

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Date: 5/23 , 2024.

Grantor: The Estate of IRMA SANCHEZ DIAZ, Deceased, by and through THOMAS DIAZ, III, Independent Executor of the Estate of IRMA SANCHEZ DIAZ.

Grantor's Mailing Address (including county):

401 County Road 226
Florence, Texas 76527
Williamson County

Grantees: STELLA FLORIANO, REBECCA DIAZ, CYNTHIA SPALDING

Grantee's Mailing Address

Stella Floriano
208 Whisper Lane
Georgetown, Texas 78628
Williamson County

Rebecca Diaz
1634 Sundance Drive
Round Rock, Texas 78665
Williamson County

Cynthia Spalding
9221 Blu Steel Way
Lorton, Virginia 22079
Fairfax County

Consideration:

(a) The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the Property. FOR THIS VALUE RECEIVED, Grantor has conveyed, granted, transferred and assigned, and by this instrument grants, conveys, transfers and assigns to Grantee, all of Grantor's interest in the following described real property (called "Subject Property"):

Subject Property (with improvements, if any):

Tract 1: Being 5.036 acres of land, and more particularly described

in Exhibit "A" attached hereto, is granted to STELLA FLORIANO;

Tract 2: Being 7.308 acres of land, and more particularly described in Exhibit "B" attached hereto, is granted and conveyed to REBECCA DIAZ; and

Tract 3: Being 7.309 acres of land, and more particularly described in the attached Exhibit "C" attached hereto is granted and conveyed To CYNTHIA SPALDING.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the permitted exceptions of record or which are visible, and is subject to all easements, restrictions, conditions, covenants and other instruments of record.. This conveyance is further 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 against the Property, as same are shown by instruments filed for record in the office of the County Clerk of Williamson County, Texas.

This Deed is granted by Grantor THOMAS DIAZ, III, Independent Executor of the Estate of IRMA SANCHEZ DIAZ, In Case No. 21-1368-CP4; before County Court at Law No. 4, Williamson County, Texas in the case entitled: *In the Estate of Irma Sanchez Diaz, Deceased*, pursuant to the Letters Testamentary that were issued to him on August 16, 2022 by the Court, and pursuant to a Mediated Settlement Agreement dated July 28, 2022 entered into by the THOMAS DIAZ, III and all of the named Grantees, all of which authorized the conveyance, transfer and sale of the Subject Property to the Grantees.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth above, has GRANTED, SOLD and CONVEYED and does hereby GRANTS, SELLS and CONVEYS to Grantees an undivided interest in the Subject Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities as set forth above. TO HAVE AND TO HOLD the Property to Grantees, Grantees' heirs, executors, administrators, legal representatives, successors and assigns forever. Grantor binds Grantor's estate, and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty set forth above.

Wherever the context of this Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders.

This transfer and conveyance is effective as of the date of this instrument.

DATED and EFFECTIVE this 23 day of May, 2024.

Thomas D. Diaz III

THOMAS DIAZ, III, Independent Executor of the Estate of
IRMA SANCHEZ DIAZ, Deceased

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

SUBSCRIBED AND SWORN TO before me, the undersigned authority by THOMS DIAZ, III,
Independent Executor of the Estate of IRMA SANCHEZ DIAZ, Deceased on this 23 day of May, 2024.

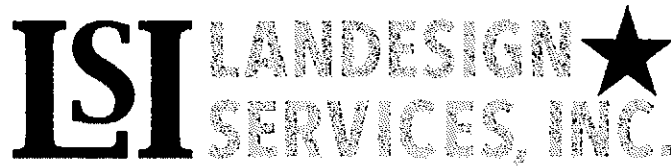


Monica Herrera

Notary Public, in and for the State of Texas

AFTER RECORDING RETURN TO:

SNEED, VINE & PERRY, P.C.
108 East 8th Street
Georgetown, Texas 78626
(512) 930-9775



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION
TRACT 1

BEING 5.306 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE J.T. CHURCH SURVEY, ABSTRACT NO. 140 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 26.045 ACRE TRACT OF LAND, DESCRIBED AS TRACT A IN A PARTITION DEED TO THE ESTATE OF THOMAS ZAMORA DIAZ, RECORDED IN DOCUMENT NO. 2002058098, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "ALL STAR 5729" found in the South line of the remainder of said 26.045 acre tract, and the common North line of a called 4.19 acre tract of land described as Tract III in a Warranty Deed with Vendor's Lien to Sandra Sowell and Shaka Dickson, recorded in Document No. 2020113508 of said O.P.R.W.C.T., also being the existing North right-of-way line of Whisper Lane (R.O.W. Varies – No Dedication Found) for the Southwest corner of a called 2.00 acre tract of land described in a Gift Deed to Jose Floriano and Stella Floriano, recorded in Document No. 2015080612 of said O.P.R.W.C.T., , from which a 1/2-inch rebar with cap stamped "ALL STAR 5729" found in the South line of the remainder of said 26.045 acre tract, and the common North right-of-way line of said Whisper Lane for the Southeast corner of said 2.00 acre tract, bears North 68°44'28" East a distance of 250.48 feet

THENCE with the South line of the remainder of said 26.045 acre tract and the existing common North right-of-way line of said Whisper Lane, the following two (2) courses and distances:

1. **South 68°52'16" West**, a distance of **245.82** feet to a 1/2-inch rebar with cap stamped "RPLS 1874" found; and
2. **South 68°36'03" West**, a distance of **24.03** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **North 21°12'52" West** over and across the remainder of said 26.045 acre tract, a distance of **377.73** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the North line of the remainder of said 26.045 acre tract and the common South line of Lot 13, Block C, PARKSIDE PENINSULA SECTIONS 1 & 2, a subdivision of record in Document No. 2022134745 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "RPLS 1847" found in the North line of the remainder of said 26.045 acre tract and the common South line of said PARKSIDE PENINSULA SECTIONS 1 & 2, also being in the South terminus of Festival Street (50' R.O.W.), bears South 68°47'08" West a distance of 61.36 feet;

THENCE with the North line of the remainder of said 26.045 acre tract and the common South line of said PARKSIDE PENINSULA SECTIONS 1 & 2, the following two (2) courses and distances:

1. **North 68°47'08" East** a distance of **508.41** feet to a 1/2-inch rebar with cap stamped "RPSL 1847" found; and
2. **North 69° 06' 33" East** a distance of **519.52** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the existing west right-of-way line of County Road 176 (C.R.176) (R.O.W. Varies) for the Northeast corner of the remainder of said 26.045 acre trac;

THENCE with the exiting West right-of-way line of said C.R. 176 and the common East line of the remainder of said 26.045 acre tract, the following two (2) courses and distance:

1. **South 21°02'49" East** a distance of **28.08** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
2. Along a curve to the **Left** having a radius of **1150.00** feet, an arc length of **495.72** feet, a delta angle of **25°28'23"**, and a chord which bears **South 23°50'31" West** a distance of **491.65** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of the remainder of said 26.045 acre tract and the common northeast corner of the remainder of a called 1.06 acre tract of land described as Tract II, in said Document No. 2020113508, also being the existing North right-of-way line of said Whisper Lane;

THENCE **South 68°57'41" West** with the south line of the remainder of said 26.045 acre trac and the existing North right-of-way line of said Whisper lane, a distance of **159.52** feet to a 1/2-inch rebar with cap stamped "ALL STAR 5729" found for the southeast corner of said 2.00 acre tract;

THENCE with the boundary of said 2.00 acre tract and the common line of the remainder of said 26.045 acre tract, the following three (3) courses and disances:

1. **North 13°47'46" West**, a distance of **350.81** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 2.00 acre tract
2. **South 68°58'56" West**, a distance of **250.35** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northwest corner of said 2.00 acre tract; and


3. **South 13°47'46" East**, a distance of **351.87** feet to the **POINT OF BEGINNING** and containing 5.306 acre of land, more or less.

This partition of land is prepared in accordance with Texas Local Government Code 232.0015 (e), exceptions to plat requirement.

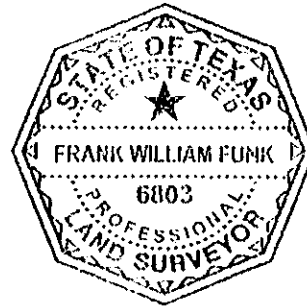
The tracts shown hereon are to be sold, given or otherwise transferred to an individual who is related to the owner within the third degree of consanguinity.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00013606.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in the month of November, 2020.

 09/18/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 20-091

Attachments: L:\20081 - 208 Whisper L\NCADD\DWGs\208 Whisper.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " B "

METES AND BOUNDS DESCRIPTION
 TRACT 2

BEING 7.308 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE J.T. CHURCH SURVEY, ABSTRACT NO. 140 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 26.045 ACRE TRACT OF LAND, DESCRIBED AS TRACT A IN A PARTITION DEED TO THE ESTATE OF THOMAS ZAMORA DIAZ, RECORDED IN DOCUMENT NO. 2002058098, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "LSI SURVEY" set in in the South line of the remainder of said 26.045 acre tract, also being in the North line of a called 4.19 acre tract of land described as Tract III in a Warranty Deed with Vendor's Lien to Sandra Sowell and Shaka Dickson, recorded in Document No. 2020113508 of said O.P.R.W.C.T., also being the existing North right-of-way line of Whisper Lane (R.O.W. Varies – No Dedication Found), from which a 1/2-inch rebar with cap stamped "ALL STAR 5729" found in the South line of the remainder of said 26.045 acre tract and the existing North right-of-way line of said Whisper Lane, for the Southwest corner of a called 2.00 acre tract of land described in a Gift Deed to Jose Floriano and Stella Floriano, recorded in Document No. 2015080612 of said O.P.R.W.C.T., bears North 68°36'03" East a distance of 24.03 feet and North 68°52'16" East a distance of 245.82 feet;

THENCE South 68°36'03" West with the South line of the remainder of said 26.045 acre tract and the common existing North right-of-way line of said Whisper Lane, a distance of 833.69 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, from which a 1/2-inch rebar with cap stamped "RPLS 1847" found in the South line of the remainder of said 26.045 acre tract and the common existing North right-of-way line of said Whisper Lane, bears South 68°36'03" West a distance of 163.37 feet;

THENCE **North 21°03'02" West** over and across the remainder of said 26.045 acre tract, a distance of **386.95** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the North line of the remainder of said 26.045 acre tract and the common South line of Lot 21, Block D, PARKSIDE PENINSULA SECTIONS 1 & 2, a subdivision of record in Document No. 2022134745 of said O.P.R.W.C.T. from which a 60D Nail found in the North line of the remainder of said 26.045 acre tract and the common South line of said PARKSIDE PENINSULA SECTIONS 1 & 2, for the southwest corner of said Lot 21, bears South 69°16'15" West a distance of 59.92 feet;

THENCE with the North line of the remainder of said 26.045 acre tract and the common South line of said PARKSIDE PENINSULA SECTIONS 1 & 2, the following two (2) courses and distances:

1. **North 69°16'15" East**, a distance of **771.24** feet to a 1/2-inch rebar with cap stamped "RPLS 1847" found; and
2. **North 68°47'08" East**, a distance of **61.36** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;


THENCE **South 21°12'52" East** over and across the remainder of said 26.045 acre tract, a distance of **377.73** feet to the **POINT OF BEGINNING** and containing 7.308 acres, more or less.

This partition of land is prepared in accordance with Texas Local Government Code 232.0015 (e), exceptions to plat requirement.

The tracts shown hereon are to be sold, given or otherwise transferred to an individual who is related to the owner within the third degree of consanguinity.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 -- 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00013606.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in November, 2020.

 09/19/2023
 Frank W. Funk
 Registered Professional Land Surveyor
 State of Texas No. 6803



Job Number: 20-091
 Attachments: LA20081 - 208 Whisper L\N\CAD\DWGs\208 Whisper.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " C "

METES AND BOUNDS DESCRIPTION
 TRACT 3

BEING 7.309 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE J.T. CHURCH SURVEY, ABSTRACT NO. 140 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 26.045 ACRE TRACT OF LAND, DESCRIBED AS TRACT A IN A PARTITION DEED TO THE ESTATE OF THOMAS ZAMORA DIAZ, RECORDED IN DOCUMENT NO. 2002058098, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "RPLS 1847" found in the North line of a called 4.19 acre tract of land described as Tract III in said Document No. 2020113508, also being the existing North right-of-way line of Whisper Lane (R.O.W. Varies – No Dedication Found) for the Southwest corner of the remainder of said 26.045 acre tract, and the common Southeast corner of a called 3.55 acre tract of land described as Tract I in a Warranty Deed with Vendor's Lien to Sandra Sowell and Shaka Dickson, recorded in Document No. 2020113508 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "RPLS 1847" found on the existing South right-of-way line of said Whisper Lane, for a Southwest corner of said 4.19 acre tract, bears South 21°06'31" East a distance of 50.07 feet;

THENCE North 21°10'22" West, with the west line of the remainder said 26.045 acre tract and the common East line of said 3.55 acre tract, a distance of **391.08** feet to a 1/2-inch rebar with cap stamped "RPLS 1847" found in the South line of a called 49.556 acre tract of land described in a Assumption Special Warranty Deed to HM 2243 Development, Inc., recorded in Document No. 2021190010, of said O.P.R.W.C.T., for the Northwest corner of the remainder of said 26.045 acre tract and the common Northeast corner of said 3.55 acre tract, , from which a 1/2-inch rebar with cap stamped "RPLS 1847" found in the North line of said 3.55 acre tract and the common South line of said 49.556 acre tract, bears South 68°56'42" West a distance of 171.13 feet;

THENCE North 68°56'58" East, with the North line of the remainder of said 26.045 acre tract and the common South line of said 49.556 acre tract, a distance of **758.31** feet to a 60D nail found for the Southeast corner of said 49.556 acre tract and the common Southwest corner of Lot 21, Block D, PARKSIDE PENINSULA SECTIONS 1 & 2, a subdivision of record in Document No. 2022134745 of said O.P.R.W.C.T.;



THENCE North **69°16'15" East**, continuing with the North line of the remainder of said 26.045 acre tract and the common South line of said Lot 21, a distance of **59.92** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE South **21°03'02" East** over and across the remainder of said 26.045 acre tract, a distance of **386.95** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the South line of the remainder of said 26.045 acre tract and the common existing North right-of-way line of said Whisper Road;

THENCE with the South line of the remainder of said 26.045 acre tract and the common existing North right-of-way line of said Whisper Road, the following two (2) courses and distances:


1. South **68°36'03" West**, a distance of **163.37** feet to a 1/2-inch rebar with cap stamped "RPLS 1847" found; and
2. South **68°42'16" West**, a distance of **654.03** feet to the **POINT OF BEGINNING** and containing 7.309 acres of land, more or less.

This partition of land is prepared in accordance with Texas Local Government Code 232.0015 (c), exceptions to plat requirement.

The tracts shown hereon are to be sold, given or otherwise transferred to an individual who is related to the owner within the third degree of consanguinity.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 -- 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00013606.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on November, 2020.

 09/18/2023
 Frank W. Funk
 Registered Professional Land Surveyor
 State of Texas No. 6803



Job Number: 20-081
 Attachments: L:\20081 - 208 Whisper L\NCAD\DWGs\208 WHISPER.DWG

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024045522

Pages: 11 Fee: \$61.00

06/07/2024 03:53 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas