

**CURRENT APPROVED
MASTERPLAN BY P&Z ON
7-3-2025**



PHASE #	SIZE (AC)	# OF LOTS	50' R.O.W. (LF)	80' R.O.W. (LF)	100' R.O.W. (LF)	GREENSPACE (AC)
III RE-PLAT	14.59	16	0	0	0	12.92
IV	6.55	40	1121	0	0	0
V	4.79	29	1060	0	0	0
VI	14.65	67	2771	0	0	3.57
VII	12.35	66	2863	0	794	0
VIII	16.18	90	2509	321	664	0
IX	16.32	88	2775	796	0	0
X	15.17	88	2474	0	794	0
XI	10.39	60	2067	0	0	0
XII	16.81	91	3037	511	0	0
XIII	0.96	1	0	0	0	0
XIV	1.38	1	0	0	0	0
XV	0.96	1	0	0	0	0
XVI	1.33	1	0	0	0	0
XVII	0.89	1	0	0	389	0
TOTALS	133.32	640	20677	1628	2541	15.49

NOTES

1. ALL R.O.W.'s ARE 50' UNLESS OTHERWISE NOTED.

FEMA DIGITAL FLOOD INSURANCE
RATE MAP (DFIRM) WITH EFFECTIVE DATE
APRIL 2008
FIRM MAP: # 48479C1385C

OVERALL GROSS DENSITY = 5.05 LOTS/ACRE
RESIDENTIAL NET DENSITY = 5.62 LOTS/ACRE

No.	Revision/Issue	Date
1	Updated Park Requirements	
2	Updated Phasing	6/18/25

GENERAL NOTES

FROM NAME AND ADDRESS
CRANE ENGINEERING CORP.
3115 JUNCTION DRIVE SUITE B
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3333 956 712-1996

Project Name and Address
LAGO DEL VALLE SUBDIVISION

Sheet Title
MASTER PLAN

Date
06/18/2025

Scale
1"=150'

01

Sheet