

LOS CIELOS AT CIELITO LINDO - PHASE 1

SURVEY 39

1

**PRELIMINARY
NOT FOR RECORDATION**

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

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

OWNER:
**TDB WORLD
INDUSTRIAL PARK, LLC
5810 SAN BERNARDO AVE.**

PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AS OF THE DATE OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAJERO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARGO, WHICH REACHES ACROSS THE SIDE BAY ON AN CORNERLOT, SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASMENTS IN ORDER TO MAINTAIN AND EXPAND THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED EASYAWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TOLOTS 1-10 AND LOT 14, BLOCK 8, SHALL BE PROHIBITED FROM ST. LUCIE BLUFF ROAD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF EXISTING WALLS IS THE RESPONSIBILITY OF THE HOMEOWNER, AND THE PROPERTY OWNER IS RESPONSIBLE FOR A PROPER REPAIR AND MAINTENANCE OF EXISTING WALLS.
7. THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS, THE CITY OF LAJERO, THE COUNTY OF BROWARD, OR THE STATE OF FLORIDA, SHALL NOT BE HELD LIABLE FOR ANY DAMAGE, INJURY, OR LOSS OF PROPERTY, PERSON, OR LIFE, WHICH MAY OCCUR AS A RESULT OF THE EXISTENCE OF THESE WALLS, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT THEY ARE IN CONFLICT WITH THE LAJERO LAND DEVELOPMENT CODE, OR THE POTENTIAL TO BLOCK RAINWATER RUNOFF MUST BE CONSTRUCTED WITH AN APPROPRIATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
8. THE LAJERO LAND DEVELOPMENT CODE IS NOT LOCATED ON THE PROPERTY OF THE PROPERTY OWNER, AND THE PROPERTY OWNER IS NOT SUBJECT TO THE LAJERO LAND DEVELOPMENT CODE OR PAYING FOR THE LAJERO LAND DEVELOPMENT CODE. THE LAJERO LAND DEVELOPMENT CODE IS EFFECTIVE AS OF APRIL 1, 2007, AND IS SUBJECT TO THE LAJERO LAND DEVELOPMENT CODE, WHICH IS EFFECTIVE AS OF APRIL 1, 2007.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE WITH THE LAJERO LAND DEVELOPMENT CODE AND THE FLORIDA BUILDING CODE.
10. LOT CONFIGURATIONS BROWN, INCLUDING MINIMUM LOT AREA(S), SHALL MEET DIMENSIONAL STANDARDS OF THE LAJERO LAND DEVELOPMENT CODE FOR R-14 ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 13, BLOCK 8 IS UNBUILDABLE AND DESIGNATED AS A DRAINAGE EASEMENT.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF THE CELLO AT CELESTO LTD. ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT.
14. P.O.B. FOUND ROLL BEND IN THE EAST CORNER OF LOT 1, BLOCK 1, U.S.D. CELLO LTD. INDOOR MIDDLE SCHOOL, IN 17500 NW 130 ST. O.E. 41475 (14).
15. BRO. COORDINATES: NAD83 (2011 ADL) TEXAS STATE PLANE, 42NS BOUND ZONE, INCORPORATED FOR GENERAL LOCATIONAL PURPOSES AND DO NOT REPRESENT OFFICIAL INCORPORATED COORDINATES.

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

REC#:

DATE: 05/22/06

TIME: 14:05

LOG CALL#:

TO: JF-B

FROM: JF-B

PHONE#:

1 2002005

NAME: Blue Line Communications

ADDRESS: 10000 Blue Line Drive, Suite 100

City: Dallas

State: Texas

Zip: 75243

Country: United States

GRAPHIC SCALE IN FEET

50 0 50 100

TOPSITE
Civil Group

TOPSITE CIVIL GROUP, LLC.
eng# F-2224, fax# #01 9446
10000 Blue Line, Suite 100
Dallas, Texas 75243
(972) 237-1000
topsitecivil.com

1

OWNER:
TDB WORLD
INDUSTRIAL PARK, LLC
5810 SAN BENITO DRIVE
LAREDO, TEXAS 78041

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

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 1, 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TDB LAND HOLDINGS LTD

DATE

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
TPBE FIRM REC. No. 22574



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
WEBB COUNTY §

I, THE UNDERSIGNED SURVEYOR, 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

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

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOS CIELOS AT CIELITO LINDO - PHASE 1, 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.



PLANNING COMMISSION APPROVAL

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE 1, 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.AZ 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, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, DATED THE DAY OF _____ 2025, WITH THE FOREGOING PLAT AND ATTACHMENT, BEING DESIGNATED AS: LOS CIELOS AT CIELITO LINDO - PHASE 1, W 5 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 IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
CITY OF LAREDO, TEXAS
DATE

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

**PRELIMINARY
NOT FOR RECORDATION**

PROJECT #: LOS CIELOS AT CIELITO LINDO - PHASE 1
DRAWN BY: J.R.G.
APPROVED: J.R.G.
DATE: 02/28/2026
FILE NAME: Baseline-Driveway-Phase 1.dwg
SCALE: 1"=100'
GRAPHIC SCALE IN FEET
TOPSITE
Civil Group

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