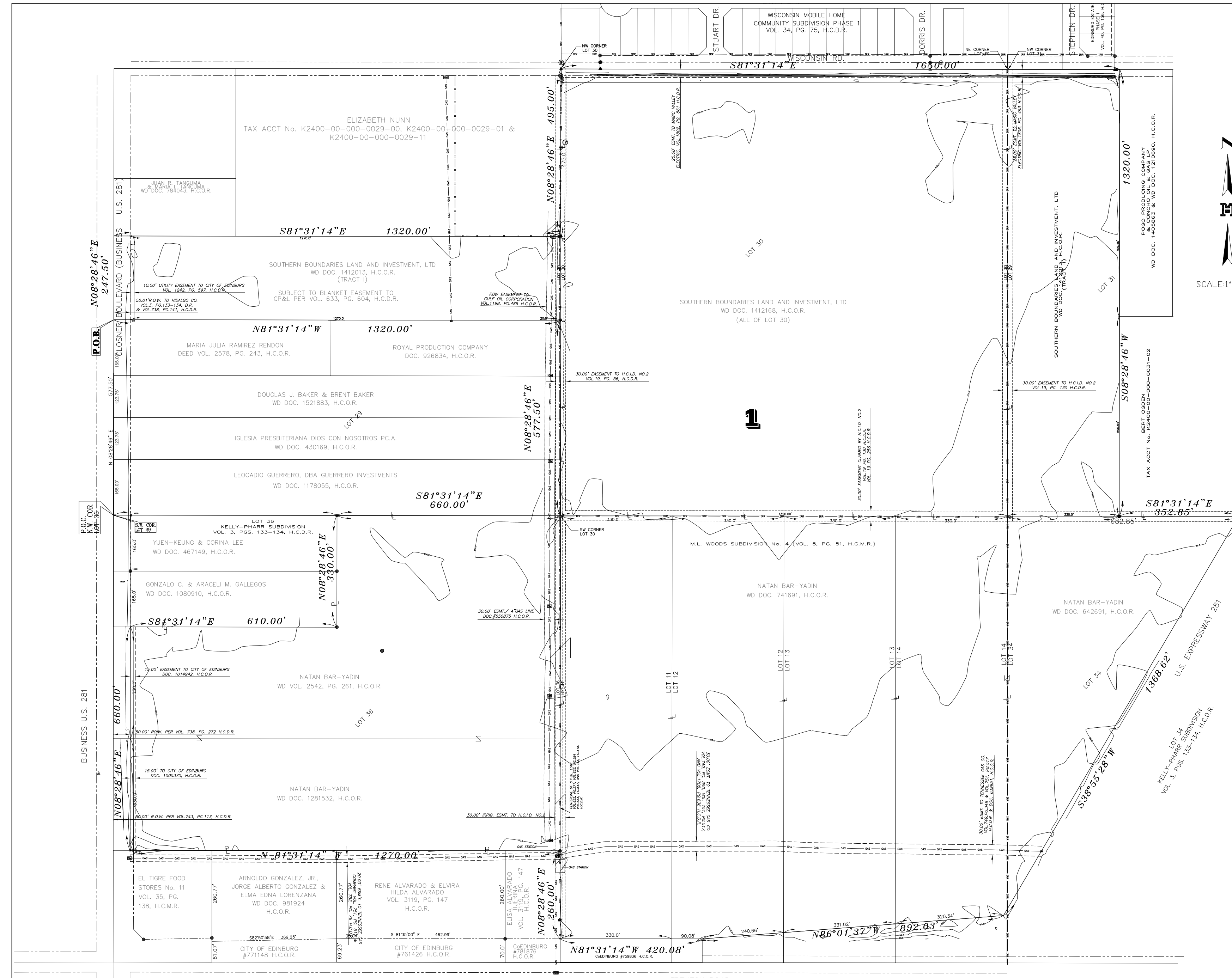
SECRETARY

NOTE:
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C. I. D #2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C. I. D. #2

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 49.21 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____



METES AND BOUNDS DESCRIPTION

A tract of land containing 127.993 acres, situated in the City of Edinburg, Hidalgo County, Texas, consisting of 7.500 acres out of LOT 29, 40.000 acres being all of LOT 31, 10.000 acres being the WEST 10 ACRES OF LOT 31, 9.105 acres out of LOT 34, 24.242 acres out of LOT 36, KELLY-PHARR SUBDIVISION, according to the plat thereof recorded in Volume 3, Pages 133-134, Hidalgo County Deed Records, & 37.146 acres out of LOTS 11 THRU 14, M.L. WOODS SUBDIVISION, according to the plat thereof recorded in Volume 5, page 51, Hidalgo County Map Records, said 127.993 acres also being more particularly described as follows:

- BEGINNING at a point on the West line of said Lot 29 for the Westernmost Northwest corner of this tract, said point bears S 08° 28' 46" W a distance of 494.60 feet from the Northwest corner of said Lot 29;
- THENCE, S 81° 31' 14" E at a distance of 50.00 feet pass a No.4 rebar set for the East right-of-way line of Closner Boulevard (Business U.S. 281), continuing a total distance of 1320.00 feet to a No.4 rebar set on the East line of Lot 29 and the West line of Lot 30 Kelly-Pharr Subdivision, for an inside corner of this tract;
- THENCE, N 08° 28' 46" E along the East line of Lot 29 and the West line of Lot 30, Kelly-Pharr Subdivision, at a distance of 475.00 feet pass a No.4 rebar set for the South right-of-way line of Wisconsin Road, continuing a total distance of 495.00 feet to a cotton picker spindle found at the Northeast corner of said Lot 29 and the Northwest corner of said Lot 30, for the Easternmost Northwest corner of this tract;
- THENCE, S 81° 31' 14" E along the North lines of Lots 30 and 31, Kelly-Pharr Subdivision, at a distance of 1320.00 feet pass the Northeast corner of said Lot 30 and the Northwest corner of said Lot 31, continuing a total distance of 1650.00 feet to the Westernmost Northeast corner of this tract;
- THENCE, S 08° 28' 46" W along the East line of the West 10 acres of Lot 31, Kelly-Pharr Subdivision, at a distance of 20.00 feet pass a No.4 rebar set for the South right-of-way line of Wisconsin Road, at a distance of 729.46 feet pass a No.4 rebar found, continuing a total distance of 1320.00 feet to a No.4 rebar found on the South line of said Lot 31 and the North line of said Lot 34 for an inside corner of this tract;
- THENCE, S 81° 31' 14" E along the South line of said Lot 31 and the North line of said Lot 34, a distance of 352.85 feet to a No. 4 rebar set for the Easternmost Northeast corner of this tract;
- THENCE, S 38° 55' 28" W along the existing West right-of-way line of U.S. Expressway 281, a distance of 1368.62 feet to a No. 4 rebar set for the Southeast corner of this tract;
- THENCE, N 86° 01' 37" W along the existing North right-of-way line of Trenton Road, a distance of 892.03 feet to an angle point of this tract;
- THENCE, N 81° 31' 14" W along the existing North right-of-way line of Trenton Road, a distance of 420.08 feet to a No. 4 rebar set for the Southernmost Southwest corner of this tract;
- THENCE, N 08° 28' 46" E a distance of 260.00 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, N 81° 31' 14" W a distance of 1270.00 feet to an iron pipe found on the existing East right-of-way line of Business U.S. 281 for the Northernmost Southwest corner of this tract;
- THENCE, N 08° 28' 46" E along the existing East right-of-way line of Business U.S. 281, a distance of 660.00 feet to a No. 4 rebar set for an outside corner of this tract;;
- THENCE, S 81° 31' 14" E a distance of 610.00 feet to a No. 4 rebar found for an inside corner of this tract;
- THENCE, N 08° 28' 46" E at a distance of 165.00 feet pass a No. 4 rebar found in line, continuing a total distance of 330.00 feet to a No. 4 rebar found on the North line of said Lot 36 and the South line of said Lot 29 for an outside corner of this tract;
- THENCE, S 81° 31' 14" E along the North line of said Lot 36 and the South line of said Lot 29, a distance of 660.00 feet to a No. 4 rebar found at the Northeast corner of said Lot 36, the Northwest corner of said Lot 11, the Southwest corner of said Lot 30 and the Southeast corner of said Lot 29 for an inside corner of this tract;
- THENCE, N 08° 28' 46" E along the East line of Lot 29 and the West line of Lot 30, Kelly-Pharr Subdivision, at a distance of 0.49 of one foot pass a No.4 rebar found, continuing a total distance of 577.50 feet to a No.5 rebar found for an inside corner of this tract;
- THENCE, N 81° 31' 14" W at a distance of 1270.00 feet pass a No.4 rebar found for the East right-of-way line of Closner Boulevard (Business U.S. 281), continuing a total distance of 1320.00 feet to a point on the West line of said Lot 29 for an outside corner of this tract;
- THENCE, N 08° 28' 46" E along the West line of said Lot 29 and within the right-of-way of Closner Boulevard, a distance of 247.50 feet to the POINT OF BEGINNING and containing 127.993 acres, of which 0.284 of one acre lies in the right-of-way of Closner Boulevard and 0.758 of one acre lies in the right-of-way of Wisconsin Road, leaving a net of 126.951 acres of land, more or less.



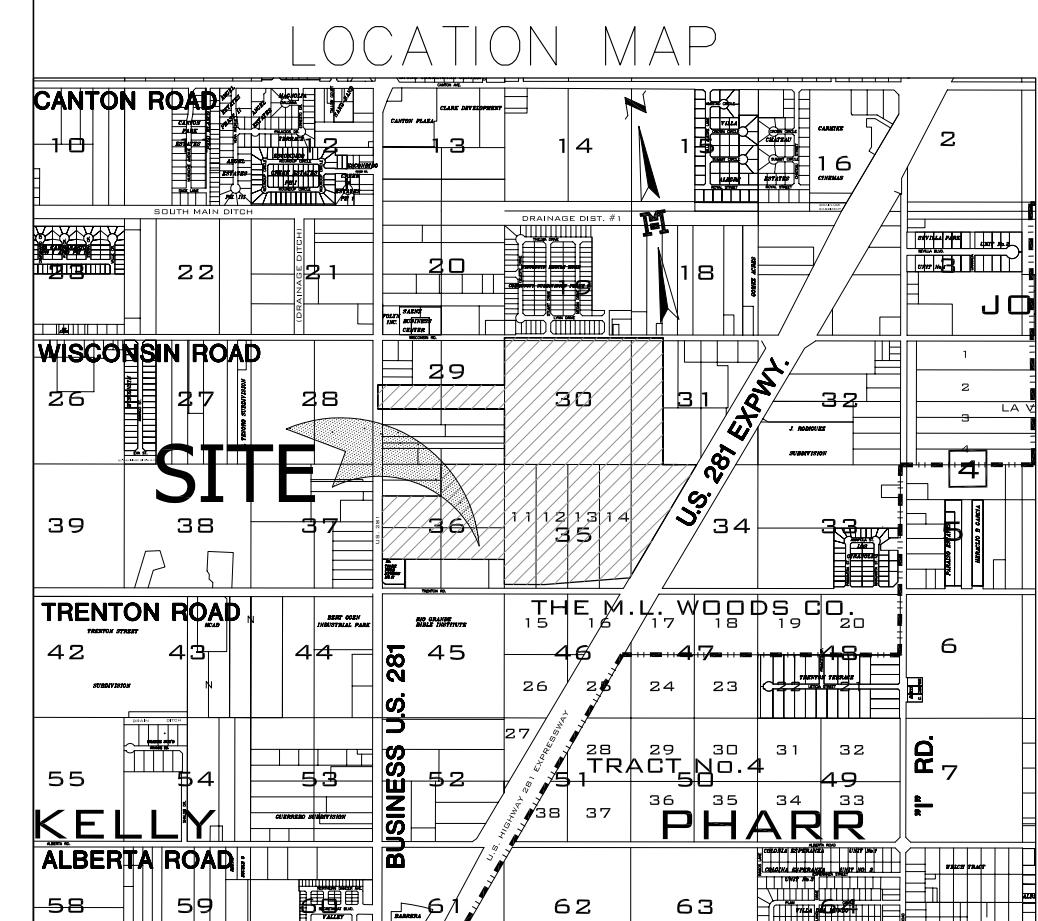
NOTE: SET 1/2" IRON ROD AT ALL LOT CORNERS W/PLASTIC YELLOW CAP STAMPED "MELDEN & HUNT, INC."

DRAWN BY: R. DE JESUS	DATE: 07-28-06
IRRIGATION, CHECKED: _____	DATE: _____
SURVEYED, CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

NOTES

1. PROPOSED SETBACKS:
FRONTAS PER CITY ORDINANCE
REARAS PER CITY ORDINANCE
SIDEAS PER CITY ORDINANCE
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION:
18" ABOVE TOP OF THE CROWN ASPHALT PAVEMENT MEASURED AT THE CENTER OF ROAD FRONTAGE.
3. FLOOD ZONE "X" (SHADED)
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480338 0030 E
COMMUNITY-PANEL NUMBER: 480338 0035 E
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY 14, 2001
4. BENCH MARK: T.B.M. SET PT.5, NO.4 REBAR LOCATED 133 FT. EAST AND 70 FT. SOUTH FROM THE SOUTH EAST CORNER OF THE GONZALO & ARACELI GALLEGOS PROPERTY. TOP OF IRON ROD ELEVATION= 99.46.
5. NO PERMANENT STRUCTURE OVER ANY EASEMENT.
6. LOT SHALL BE REQUIRED TO RETAIN _____ AC.FT./FT. OF STORM SEWER RUNOFF.
7. A 5 FOOT SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT STAGE ALONG BUSINESS 281, WISCONSIN & TRENTON ROAD.



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