

PLAT FOR
DEKAL SUBDIVISION
CITY OF PHARR, HIDALGO COUNTY, TEXAS

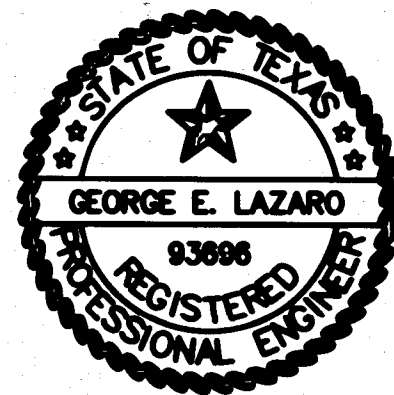
GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE WATER MAP - COMMUNITY PANEL NO.480334 0500 B: REVISED JANUARY 02, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVELS FOR THE BASE FLOOD
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB, OR 24" AS MEASURED AT THE CENTER OF THE LOT WHICHEVER IS GREATER.
3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 77.40-ACRES AND A VOLUME OF APPROXIMATELY 14.70-ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
4. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
5. NO STRUCTURE SHALL BE CONSTRUCTED ON ANY EASEMENTS.
6. BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
7. BENCHMARK: CITY OF PHARR BENCHMARK#4 N:16560518.618 E:1087052.203 ELEV. 88.43' (AS PER CITY OF PHARR PUBLISHED DATA). LOCATED AT THE INTERSECTION OF S. JUNIPER STREET AND E. GARY STREET, ON THE WEST SIDE OF S. JUNIPER STREET. HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988; GEOID MODEL 1999.
8. 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS
9. LANDSCAPING-AS PER CITY OF PHARR ORDINANCE.
10. A STORM-WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH CITY OF PHARR.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ALL FIRE-LINES AND SPRINKLERS TO BE INSTALLED BY A LICENSED FIRE SPRINKLER COMPANY.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
15. 5.0'FT SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
16. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S).

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I GEORGE E. LAZARO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

GE *P.E.* *5/21/24*
GEORGE E. LAZARO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93696
FIRM REGISTRATION NO. 12362



STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MC *5-21-2024*
MANUEL CARRIZALES
TEXAS RPLS No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNED HEREIN AS DEKAL SUBDIVISION, OF THE CITY OF PHARR, TEXAS. AND WHOSE OWNER'S NAME(S) IS SUBSCRIBED HERETO, AND DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OUTWESTERN LLC FKA ZEPPELIN TEXAS, LLC
EDUARDO DE LA VEGA CANELOS, CEO

DELTA PROPERTIES, LLP
DINO PANOUSOPOULOS, CEO

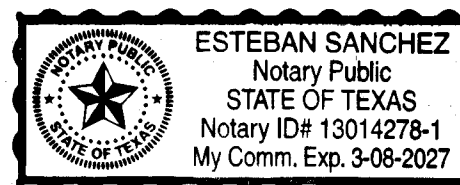
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO DE LA VEGA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF JUNE, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: MARCH, 08, 2027



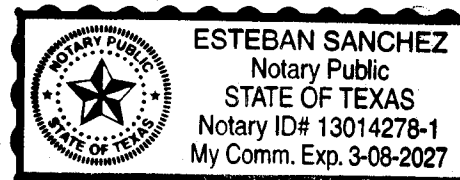
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DINO PANOUSOPOULOS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF JUNE, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: MARCH 08, 2027



METES & BOUNDS 1 : THE DEVELOPMENT CONSIST OF 76.448 GROSS ACRES

A 76.448 ACRE TRACT BEING A PART OR PORTION OF LOTS 382 AND 385, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING OUT OF THE FOLLOWING TWO TRACTS:

TRACT 1- A CALLED 38.632 ACRE TRACT AS DESCRIBED AND CONVEYED TO DELTA PROPERTIES, L.L.P. BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3261509, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

TRACT 2- A CALLED 38.773 ACRE TRACT AS DESCRIBED AND CONVEYED TO ZEPPELIN TEXAS, LLC BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3127637, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 76.448 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A MAG-NAIL SET [N:16562225.9602, E:1084116.6539], ON E. HI-LINE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 382 AND OF SAID 38.632 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 382 AND SAID TRACT 1, AT A DISTANCE OF 1,320.00 FEET TO A MAG-NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 382 AND SAID TRACT 1, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 8 DEGREES 31 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 382 AND SAID TRACT 1, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET AT THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID E. HI-LINE ROAD, AT A DISTANCE OF 1,320.00 FEET PASS A CALCULATED POINT BEING THE COMMON CORNER OF SAID LOTS 382 AND 385, AND THE COMMON CORNER OF SAID TRACT 1 AND TRACT 2, CONTINUING A TOTAL DISTANCE OF 2,559.02 FEET TO A HALF (1/2)-INCH IRON ROD WITH A CAP FOUND ON THE NORTH RIGHT OF WAY LINE OF MILITARY HIGHWAY (HIGHWAY 281) AT THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 49.211(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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

9-18-24
DATE

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 16 DAY OF JUNE, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

Paul M. G. Smith
PRESIDENT

ATTEST: *W. J. Neal*
SECRETARY

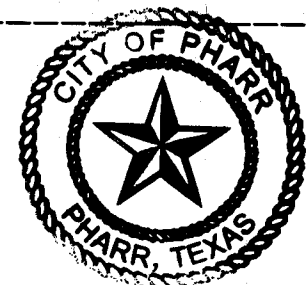
MAYOR'S CERTIFICATION

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

Ambrosio Hernandez
AMBROSIO HERNANDEZ
MAYOR,

6/20/24
DATE

ATTEST: *James P. J.*
CITY CLERK

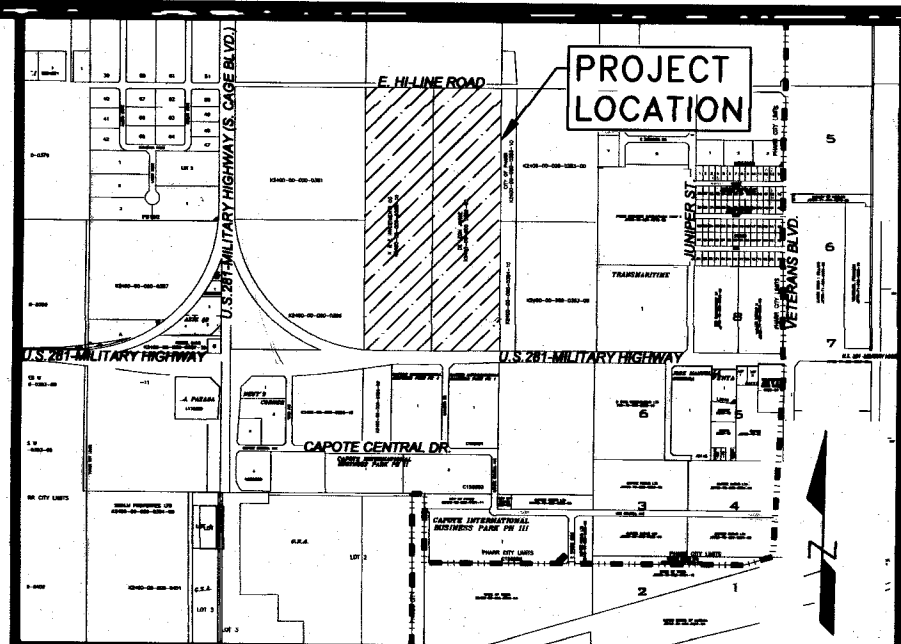


PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS DEKAL SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY.

THE 21 DAY OF JUNE, 2024.
WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

Danny Wylie
DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION



LOCATION MAP
SCALE: 1"=1,000'

PLAT FOR
DEKAL SUBDIVISION
A 76.448 ACRE TRACT OF LAND OUT OF LOTS 382 AND 385 KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGES 133,134 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY:
FULCRUM CONSULTING SERVICES
P.O. BOX 530540, HARLINGEN, TX 78553
&
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE, EDINBURG, TX 78542

DATE PREPARED: MARCH 1, 2024
DATE SURVEYED: FEBRUARY 28, 2024

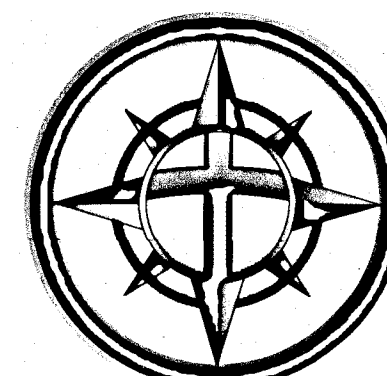
SHEET 01 OF 02



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 10-9-2024 AT: 3:47 AM/PM

INSTRUMENT NUMBER 3588195
OF THE MAP RECORD OF HIDALGO COUNTY, TEXAS
BY: *Elia Caballero* DEPUTY



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPELS FIRM No. 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land



FULCRUM
CONSULTING SERVICES

PLANNERS * ENGINEERS * ARCHITECTS
TBPE FIRM No. F12369 ~ TBPA FIRM No. BR 44
P.O. BOX 530540 HARLINGEN, TX 78553
PH: 956-797-3411 FAX: 956-797-3400



BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205
VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM 1988

BISSELL SOUTHWEST DC
LEASING LLC
GEMINI LOT 1
DOC. 3078510 H.C.D.R.

FP US HOLDINGS LLC
KELLY PHARR TRACT LOT 371 40 AC
DOC. 3269175 H.C.D.R.

FP US HOLDINGS LLC
KELLY PHARR TRACT
LOT 372 EXC W3.0AC
FOR IMP 37.00AC NET
DOC. 2584516 H.C.D.R.

PLAT FOR
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CITY OF PHARR, HIDALGO COUNTY, TEXAS

BLU-MAN INVESTMENTS LLC
KELLY PHARR TRACT LOT 383 EXC N100'-W150'
47.38AC FR 46.13AC NET
DOC. 2617243 H.C.D.R.

BLU-MAN INVESTMENTS LLC
KELLY PHARR TRACT LOT 384 EXC W150'-N1270'
47.38AC FR 46.13AC NET
DOC. 2617243 H.C.D.R.

CITY OF PHARR
KELLY PHARR TRACT W150' LOT 383 4.55AC GR 4.48AC NET
DOC.-382980 H.C.D.R.

CITY OF PHARR DRAINAGE CANAL

CITY OF PHARR
KELLY PHARR TRACT LOT 384 36.97 AC
C.I.D.#2 DOC.394628 H.C.D.R.

LOCATION MAP
SCALE: 1"=1,000'

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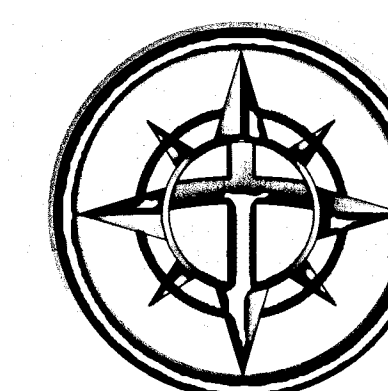
SHEET 02 OF 02

LEGEND

- LEGEND
- | | |
|-----------|----------------------|
| _____ | SUBDIVISION BOUNDARY |
| _____ | EXISTING LOT LINES |
| - - - - - | UTILITY EASEMENT |
| ___ _ _ _ | RIGHT OF WAY |
| _____ | CENTERLINE |
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
-  IRON ROD FOUND OR AS NOTED
-  SET 1/2" IRON ROD w/PINK CAP
 STAMPED "C.L.S. RPLS# 6388"
- P.O.B. POINT OF BEGINNING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	307.04'	4,738.98	003°42'44"	306.9



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