

**Special Warranty Deed Non Material Correction Affidavit Under Sec.
5.028, Texas Property Code**

Date: February 27, 2024

Description of Original Instrument ("Original Instrument"):

Special Warranty Deed dated November 1, 2023, executed by Wilson Cattle Company, a Texas Corporation to 1304 Breakaway, LLC, a Texas Limited Liability Company, filed for record on November 1, 2023, recorded under Document No. 2023091119 of the Official Public Records of Williamson County, Texas.

Legal Description:

Lot(s) 1-A, BREAKAWAY PARK, SECTION I, RESUBDIVISION OF LOT 1, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet AA, Slide(s) 52 of the Plat Records of Williamson County, Texas.

Affiant: Rhoda Stark

Affiant on oath swears that the following statements are true and correct and are within the personal knowledge of Affiant:

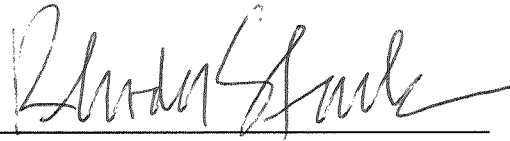
1. My full legal name is **Rhoda Stark**, and I am over the age of eighteen (18) years and qualified to make this Affidavit.
2. I am employed as an Escrow Officer of Heritage Title Company. I closed the transaction relating to the Original Instrument and have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed all documents.
3. I am making this Affidavit as a correction instrument pursuant to Section 5.028 of the Texas Property Code, with regard to the following non-material error in the Original Instrument:

The Legal Description incorrectly stated Lot as 1-A.

4. The Original Instrument should correctly read as follows with respect to the non-material error described above, this being a non-material change to the Original Instrument:

The Legal Description will now show as Lot 1-B

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by first class mail to each party to the Original Instrument in accordance with Section 5.028 (d)(2), Texas Property Code. A copy of the notice is attached.

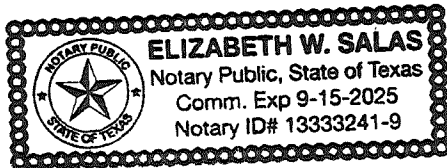


Rhoda Stark

SUBSCRIBED AND SWORN TO before me on 2/27/24 by Rhoda Stark.



Notary Public, State of Texas



11-GF# 202302460 RJS
RETURN TO: HERITAGE TITLE
2500 BEE CAVES BLDG.1 STE 100
AUSTIN, TEXAS 78746

February 26, 2024

Wilson Land and Cattle Company, a Texas Corporation
1407 Ethridge
Austin, Texas, 78703

Re: GF#202302460 RJS; 1304 Breakaway Road, Cedar Park, TX 78613


Dear Sir or Madam:

In connection with the above referenced transaction, please find enclosed a copy of a Non-Material Correction Affidavit(s) along with a copy of the Warranty Deed being amended. The enclosed is being recorded in the Official Public Records of Williamson County, Texas for the reasons stated on said Affidavit(s).

Should you have any questions or need more information, please feel free to contact our office.

Sincerely,

HERITAGE TITLE COMPANY OF AUSTIN, INC.


Rhoda Stark
Escrow Officer

RJS/LS
Enclosure(s)

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024017732

Pages: 4 Fee: \$33.00

03/07/2024 09:57 AM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas