

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 **HFK Development LLC, a Texas limited liability company**, (“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 0.8217 acres situated in Webb County, Texas (collectively the “Subject Property”:)

Lot 20, in Block 5, of VISTA DEL SUR SUBDIVISION, PHASE 1, a subdivision in the City of Laredo, Webb County, Texas, according to the Map or Plat thereof recorded in/under Volume 40, Page(s) 86-88 of the Map/Plat Records of Webb County, Texas.

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:

HFK Development LLC,
a Texas limited liability company

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 HFK Development LLC, a Texas limited liability company.**

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