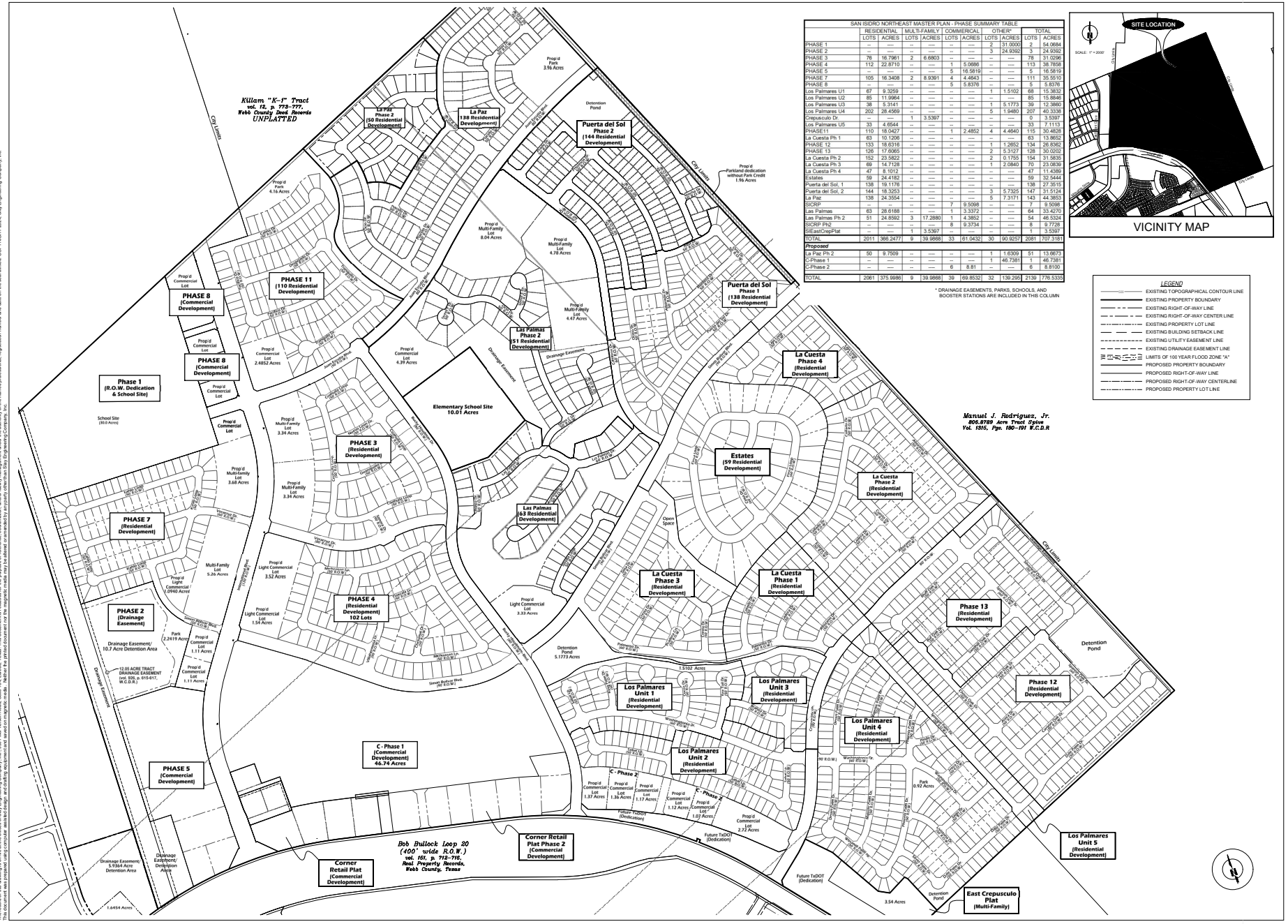

SAN ISIDRO NORTHEAST MASTER PLAN - PHASE SUMMARY TABLE										
	RESIDENTIAL		MULTI-FAMILY		COMMERICAL		OTHER*		TOTAL	
	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
PHASE 1	--	----	--	----	--	----	2	31.0000	2	54.0684
PHASE 2	--	----	--	----	--	----	3	24.9392	3	24.9392
PHASE 3	78	16.7961	2	6.6803	--	----	--	----	78	31.0296
PHASE 4	112	22.8710	--	----	1	5.0686	--	----	113	38.7858
PHASE 5	--	----	--	----	5	16.5819	--	----	5	16.5819
PHASE 7	105	16.3408	2	8.9391	4	4.4643	--	----	111	35.5510
PHASE 8	--	----	--	----	5	5.8376	--	----	5	5.8376
Los Palmares U1	67	9.3259	--	----	--	----	1	1.5102	68	15.3832
Los Palmares U2	85	11.9984	--	----	--	----	--	----	85	15.8846
Los Palmares U3	38	5.3141	--	----	--	----	1	5.1773	39	12.3660
Los Palmares U4	202	28.4569	--	----	--	----	5	1.9480	207	40.3338
Crepusculo Dr.	--	----	1	3.5397	--	----	--	----	0	3.5397
Los Palmares U5	33	4.6544	--	----	--	----	--	----	33	7.1113
PHASE11	110	18.0427	--	----	1	2.4852	4	4.4640	115	30.4828
La Cuesta Ph 1	63	10.1206	--	----	--	----	--	----	63	13.8652
PHASE 12	133	18.6316	--	----	--	----	1	1.2652	134	26.6062
PHASE 13	126	17.6065	--	----	--	----	2	5.3127	128	30.0202
La Cuesta Ph 2	152	23.5822	--	----	--	----	2	0.1755	154	31.5835
La Cuesta Ph 3	69	14.7128	--	----	--	----	1	2.0840	70	23.0836
La Cuesta Ph 4	47	8.1012	--	----	--	----	--	----	47	11.4380
Estates	59	24.4182	--	----	--	----	--	----	59	32.5444
Puerta del Sol, 1	138	19.1176	--	----	--	----	--	----	138	27.3515
Puerta del Sol, 2	144	18.3253	--	----	--	----	3	5.7325	147	31.5124
La Paz	138	24.3554	--	----	--	----	5	7.3171	143	44.3853
SICRP	--	----	--	----	7	9.5098	--	----	7	9.5098
Las Palmas	63	28.6188	--	----	1	3.3372	--	----	64	33.4270
Las Palmas Ph 2	51	24.8592	3	17.2880	1	4.3852	--	----	54	46.5324
SICRP Ph2	--	----	--	----	8	9.3734	--	----	8	9.7728
SIEastCrepPlat	--	----	1	3.5397	--	----	--	----	1	3.5397
TOTAL	2011	366.2477	9	39.9688	33	61.0432	30	90.9257	2081	707.3181
Proposed										
La Paz Ph 2	50	9.7509	--	----	--	----	1	1.6309	51	13.6673
C-Phase 1	--	----	--	----	--	----	1	46.7381	1	46.7381
C-Phase 2	--	----	--	----	6	8.81	--	----	6	8.8100
TOTAL	2061	375.9986	9	39.9688	39	69.8532	32	139.295	2139	776.5335

* DRAINAGE EASEMENTS, PARKS, SCHOOLS, AND BOOSTER STATIONS ARE INCLUDED IN THIS COLUMN

LEGEND

- EXISTING TOPOGRAPHICAL CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- LIMITS OF 100 YEAR FLOOD ZONE "A"
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE

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OWNER OR DEVELOPER
San Isidro Northeast, Ltd.
9901 McPherson Rd, Ste 201
Laredo, Texas 78045
(956) 796-1101

DESIGNED BY C. MELLENDEZ
DRAWN BY R. IBARRA
CHECKED BY R. IBARRA
REVIEWED BY M. SLAY

SLAY ENGINEERING
Civil Engineers & Surveyors
REGISTRATION NUMBER F-1300
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RAMIRO IBARRA, P.E. 109982
ON 01-06-2026
IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, AND BIDDING.

DATE PLOTTED January 7, 2026

ISSUED

#	DATE	DESCRIPTION
1	06-03-21	REVISED MASTER PLAN
2	12-17-21	REVISED MASTER PLAN
3	04-04-22	REVISED MASTER PLAN
4	05-04-22	REVISED MASTER PLAN
5	04-13-23	REVISED MASTER PLAN
6	06-13-24	REVISED MASTER PLAN
7	03-07-25	REVISED MASTER PLAN
8	01-05-26	REVISED MASTER PLAN

PROJECT NO. 12.004

DRAWING NAME NE MasterPlan.dwg

REFERENCE DRAWING(S) -----

PROJECT TITLE
San Isidro Northeast Subdivision
a 992.4237 acre tract of land called to contain 580.55 acres as recorded in vol. 1450, p. 868-873, O.P.R.W.C.T. & a 217.14 acre tract of land recorded in vol. 3355, p. 170-178 W.C.D.R.

SHEET TITLE
Master Plan
SUBDIVISION LAYOUT

SCALE 1" = 300'

SHEET 01 - 01 4.0