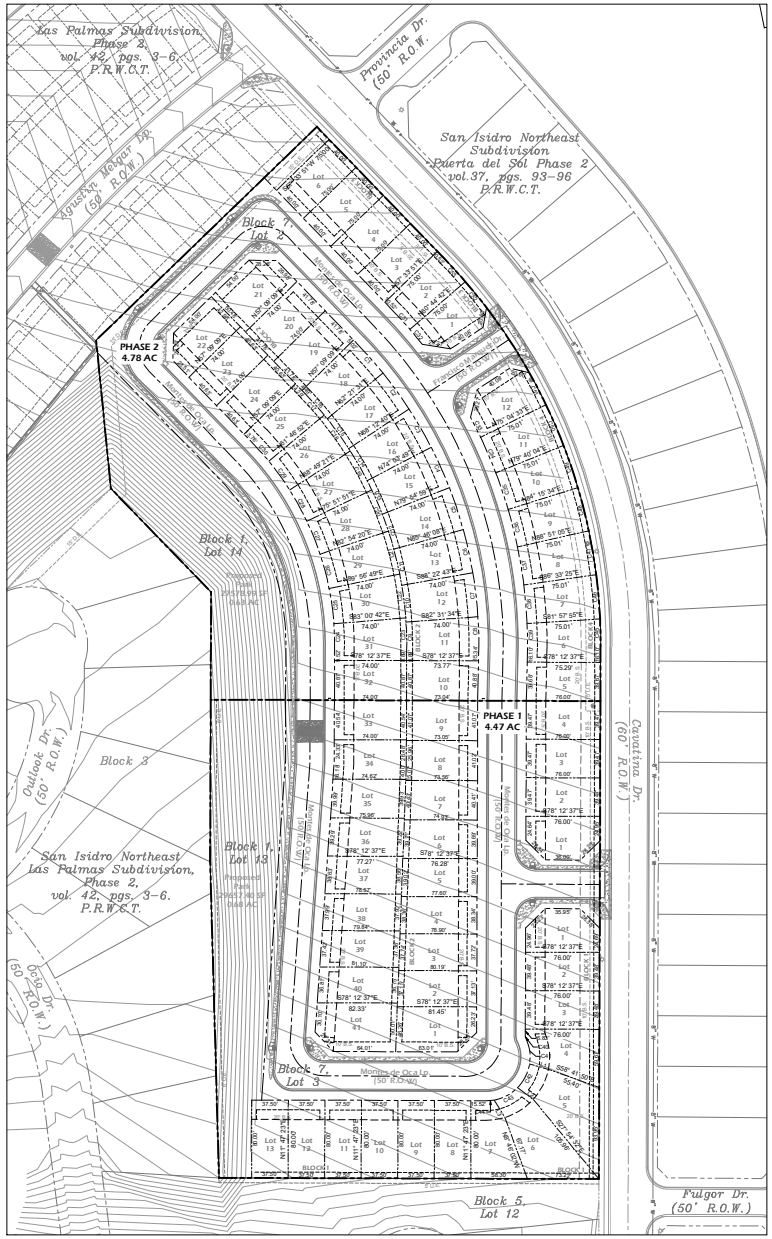


1 MASTER PLAN
SCALE: 1"=60'

Angulo Sine Residential Subdivision		
Phase	Residential Lots	Area (AC)
1	35	4.47
2	37	4.78
Total	72	9.25

Master Plan
Angulo Sine Residential Subdivision

BLOCK 1			BLOCK 2			BLOCK 2		
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC	LOT	SQ.FT.	AC
1	3005.19	0.0690	12	3083.99	0.0708	38	3001.97	0.0689
2	3000.48	0.0689	13	3083.99	0.0708	39	3004.63	0.0690
3	3000.48	0.0689	14	3083.99	0.0708	40	3001.32	0.0689
4	3432.93	0.0788	15	3083.99	0.0708	41	3957.63	0.0909
5	4700.34	0.1079	16	3083.99	0.0708	BLOCK 3		
6	4690.80	0.1077	17	3083.99	0.0708	LOT	SQ.FT.	AC
7	3433.07	0.0788	18	3114.89	0.0715	1	3029.73	0.0696
8	3000.00	0.0689	19	3091.43	0.0710	2	3006.13	0.0690
9	3000.00	0.0689	20	3091.36	0.0710	3	3000.00	0.0689
10	3000.00	0.0689	21	3515.89	0.0807	4	3000.00	0.0689
11	3000.00	0.0689	22	3000.22	0.0689	5	3000.00	0.0689
12	3000.00	0.0689	23	3006.33	0.0690	6	3000.00	0.0689
13	3000.00	0.0689	24	3006.33	0.0690	BLOCK 4		
BLOCK 2			25	3014.69	0.0692	LOT	SQ.FT.	AC
LOT	SQ.FT.	AC	26	3037.49	0.0697	1	3004.28	0.0690
1	3601.43	0.0827	27	3037.49	0.0697	2	3000.10	0.0689
2	3000.67	0.0689	28	3037.49	0.0697	3	3000.10	0.0689
3	3000.43	0.0689	29	3037.49	0.0697	4	3000.10	0.0689
4	3000.25	0.0689	30	3037.49	0.0697	5	3000.81	0.0689
5	3000.70	0.0689	31	3015.96	0.0692	6	3161.70	0.0726
6	3000.78	0.0689	32	3024.49	0.0694	7	3200.65	0.0735
7	3000.28	0.0689	33	3000.33	0.0689	8	3200.65	0.0735
8	3000.31	0.0689	34	3000.82	0.0689	9	3200.65	0.0735
9	3000.14	0.0689	35	3004.12	0.0690	10	3200.65	0.0735
10	3000.26	0.0689	36	3003.11	0.0689	11	3200.65	0.0735
11	3138.65	0.0721	37	3003.19	0.0689	12	3251.85	0.0747

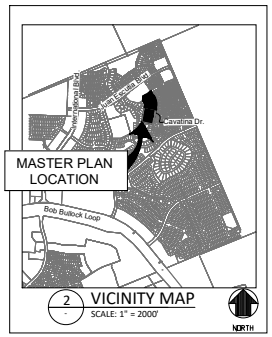
Parcel Line Table		
Line #	Length	Direction
L1	20.08	S62° 54' 43.45"E
L2	20.11	S41° 17' 09.36"E
L3	20.88	S19° 13' 17.02"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.43	446.00	5.21	N29° 49' 58"W	40.42
C2	45.45	446.00	5.85	N24° 18' 12"W	45.44
C3	45.46	446.00	5.85	N18° 27' 03"W	45.44
C4	45.45	446.00	5.85	N12° 35' 54"W	45.44
C5	45.46	446.00	5.85	N6° 44' 45"W	45.44
C6	45.45	446.00	5.85	N0° 53' 36"W	45.44
C7	45.45	446.00	5.85	N4° 57' 33"E	45.44
C8	29.89	446.00	3.85	N9° 48' 34"E	29.88
C9	30.76	371.00	4.75	S10° 20' 35"W	30.75
C10	37.90	371.00	5.85	S5° 02' 25"W	37.88
C11	37.90	371.00	5.85	S0° 46' 40"E	37.88
C12	37.90	371.00	5.85	S6° 39' 49"E	37.88
C13	37.90	371.00	5.85	S12° 30' 58"E	37.88
C14	37.90	371.00	5.85	S18° 22' 07"E	37.88
C15	37.90	371.00	5.85	S24° 13' 17"E	37.88
C16	34.24	371.00	5.29	S29° 47' 30"E	34.23
C17	29.44	371.00	4.55	N30° 09' 45"W	29.43
C18	45.59	371.00	7.04	N24° 22' 07"W	45.57
C19	45.59	371.00	7.04	N17° 19' 38"W	45.57
C20	45.59	371.00	7.04	N10° 17' 09"W	45.57
C21	45.59	371.00	7.04	N3° 14' 39"W	45.57
C22	45.59	371.00	7.04	N3° 47' 50"E	45.57
C23	34.97	371.00	5.40	N10° 01' 06"E	34.96
C24	28.14	297.00	5.43	S10° 06' 50"W	28.13
C25	36.50	297.00	7.04	S3° 32' 45"W	36.48
C26	36.50	297.00	7.04	S3° 09' 44"E	36.48
C27	36.50	297.00	7.04	S10° 12' 13"E	36.48

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	36.50	297.00	7.04	S17° 14' 42"E	36.48
C29	36.50	297.00	7.04	S24° 17' 11"E	36.48
C30	23.99	297.00	4.63	S30° 07' 17"E	23.99
C31	27.48	495.00	3.18	S30° 50' 43"E	27.48
C32	19.64	495.00	2.27	S28° 07' 06"E	19.64
C33	23.02	495.00	2.66	S25° 13' 45"E	23.02
C34	39.67	495.00	4.59	S11° 36' 03"E	39.66
C35	39.67	495.00	4.59	S7° 00' 33"E	39.66
C36	39.67	495.00	4.59	S2° 25' 03"E	39.66
C37	39.67	495.00	4.59	S2° 10' 28"W	39.66
C38	39.67	495.00	4.59	S6° 45' 58"W	39.66
C39	23.57	495.00	2.73	S10° 25' 33"W	23.56
C40	2.26	5.00	25.84	S1° 07' 53"E	2.24
C41	27.57	45.00	35.11	S3° 30' 09"W	27.15
C42	27.46	45.00	34.97	S38° 32' 28"W	27.04
C43	27.47	45.00	34.97	S73° 35' 28"W	27.04
C44	8.48	45.00	10.79	N83° 36' 28"W	8.47
C45	28.48	570.00	2.86	N10° 21' 30"E	28.48
C46	45.66	570.00	4.59	N6° 37' 51"E	45.67
C47	45.66	570.00	4.59	N2° 02' 21"E	45.67
C48	45.66	570.00	4.59	N2° 33' 09"W	45.67
C49	45.66	570.00	4.59	N7° 08' 40"W	45.67
C50	45.66	570.00	4.59	N11° 44' 10"W	45.67
C51	38.99	570.00	3.72	N15° 53' 27"W	38.98
C52	34.44	570.00	3.46	N27° 31' 27"W	34.44
C53	31.64	570.00	3.18	N30° 50' 43"W	31.64

TRUE NORTH

GRAPHIC SCALE IN FEET



2 VICINITY MAP
SCALE: 1" = 2000'

NORTH

LEGEND

- 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
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- D.E. UTILITY DRAINAGE EASEMENT DESIGNATION
- U.E. UTILITY EASEMENT DESIGNATION
- U.A.E. UTILITY & ACCESS EASEMENT DESIGNATION
- B.S. BUILDING SETBACK DESIGNATION

LOT SUMMARY
RESIDENTIAL = 72 LOT
TOTAL: 72 LOTS

PARK AREA: 1.31 AC

LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- POTENTIAL LOTS
- DRAINAGE EASEMENT LINE

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

JHN Ranchetes LLC
216 Pinto Valle
Laredo, TX 78045

STATE OF TEXAS
OSCAR CASTILLO
95620
LICENSED PROFESSIONAL ENGINEER
01/21/2026

FOR REVIEW ONLY

DESIGN BY: O.Castillo
DRAWN BY: O.Ramirez
CHECKED BY: O.Castillo

ISSUED:

#	DATE	DESCRIPTION
1.	01/21/2026	FOR MASTER PLAN APPROVAL

peuci consulting llc
Professional Engineering Firm F-14934
8218 Casa Verde Rd., Ste. 1001
Laredo, Texas 78041
Tel: (956) 433-2205

ANGULO SINE
RESIDENTIAL SUBDIVISION
MASTER PLAN

Master Plan

SHEET NO.: 1.00

JOB NO.: 2025.009