

Deed without Warranty

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.

Date: April 15th, 2021

Grantor: Cuatro Vientos South, Ltd., a Texas limited partnership
Grantor's Mailing Address: 8600 San Lorenzo Drive
Laredo, Texas 78045

Grantee: Laredo Four Winds II, Inc., a Texas corporation
Grantee's Mailing Address: 3302 Cuatro Vientos, Suite 23B, Laredo,
Webb County, Texas 78046

Consideration: Ten and No/100 (\$10.00) dollars and other good and valuable consideration the receipt and sufficiency of which are acknowledged.

Property (including any improvements): The **SURFACE AND SURFACE ONLY** of a tract of land containing 1.40 acres, more or less, more particularly described on Exhibits "A" and "B" attached hereto and incorporated herein by this reference.

Reservations from Conveyance: Oil, gas and other minerals of every kind and character, in, on and under the Property herein described.

Exceptions to Conveyance: This conveyance is expressly made and accepted subject to all matters on the ground that a true and correct survey would reveal and all valid and subsisting easements, restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable and affect the Property, as same are shown by instruments filed for record in the office of the County Clerk of Webb County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

By acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property and all improvements thereon, or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose: (ii) the nature or

quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

This conveyance is intended to include any property interests obtained by after-acquired title.

When the context requires, singular nouns and pronouns include the plural.

Cuatro Vientos South, Ltd.,
a Texas limited partnership
by its General Partner
RALDO Management Co., Inc.
a Texas corporation

By: Raul Valdez
Name: Raul A. Valdez
Title: President

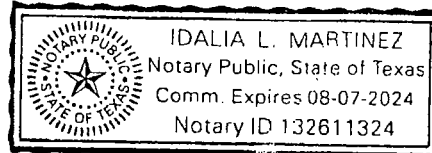
Acknowledgment

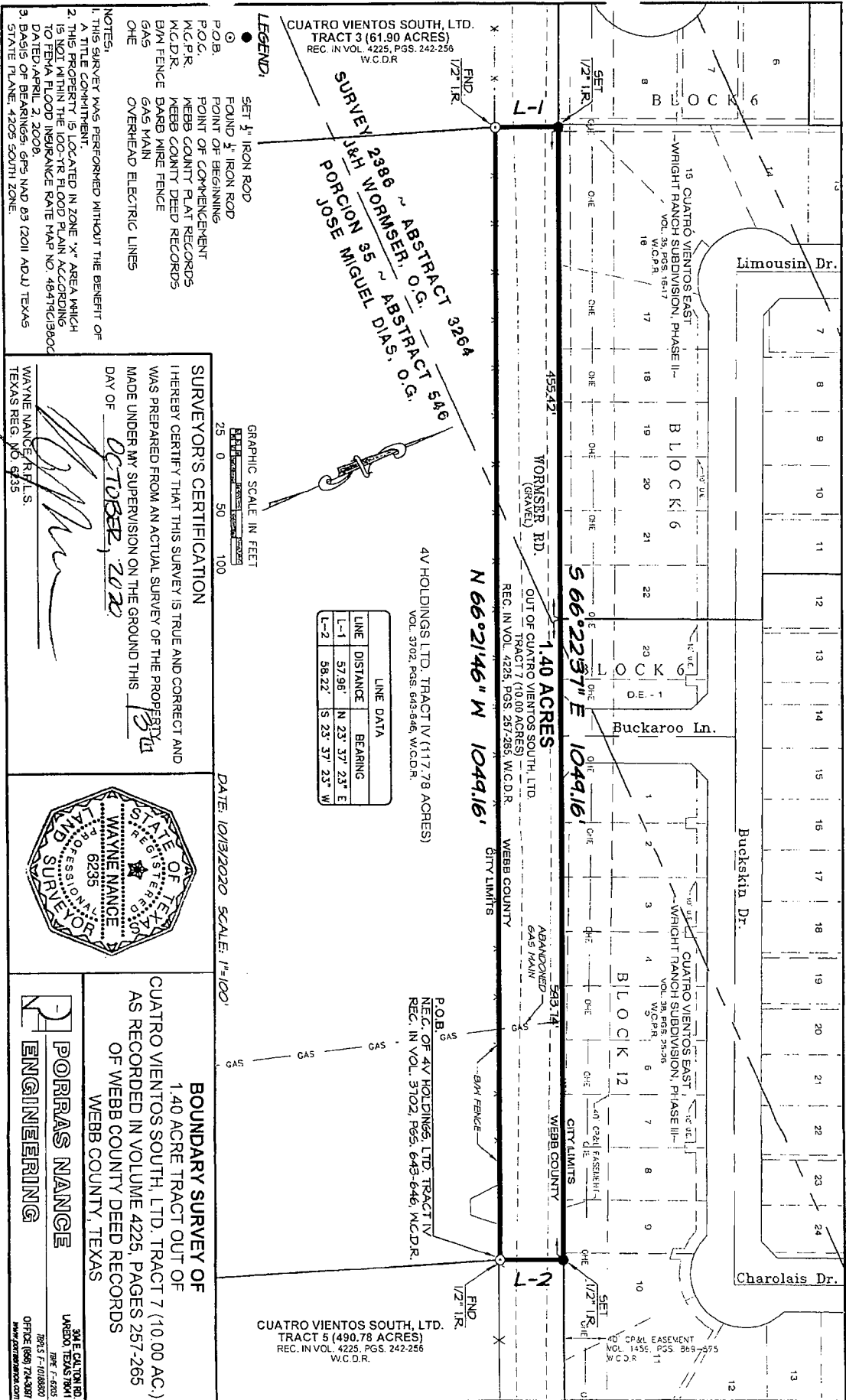
State of Texas §

County of Webb §

This instrument was acknowledged before me the undersigned authority on the 15th day of April, 2021 by Raul A. Valdez, President of RALDO Management Co., Inc., a Texas corporation, General Partner of Cuatro Vientos South, Ltd., a Texas limited partnership, in the capacity stated on behalf of said corporation and said partnership.

[Signature]
Notary Public State of Texas





CUATRO VIENTOS SOUTH, LTD.
TRACT 3 (61.90 ACRES)
REC. IN VOL. 4225, PGS. 242-255
W.C.D.R.

SURVEY 2386 ~ ABSTRACT 326A
J&H WORMER, O.G.
PORCION 35 ~ ABSTRACT 546
JOSE MIGUEL DIAS, O.G.

4V HOLDINGS LTD, TRACT IV (117.78 ACRES)
VOL. 3702, PGS. 643-646, W.C.D.R.

CUATRO VIENTOS SOUTH, LTD.
TRACT 5 (490.78 ACRES)
REC. IN VOL. 4225, PGS. 242-255
W.C.D.R.

LEGEND:
● SET 1/2" IRON ROD
○ FOUND 1/2" IRON ROD
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
M.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.M. BENCHMARK
GAS GAS MAIN
OHE OVERHEAD ELECTRIC LINES

NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS SUBJECT TO THE 2002 FLOOD INSURANCE RATE MAP NO. 48471C1300C DATED APRIL 21, 2002.
3. BASIS OF BEARINGS: GPS NAD 83 (2011 ADJ) TEXAS STATE PLANE, 4209 SOUTH ZONE.

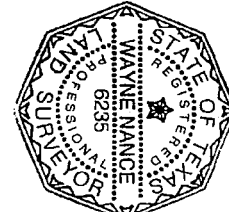
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 15th DAY OF OCTOBER, 2020.

WAYNE NANCE, R.L.S.
TEXAS REG. NO. 6235

GRAPHIC SCALE IN FEET
25 0 50 100

DATE: 10/13/2020 SCALE: 1"=100'

LINE	DISTANCE	BEARING
L-1	57.96'	N 23° 37' 23" E
L-2	58.22'	S 23° 37' 23" W



BOUNDARY SURVEY OF
1.40 ACRE TRACT OUT OF
CUATRO VIENTOS SOUTH, LTD. TRACT 7 (10.00 AC.)
AS RECORDED IN VOLUME 4225, PAGES 257-265
OF WEBB COUNTY DEED RECORDS
WEBB COUNTY, TEXAS

PORRAS NANCE
ENGINEERING
301E CALTON RD.
LUBBOCK, TEXAS 79411
PHONE: 806-724-3077
OFFICE: (806) 724-3077
WWW.PORRASNANCE.COM

EXHIBIT
A

1.40 ACRE TRACT

Being out and part of
Cuatro Vientos South, LTD., Tract 7 (10.00 Acres)
Recorded in Volume 4225, Pages 257-265, Webb County Deed Records
Within the limits of the
Webb County, Texas
October 13, 2020

Being a tract of land found to contain 1.40 acres situated in Survey 2386, Abstract 3264, J&H Wormser, Original Grantee and Porcion 35, Abstract 546, Jose Miguel Dias, Original Grantee within the limits of the Webb County, Texas, being out and part of the Cuatro Vientos South, LTD., Tract 7 (10.00 Acres), recorded in Volume 4225, Pages 257-265, Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in southwesterly boundary line of said Tract 7, being the northeast corner of the 4V Holdings LTD, Tract IV (117.78 Acres) recorded in Volume 3702, Pages 643-646, Webb County Deed Records, the southeast corner of the herein described tract and the **POINT OF BEGINNING.**

THENCE, North 66°21'46" West, 1049.16 feet, along the southwesterly boundary line of said Tract 7 to a 1/2" iron found for the northwest corner of said 4V Holdings Tract IV and the southwest corner of the herein described tract;

THENCE, North 23°37'23" East, 57.96 feet, to a 1/2" iron rod set on the southwesterly boundary line of the Cuatro Vientos East, Wright Ranch Subdivision, Phase II, recorded in Volume 35, Pages 16-17, Webb County Plat Records for the northwest corner of the herein described tract;

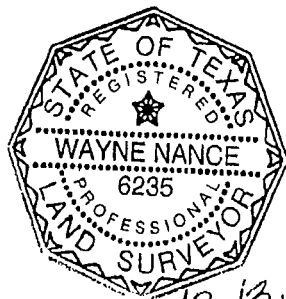
THENCE, South 66°22'37" East, at 455.42 feet passing the southeast corner said Wright Ranch Phase II, continuing along the southwesterly boundary line of Cuatro Vientos East, Wright Ranch Subdivision, Phase III, recorded in volume 38, Pages 25-26, Webb County Plat Records, for a total distance of 1049.16 feet to a 1/2" iron rod set for the northeast corner of the herein described tract;

THENCE, South 23°37'23" West, 58.22 feet, to a 1/2" iron rod found for the northeast corner of said 4V Holdings, Tract IV, the southeast corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings and Distances:

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

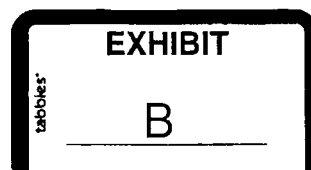
I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



10.13.20

Witness my Hand and Seal

[Handwritten Signature]
Wayne Nance, R.P.L.S.



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Recorded 04/16/2021 10:18:30 AM

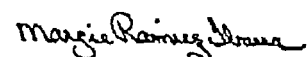


By: OSCAR ROMANOS, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: \$38.00

**STATE OF TEXAS
COUNTY OF WEBB**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME




COUNTY CLERK
WEBB COUNTY, TEXAS