NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. TEX. PROP. CODE § 11.008.

THE STATE OF TEXAS §

COUNTY OF WEBB §

## SPECIAL WARRANTY DEED DEDICATING PROPERTY AS PARKLAND

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":)

Being a 0.2590 Acre tract of land, more or less, situated in Survey 2149, Abstract 594, R.N. Rains, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 0.2590 Acre tract being out and part of Cuatro Vientos Sur Subdivision, Phase VIII, as recorded in Volume 35, Pages 14-15 of the Webb County Plat Records, Webb County, Texas; said tract more particularly depicted in Exhibit "A" attached hereto.

This conveyance of the real property is made subject to the following reservations, exceptions and conditions, to-wit:

- 1. This conveyance is made upon the express condition that the Subject Property be used for municipal parkland purposes (the "Permitted Purpose").
- 2. Grantee hereby acknowledges the express condition of this conveyance and expressly represents and warrants that its sole purpose for accepting the Subject Property is to have the right to use the Subject Property for the Permitted Purpose, and that the use of the Subject Property shall be restricted to the Permitted Purpose only.
- 3. This conveyance is of the Surface Estate Only, that is, in addition to other reservations, exceptions and other matters set out herein. Grantor reserves and excepts from this conveyance all oil, gas and other minerals lying in, on and under the Subject Property.

- 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

STATE OF TEXAS	§	
COUNTY OF WEBB	§	
Richard M. Hachar, Ma	anager of Lare	before me on this day of October, 2024, by do Cuatro Vientos, LLC, a Texas limited liability edo Four Winds, Ltd., a Texas limited partnership.
		Notary Public, State of Texas
AGREED AND ACCEPT	ГЕD:	
CITY OF LAREDO		
By:		_
Name: Joseph W. Neeb		
Title: City Manager		
Date:	, 2024	
ATTEST:		
By:		_
Name: Mario I. Maldonado	o, Jr.	
Title: City Secretary		
Data	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;