



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-24-2021

PROPOSED KRANE SUBDIVISION PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING DEVELOPER: JOSE PABLO GARZA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF SHARY ROAD APPROXIMATELY ½ MILE NORTH OF MILE 8 ¼ NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MCALLEN AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-11-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO SHARY ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO SHARY ROAD & 35.00 ONTO MILE 8 ¼ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-22-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-21-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 6" LOCATION: SHARY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-24-2020; BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$ 1,500.00 For:  (1) OSSF**

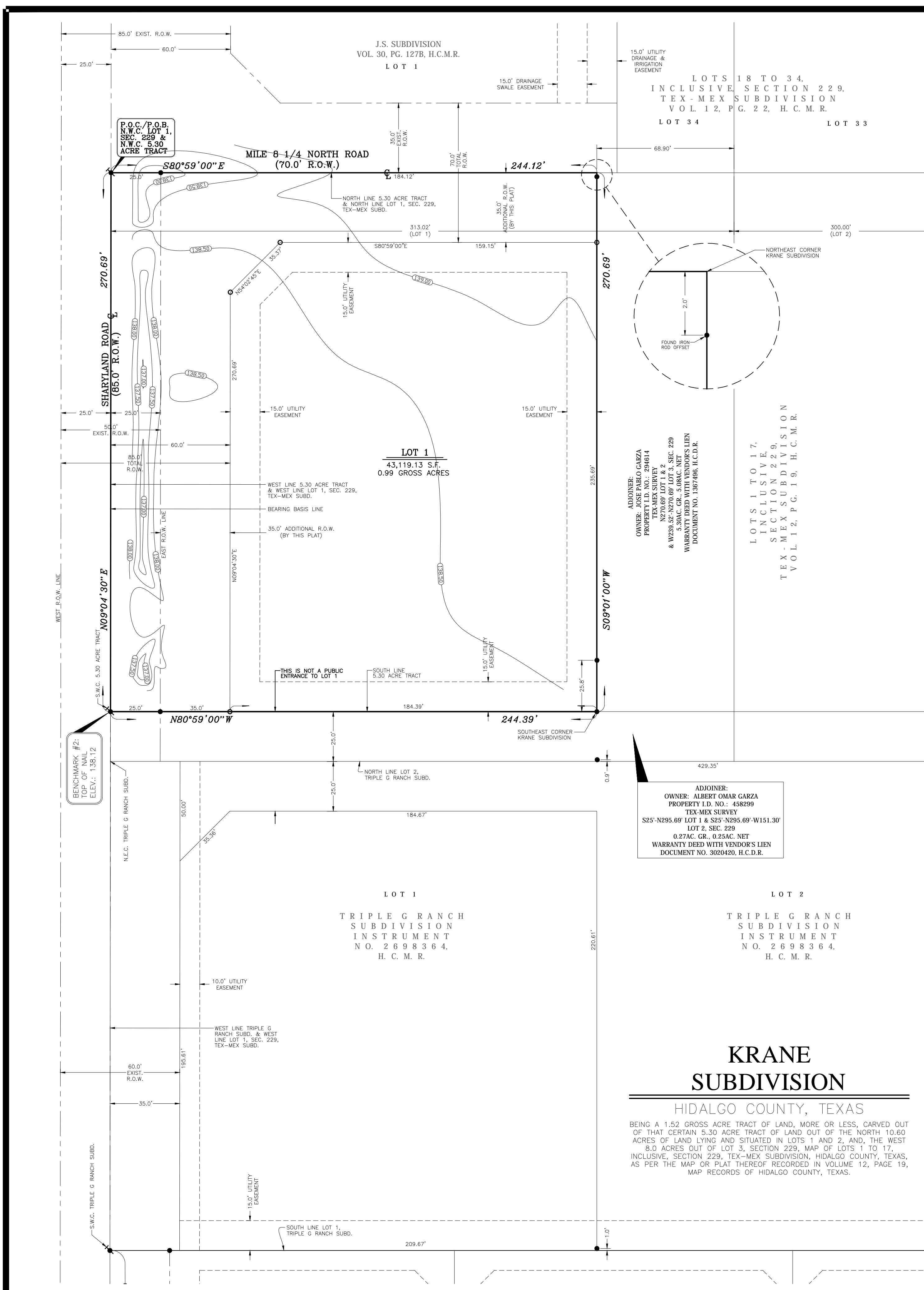
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 27, 2020

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.*

**Final Approval with financial guarantee.**

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

\*



**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- FOUND NAIL
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1"=30'

**GENERAL PLAT NOTES:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY PANEL NUMBER: 480334 Q225 D. EFFECTIVE DATE: JUNE 6, 2000.
- MINIMUM SETBACKS: FRONT (SHARYLAND ROAD): 60.0 FEET, PROPOSED, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER. REAR: 15.0 FEET, PROPOSED, OR EASEMENT, WHICHEVER IS GREATER. INTERIOR SIDE: 15.0 FEET, PROPOSED, OR EASEMENT, WHICHEVER IS GREATER. SIDE CORNER (MILE 8 1/4 NORTH ROAD): 35.0 FEET, PROPOSED, OR EASEMENT, WHICHEVER IS GREATER. GARAGE: 18.0 EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF SHARYLAND ROAD. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR PERMIT. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK NO. 32 LOCATED AT THE SOUTHWEST CORNER OF THE MILE 8 NORTH ROAD AND TAYLOR ROAD INTERSECTION. SAID BENCHMARK IS 7.3 FEET FROM THE EAST EDGE OF PAYMENT OF TAYLOR ROAD AND 65.8 FEET SOUTH FROM THE CENTER LINE OF MILE 8 NORTH ROAD. ELEV. = 131.25 N.A.V.D. 88. BM#2 A FOUND NAIL LOCATED AT THE CENTER OF SHARYLAND ROAD, APPROXIMATELY AT THE SOUTHWEST CORNER OF A 5.30 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THIS SUBDIVISION. ELEV. = 138.12.
- DRAINAGE: ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 680.0 CUBIC FEET OR 0.016 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE: PERMITTED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPARE WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCCO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - SEPARATE DESIGN SHALL BE SUBMITTED FOR APPROVAL.
  - EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 2700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- JOSE PABLO GARZA, THE OWNER & SUBDIVIDER OF KRANE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR STORM EVENT WITH NO DETENTION.
- A FOUR (4.0) FOOT SIDEWALK ALONG SHARYLAND ROAD AND ALONG MILE 8 1/4 NORTH ROAD IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.
- ALL CONSTRUCTION TO MEET CITY OF McALLEN REQUIREMENTS AND STANDARDS.
- AT THE TIME OF BUILDING PERMIT APPLICATION, THE LOT OWNER SHALL BE REQUIRED TO SUBMIT TO THE CITY OF McALLEN AND/OR THE COUNTY OF HIDALGO A GRADING PLAN FOR IMPROVEMENTS TO THE LOT DETAILING HOW THE OWNER IS PLANNING TO PROVIDE A MINIMUM ON-SITE DETENTION OF STORM WATER IN THE AMOUNT OF NOT LESS THAN 680 CUBIC FEET, OR 0.02 ACRE-FEET.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- LANDS CONTAINED HEREIN AND PLATTED AS KRANE SUBDIVISION ARE SUBJECT TO THAT CERTAIN BLANKET EASEMENT HELD BY THE UNITED IRRIGATION DISTRICT AS DESCRIBED IN VOLUME 18, PAGE 148 (FILED ON OCTOBER 02, 1911), DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THAT CERTAIN CONTRACTUAL AGREEMENT BETWEEN JOSE PABLO GARZA AND THE CITY OF McALLEN, AS RECORDED IN DOCUMENT NO. 3089812, H.C.D.R.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ACCESS TO LOT 1 AS SHOWN IS VIA SHARYLAND ROAD.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS **KRANE SUBDIVISION** HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: JOSE PABLO GARZA  
 5400 N. 29TH LN.  
 McALLEN, TEXAS 78504

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JOSE PABLO GARZA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS**  
**CITY OF McALLEN**  
**MAYOR'S CERTIFICATION**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS**  
**CITY OF McALLEN**  
**CHAIRMAN**  
**PLANNING AND ZONING COMMISSION**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE 232.028 (A)**

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **KRANE SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSION ON \_\_\_\_\_ 2020.

DATE: \_\_\_\_\_

HIDALGO COUNTY JUDGE: \_\_\_\_\_ DATE: \_\_\_\_\_

HIDALGO COUNTY CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **KRANE SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 2020.

DATE: \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, **DAVID OMAR SALINAS, P.E.**, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS **KRANE SUBDIVISION** DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.  
 REG. PROFESSIONAL ENGINEER #71973

**STATE OF TEXAS**  
**UNITED IRRIGATION DISTRICT**

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT:**

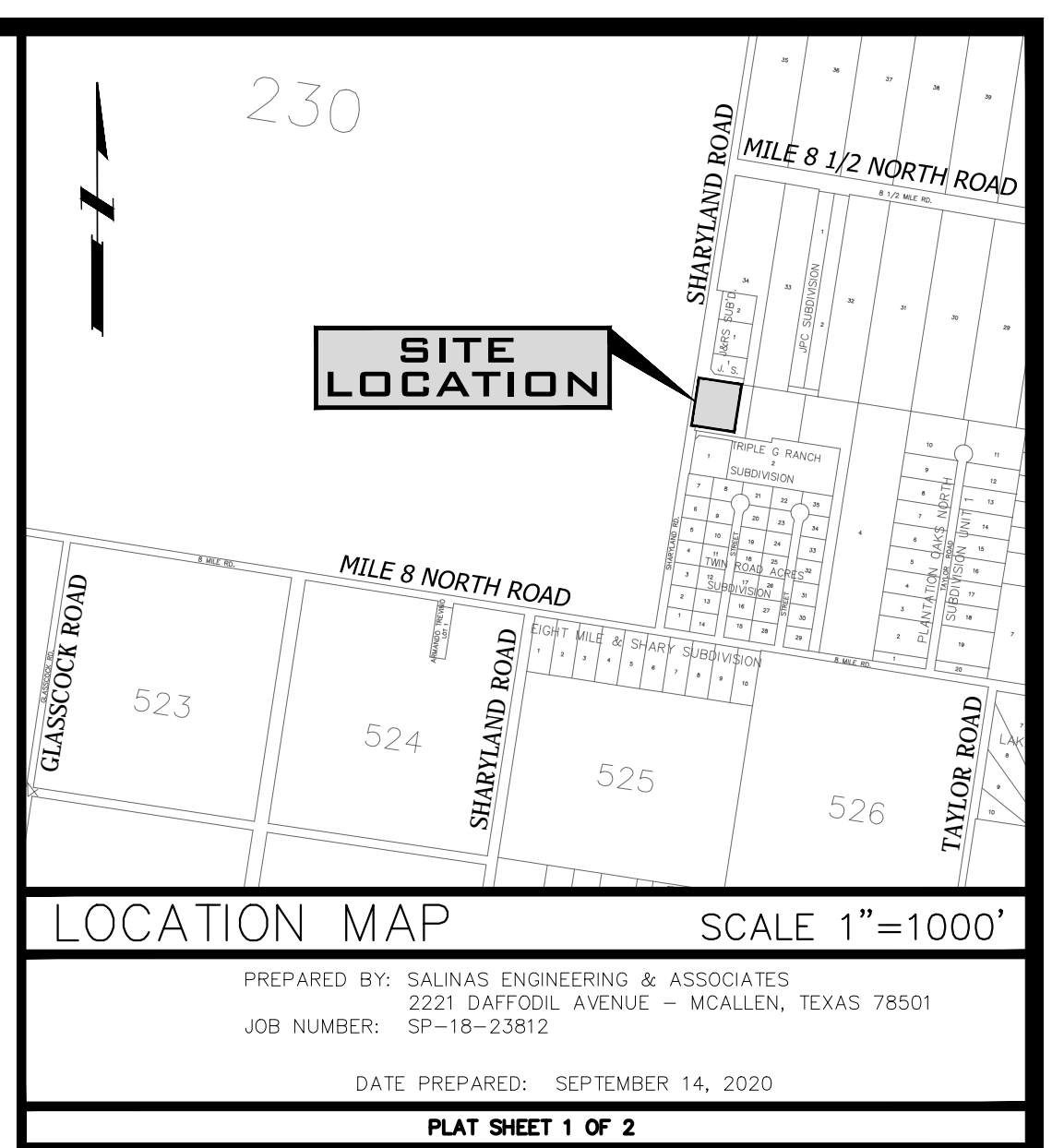
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.  
 GENERAL MANAGER

DATE: \_\_\_\_\_

**DISCLAIMER:** THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON SEPT. 14, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



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

**KRANE SUBDIVISION** IS LOCATED ON THE EAST SIDE OF SHARYLAND ROAD AND APPROXIMATELY 1,181.51 FEET NORTH FROM THE CENTER LINE OF MILE 8 NORTH ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 129,877 AS PER THE 2010 CENSUS). **KRANE SUBDIVISION** DOES NOT BELONG TO OR CONTAIN WITHIN THE CITY LIMITS OF McALLEN. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.

**METES AND BOUNDS DESCRIPTION**

BEING A 1.52 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.30 ACRE TRACT OF LAND OUT OF THE NORTH 10.60 ACRES OF LAND LYING AND SITUATED IN LOTS 1 AND 2, AND THE WEST 8.0 ACRES OF LOT 3, SECTION 229, MAP OF LOTS 1 TO 17, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.30 ACRE TRACT BEING ALL THAT SAME LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, A MARRIED PERSON, RECORDED IN DOCUMENT NO. 1367496, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; SAID 1.52 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- THENCE, SOUTH 80 DEGREES 59 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID 5.30 ACRE TRACT AND FURTHER BEING WITH THE SOUTH LINE OF SAID J.S. SUBDIVISION, A DISTANCE OF 25.0 FEET PASS A 3/4 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND ON INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SHARYLAND ROAD, AT A DISTANCE OF 244.12 FEET IN ALL TO A POINT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND SOUTH 09 DEGREES 01 MINUTES WEST, A DISTANCE OF 20 FEET FROM SAID CORNER;
- THENCE, SOUTH 09 DEGREES 01 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 5.30 ACRE TRACT, A DISTANCE OF 244.89 FEET PASS A 3/4 INCH DIAMETER IRON ROD FOUND, AT A DISTANCE OF 270.69 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID 5.30 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 80 DEGREES 59 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 5.30 ACRE TRACT, A DISTANCE OF 219.39 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND ON INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SHARYLAND ROAD, AT A DISTANCE OF 244.39 FEET IN ALL TO A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID 5.30 ACRE TRACT AND LOCATED ON INTERSECTION WITH THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 09 DEGREES 01 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1 SAME BEING THE WEST LINE OF SAID 5.30 ACRE TRACT, A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.52 GROSS ACRES, MORE OR LESS, OF WHICH THE WEST 25.0 FEET (OR 0.16 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID SHARYLAND ROAD, LEAVING 1.36 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: WEST LINE OF SAID LOT 1, SECTION 229, TEX-MEX SUBDIVISION, H.C.T.  
 N1/2MB 2017/1.52.050417

FILED FOR RECORD IN HIDALGO COUNTY  
**ARTURO GUJARDO, JR.**  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**INDEX SHEET OF KRANE SUBDIVISION**

SHEET 1

HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYORS' AND ENGINEERS' CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' 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 E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.

SHEET 2

WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEERS' CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATION; STATEMENT OF WORK; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOSE PABLO GARZA	5400 N. 29TH LN.	McALLEN, TEXAS 78504	(956) 457-5224	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

**KRANE SUBDIVISION**  
 HIDALGO COUNTY, TEXAS

BEING A 1.52 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.30 ACRE TRACT OF LAND OUT OF THE NORTH 10.60 ACRES OF LAND LYING AND SITUATED IN LOTS 1 AND 2, AND THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, MAP OF LOTS 1 TO 17, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

