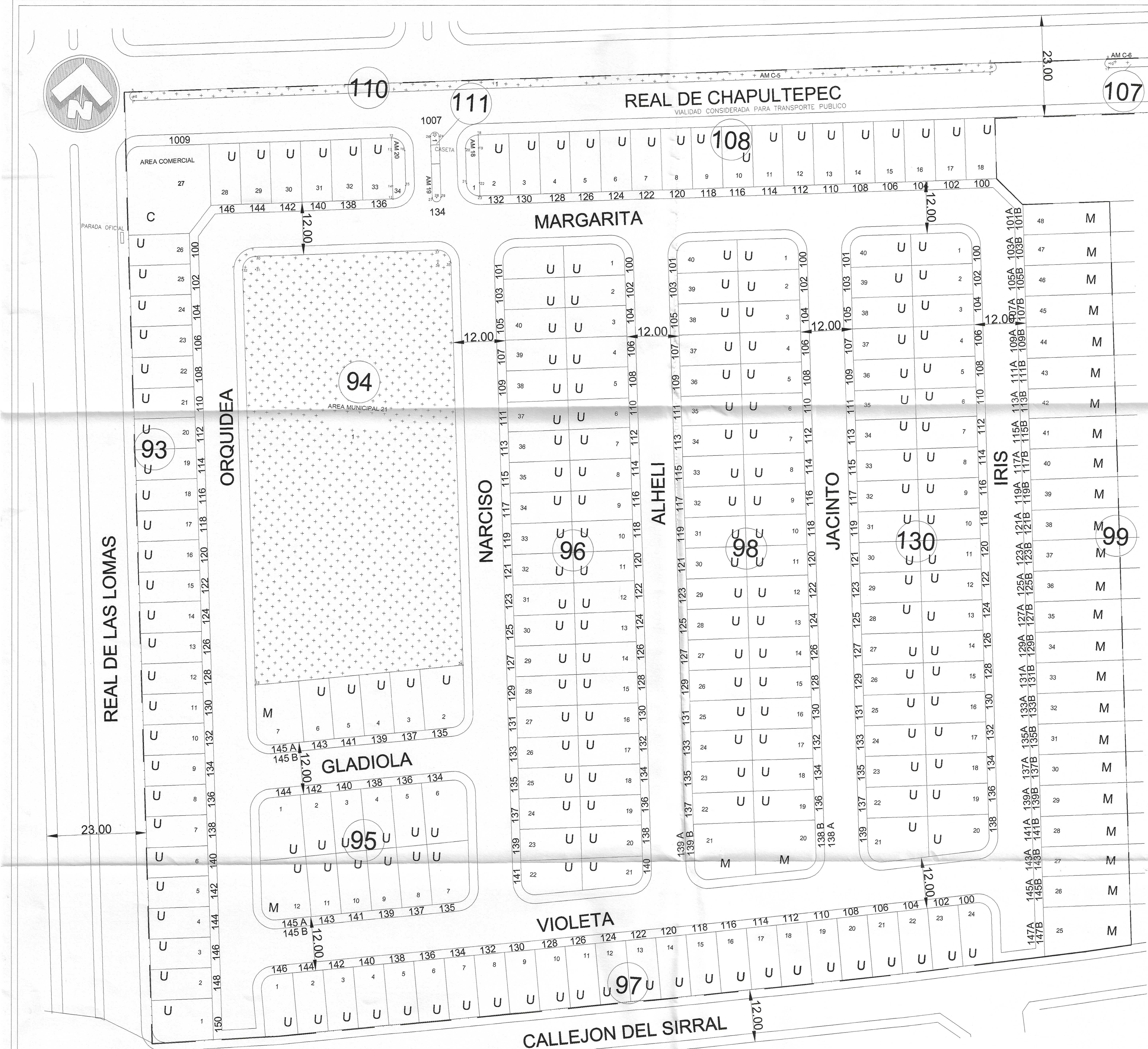
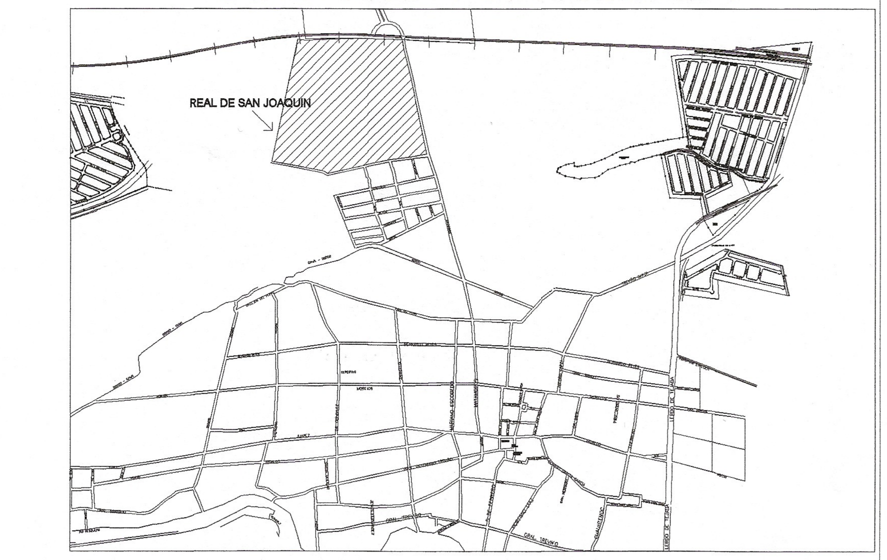


UBICACION SIN ESCALA



POLIGONO 58-000-040

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				24	2,857,317.1231	339,709.4745
24	25	N 15°25'58.68" W	98.184	25	2,857,411.7666	339,683.3467
25	26	N 15°30'47.29" W	31.589	26	2,857,442.2050	339,674.8979
26	2	N 15°23'18.65" W	18.747	2	2,857,460.2801	339,669.9231
2	28	S 88°17'13.07" W	39.899	28	2,857,459.0874	339,630.0418
28	29	S 79°14'00.18" W	2.740	29	2,857,458.5756	339,627.3505
29	30	S 88°39'17.15" W	55.322	30	2,857,457.2768	339,572.0439
30	31	S 88°16'53.37" W	42.177	31	2,857,456.0120	339,529.8858
31	3	S 88°12'43.82" W	33.189	3	2,857,454.9765	339,496.7127
3	33	S 83°47'44.40" W	10.608	33	2,857,453.8301	339,486.1666
33	34	S 83°21'27.41" W	8.690	34	2,857,452.8248	339,477.5348
34	35	S 82°42'57.74" W	15.392	35	2,857,450.8733	339,462.2665
35	36	S 82°44'48.23" W	16.974	36	2,857,448.7303	339,445.4288
36	37	S 82°42'08.41" W	24.545	37	2,857,445.6125	339,421.0826
37	38	S 82°40'09.05" W	35.960	38	2,857,441.0241	339,385.4168
38	39	S 82°31'04.48" W	28.510	39	2,857,437.3115	339,357.1491
39	40	S 82°40'49.05" W	33.530	40	2,857,433.0396	339,323.8923
40	4	S 82°44'21.26" W	66.585	4	2,857,424.6242	339,257.8409
4	5	N 86°15'23.66" W	31.719	5	2,857,426.6951	339,226.1891
5	43	S 16°36'08.27" W	45.088	43	2,857,383.4872	339,213.3064
43	44	S 17°03'05.32" W	31.082	44	2,857,353.7710	339,204.1920
44	45	S 16°49'09.41" W	54.474	45	2,857,301.6273	339,188.4298
45	46	S 16°58'08.00" W	45.128	46	2,857,258.4641	339,175.2591
46	47	S 15°14'06.11" W	5.939	47	2,857,252.7339	339,173.6985
47	48	S 13°20'15.89" W	48.964	48	2,857,205.0904	339,162.4029
48	49	S 13°19'55.55" W	44.926	49	2,857,161.3756	339,152.0433
49	50	S 12°44'36.64" W	33.049	50	2,857,129.1406	339,144.7531
50	51	S 12°44'28.76" W	8.058	51	2,857,121.2807	339,142.9758
51	52	S 14°34'03.51" W	16.719	52	2,857,105.0990	339,138.7706
52	53	S 13°17'58.54" W	47.231	53	2,857,059.1344	339,127.9053
53	7	S 13°18'12.30" W	43.057	7	2,857,017.2328	339,117.9976
7	55	S 81°29'30.79" E	69.421	55	2,857,006.9621	339,186.6541
55	56	S 80°29'04.24" E	47.263	56	2,856,999.1489	339,233.2664
56	57	S 80°31'43.81" E	46.160	57	2,856,991.5533	339,278.7968
57	8	S 80°45'50.98" E	18.030	8	2,856,988.6594	339,296.5934
8	9	S 86°15'18.65" E	22.640	9	2,856,987.1808	339,319.1849
9	10	S 67°19'59.55" E	12.900	10	2,856,982.2097	339,331.0881
10	61	N 83°02'52.09" E	28.955	61	2,856,985.7144	339,359.8306
61	62	N 81°03'12.86" E	49.346	62	2,856,993.3883	339,408.5763
62	63	N 80°49'44.19" E	46.960	63	2,857,000.8729	339,454.9357
63	64	N 80°19'12.95" E	46.996	64	2,857,008.7747	339,501.2624
64	65	N 79°16'02.00" E	43.718	65	2,857,016.9163	339,544.2154
65	11	N 78°08'54.58" E	10.579	11	2,857,019.0889	339,554.5685
11	23	N 05°33'06.86" W	170.175	23	2,857,188.4659	339,538.1045
23	22	S 84°21'15.55" W	20.000	22	2,857,186.4984	339,518.2015
22	21	N 49°31'44.03" W	8.458	21	2,857,191.9884	339,511.7669
21	20	N 05°38'46.79" W	14.000	20	2,857,205.9205	339,510.3895
20	19	N 84°21'13.21" E	43.392	19	2,857,210.1897	339,553.5711
19	18	N 03°55'01.85" W	12.506	18	2,857,222.6662	339,552.7168
18	17	N 84°21'13.14" E	178.669	17	2,857,240.2451	339,730.5192
17	24	N 15°18'33.14" W	79.706	24	2,857,317.1231	339,709.4745

SUPERFICIE = 201,389.799 m2

AREA FUERA DE APROBACION

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				14	2,857,200.1121	339,305.1214
14	18	N 84°21'13.21" E	243.853	18	2,857,224.1042	339,547.7911
18	17	N 84°21'13.21" E	178.669	17	2,857,241.6831	339,725.5935
17	24	N 15°18'33.14" W	79.706	24	2,857,318.5611	339,704.5488
24	25	N 15°25'58.68" W	98.184	25	2,857,413.2045	339,678.4211
25	26	N 15°30'47.29" W	31.589	26	2,857,443.6430	339,669.9722
26	2	N 15°23'18.65" W	18.747	2	2,857,461.7181	339,664.9974
2	28	S 88°17'13.07" W	39.899	28	2,857,460.5254	339,625.1162
28	29	S 79°14'00.18" W	2.740	29	2,857,460.0136	339,622.4248
29	30	S 88°39'17.15" W	60.358	30	2,857,458.5966	339,562.0832
30	31	S 88°13'51.16" W	54.287	31	2,857,456.9206	339,507.8217
31	3	S 88°11'31.86" W	16.043	3	2,857,456.4145	339,491.7870
3	33	S 83°47'44.40" W	10.608	33	2,857,455.2680	339,481.2409
33	34	S 83°21'27.41" W	8.690	34	2,857,454.2628	339,472.6091
34	35	S 82°42'57.74" W	15.392	35	2,857,452.3113	339,457.3408
35	36	S 82°44'48.23" W	16.974	36	2,857,450.1683	339,440.5031
36	37	S 82°42'08.41" W	25.165	37	2,857,446.9717	339,415.5422
37	38	S 82°40'06.96" W	35.340	38	2,857,442.4621	339,380.4911
38	39	S 82°31'04.48" W	28.510	39	2,857,438.7495	339,352.2234
39	40	S 82°40'49.05" W	36.463	40	2,857,434.1039	339,316.0575
40	4	S 82°44'31.04" W	63.652	4	2,857,426.0622	339,252.9153
4	5	N 86°15'23.66" W	31.719	5	2,857,428.1331	339,221.2634
5	43	S 16°36'08.27" W	45.088	43	2,857,384.9251	339,208.3807
43	44	S 17°03'05.32" W	31.082	44	2,857,355.2090	339,199.2664
44	45	S 16°49'09.41" W	54.474	45	2,857,303.0653	339,183.5041
45	6	S 16°58'08.00" W	45.128	6	2,857,259.9021	339,170.3334
6	46	S 15°14'06.11" W	5.939	46	2,857,254.1719	339,168.7728
46	47	S 13°20'15.89" W	48.964	47	2,857,206.5284	339,157.4772
47	48	S 13°19'55.55" W	44.901	48	2,857,162.8374	339,147.1232
48	49	S 12°44'38.46" W	30.540	49	2,857,133.0500	339,140.3863
49	50	S 12°44'35.19" W	7.000	50	2,857,126.2221	339,138.8422
50	51	S 12°44'20.77" W	3.592	51	2,857,122.7187	339,138.0501
51	52	S 14°34'03.51" W	16.719	52	2,857,106.5370	339,133.8449
52	53	S 13°17'58.54" W	47.231	53	2,857,060.5723	339,122.9796
53	7	S 13°18'12.30" W	43.057	7	2,857,018.6708	339,113.0719
7	55	S 81°29'30.79" E	69.421	55	2,857,008.4001	339,181.7284
55	56	S 80°29'04.24" E	47.263	56	2,857,000.5869	339,228.3407
56	57	S 80°31'43.81" E	46.160	57	2,856,992.9913	339,273.8711
57	8	S 80°45'50.98" E	18.030	8	2,856,990.0974	339,291.6677
8	9	S 86°15'19.86" E	22.640	9	2,856,988.6189	339,314.2590
9	10	S 67°19'58.92" E	12.900	10	2,856,983.6476	339,326.1625
10	14	N 05°33'06.85" W	217.485	14	2,857,200.1121	339,305.1214

SUPERFICIE = 153,895.264 m2

SUPERFICIE A DESARROLLAR 2DO SECTOR

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				18	2,857,224.1042	339,547.7911
18	19	S 03°55'01.85" E	12.506	19	2,857,211.6277	339,548.6454
19	20	S 84°21'13.21" W	43.392	20	2,857,207.3585	339,505.4638
20	21	S 05°38'46.79" E	14.000	21	2,857,193.4264	339,506.8412
21	22	S 49°31'44.03" E	8.458	22	2,857,187.9364	339,513.2758
22	23	N 84°21'15.55" E	20.000	23	2,857,189.9039	339,533.1788
23	11	S 05°33'06.86" E	170.175	11	2,857,020.5268	339,549.6428
11	65	S 78°08'54.58" W	10.579	65	2,857,018.3542	339,539.2897
65	64	S 79°16'02.00" W	43.718	64	2,857,010.2127	339,496.3367
64	63	S 80°19'13.15" W	47.001	63	2,857,002.3100	339,450.0048
63	62	S 80°49'44.19" W	46.954	62	2,856,994.8263	339,403.6506
62	61	S 81°03'12.86" W	49.346	61	2,856,987.1524	339,354.9049
61	10	S 83°02'52.09" W	28.955	10	2,856,983.6476	339,326.1625
10	14	N 05°33'06.85" W	217.485	14	2,857,200.1121	339,305.1214
14	18	N 84°21'13.21" E	243.853	18	2,857,224.1042	339,547.7911

SUPERFICIE = 47,494.535 m2

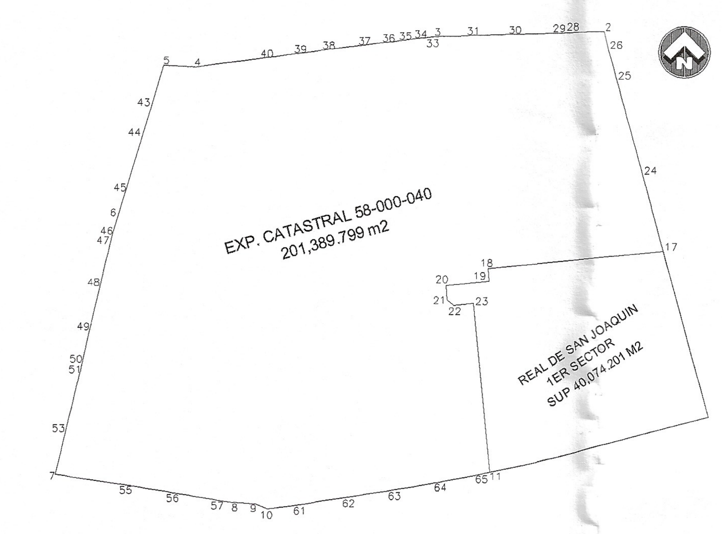
CUADRO DE AREAS

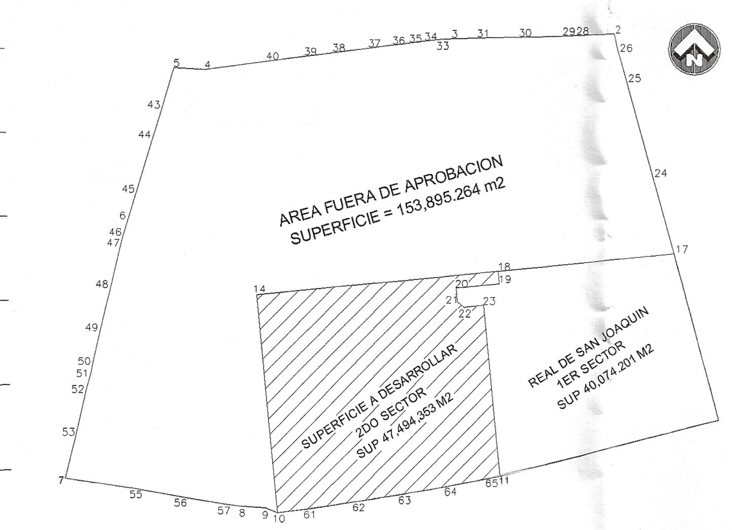
POLIGONO 58-000-040	201,389.799 M2
AREA FUERA DE APROBACION	153,895.264 M2
AREA A DESARROLLAR 2DO SECTOR	47,494.535 M2
AREA VIAL	17,143.269 M2
AREA URBANIZABLE	30,351.266 M2
AREA MUNICIPAL EN PROYECTO 2DO SECTOR	5,170.322 M2
AREA VENDIBLE TOTAL	25,180.944 M2
AREA HABITACIONAL UNIFAMILIAR	20,752.914 M2
AREA HABITACIONAL MULTIFAMILIAR (DUPLEX VERTICAL)	4,059.857 M2
AREA COMERCIAL	368.173 M2
No. VIVIENDAS UNIFAMILIARES	209
NO. VIVIENDAS MULTIFAMILIARES (DUPLEX VERTICAL)	56
No. TOTAL DE VIVIENDAS	265
No. LOTES UNIFAMILIARES	209
No. LOTES MULTIFAMILIARES (DUPLEX VERTICAL)	28
No. TOTAL DE LOTES COMERCIALES	1
No. TOTAL DE LOTES	238

CALCULO DE AREA MUNICIPAL POR NUMERO DE VIVIENDAS
265 VIVIENDAS X 22 M2 = 5,830.00 M2
AREA COMERCIAL(368.173 M2) X 7% = 25.772 M2
AREA MUNICIPAL REQUERIDA = 5,855.772 M2

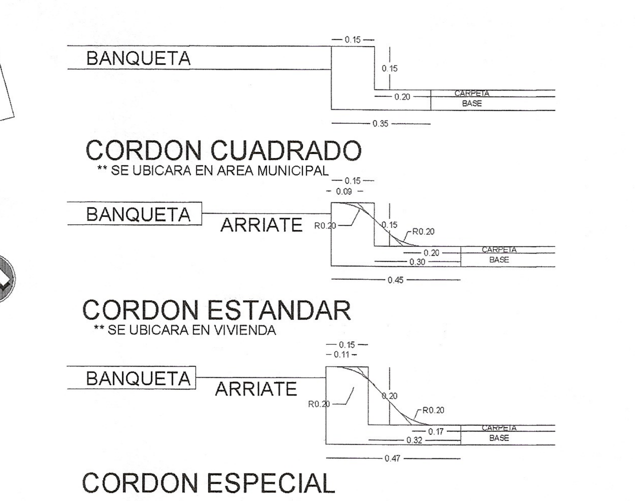
AREA MUNICIPAL REQUERIDA = 5,855.722 M2
AREA MUNICIPAL PROYECTO 5,170.322 M2
AREA MUNICIPAL CEDIDA CON ANTERIORIDAD 685.450 M2
AREA MUNICIPAL TOTAL = 5,855.772 M2

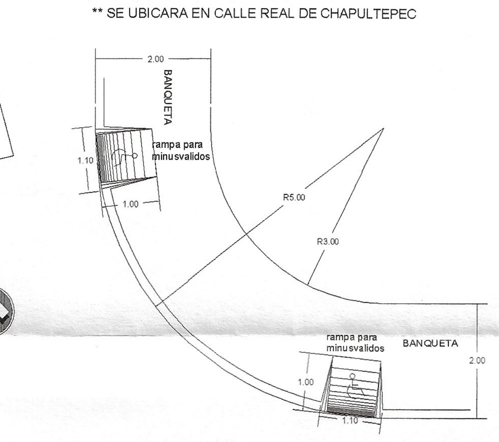
AREA MUNICIPAL DE 685.450M2 SE TOMARA DEL AREA MUNICIPAL IDENTIFICADA COMO AM 17 CON UNA SUP. TOTAL DE 6,317.461M2 DEJANDO UN AREA MUNICIPAL RESTANTE DE 1,111.723M2 LA CUAL FUE CEDIDA EN EL FRAC. REAL DE SAN JOAQUIN 1ER SEC. BAJO EL OF No. SEDUE/05/1238/16, EXP. No. F-10/2016 DE FECHA 29 DE JULIO DE 2016, INSCRITO EN EL INSTITUTO REGISTRAL Y CATASTRAL DEL ESTADO DE NUEVO LEON BAJO EL No.11 VOL. 90 LIBRO 3 DE FECHA 13 DE SEPTIEMBRE 2016



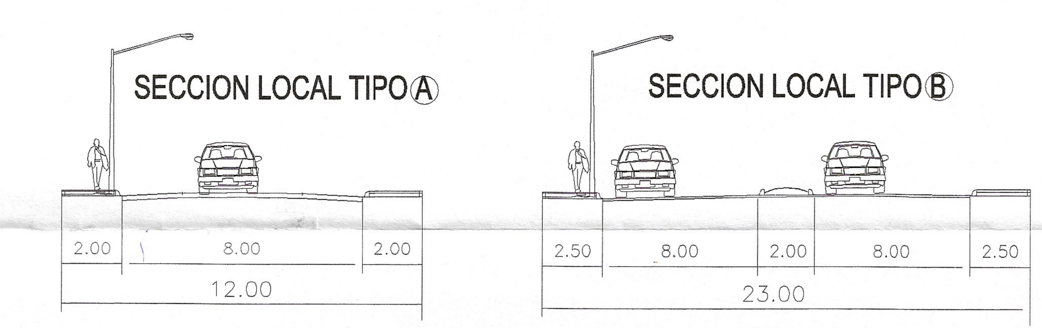


PLANO LLAVE SIN ESC





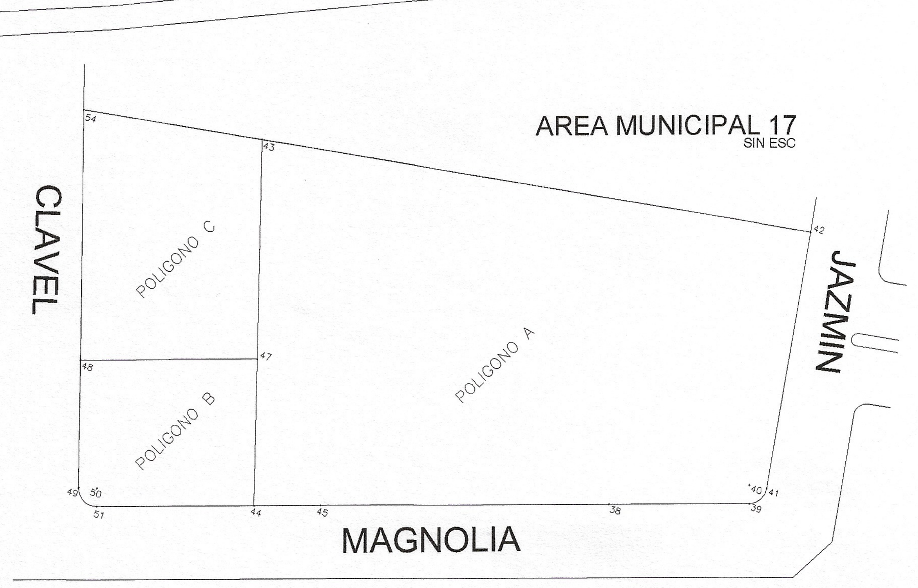
DETALLE DEL OCHAVO SIN ESC



SIMBOLOGIA	
M	LOTE MULTIFAMILIAR
U	LOTE UNIFAMILIAR
C	AREA COMERCIAL

AREA MUNICIPAL 17 SUPERFICIE TOTAL 6,317.461M2 CEDIDA EN FRACC. REAL DE SAN JOAQUIN 1ER SECTOR JOAQUIN 1ER SECTOR	
POLIGONO A	SUPERFICIE TOTAL 4,520.288 M2 CORRESPONDIENTE AL FRACC. REAL DE SAN JOAQUIN 1ER SECTOR
POLIGONO B	SUPERFICIE TOTAL 685.450 M2 CORRESPONDIENTE AL FRACC. REAL DE SAN JOAQUIN 2DO SECTOR
POLIGONO C	AREA MUNICIPAL 17 POLIGONO C SUPERFICIE TOTAL 1,111.723 M2 EXCEDENTE PARA FUTUROS SECTORES FRACC. REAL DE SAN JOAQUIN

AREA MUNICIPAL 17
SIN ESC



AREA MUNICIPAL C-5

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				1	2,857,198.3305	339,307.4289
1	2	N 84°21'13.21" E	197.669	2	2,857,217.7787	339,504.1393
2	4	N 05°38'46.79" W CENTRO DE CURVA DELTA = 180°0'7.15" RADIO = 1.000	2.000 LONG. CURVA = 3.142	4 3	2,857,219.7690 2,857,218.7739	339,503.9425 339,504.0409
4	5	S 84°21'13.21" W	197.669	5	2,857,200.3208	339,307.2321
5	1	S 05°38'31.53" E CENTRO DE CURVA DELTA = 179°59'25.45" RADIO = 1.000	2.000 LONG. CURVA = 3.141 SUB.TAN.= 11,941.692	1 6	2,857,198.3305 2,857,199.3256	339,307.4287 339,307.3305

SUPERFICIE = 398.481 m2

AREA MUNICIPAL C-6

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				7	2,857,222.1080	339,547.9278
7	8	N 03°55'01.85" W	2.001	8	2,857,224.1042	339,547.7911
8	9	S 84°21'13.21" W	17.062	9	2,857,222.4255	339,530.8114
9	11	S 05°38'51.76" E CENTRO DE CURVA DELTA = 180°0'9.95" RADIO = 1.000	2.000 LONG. CURVA = 3.142	11 10	2,857,220.4352 2,857,221.4303	339,531.0083 339,530.9098
11	7	N 84°21'13.21" E	17.002	7	2,857,222.1080	339,547.9278

SUPERFICIE = 35.635 m2

AREA MUNICIPAL 18

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				18	2,857,195.6504	339,387.0412
18	20	S 39°21'13.21" W CENTRO DE CURVA DELTA = 90°0'0.00" RADIO = 3.000	4.243 LONG. CURVA = 4.712 SUB.TAN.= 3.000	20 19	2,857,192.3698 2,857,192.6649	339,384.3509 339,387.3363
20	21	S 05°38'46.79" E	8.000	21	2,857,184.4086	339,385.1380
21	23	S 50°38'46.79" E CENTRO DE CURVA DELTA = 90°0'0.00" RADIO = 3.000	4.243 LONG. CURVA = 4.712 SUB.TAN.= 3.000	23 22	2,857,181.7183 2,857,184.7037	339,388.4186 339,388.1234
23	18	N 05°38'46.79" W	14.000	18	2,857,195.6504	339,387.0412

SUPERFICIE = 38.137 m2

AREA MUNICIPAL 19

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				24	2,857,194.7649	339,378.0848
24	26	S 84°21'13.21" W CENTRO DE CURVA DELTA = 180°0'0.00" RADIO = 1.000	2.000 LONG. CURVA = 3.142	26 25	2,857,194.5681 2,857,194.6665	339,376.0945 339,377.0897
26	27	S 05°38'46.79" E	14.000	27	2,857,180.6360	339,377.4720
27	29	N 84°21'13.21" E CENTRO DE CURVA DELTA = 180°0'0.00" RADIO = 1.000	2.000 LONG. CURVA = 3.142	29 28	2,857,180.8328 2,857,180.7344	339,379.4623 339,378.4671
29	24	N 05°38'46.79" W	14.000	24	2,857,194.7649	339,378.0848

SUPERFICIE = 31.142 m2

AREA MUNICIPAL 20

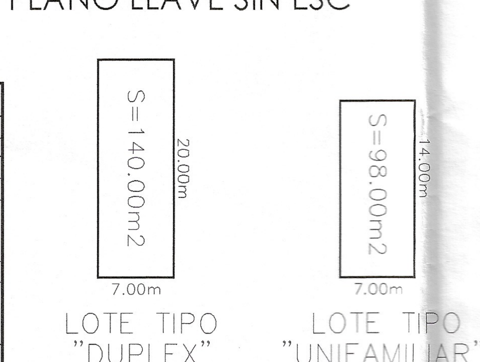
LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				12	2,857,193.6826	339,367.1382
12	13	S 05°38'46.79" E	14.000	13	2,857,179.7505	339,368.5156
13	15	N 39°21'13.21" E CENTRO DE CURVA DELTA = 90°0'0.00" RADIO = 3.000	4.243 LONG. CURVA = 4.712 SUB.TAN.= 3.000	15 14	2,857,183.0311 2,857,182.7360	339,371.2059 339,368.2205
15	16	N 05°38'46.79" W	8.000	16	2,857,190.9923	339,370.4188
16	12	N 50°38'46.79" W CENTRO DE CURVA DELTA = 90°0'0.00" RADIO = 3.000	4.243 LONG. CURVA = 4.712 SUB.TAN.= 3.000	12 17	2,857,193.6826 2,857,190.6972	339,367.1382 339,367.4334

SUPERFICIE = 38.137 m2

AREA MUNICIPAL 21

LADO EST	LADO PV	RUMBO	DISTANCIA	V	COORDENADAS Y	COORDENADAS X
				30	2,857,164.6467	339,337.7005
30	32	S 39°24'06.26" W CENTRO DE CURVA DELTA = 89°54'26.22" RADIO = 3.000	4.239 LONG. CURVA = 4.708 SUB.TAN.= 2.995	32 31	2,857,161.3710 2,857,161.6612	339,335.0097 339,337.9956
32	33	S 05°33'06.85" E	94.948	33	2,857,066.8686	339,344.1956
33	34	N 80°56'51.05" E	48.090	34	2,857,074.4350	339,391.6864
34	35	N 05°33'06.86" W	92.079	35	2,857,166.0825	339,382.7780
35	37	N 50°35'53.74" W CENTRO DE CURVA DELTA = 90°5'33.78" RADIO = 3.000	4.246 LONG. CURVA = 4.717 SUB.TAN.= 3.005	37 36	2,857,168.7777 2,857,165.7923	339,379.4970 339,379.7920
37	30	S 84°21'19.37" W	42.000	30	2,857,164.6467	339,337.7005

SUPERFICIE = 4,628.790 m2



RESUMEN AREA MUNICIPAL	
C-5	398.481 M2
C-6	35.635 M2
AM 18	38.137 M2
AM 19	31.142 M2
AM 20	38.137 M2
AM 21	4,628.790 M2
AM 17 "B"	685.450 M2
TOTAL	5,855.772 M2

NUMERO OFICIALES

USO SEDUE

CAPITAL INMOBILIARIO DEL NORTE, S.A. DE C.V.
Nombre Del Solicitante

APODERADO: ING. ALEJANDRO MARTIN FERRIGNO MALDONADO

DRO. ING. CESAR ALEJANDRO MARTINEZ BRIONES

REAL DE SAN JOAQUIN
2do Sector

Nombre Del Fraccionamiento

Prolongación Matamoros S/N

Ubicacion del Terreno

ESCALA
1 : 500

FECHA: 4-10-2017

Jessica Montes

No. OF ___
No. EXP F-087/2017
MUNICIPIO DE GARCÍA, N.L. 2015-2018
SECRETARÍA DE DESARROLLO URBANO Y ECOLOGIA
En términos de los artículos 10 y 12, fracción III, del Reglamento Orgánico de la Administración Pública Municipal de García, Nuevo León; 123 y 124, del Reglamento para las Construcciones del Municipio de García, Nuevo León, la Secretaría de Desarrollo Urbano y Ecología, OTORGA VISTO BUENO de Numeros Oficiales números oficiales, correspondiente al plano de un fraccionamiento denominado Real de San Joaquin 2 Sec el cual se encuentra ubicado en el Municipio de García, Nuevo León, en la forma y términos que se describen en el acuerdo de fecha 01 Noviembre 2017
Arq. Juan A... Sauceda
C. SECRETARIO DE DESARROLLO URBANO Y ECOLOGIA