

LEGAL DESCRIPTION
LOS CIELOS AT CIELITO LINDO - PHASE 2
8.2544 ACRES

BEING A TRACT OF LAND CONTAINING 8.2544 ACRES, MORE OR LESS, OUT OF A 49.16 ACRES TRACT AND A 6.11 ACRES TRACT, CONVEYED TO TDB LAND HOLDINGS LTD., RECORDED IN VOLUME 1820, PAGE 303, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, SITUATED IN SURVEYS 38 AND 39, WEBB COUNTY, TEXAS, SAID 8.2544 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD BEING THE COMMON CORNER OF U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, RECORDED IN VOL. 25, PAGE 23, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, CIELITO LINDO LTD., RECORDED IN VOL. 410, PG. 703, WEBB COUNTY DEEDS RECORD TEXAS, AND TDB LAND HOLDINGS LTD., RECORDED IN VOL. 1820, P. 303, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, THENCE N 89° 29' 29" E, ALONG THE COMMON BOUNDARY LINE OF SAID CIELITO LINDO LTD TRACT AND TDB LAND HOLDINGS LTD 6.11 ACRES TRACT, A DISTANCE 528.31 FEET FOR AN INTERIOR CORNER HEREOF;

THENCE S 60° 30' 31" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE S 80° 30' 29" W, A DISTANCE OF 19.90 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE S 60° 30' 29" E, A DISTANCE OF 291.8 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 76° 48' 38" E, A DISTANCE OF 5.11 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE S 13° 22' 01" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE S 80° 30' 31" E, A DISTANCE OF 136.01 FEET TO SET IRON ROD FOR A NON-TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 84° 15' 06" W, A CHORD LENGTH OF 655.54 FEET, AND AN ARC LENGTH OF 667.88 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE N 17° 45' 17" W, A DISTANCE OF 22.80 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 84° 13' 24" W, A DISTANCE OF 50.13 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE S 74° 34' 27" W, A DISTANCE OF 21.20 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE N 60° 23' 30" W, A DISTANCE OF 68.88 FEET TO A SET IRON ROD FOR THE NORTH BOUNDARY RIGHT-OF-WAY LINE OF ST. LUKE BLVD., AND AN INTERIOR CORNER, HEREOF;

THENCE N 29° 36' 27" E, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, A DISTANCE OF 478.67 FEET TO THE POINT OF BEGINNING, CONTAINING 8.2544 ACRES (55953.5 F.T.), MORE OR LESS.

NOTES:
1. BASE OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83;
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

CERTIFICATE OF OWNER

STATE OF TEXAS &
WEBB COUNTY &

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CIELITO LINDO - PHASE 2 IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TDB LAND HOLDINGS LTD. _____
DATE _____

STATE OF TEXAS &
WEBB COUNTY &

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS _____ DAY OF _____, 2026. TITLE: _____
AS AN ACT AND DEED OF _____

FINANCIAL INSTITUTION _____
DATE _____

STATE OF TEXAS &
WEBB COUNTY &

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS &
WEBB COUNTY &

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, 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 OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS &
WEBB COUNTY &

I, _____, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS
TYPE FIRM REG. No. 22574

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOS CIELOS AT CIELITO LINDO - PHASE 2, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE _____ DAY OF _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER
CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2026.

DANIELLA SADA PAZ, PBZ CHAIRMAN
DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LOS CIELOS AT CIELITO LINDO - PHASE 2 W.S. FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2026.

HON. MARGIE RAMIREZ BARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
CITY OF LAREDO, TEXAS

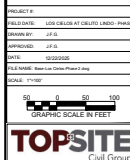


PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD OR ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-18, BLOCK 1, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48470C1500C, PANEL No. 1386, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 9A711 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 18, BLOCK 1 AND LOT 10, BLOCK 7 ARE UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO - PHASE 2 ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____ PAGE _____ OF P.R.W.C.T.
14. P.O.B.: FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT (N. 1704283.00, E. 647170.15)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

OWNER:
TDB WORLD
INDUSTRIAL PARK, LLC
5810 S. BERNARDO AVE.
LAREDO, TEXAS 78041

PRELIMINARY PLAT OF
LOS CIELOS AT CIELITO LINDO - PHASE 2
SURVEYS 38 AND 39
CITY OF LAREDO, WEBB COUNTY, TEXAS



**PRELIMINARY
NOT FOR RECORDATION**

ENGINEER
RICARDO M. VILLARREAL, P.E.
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(956) 725-5557

SURVEYOR
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