



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.
7. 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.
8. 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               §

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 1/2" iron rod for the Southwest corner of said Cuatro Vientos Sur Subdivision, Phase VI, being a point on the East right-of-way line of Ejido Ave., the Southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE N 00°22'25" W, 42.80 feet, along said East right-of-way line of Ejido Ave., being the West boundary line of said Phase IV and West boundary line of the herein described tract, to a set 1 1/2" iron rod for the Northwest corner of this tract;

THENCE N 89°43'57" E, 524.82 feet, along the North boundary line of the herein described tract, to a set 1/2" iron rod for a point on the Easterly boundary line of said Cuatro Vientos Sur Subdivision, Phase VI and the Northeast corner of this tract;

THENCE S 00°35'44" E, 42.80 feet, along said Easterly boundary line of Cuatro Vientos Sur Subdivision, Phase VI, being the East boundary line of the herein described tract, to a set 1/2" iron rod for the Southeast corner of said Phase VI and the Southeast corner of this tract;

THENCE S 89°43'57" W, 524.99 feet, along the South boundary line of said Cuatro Vientos Sur Subdivision, Phase VI and the South boundary line of the herein described tract, to the Southwest corner of said Phase VI, a point on the East right-of-way line of Ejido Ave., the Southwest corner of this tract and the POINT OF BEGINNING.