



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 ON 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 1-12 AND LOT 14, BLOCK 8, 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 GRADE OR 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 AREA FROM MAP NO. 48470C1300C, PANEL NO. 1306, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(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 13, BLOCK 8 IS UN-BUILDABLE AND DESIGNATED AS A DRAINAGE EASEMENT.
13. ALL LOT AREA AND ON-SITE DRAINAGE EASEMENTS OF LOT 13, CIELITO LINDO - PHASE 1, SHALL BE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGE _____, O.P.R.W.C.T.
14. P.O.B. FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.S.D. CIELITO LINDO MIDDLE SCHOOL, (N. 1704283.90, E. 674170.14).
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATION PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

LEGAL DESCRIPTION LOS CIELOS AT CIELITO LINDO - PHASE 1 23.61 ACRES

BEING A TRACT OF LAND CONTAINING 23.61 ACRES, MORE OR LESS, PARTIALLY OUT OF A 49.16 ACRE TRACT, CONVEYED TO TDB HOLDINGS LTD., RECORDED IN VOLUME 5820, PAGE 303, A 22.81 ACRE TRACT, CONVEYED TO TDB HOLDINGS LTD., RECORDED IN VOLUME 5820, PAGE 303, A 22.81 ACRE TRACT, SITUATED IN SURVEY 39 ABSTRACT 4479250, WEBB COUNTY, TEXAS, AND 21.81 ACRE AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD ON THE EAST BOUNDARY LINE OF U.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, BEING A COMMON CORNER WITH THE NORTHWEST CORNER OF A 1.11 ACRE TRACT, CONVEYED TO TDB LAND HOLDINGS LTD., RECORDED IN VOLUME 5820, PAGE 303, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE, S 29°22'29"E, A DISTANCE OF 10.00 FEET, ALONG THE BOUNDARY LINE OF SAID U.S.D. PLAT, A DISTANCE OF 478.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUKE BOULEVARD AND POINT OF BEGINNING HEREOF;

BEGINNING AT A SET IRON ROD ON SAID RIGHT-OF-WAY LINE, THENCE, S 60°23'29"E, A DISTANCE OF 68.83 FEET TO A TANGENTIAL CURVE TO THE LEFT HEREOF;

THENCE, ALONG SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1000 FEET, A CHORD BEARING OF S 60°23'31"E, A CHORD LENGTH OF 1.19 FEET, AND AN ARC LENGTH OF 1.19 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 74°34'22"E, A DISTANCE OF 21.20 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 61°12'24"E, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 17°45'18"E, A DISTANCE OF 22.07 FEET TO A SET IRON ROD AND A TANGENTIAL CURVE TO THE LEFT, HEREOF;

THENCE, ALONG SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1000 FEET, A CHORD BEARING OF S 84°45'45"E, A CHORD LENGTH OF 672.35 FEET, AND AN ARC LENGTH OF 68.77 FEET TO A SET IRON ROD HEREOF;

THENCE, N 75°35'37"E, A DISTANCE OF 121.03 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 30°23'51"E, A DISTANCE OF 21.29 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 75°42'41"E, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 59°59'08"E, A DISTANCE OF 21.29 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 75°35'37"E, A DISTANCE OF 75.47 FEET TO A SET IRON ROD FOR A TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, ALONG SAID RIGHT-OF-WAY LINE AND CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1064.70 FEET, A CHORD BEARING OF S 14°51'05"E, A CHORD LENGTH OF 60.00 FEET, AND AN ARC LENGTH OF 60.00 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 75°35'37"W, A DISTANCE OF 75.76 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 30°23'51"W, A DISTANCE OF 21.21 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 75°35'37"W, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 59°24'23"W, A DISTANCE OF 21.21 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 75°35'37"W, A DISTANCE OF 30.31 FEET TO A SET IRON ROD FOR A TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1060 FEET, A CHORD BEARING OF S 80°31'17"W, A CHORD LENGTH OF 182.12 FEET, AND AN ARC LENGTH OF 182.34 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 42°28'07"W, A DISTANCE OF 20.49 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 90°39'45"E, A DISTANCE OF 65.15 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 47°24'55"W, A DISTANCE OF 21.91 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 01°41'05"W, A DISTANCE OF 50.26 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 42°24'34"W, A DISTANCE OF 20.54 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 86°48'14"W, A DISTANCE OF 50.05 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 45°24'38"W, A DISTANCE OF 21.18 FEET TO A SET IRON ROD FOR A NON-TANGENTIAL CURVE TO THE RIGHT AND EXTERIOR CORNER HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1205 FEET, A CHORD BEARING OF N 87°19'54"W, A CHORD LENGTH OF 125.25 FEET, AND AN ARC LENGTH OF 125.30 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 00°30'43"E, A DISTANCE OF 821.00 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 07°55'01"W, A DISTANCE OF 96.21 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 48°01'59"W, A DISTANCE OF 118.19 FEET TO A SET IRON ROD FOR A TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING OF S 76°15'42"W, A CHORD LENGTH OF 217.39 FEET, AND AN ARC LENGTH OF 219.34 FEET TO A SET IRON ROD HEREOF;

THENCE, S 89°29'24"W, A DISTANCE OF 207.96 FEET TO A SET IRON ROD FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 60°30'43"W, A DISTANCE OF 744.58 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 89°29'17"W, A DISTANCE OF 471 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 60°30'43"W, A DISTANCE OF 150 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 89°29'17"W, A DISTANCE OF 429 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 60°30'43"W, A DISTANCE OF 225.90 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 60°30'27"E, A DISTANCE OF 121.70 FEET TO A SET IRON ROD ON THE WESTERN RIGHT-OF-WAY LINE OF ST. LUKE BLVD. AND AN INTERIOR CORNER HEREOF;

THENCE, S 60°23'37"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 265.50 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 29°29'29"E, A DISTANCE OF 59.99 FEET, POINT OF BEGINNING, CONTAINING 23.61 ACRES (102964 S.F.), MORE OR LESS.

NOTES

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

**PRELIMINARY
NOT FOR RECORDATION**

ENGINEER

RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 MHPERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR

RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
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LAREDO, TEXAS 78041
(956) 725-5057



VICINITY MAP

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

PRELIMINARY PLAT OF
LOS CIELOS AT CIELITO LINDO - PHASE 1
SURVEY 39
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #	1000000000
REVISIONS	1000000000
DATE	10/01/2008
FILE NAME	San Luis Obispo Plat 1.dwg
SCALE	1"=50'

GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

CERTIFICATE OF OWNER

STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: LOS CIELOS AT CIELITO LINDO - PHASE I, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAIN, EASEMENTS AND PUBLIC PLACES THEREON 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.

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

DATE



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, R.P.L.S. No. 6242-TEXAS
TSPLS FIRM REG. No. 10194666

DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOS CIELOS AT CIELITO LINDO - PHASE I, 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.

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

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE I 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 _____, 2025.

DANIELLA SADA PAZ, P&Z 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 _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARJORIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: LOS CIELOS AT CIELITO LINDO - PHASE I, WAS 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. MARJORIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
CITY OF LAREDO, TEXAS

DATE

**PRELIMINARY
NOT FOR RECORDATION**

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LAREDO, TEXAS 78041

PRELIMINARY PLAT OF
LOS CIELOS AT CIELITO LINDO - PHASE I
SURVEY 39
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #:
FILED DATE: LOS CIELOS AT CIELITO LINDO - PHASE I
DRAWN BY: J.P.G.
CHECKED BY: J.P.G.
DATE: 05/20/2025
FILE NAME: San-Los-Cielito-Phase-1.dwg
SCALE: 1"=100'

TOPSITE
Civil Group