



BISSELL SOUTHWEST, DC
LEASING, LLC
DOC. 3078510 H.C.D.R.

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

PLAT FOR DEKAL SUBDIVISION 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
DOC.394628 H.C.D.R.

S8° 31' 58" W 2,559.02'

LOT 2
17.04 AC.
742,192 S.F.

LOT 4
18.76 AC.
817,099.64 S.F.

FOR SALE

±\$75,000 SF

N8° 31' 58" E 2,559.02'

S. DEKAL DR.
DEDICATED BY PLAT

LOT 3
17.66 AC.
769,281.93 S.F.

LOT 1
17.04 AC.
742,188.95 S.F.

N8° 31' 58" E 1,239.10'

N8° 31' 58" E 1,284.28'

N81° 28' 02" W 32.50'

CAPOTE FARMS, INC.
KELLY PHARR TRACT LOT 381 36.97 AC
A CORPORATION WARRANTY DEED
VOLUME 1314, PAGE 970, H.C.D.R.

CAPOTE FARMS, INC.
KELLY PHARR TRACT LOT 386 32 AC
A CORPORATION WARRANTY DEED
VOLUME 1314, PAGE 970, H.C.D.R.

P.O.B.
MAG-MAIL SET
NW COR. LOT 382
KELLY-PHARR SUBD.
N 10562225-9602
E 1084116-6539



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 02 OF 02

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"	306.99'



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
SINCE 1986
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-547-2187
www.cls.net



FULCRUM
CONSULTING SERVICES

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