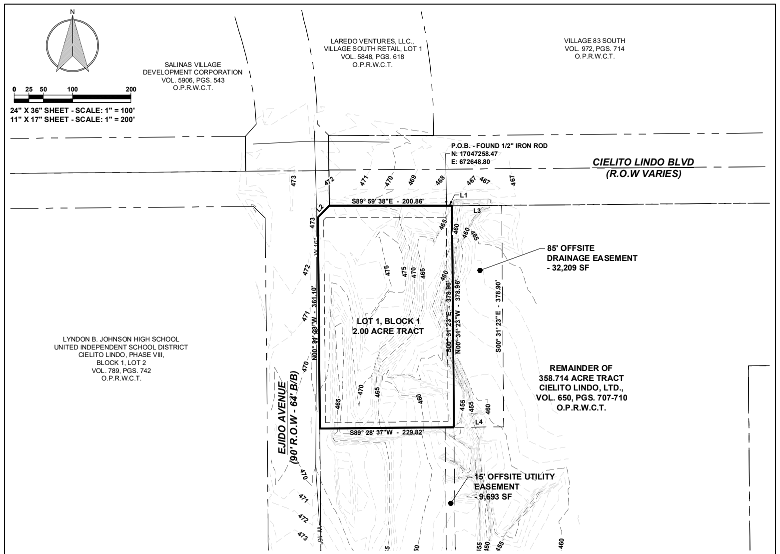
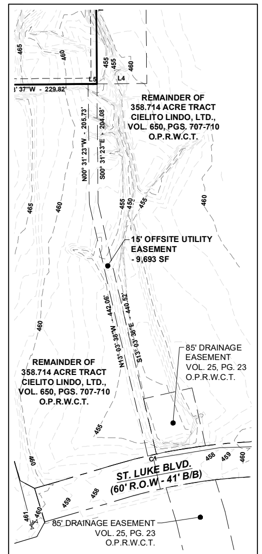


PLAT



15' OFFSITE U.E

LINE TABLE

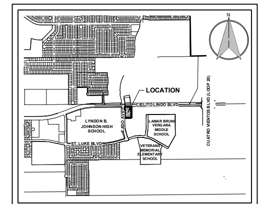
LINE #	LENGTH	BEARING
L1	9.24'	N89° 30' 54"E
L2	27.89'	N44° 28' 37"E
L3	85.00'	N89° 30' 54"E
L4	85.00'	S89° 28' 37"W
L5	15.00'	N89° 28' 37"E

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	15.00'	980.00'	15.00'	S77° 22' 48"W

LEGEND

Symbol	Description
(solid heavy line)	PLAT BOUNDARY LINE
(dashed line)	PROPERTY LOT LINES
(dashed line)	BUILDING SETBACK (B.S.)
(dashed line)	EASEMENT
(dash-dot line)	CENTER LINE
●	SET 1/2" IRON ROD
○	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
B.S	BUILDING SETBACK
U.E	UTILITY EASEMENT



VICINITY MAP
SCALE: 1" = 2000'

METES & BOUNDS DESCRIPTION
LOT 1, BLOCK 1
2.00 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE, THIS 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 3, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3581, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT OF DEFLECTION OF THIS TRACT HEREOF;

THENCE, **NORTH 89° 30' 54" EAST,** ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, A DISTANCE OF **9.24 FEET,** TO A SET 1/2" IRON ROD, BEING THE **NORTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **SOUTH 00° 31' 23" EAST,** A DISTANCE OF **378.96 FEET,** TO A SET 1/2" IRON ROD, BEING THE **SOUTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **SOUTH 89° 28' 37" WEST,** FOR A DISTANCE OF **229.82 FEET,** TO A SET 1/2" IRON ROD, ALONG THE EASTERN RIGHT OF WAY LINE OF EJIDO AVENUE, AND BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 00° 31' 23" WEST,** ALONG THE EAST RIGHT OF WAY LINE OF EJIDO AVENUE, A DISTANCE OF **361.10 FEET,** TO A SET 1/2" IRON ROD, BEING THE SOUTHWESTERN POINT OF THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EJIDO AVENUE, AND BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, **NORTH 67° 33' 12" EAST,** ALONG THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EJIDO AVENUE, A DISTANCE OF **27.89 FEET**, TO A SET 1/2" IRON ROD, BEING THE NORTHEASTERN POINT OF THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EJIDO AVENUE, AND BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, **SOUTH 89° 59' 38" EAST,** A DISTANCE OF **200.86 FEET,** TO THE **POINT OF BEGINNING** AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.,

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
6. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ____________________, THE UNDERSIGNED AUTHORIZED AGENT FOR CIELITO LINDO LTD. THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **CIELITO LINDO EJIDO PLAT,** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____________________________ ____________
SIGIFREDO PEREZ - MANAGER FOR CIELITO LINDO LTD., DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ______________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS ______ DAY OF ________________, 2026.

____
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: ____________________

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **CIELITO LINDO EJIDO PLAT,** PREPARED BY ANDRES A. RUBIO REGISTERED PROFESSIONAL ENGINEER NO. **141366**, AND DATED THE _____ DAY OF __________, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

____________________ ____________
ELIUD DE LOS SANTOS, P.E., DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF **CIELITO LINDO EJIDO PLAT**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF ______________.

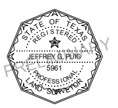
____________________ ____________
DANIELLA SADA PAZ DATE
CHAIRMAN

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **JEFFREY G. PUIG**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

____________________ ____________
JEFFREY G. PUIG, R.P.L.S. #5961 DATE



CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **ANDRES A. RUBIO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

____________________ ____________
ANDRES A. RUBIO, P.E. #141366 DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF ________________, AT A PUBLIC MEETING HELD ON THE _____ DAY OF ____________. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

____________________ ____________
VANESSA GUERRA, ACIP DATE
PLANNING DEPARTMENT

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, ______________________, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ______ DAY OF ________________, 2026, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE ______ DAY OF ________________, 2026 AT ______ O'CLOCK __.M. IN VOLUME _____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ______ DAY OF ________________, 2026.

____________________ ____________________
COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

METES & BOUNDS DESCRIPTION
15' OFFSITE UTILITY EASEMENT
(9,693 SQUARE FEET)

BEING A UTILITY EASEMENT CONTAINING 9,693 SQUARE FEET, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE, THIS 9,693 SQUARE FEET UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 1/2" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 3, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3581, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, **THENCE, SOUTH 01° 55' 13" EAST,** FOR A DISTANCE OF **379.08 FEET**, TO A POINT, BEING THE **NORTHEAST CORNER** AND **POINT OF BEGINNING** OF THIS DRAINAGE EASEMENT HEREOF;

THENCE, **SOUTH 00° 31' 23" EAST,** A DISTANCE OF **204.08 FEET,** TO A POINT, BEING AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, **SOUTH 13° 03' 38" EAST,** A DISTANCE OF **440.52 FEET,** TO A POINT, BEING THE **SOUTHEAST CORNER** AND BEING A NON-TANGENT POINT OF A CURVE TO RIGHT HEREOF;

THENCE, ALONG SAID CURVE HAVING A **RADIUS** OF **980.00 FEET,** AN **ARCH LENGTH** OF **15.00 FEET,** A **CHORD BEARING** OF **SOUTH 77° 22' 48" WEST,** AND A **CHORD DISTANCE** OF **15.00 FEET,** TO A POINT, BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 13° 03' 38" WEST,** FOR A DISTANCE OF **442.06 FEET,** TO A POINT, BEING AN INTERIOR CORNER AND A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, **NORTH 00° 31' 23" WEST,** A DISTANCE OF **205.73 FEET,** TO A POINT, BEING THE **NORTHWEST CORNER** AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 89° 28' 37" EAST,** A DISTANCE OF **15.00 FEET,** TO THE **POINT OF BEGINNING** AND CONTAINING 9,693 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.,

METES & BOUNDS DESCRIPTION
85' OFFSITE DRAINAGE EASEMENT
(32,209 SQUARE FEET)

BEING A DRAINAGE EASEMENT CONTAINING 32,209 SQUARE FEET, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE, THIS 32,209 SQUARE FEET DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 1/2" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 3, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3581, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, **THENCE, NORTH 89° 30' 54" EAST,** FOR A DISTANCE OF **9.24 FEET**, TO A POINT, BEING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS DRAINAGE EASEMENT HEREOF;

THENCE, **NORTH 89° 30' 54" EAST,** ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, A DISTANCE OF **85.00 FEET,** TO A POINT, BEING THE **NORTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **SOUTH 00° 31' 23" EAST,** A DISTANCE OF **378.90 FEET,** TO A POINT, BEING THE **SOUTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **SOUTH 89° 28' 37" WEST,** FOR A DISTANCE OF **85.00 FEET,** TO A POINT, BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 00° 31' 23" WEST,** A DISTANCE OF **200.86 FEET,** TO THE **POINT OF BEGINNING** AND CONTAINING 32,209 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.,

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC.
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
CIELITO LINDO LTD.,
SIGIFREDO PEREZ

PROJECT	00055072_001
PLOT DATE/TIME	4/22/2026 11:56 AM
STATUS	PRELIMINARY
DRAWN BY	R.H.
CHECKED BY	A.R.

NO.	DATE	REVISION DESCRIPTION

FILE: Plat.dwg
XREF 1
XREF 2

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956)729-7844
TBPE Registration No. F-10573
TBLS Firm No. 10194365

CIELITO LINDO EJIDO PLAT

A 2.00 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

PLAT

1
SHEET
1 OF 1

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