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 0.5158 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 0.5158 Acre tract being out and part of Cuatro Vientos Sur Subdivision, Phase VI, as recorded in Volume 34, Pages 7-9 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.
- 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	§	
Richard M. Hachar, Mana	ger of Laredo Cu	e me on this day of October , 2024 , by atro Vientos, LLC, a Texas limited liability our Winds, Ltd., a Texas limited partnership.
		Notary Public, State of Texas
AGREED AND ACCEPTE	D:	
CITY OF LAREDO		
By:		
Name: Joseph W. Neeb Title: City Manager Date:	, 2024	
ATTEST:		
By:		
Name: Mario I. Maldonado, J	r.	
Title: City Secretary	2024	

Attachment "A"

BEGINNING at a found 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 /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.