

THE STATE OF TEXAS §
COUNTY OF WEBB §

That **Laredo Four Winds, Ltd., a Texas limited partnership**, (“Grantor”), has GIVEN, GRANTED AND CONVEYED, and by these presents does GIVE, GRANT AND CONVEY unto the CITY OF LAREDO, TEXAS, a Home Rule City, (“Grantee”), whose mailing address is **1110 Houston St., Laredo, Webb County, Texas 78040**, the following described real property consisting of approximately 0.5158 acres situated in Webb County, Texas (collectively the “Subject Property”):

Page 1 of 4

4. Grantee accepts the Subject Property "AS IS", i.e. in its present condition.
5. Any visible and apparent roadway or easement over or across the Subject Property, the existence of which does not appear of record.
6. Any leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
8. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are in effect, relating to the hereinabove described property, or any part thereof.
9. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, protrusions or any overlapping of improvements.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise, and except as to the matters to which this conveyance is expressly made subject, including but not limited to the express condition of this conveyance.

EXECUTED this _____ day of **October, 2024**.

GRANTOR:

**Laredo Four Winds, Ltd.,
a Texas limited partnership**

By: **Laredo Cuatro Vientos, LLC,
its General Partner**

By: _____

Name: Richard M. Hachar

Title: Manager

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This instrument was acknowledged before me on this _____ day of **October, 2024**, by **Richard M. Hachar, Manager of Laredo Cuatro Vientos, LLC**, a Texas limited liability company, General Partner on behalf of **Laredo Four Winds, Ltd., a Texas limited partnership.**

Notary Public, State of Texas

AGREED AND ACCEPTED:

CITY OF LAREDO

By: _____
Name: Joseph W. Neeb
Title: City Manager
Date: _____, 2024

ATTEST:

By: _____
Name: Mario I. Maldonado, Jr.
Title: City Secretary
Date: _____, 2024

Attachment "A"

BEGINNING at a found 1/2" iron rod for the Southeast corner of said Cuatro Vientos Sur Subdivision, Phase VIII, being a point on the West right-of-way line of Vientos Rd., the Southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE along the South boundary line of said Cuatro Vientos Sur Subdivision, Phase VIII and the South boundary line of the herein described tract, as follows:

North 62° 16'03" West, 100.67 feet, to a set 1 /2" iron rod for an interior deflection corner to the left of this tract;

South 89°43'57" West, 154.77 feet, to a set 1/2" iron rod for the Southwest corner of said Phase VIII and the Southwest corner of this tract;