



SCALE 1"=100'

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

BISSELL SOUTHWEST DC
EASING LOT
C.D. 3078510 H.C.D.R.

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.

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



LOCATION MAP
SCALE: 1"=1,000'

PLAT FOR
DEKAL SUBDIVISION
A 76.448 ACRE TRACT OF LAND OUT OF LOTS
352 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'

FR US HOLDINGS LLC
KELLY PHARR TRACT LOT 382
C.D. 3269175 H.C.D.R.

E. HI-LINE RD
S81° 28' 02"E 1,320.00'

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

P.O.B.
MAG-NAIL SET
NW COR. LOT 382
KELLY-PHARR SUBD.
N 108°22'25.9602"
E 108°41'16.6539"

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.



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
Survey License No. 128445
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-923-1187
www.cls.net



FULCRUM
CONSULTING SERVICES

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