

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 RECORDATION IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.

**SPECIAL WARRANTY DEED
DEDICATING PROPERTY AS PUBLIC PARKLAND**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BELL §

That, **HEREFORD DEVELOPMENT, LLC**, a series Texas Limited Liability Company (“Grantor”), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by the **CITY OF KILLEEN, TEXAS**, a municipal corporation and home-rule city of the State of Texas, whose mailing address is 101 N. College St., Killeen, Texas 76541 (“Grantee”), the receipt and sufficiency hereby acknowledged, has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY, unto Grantee as dedicated public parkland, the following described real property, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (the “Property”):

Being 14.42 acres of land out of the Simeon D. Carothers Survey, Abstract No. 177, Bell County, Texas, and being part of the remainder of a called 98.75-acre tract of land described as tract one by a deed to Hereford Development, LLC, recorded in document number 2023018938, Real Property Records in Bell County, Texas; as more thoroughly described in the attached survey, attached hereto and incorporated herein as Exhibit A.

The use of the Property shall be restricted to use only for purposes that provide a public benefit. In the event that the Property ceases to be used for such purposes that provide a public benefit for a period of one-hundred eighty (180) consecutive days, the title and right of possession of the Property shall immediately revert to Grantor. In such event, Grantee and/or its successors, when applicable, upon Grantor’s written request, shall execute and acknowledge all necessary documents evidencing such reversion to Grantor.

This Dedication Deed, and the conveyance hereinabove set forth, are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Bell County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the “Permitted Encumbrances”).

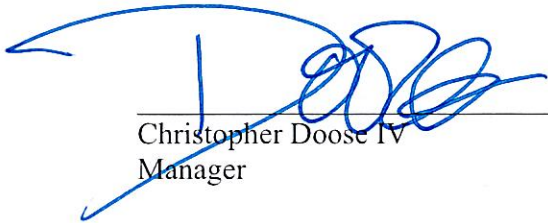
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, and

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

EXECUTED on this the 23 day of March, 2026.

GRANTOR:

HEREFORD DEVELOPMENT, LLC

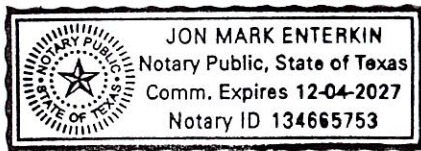


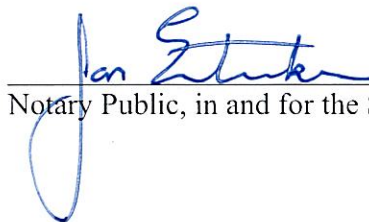
Christopher Doose IV
Manager

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, appeared Christopher Doose IV, known to me to be the Manager of Hereford Development, LLC, on behalf of said limited entity.

GIVEN under my hand and seal of office on the 23 day of March, 2026.





Notary Public, in and for the State of Texas

STATE OF TEXAS §
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COUNTY OF BELL §

The City of Killeen, Texas, a home-rule municipality, and political subdivision of the State of Texas, did at a regular meeting of the City Council with a quorum being present, on _____, 20____ vote to authorize the acceptance of this dedication of the Property as a public parkland.

Kent Cagle
City Manager

STATE OF TEXAS §
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COUNTY OF BELL §

BEFORE ME, the undersigned notary public, appeared _____,
known to me to be the _____ of the City of Killeen, Bell
County, Texas, on behalf of said city.

GIVEN under my hand and seal of office on the _____ day of _____, 2023.

Notary Public, in and for the State of Texas

After recording, please return to:
City of Killeen
Attn: Dept. of Parks and Recreation
P.O. Box 1329
Killeen, Texas 76540

