

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.

Gift Deed

Date: July 28, 2023

Grantor: Richard Lynn Bishop, a married man, as his sole and separate property constituting no part of his homestead

Grantor's Mailing Address:

P.O. Box 87
Smiley, Texas 78159

Grantee: Linda Bishop, a married woman, as her sole and separate property

Grantee's Mailing Address:

P.O. Box 87
Smiley, Texas 78159

Consideration: The love and affection I have and bear for my wife, the Grantee herein.

Property (including any improvements):

Being 5.630 acres of land, more or less, situated in the Daniel Byrd Survey No. 28, Abstract 41, Wilson County, Texas (Tract 2), and being out of a called 22.53 acres conveyed to Richard Lynn Bishop in a Warranty Deed recorded in Document No. 2023-131759, Official Public Records, Wilson County, Texas, said 5.630 acres being more particularly described by metes and bounds on Exhibit "A" and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

Restrictions:

1. The property shall be used for new site built residence purposes only, and no part thereof shall be used for commercial business purposes, nor any structure whatsoever, other than a residence, with the customary outbuildings, barns, garages, and guest houses; provided however, that no outbuildings or garage shall be lived in as a home. All structures will be built of new material.
2. No sub-dividing of the Property.
3. No building shall be located nearer than 150 feet from the centerline of FM Highway 1107, and not nearer than 25 feet from side and rear property lines.

4. A thirty (30) foot utility easement along the front and a fifteen (15) foot easement and right-of-way over a strip along the side, and rear boundary lines of the Property is hereby reserved for the purpose of installation and maintenance of utilities, including but not limited to, gas, water, electric, phone, drainage, fiber optic cable, and sewage and any appurtenance thereto, including the right to remove and/or trim trees.
5. No manufactured homes, mobile homes, or temporary structure of any character may be placed, constructed, or maintained on the Property.
6. No noxious or offensive trade or activity shall be carried out on the Property, nor shall anything be done thereon which may be or become an annoyance to the neighboring properties.
7. The Property shall not be used or maintained as a dumping ground for rubbish. All trash, garbage, or other waste shall be kept in sanitary containers. Any and all dumpsters, incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No junk or wrecking yards shall be located, maintained, or kept on the Property.

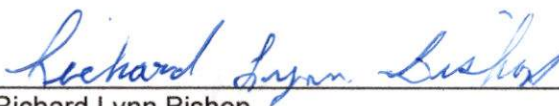
Exceptions to Conveyance and Warranty:

All presently recorded and valid existing instruments that affect the Property.

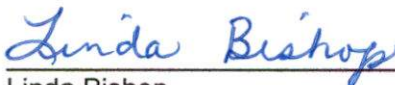
Grantor conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


Richard Lynn Bishop

ACCEPTED:

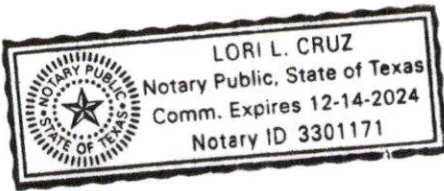

Linda Bishop

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF WILSON §

This instrument was acknowledged before me on July 28, 2023,
by Richard Lynn Bishop.

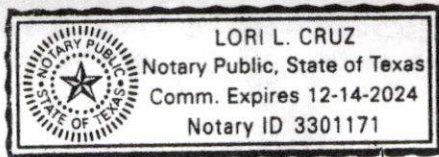


Lori L. Cruz
Notary Public, State of Texas
My commission expires: 12-14-2024

STATE OF TEXAS §

COUNTY OF WILSON §

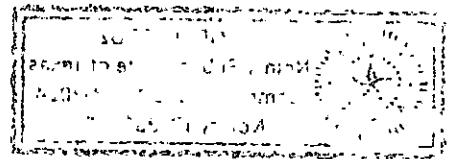
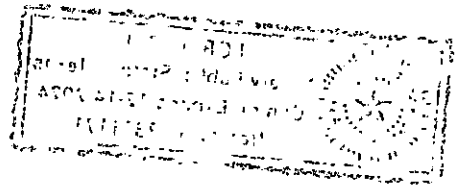
This instrument was acknowledged before me on July 28, 2023,
by Linda Bishop.



Lori L. Cruz
Notary Public, State of Texas
My commission expires: 12-14-2024

PREPARED IN THE OFFICE OF:
Foster & Harvey, P.C.
503 Bluebonnet Rd.
La Vernia, Texas 78121

AFTER RECORDING RETURN TO:
Linda Bishop
P.O. Box 87
Smiley, Texas 78159



METES AND BOUNDS

TRACT 2

Being 5.630 acres of land, more or less, situated in the Daniel Byrd Survey No. 28, Abstract 41, Wilson County, Texas, and being out of a called 22.53 acres conveyed to Richard Lynn Bishop in a Warranty Deed recorded in Document No. 2023-131759, Official Public Records, Wilson County, Texas; said 5.630 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch metal fence post for the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 1", same being the northwest corner of said 22.53 acres and the northeast corner of the Federal Exchange Services II, L.L.C., 51.46 acres (called Tract 2 - Document No. 2022-127365), same also being on the South Right-of-Way line of F.M. Highway 1107 and the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said F.M. Highway 1107, the following courses and distances:

North 85 degrees 55 minutes 01 seconds East (called North 85 degrees 50 minutes 55 seconds East), a distance of 195.43 feet to a concrete monument found for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 1,881.94 feet, an arc length of 155.83 feet, a chord length of 155.79 feet, a chord bearing of North 88 degrees 21 minutes 07 seconds East, and a delta angle of 4 degrees 44 minutes 39 seconds to a 1/2 inch iron rod capped WALS set for the northwest corner of this 5.630 acres, same being the northeast corner of said Tract 1 and the **POINT OF BEGINNING**;

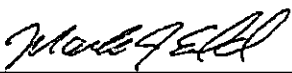
THENCE continuing along the South Right-of-Way line of said F.M. Highway 1107 and along said curve to the right, having a radius of 1,881.94 feet, an arc length of 244.00 feet, a chord length of 243.83 feet, a chord bearing of South 85 degrees 33 minutes 41 seconds East, and a delta angle of 7 degrees 25 minutes 43 seconds to a 1/2 inch iron rod capped WALS set for the northeast corner of this 5.630 acres, same being the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 3";

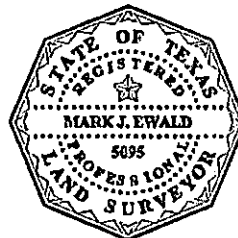
THENCE departing the North line of and severing said 22.53 acres, South 30 degrees 32 minutes 24 seconds West, a distance of 1,163.44 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 5.630 acres, same being the southwest corner of said Tract 3 and on the North line of the Federal Exchange Services II, L.L.C., 22.50 acres (Document No. 2023-131378);

THENCE along the line common to this 5.630 acres and said Federal Exchange Services II, L.L.C., 22.50 acres, North 63 degrees 15 minutes 31 seconds West (called North 63 degrees 15 minutes 17 seconds West), a distance of 219.45 feet to a 1/2 inch iron rod capped WALS set for the southwest corner of this 5.630 acres, same being the southeast corner of said Tract 1 and on the South line of said 22.53 acres;

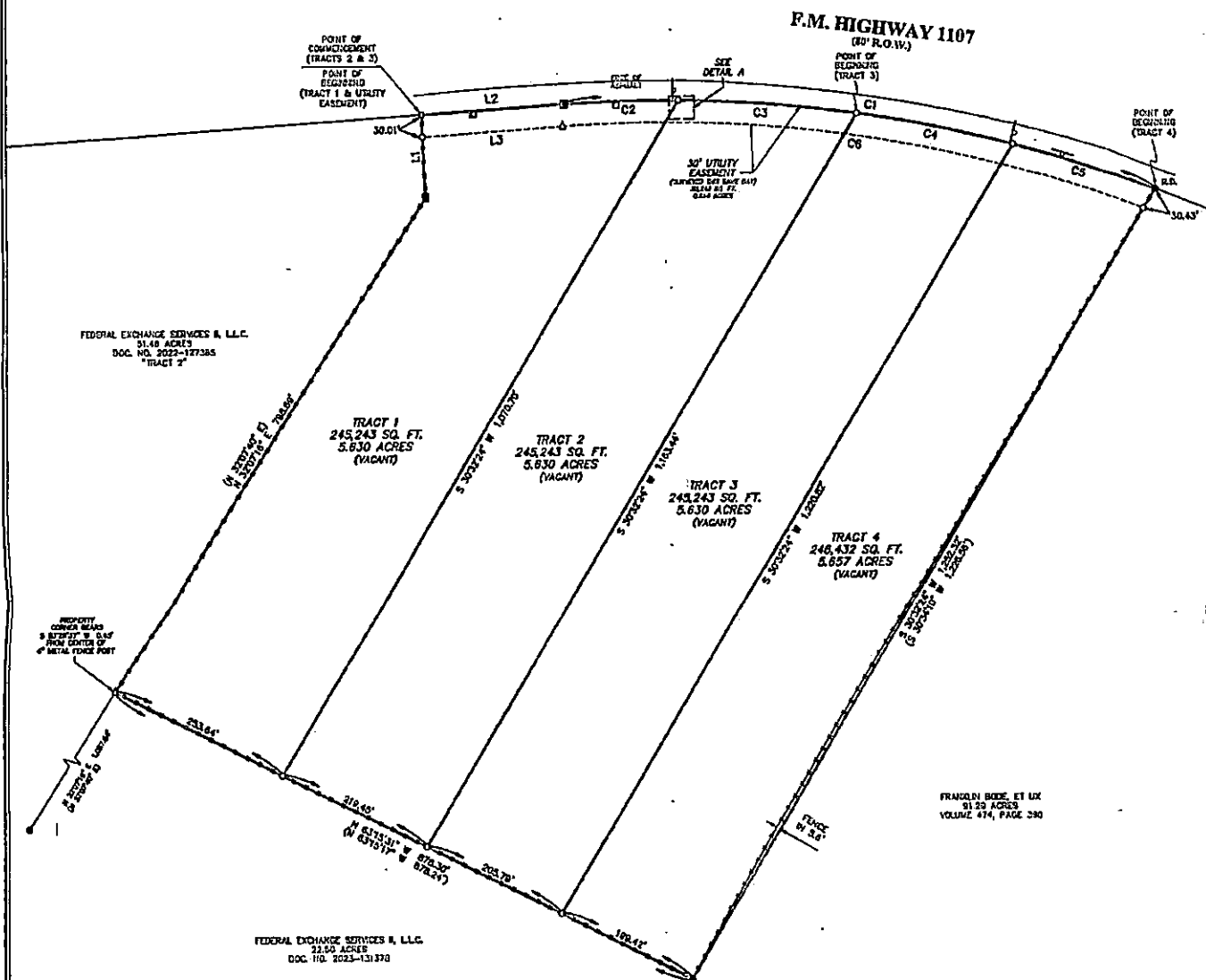
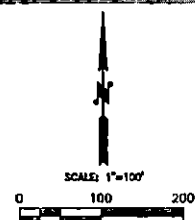
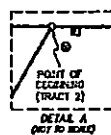
THENCE departing the South line of and severing said 22.53 acres, North 30 degrees 32 minutes 24 seconds East, a distance of 1,070.70 feet to the **POINT OF BEGINNING**, and containing 5.630 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 16, 2023



LINE	BEARING	DISTANCE
L1	N 02°23'57" W	113.31'
	(N 02°20'01" W)	(112.84')
L2	N 85°55'01" E	195.43'
	(N 85°50'55" E)	
L3	S 85°55'01" W	192.20'



- OPEN
- FINE OPEN TAPER
- POLYCHROME PAPER
- 100% COTTON

NOTES

NOTE:
THE SIGNED SURVEYOR HAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND
THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS
SURVEY.

NOTES:
Surgeplot shown herein are based on selected GPS characteristics. Please Study Flood Coordination, South Central Texas, CRM.



**Westar
Alamo**

LEGEND

- ORANGE POINT
- PILE 1/2" DIA AND
- ROAD CONCRETE REINFORCE
- ROAD 6" DIA. PILE
- PILE 8" DIA. PILE
- PILE 10" DIA. PILE
- SET 1/2" DIA. ROD
- DRIVE "WALL"
- DRIVE IMPROVEMENT
- DRAINAGE CANAL

15 - SECOND COUNTRY MEMBERSHIP
- VALUE ADDED

Property Address:
5808 F.M. HIGHWAY 1107
Property Description:

[illegible]

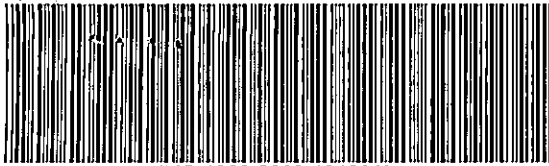
ACCEPTED BY



MARK & ENALD, Registered Professional Land Surveyors, State of Texas, do hereby certify that the above plat represents an actual survey made by the grantor herein and that there are no discrepancies between the land as surveyed and the land as shown on the plat or boundary line, or any improvements or encroachments thereon, except as may appear hereon to the best of my knowledge and belief.

Mark & Enald

MARK & ENALD
Registered Professional Land Surveyors
Texas Registration No. 8083



VG-1922-2023-134981

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 134981

Real Property Recordings

Recorded On: August 01, 2023 02:11 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 134981
Receipt Number: 20230801000026
Recorded Date/Time: August 01, 2023 02:11 PM
User: Georgina L
Station: cclerk01

Record and Return To:

ROBERT HARVEY AND ASSOCIATES



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX

SCANNED

ATTACHMENT 18

AFFIDAVIT THAT CONVEYANCE IS TO A RELATIVE

STATE OF TEXAS §
COUNTY OF WILSON §

BEFORE ME, the undersigned authority, personally appeared Richard Lynn Bishop
and XXXXXXXXXXXXXXXXXXXXXXX, each being duly sworn by me, who state the following:

"I/We own the following tract of land: all of that certain 22.53 acre tract of
land conveyed to me/us in a Deed (or other instrument), dated 4/20/2023, of record at
Document No. 2023-131759
~~Volume XXXXXXXXXXXXXXXXXX, Page XXXXXXXXXXXXXXXXXX~~, Official Public Records of Wilson County, Texas.

"I/We are conveying, by a separate Deed, 5.630 acre(s) of land, described in
a Plat and/or Metes and Bounds attached as Exhibit A, to Linda Bishop
and XXXXXXXXXXXXXXXXXXXXXXX. The relationship between me/us and the
persons(s) the land is being conveyed to is my wife

XXXXXXXXXXXXXXXXXXXXXXX, and
I/we swear or affirm that at least one of us is related to at least one of them within the third
degree of affinity or consanguinity, including step relationships.

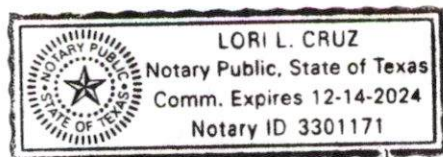
"Further Affiant(s) Sayeth not."

Richard Lynn Bishop
(Signature of Affiant/Grantor)

(Signature of Affiant/Grantor)

STATE OF TEXAS §
COUNTY OF WILSON §

BEFORE ME, the undersigned authority, on the 28th day of July, 2023
personally appeared Richard Lynn Bishop and XXXXXXXXXXXXXXXXXXXXXXX
and state upon their oath that the facts stated above are true and correct.



Lori L. Cruz
Notary Public – State of Texas

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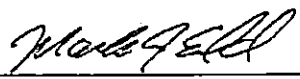
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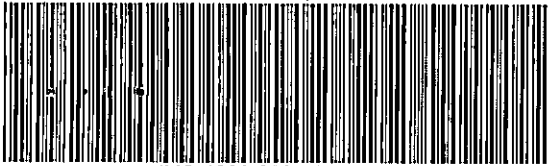
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Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 16, 2023





VG-1922-2023-134982

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 134982

Real Property Recordings

Recorded On: August 01, 2023 02:11 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30:00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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File Information:

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Record and Return To:

ROBERT HARVEY AND ASSOCIATES



STATE OF TEXAS
Wilson County

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Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX