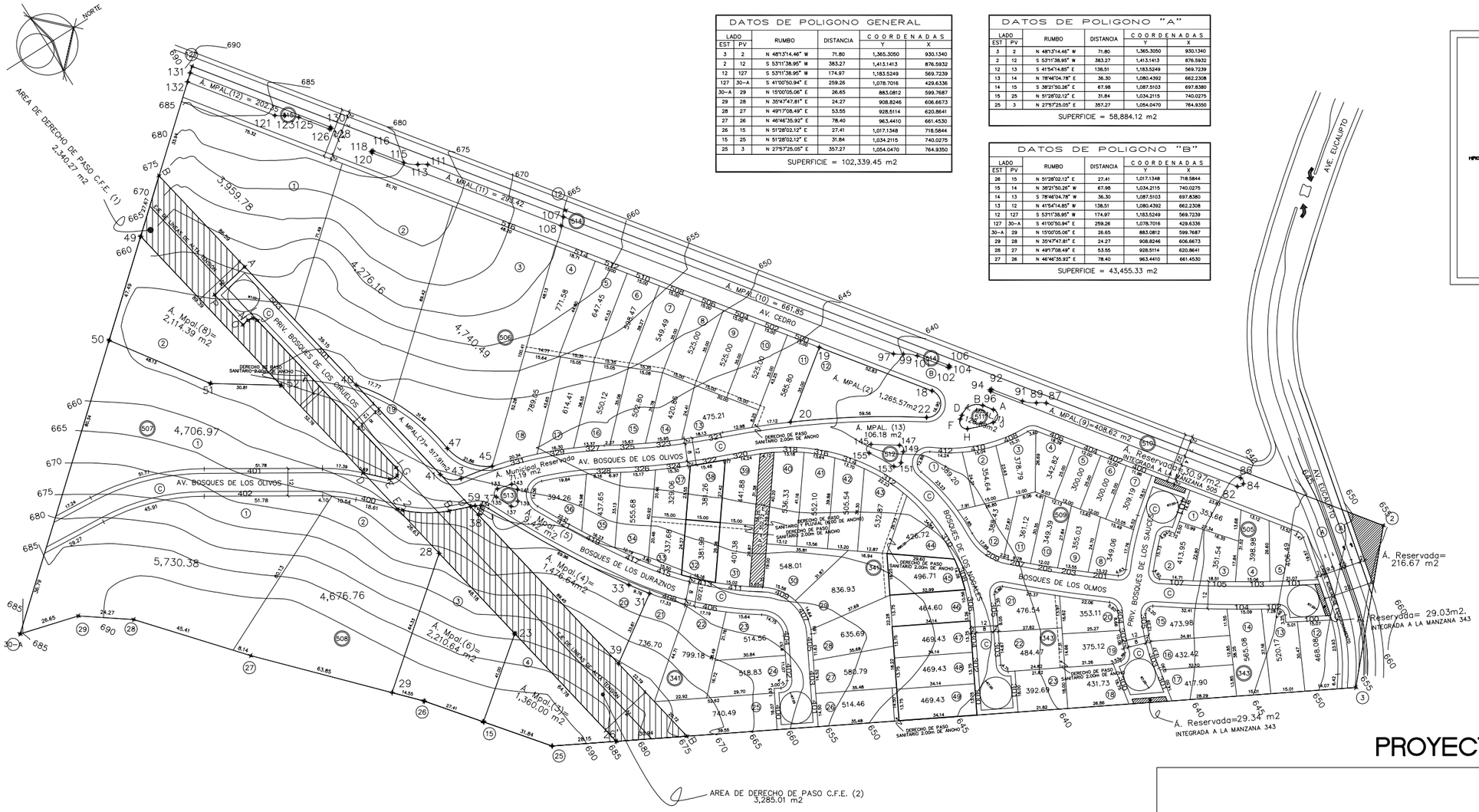


DATOS DE POLIGONO GENERAL

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS Y	COORDENADAS X
3	2	N 48°13'14.46" W	71.80	1,365.3050	930.1340
2	12	S 53°11'38.95" W	383.27	1,413.1413	876.5932
12	127	S 53°11'38.95" W	174.97	1,183.5249	569.7239
127	30-A	S 41°00'50.94" E	259.26	1,078.7016	429.6336
30-A	29	N 15°00'05.06" E	26.65	883.0812	599.7687
29	28	N 35°47'47.81" E	24.27	908.8246	606.6673
28	27	N 49°17'08.49" E	53.55	928.5114	620.8641
27	26	N 46°46'35.92" E	78.40	963.4410	661.4530
26	15	N 51°28'02.12" E	27.41	1,017.1348	718.5844
15	25	N 51°28'02.12" E	31.84	1,034.2115	740.0275
25	3	N 27°57'25.05" E	357.27	1,054.0470	764.9350

SUPERFICIE = 102,339.45 m2

DATOS DE POLIGONO "A"

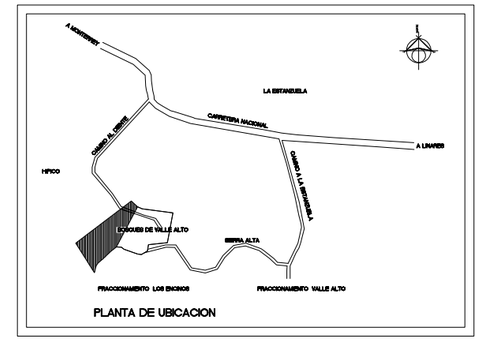
LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS Y	COORDENADAS X
3	2	N 48°13'14.46" W	71.80	1,365.3050	930.1340
2	12	S 53°11'38.95" W	383.27	1,413.1413	876.5932
12	13	S 41°54'14.85" E	138.51	1,183.5249	569.7239
13	14	N 78°46'04.78" E	36.30	1,080.4392	662.2308
14	15	S 38°21'50.26" E	67.98	1,087.5103	697.8380
15	25	N 51°28'02.12" E	31.84	1,034.2115	740.0275
25	3	N 27°57'25.05" E	357.27	1,054.0470	764.9350

SUPERFICIE = 58,884.12 m2

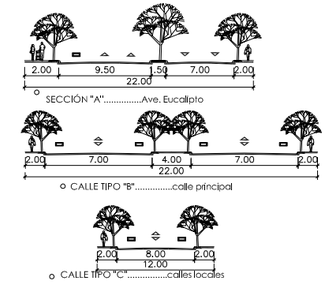
DATOS DE POLIGONO "B"

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS Y	COORDENADAS X
26	15	N 51°28'02.12" E	27.41	1,017.1348	718.5844
15	14	N 38°21'50.26" W	67.98	1,034.2115	740.0275
14	13	S 78°46'04.78" W	36.30	1,087.5103	697.8380
13	12	N 41°54'14.85" W	138.51	1,080.4392	662.2308
12	127	S 53°11'38.95" W	174.97	1,183.5249	569.7239
127	30-A	S 41°00'50.94" E	259.26	1,078.7016	429.6336
30-A	29	N 15°00'05.06" E	26.65	883.0812	599.7687
29	28	N 35°47'47.81" E	24.27	908.8246	606.6673
28	27	N 49°17'08.49" E	53.55	928.5114	620.8641
27	26	N 46°46'35.92" E	78.40	963.4410	661.4530

SUPERFICIE = 43,455.33 m2



PLANTA DE UBICACION



CUADRO DE AREAS

AREA TOTAL	102,339.45 M2.
AREA DE DERECHO DE PASO C.F.E.	5,625.28 M2.
AREA NETA A DESARROLLAR	96,714.17 M2.
AREA VIAL	20,501.00 M2.
AREA VIAL DENTRO DE DERECHO DE PASO C.F.E.	2,053.37 M2.
AREA VIAL (TOTAL)	22,554.37 M2.
AREA RESERVADA (INMOBILIARIA VALLE SUR S.A DE C.V.)	306.01 M2.
AREA URBANIZABLE	73,853.79 M2.
AREA DE DERECHO DE PASO (SANITARIO Y PLUVIAL)	352.72 M2.
AREA MUNICIPAL CEDIDA	10,755.88 M2.
AREA MUNICIPAL RESERVADA PARA FUTUROS SECTORES	71.19 M2.
AREA VENDIBLE	62,674 M2.
AREA HABITACIONAL	62,674 M2.
NUMERO DE LOTES HABITACIONALES (UNIFAMILIARES)	78 LOTES

PROYECTO VENTAS

AREA MUNICIPAL (1)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
A	B	S 53°11'38.95" W	5.01	743.0103	1,295.7019
B	D	RADIO = 7.00	L.C.= 11.30	738.9974	1,292.6992
D	F	RADIO = 16.00	L.C.= 1.78	737.7740	1,282.6610
F	H	RADIO = 3.00	L.C.= 6.44	738.8208	1,281.2264
H	J	RADIO = 38.07	L.C.= 11.62	744.0770	1,281.6320
J	A	RADIO = 3.00	L.C.= 7.30	747.7349	1,292.6433

SUPERFICIE = 128.89 m2

AREA MUNICIPAL (2)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
18	19	S 53°11'38.95" W	52.83	721.7976	1,277.3314
19	20	S 36°48'21.05" E	35.00	679.5009	1,245.6828
20	22	RADIO = 382.03	L.C.= 59.56	700.4696	1,217.6593
22	18	RADIO = 6.00	L.C.= 16.90	730.3315	1,269.1211

SUPERFICIE = 1,265.57 m2

AREA MUNICIPAL (3)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
23	15	S 38°21'50.26" E	41.00	714.5833	1,066.3556
15	25	N 51°28'02.12" E	31.84	740.0275	1,034.2115
25	26"	N 27°57'25.05" E	28.15	764.9350	1,054.0470
26"	23	S 78°49'11.38" W	64.78	778.1342	1,078.9162

SUPERFICIE = 1,360.00 m2

AREA MUNICIPAL (4)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
31	33	RADIO = 152.44	L.C.= 9.76	731.0814	1,125.6156
33	35	RADIO = 495.77	L.C.= 69.96	723.1692	1,119.8968
35	37	RADIO = 8.00	L.C.= 3.54	662.1761	1,085.7478
37	38	S 41°54'14.85" E	4.20	659.4032	1,083.5902
38	39	N 78°49'11.38" E	89.45	662.2053	1,080.4676
39	31	N 34°07'24.22" W	33.61	749.9585	1,097.8117

SUPERFICIE = 1,476.64 m2

AREA MUNICIPAL (5)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
37	59	RADIO = 8.00	L.C.= 2.57	659.4032	1,083.5902
59	D	S 21°02'23.71" W	2.00	658.1158	1,081.3814
D	38	N 78°49'11.38" E	4.90	657.3989	1,079.5177
38	37	N 41°54'14.85" W	4.20	662.2053	1,080.4676

SUPERFICIE = 9.42 m2

AREA MUNICIPAL (6)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
23	28	S 78°49'11.38" W	48.18	714.5833	1,066.3556
28	29	S 39°12'21.71" E	64.33	667.3193	1,057.0141
29	30	N 46°46'35.92" E	14.55	707.9807	1,007.1691
30	24	N 51°28'02.12" E	27.41	718.5844	1,017.1348
24	23	N 38°21'50.26" W	41.00	740.0275	1,034.2115

SUPERFICIE = 2,210.64 m2

AREA MUNICIPAL (7)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
40	41	N 78°49'11.38" E	53.65	085.7886	1,065.3642
41	43	RADIO = 8.00	L.C.= 9.85	638.4203	1,075.7666
43	45	RADIO = 171.05	L.C.= 14.64	644.7856	1,082.4616
45	47	RADIO = 24.10	L.C.= 21.86	647.5127	1,096.8404
47	40	RADIO = 84.65	L.C.= 49.24	630.4372	1,084.4201

SUPERFICIE = 517.91 m2

AREA MUNICIPAL (8)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
49	50	S 41°00'50.94" E	47.49	480.5933	1,020.1085
50	51	N 50°10'34.81" E	48.13	511.7552	984.2787
51	52	N 33°33'10.99" E	30.81	551.2651	1,011.7630
52	49	S 78°49'11.38" W	89.39	568.2839	1,037.4402

SUPERFICIE = 2,114.39 m2

AREA MUNICIPAL (9)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
82	84	RADIO = 2.00	L.C. = 3.14	828.2052	1,368.1920
84	86	RADIO = 2.00	L.C.= 3.14	828.6063	1,370.9916
86	87	S 53°11'38.95" W	91.15	825.8088	1,371.3947
87	89	RADIO = 12.59	L.C.= 4.29	752.8291	1,316.7873
89	91	RADIO = 17.00	L.C.= 8.22	750.5251	1,313.1899
91	92	S 53°11'38.95" W	14.50	746.6197	1,308.3943
92	94	RADIO = 0.50	L.C.= 0.79	735.0100	1,299.7072
94	96	RADIO = 0.50	L.C.= 0.79	734.9092	1,299.0073
96	82	N 53°11'38.95" E	115.65	735.6091	1,298.9066

SUPERFICIE = 408.62 m2

AREA MUNICIPAL (10)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
97	99	RADIO = 11.68	L.C.= 4.30	699.1786	1,271.6473
99	101	RADIO = 18.11	L.C.= 6.22	701.4826	1,275.2447
101	102	N 53°11'38.95" E	14.50	705.3880	1,280.0403
102	104	RADIO = 0.50	L.C.= 0.79	716.9977	1,288.7274
104	106	RADIO = 0.50	L.C.= 0.79	717.0985	1,289.4272
106	107	S 53°11'38.95" W	180.68	716.3986	1,288.5280
107	108	S 41°54'14.85" E	4.02	571.7355	1,181.2832
108	97	N 53°11'38.95" E	155.82	574.4177	1,178.2943

SUPERFICIE = 661.85 m2

AREA MUNICIPAL (11)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
108	107	N 41°54'14.85" W	4.02	574.4177	1,178.2943
107	111	S 53°11'38.95" W	63.74	571.7355	1,181.2832
111	113	RADIO = 12.59	L.C.= 4.29	520.6997	1,143.0954
113	115	RADIO = 17.00	L.C.= 8.22	518.3957	1,139.4880
115	116	S 53°11'38.95" W	14.50	514.4903	1,134.7023
116	118	RADIO = 0.50	L.C.= 0.79	502.8806	1,126.0153
118	120	RADIO = 0.50	L.C.= 0.79	502.7798	1,125.3154
120	108	N 53°11'38.95" E	88.60	503.4797	1,125.2146

SUPERFICIE = 293.42 m2

AREA MUNICIPAL (12)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
121	123	RADIO = 11.68	L.C.= 4.30	467.0492	1,097.9553
123	125	RADIO = 18.11	L.C.= 6.22	469.3532	1,101.5528
125	126	N 53°11'38.95" E	14.50	473.2586	1,106.3484
126	128	RADIO = 0.50	L.C.= 0.79	484.8683	1,115.0354
128	130	RADIO = 0.50	L.C.= 0.79	484.9691	1,115.7353
130	131	S 53°11'38.95" W	65.77	484.2692	1,115.8361
131	132	S 41°00'50.94" E	4.01	431.4077	1,076.4319
132	121	N 53°11'38.95" E	40.98	434.2398	1,073.4055

SUPERFICIE = 202.35 m2

AREA MUNICIPAL (13)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
145	147	RADIO = 402.13	L.C.=12.45	1,242.2827	727.4111
147	149	RADIO = 2.00	L.C.= 3.90	1,252.8125	734.3594
149	151	RADIO = 12.00	L.C.= 4.83	1,252.5703	737.6720
151	153	RADIO = 2.00	L.C.= 4.33	1,248.1182	741.1375
153	155	RADIO = 87.00	L.C.= 12.34	1,245.6403	740.9099
155	145	RADIO = 2.00	L.C.= 5.47	1,239.5297	730.1994

SUPERFICIE = 106.18 m2

AREA MUNICIPAL RESERVADA

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
133	135	RADIO = 2.00	L.C.= 4.47	657.0089	1,093.5190
135	137	RADIO = 489.77	L.C.= 7.63	659.8114	1,091.2662
137	139	RADIO = 2.00	L.C.= 4.75	666.6858	1,094.5705
139	141	RADIO = 12.00	L.C.= 5.26	666.4140	1,098.2714
141	143	RADIO = 2.00	L.C.= 4.11	661.9049	1,100.9047
143	133	RADIO = 161.05	L.C.= 6.64	658.6144	1,099.9620

SUPERFICIE = 71.19 m2

AREA DE DERECHO DE PASO C.F.E. (1)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
A	B	S 78°49'11" W	54.59	515.9868	1,051.5685
B	49	S 41°00'51" E	27.67	462.4371	1,040.9843
49	D	N 78°49'11" E	142.15	480.5933	1,020.1085
D	E	N 45°00'11" E	11.69	620.0451	1,047.6706
E	G	N 08°27'28" E RADIO = 3.00	LONG. CURVA = 3.83	626.3136	1,055.9382
G	I	N 64°36'04" W RADIO = 3.00	LONG. CURVA = 3.83	628.8391	1,059.4722
I	J	S 78°49'11" W	88.37	625.6107	1,061.0027
J	L	S 56°19'11" W RADIO = 3.00	LONG. CURVA = 2.36	538.9170	1,043.8681
L	N	S 11°19'11" W RADIO = 3.00	LONG. CURVA = 2.36	537.0063	1,042.5848
N	O	S 11°10'49" E	3.00	536.5556	1,040.3433
O	P	S 78°49'11" W	18.00	537.1373	1,037.4003
P	A	N 11°10'49" W	18.00	519.4789	1,033.9101

SUPERFICIE = 2,340.27 m2

AREA DE DERECHO DE PASO C.F.E. (2)

LADO EST	LADO PV	RUMBO	DISTANCIA	COORDENADAS X	COORDENADAS Y
B	D	S 78°49'11" W	137.86	792.6402	1,106.2475
D	B	S 21°02'24" W	9.54	657.3989	1,079.5177
B	2	RADIO = 19.12	LONG. CURVA = 20.54	653.9737	1,070.6132
2	E	S 49°06'11" W	2.35	642.8596	1,053.5130
E	26"	N 78°49'11" E	139.59	641.1977	1,051.8513
26"	B	N 27°57'25" E	30.94	778.1342	1,078.9162

SUPERFICIE = 3,285.01 m2

USO SEDUE

NOMBRE DEL SOLICITANTE: _____

INMOBILIARIA VALLE SUR S.A. DE C.V.

FIRMA: _____

LIC. MARCELO ZAMBRANO LOZANO.

TERRENO UBICADO EN: _____

EL AREA DE VALLE ALTO, MONTERREY N.L.

NOMBRE DEL PROYECTO: _____

BOSQUES DE VALLE ALTO SEGUNDO SECTOR

0 30 120

10 50

ESCALA GRAFICA 1:1000