

**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.**

## **SPECIAL WARRANTY DEED**

THE STATE OF TEXAS  
COUNTY OF ELLIS

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Date: March 20, 2025

Grantor: WB Waxahachie Land, LLC

Grantor's Mailing Address (including county): TBD Management  
11750 Katy Freeway, Suite 1400  
Houston, Texas 77079

Grantee: Sonata Estates Homeowners Association, Inc.

Grantee's Mailing Address (including county): TBD Management  
11750 Katy Freeway, Suite 1400  
Houston, Texas 77079

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

See Exhibit A attached hereto.

### **RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

The Property is conveyed subject to any and all recorded restrictive covenants, rights-of-way, mineral and royalty reservations, maintenance charges and the liens securing same, zoning laws, ordinances of municipal and/or governmental authorities conditions, and covenants, if any, applicable to and enforceable against the Property as reflected in the records of the Office of the County Clerk of Ellis County, Texas, including any use restriction(s) shown on the applicable plat. Grantee is responsible for any and all maintenance assessments under said restrictive covenants, if any, and for all taxes that hereafter become due on the Property.

The conveyance is made and accepted subject to the matters listed on Exhibit B attached hereto.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS and CONVEYS to Grantee all of its right, title and interest in and to the Property, together with all and singular the rights and appurtenances

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thereto in any way belonging to it, to have and to hold it unto Grantee and Grantee's successors or assigns forever. Grantor binds Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the reservations from the exceptions to conveyance and warranty.

GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS SUCH PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING SPECIFICALLY, WITHOUT LIMITATION, ANY IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.

EXECUTED on the date(s) of the Acknowledgements.

GRANTOR:

WB WAXMACH LAND LLC

By: 

Its: Tigg Pigo, Manager

ACCEPTED:

SONATA ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 

Its: HOA Director

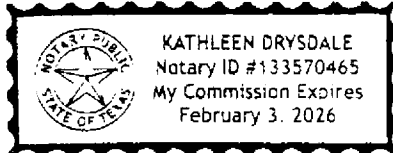
STATE OF TEXAS

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COUNTY OF Harris

This instrument was acknowledged before me on The 1<sup>st</sup> day of April, 2025, by Ting Qiao, Manager WB Waxahachie Land LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 1<sup>st</sup> day of April, 2025.



Kathleen Drysdale  
Notary Public - State of Texas

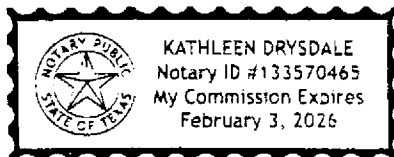
STATE OF TEXAS

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COUNTY OF Harris

This instrument was acknowledged before me on The 20<sup>th</sup> day of March, 2025, by Edith Einfeldt, HOA Director of Sonata Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20<sup>th</sup> day of March, 2025.



Kathleen Drysdale  
Notary Public - State of Texas

After recording return to:

Noelle G. Hicks  
RMWBH  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, Texas 77056

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Being a 24.76 acre lot, tract or parcel of land situated in the S.M. Durrett Survey, Abstract No. 272, Ellis County, Texas, and being part of that certain 22.91 acre Tract One and all of a called 4.25 acre Tract Two conveyed to Waxahachie Independent School District, by deed as recorded in volume 1072, Page 16, Real Property Records, Ellis County, Texas, being all of a called 16.47 acre tract (Less and except 5.33 acres) conveyed to Waxahachie Independent School District, by deed as recorded in Volume 1072, Page 13, Real Property Records, Ellis County, Texas and part of a tract of land conveyed to Waxahachie Independent School District, filed May 30, 1951, recorded in Document No. 2072, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the East corner of said 4.25 acre Tract Two and at the intersection of the Southwest line of Parks School House Road (50' R.O.W.) and the Northwest line of Graham Street (50' R.O.W.);

THENCE South 58 degrees 52 minutes 04 seconds West, with the Southeast line of said 4.25 acre Tract Two and the Northwest line of Graham Street, a distance of 869.17 feet to a 1/2 inch iron rod and yellow cap found at the East corner of a called 0.209 acre tract of land conveyed to The Melba J. Ray Revocable Living Trust, dated June 10, 2005, recorded in Volume 2204, Page 1490, Real Property Records, Ellis County, Texas;

THENCE North 30 degrees 47 minutes 43 seconds West, with the Northeast line of said 0.209 acre tract, a distance of 202.60 feet to a 1/2 inch iron rod and yellow cap found at the North corner of said 0.209 acre tract, on the Northwest line of said 4.25 acre Tract Two and on the Southeast line of said 16.47 acre tract;

THENCE South 59 degrees 09 minutes 39 seconds West, partially with the Northwest line of said 4.25 acre Tract Two, the Southeast line of said 16.47 acre tract, the Northwest line of said 0.209 acre tract and a called 0.349 acre tract of land conveyed to P. E. Galloway Trustee, by deed as recorded in Volume 262, Page 743, Deed of Trust Records, Ellis County, Texas, and a distance of 118.70 feet to a 1/2 inch iron rod and yellow cap stamped "3963" found at the West corner of said 0.349 acre tract, the South corner of said 16.47 acre tract and on the Northeast line of a called 2.000 acre tract of land conveyed to Friendship Baptist Church, by deed as recorded in Volume 1920, Page 974, Real Property Records, Ellis County, Texas;

THENCE North 30 degrees 29 minutes 25 seconds West, with the Southwest line of said 16.47 acre tract and with the Northeast line of said 2.000 acre tract, a distance of 112.54 feet to a 1/2 inch iron rod and yellow cap stamped "3963" found at the North corner of said 2.000 acre tract and at the East corner of said 22.91 acre Tract One;

THENCE South 58 degrees 55 minutes 33 seconds West, with the Southeast line of said 22.91 acre Tract One and the Northwest line of said 2.000 acre tract, a distance of 383.73 feet to a point for corner at the South corner of said 22.91 acre tract, the West corner of said 2.000 acre tract

and on the Northeast line of Highland Park Addition, according to the plat thereof recorded in Cabinet A, Slide 202, Plat Records, Ellis County, Texas, from said point a 1/2 inch iron rod and yellow cap stamped "4466" found bears South 58 degrees 55 minutes 33 seconds West, a distance of 0.43 feet, and from said point a 1/2 inch iron pipe found bears south 63 degrees 54 minutes 13 seconds East, a distance of 129.13 feet;

THENCE North 63 degrees 54 minutes 13 seconds West, with the Southwest line of said 22.91 acre Tract One, and the Northeast line of said Highland Park Addition, at 51.27 feet passing a 1/2 inch iron rod found, at 412.28 feet passing a 1/2 inch iron rod and yellow cap stamped "Shields" found, at 532.29 feet, passing a 1/2 inch iron rod and orange cap stamped "Premier" found 0.68 feet to the right of the property line, at 592.47 feet passing a 5/8 inch iron pipe found 0.83 feet to the left of the property line, and continuing in all a total distance of 709.24 feet to a point for corner, from which a 1/2 inch iron pipe found for witness bears North 66 degrees 34 minutes 06 seconds West, a distance of 3.40 feet, and from said point for corner a 1 inch iron pipe found bears North 63 degrees 54 minutes 13 seconds West, a distance of 483.40 feet;

THENCE North 51 degrees 18 minutes 09 seconds East, across said 22.91 acre Tract One and said Document No. 2072, a distance of 1,193.49 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set on the Northeast line of said Document No. 2072, from which an "X" found cut in concrete bears North 31 degrees 03 minutes 32 seconds West, a distance of 703.48 feet;

THENCE South 31 degrees 03 minutes 32 seconds East, with the Northeast line of said Document No. 2072 and said 16.47 acre tract, at 150.34 feet passing a 1/2 inch iron rod found in concrete at the North corner of said 16.47 acre tract and continuing in all a total distance of 159.74 feet to a 1/2 inch iron rod and yellow cap found at an ell corner of said 16.47 acre tract;

THENCE North 58 degrees 38 minutes 55 seconds East, with the Southerly Northwest line of said 16.47 acre tract, a distance of 49.97 feet to a 5/8 inch iron rod found at the West corner of a called 5.33 acre tract of land conveyed to Waxahachie DMA Housing, L.P., by deed as recorded in Volume 1915, Page 1614, Real Property Records, Ellis County, Texas;

THENCE South 31 degrees 02 minutes 22 seconds East, with the Southwest line of said 5.33 acre tract, a distance of 445.22 feet to a 1/2 inch iron rod and yellow cap found at the South corner of said 5.33 acre tract;

THENCE North 58 degrees 55 minutes 25 seconds East, with the Southeast line of said 5.33 acre tract, a distance of 520.93 feet to a 1/2 inch iron rod and yellow cap stamped "4480" found at the East corner of said 5.33 acre tract, on the Northeast line of said 16.47 acre tract and on the Southwest line of said Parks School House Road;

THENCE South 31 degrees 07 minutes 47 seconds East, with the Northeast line of said 16.47 acre tract and said 4.25 acre Tract Two and the Southwest line of said Parks School House Road, a distance of 464.34 feet to the POINT OF BEGINNING and CONTAINING 24.76 acres of land.

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Recording Date: March 21, 1913  
Recording No: Volume 203, Page 148, Real Property Records, Ellis County,  
Texas and affected by Special Warranty Deed recorded in Volume  
1821, Page 2317, Real Property Records, Ellis County, Texas.
2. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Recording Date: January 12, 1981  
Recording No: Volume 654, Page 308, Real Property Records, Ellis County,  
Texas and affected by Special Warranty Deed recorded in Volume  
1821, Page 2317, Real Property Records, Ellis County, Texas.
3. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Waxahachie  
Recording Date: September 25, 1984  
Recording No: Clerk's File No. 15485, Real Property Records, Ellis County,  
Texas.
4. Matters contained in that certain document:  
Titled: Development Agreement  
Executed By: Symphony Commercial and the City of Waxahachie, Texas  
Recording Date: August 27, 2020  
Recording No: Clerk's File No. 2030210, Real Property Records, Ellis County,  
Texas

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*Hubert Valdez*