



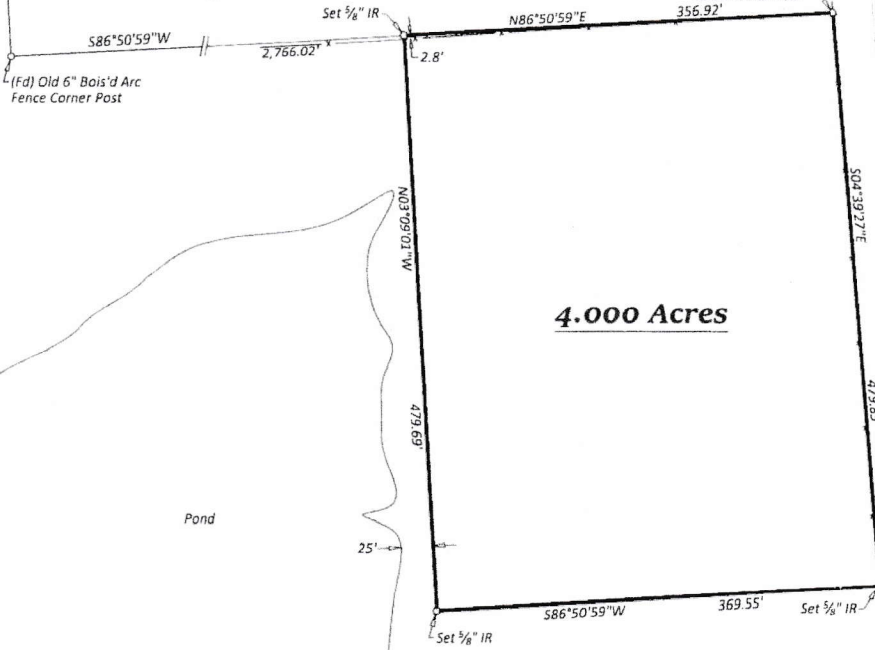
Called 546.535 Acres  
VAW Land, LLC Montgomery Series, LLC  
(Doc #: 2012-105250)

Scale: 1" = 100'  
Basis of Bearings & Distances  
Grid North, State Plane Coordinate  
System of 1983, Central Zone

**ALLEN VINCE SURVEY  
A-40**

**Point Of Beginning**

(Fd) Old 12" Cedar  
Fence Corner Post  
356.92'



Called 59.3689 Acres  
Tract 2  
Harold J. Miesenthal, et al, Co Executors  
(Doc #: 9307392, Image Code:  
854 01 1840)

MORIARTY ROAD

**4.000 Acres**

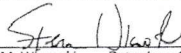
Pond

Residue of called 123 Acres  
Third Tract  
William Paul Thomas, Sr.  
(588-639)

Gravel Road

Client: William P. Thomas, Jr.

I, Steven M. Wisnoski, Registered Professional Land  
Surveyor No. 6006 of the State of Texas do hereby certify  
that this plat represents an on the ground survey made  
under my personal and direct supervision.

  
Steven M. Wisnoski Date: June 11, 2020  
R.P.L.S. 6006



Wisnoski Land Surveying LLC  
PO Box 1744  
Navasota, Texas 77868  
936-870-7100  
TBPLS Firm #: 10085300

Job #: 2020-06-05-02

Situated in Montgomery County, Texas & being a part of Third Tract,  
called 123 acres, as described in a Deed from T.A. Witt, et al to  
William Paul Thomas, Sr., dated July 8, 1963, of record in Volume 588,  
Page 639 of the Deed Records of Montgomery County, Texas.

**NOTES:**

- 1) All Deed references are of the Deed Records of Montgomery County, Texas.
- 2) The digital signature & seal affixed hereon are valid for 45 days from the date signed. Declaration is made to original purchaser of this survey, William P. Thomas, Jr. It is not transferable to additional institutions or subsequent owners & is valid for this one transaction only.
- 3) © 2020 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) Prepared without the benefit of a current title commitment.
- 5) The subject tract does not appear to be located within Zone "A" or "AE" according to FEMA's FIRM No. 18339 C0050 G with an effective date of August 18, 2014.
- 6) All distances are grid and can be converted to surface by dividing by a combined scale factor of 0.9999119239.

**METES AND BOUNDS DESCRIPTION**  
of a  
**4.000 Acre Tract**  
**Allen Vince Survey, A-40, Montgomery County, Texas**  
**June 11, 2020**

All that certain tract or parcel of land lying and being situated in Montgomery County, Texas, being a part of Third Tract, called 123 acres, as described in a Deed from T.A. Witt, et al to William Paul Thomas, Sr., dated July 8, 1963, of record in Volume 588, Page 639 of the Deed Records of Montgomery County, Texas and more fully described as follows:

**BEGINNING** at a found old 12 inch cedar fence corner post for the occupied Northeast corner of the called 123 acre tract mentioned above, the called Southeast corner of a called 546.535 acre tract as described in a Deed to VAW Land, LLC - Montgomery Series, LLC (Doc #: 2012-105250), the Northeast corner of the tract of land herein described and same being in the fenced and West margin of Moriarty Road;

THENCE S 04°39'27" E, 479.85 ft., along the generally fenced and West margin of Moriarty Road and a portion of the occupied East line of the called 123 acre tract mentioned above to a set 5/8 inch iron rod for the Southeast corner of the tract of land herein described;


THENCE S 86°50'59" W, 369.55 ft., crossing into the called 123 acre tract mentioned above and along the South line of the tract of land herein described to a set 5/8 inch iron rod for the Southwest corner thereof;

THENCE N 03°09'01" W, 479.69 ft., along the West line of the tract of land herein described to a set 5/8 inch iron rod, 2.8 ft. North of a barbed wire fence line, for the Northwest corner thereof, in the North line of the called 123 acre tract mentioned above and in a South line of said 546.535 VAD Land, LLC tract (Doc #: 2012-105250), from which a found 6 inch bois'd arc fence corner post for the called Southerly Southwest corner of said 546.535 acre VAW Land, LLC tract brs. S 86°50'59" W, 2,766.02 ft.;

THENCE N 86°50'59" E, 356.92 ft., along a portion of the generally fenced and South line of said 546.535 acre VAW Land, LLC tract (Doc #: 2012-105250) and a portion the North line of the called 123 acre tract mentioned above to the **PLACE OF BEGINNING** and containing 4.000 acres of land.

**BASIS OF BEARINGS:**

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network.

  
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Steven M. Wisnoski 06/11/2020  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2020-06-05-02

