



A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
FIND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
C.T.	COUNTY
H.C.M.R.	HARRIS COUNTY MAP RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
53	SET 5/8 INCH IRON ROD WITH CAP "FULCRUM LAND SURVEYING"

NORTHING: 13958142.1700
EASTING: 3082378.6370



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 01°58'32" W	44.55'

BEING a 10.0085 acre (435,970 square feet) tract of land situated in the Allen Reaves Survey, Abstract No. 656 of Harris County, Texas and being all of a called 10.00 acre tract of land described in an instrument to Richard Hayne, recorded under Clerks File Number (C.F.N.) 20120321501 of the Official Public Records Real Property of Harris County, Texas (O.P.R.R.P. H.C.T.), said 10.0085-acre tract of land described by metes and bounds as follows:

COMMENCING at 5/8 inch iron rod in the east line of a called 1.3025 acre tract of land, out of Restricted Reserve "A" & "B", Block 1, Stuebner Office Warehouse, recorded under Film Code (F.C.) No. 611171 of the Harris County Map Records (H.C.M.R.), described in an instrument to 7-Eleven, Inc., recorded under RP-2018-52594 of the O.P.R.R.P. H.C.T., marking the northwest corner of Lot 1, Block 1, Forest North Section Four, recorded under F.C. No. 404062 of the H.C.M.R., also being the southwest corner of Acorn Springs Lane, 60' right-of-way (R.O.W.):

THENCE North 01°58'32" West, along and with the common line of said 1.3025 acres and said R.O.W. line of said Acorn Springs Land, a distance of 44.55 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the northeast corner of said 1.3025 acre tract, also being the most northerly southeast corner of said 10.00 acre tract and POINT OF BEGINNING;

THENCE North 87°35'07" West, along and with the north line of said 1.3025 acre tract, a distance of 334.70 feet to a found 5/8 inch iron rod with cap, marking the northwest corner of said 1.3025 acre tract, also being an internal corner of said 10.00 acre tract and the herein described tract;

THENCE South 01°56'11" East, along and with the east line of said 10.00 acre tract, passing at a distance of 184.01 feet the common corner of said 1.3025 acre tract and a called 1.8916 acre tract, out of said Restricted Reserve "A" Block 1, Stuebner Office Warehouse, passing at a distance of 777.93 feet to found 5/8 inch iron rod in the north R.O.W. line of Spring Stuebner Road, R.O.W. varies, marking the southwest corner of said 1.8916 acre tract and continuing for a total distance of 788.14 feet to a point for corner, marking the most southerly southeast corner of said 10.00 acre tract and the herein described tract;

THENCE North 87°36'49" West, along and with said north R.O.W. line, a distance of 332.58 feet to a point for corner, marking the southeast corner of a called 1,480 acre tract of land as described in an instrument to Manuel G. Martinez and Delia V. Martinez, recorded under RP-2017-537996 of the O.P.R.R.P. H.C.T., also being the southwest corner of said 10.00 acre tract and the herein described tract;

NHENCE NORTH 01°53'49" West, along and with the east line of said 10.00 acre tract, passing at a distance of 363.49 feet, a distance of 0.57 feet to the right for a found 5/8 inch iron rod, marking the common corner of said 1.480 acre tract and a called 3.00 acre tract of land as described in an instrument to RSL Contractors, LTD., dated and recorded in the public records of the County of Santa Clara, State of California, at a distance of 588.54 feet to a found 1 inch iron pipe, marking the common corner of said 3.00 acre tract and a called 1.5188 acre tract of land as described in an instrument to RSL Contractors, LTD., dated and recorded in the public records of the County of Santa Clara, State of California, at a distance of 788.34 feet to a found 1/2 inch iron pipe, marking the common corner of said 1.5188 acre tract and a called 2.0008 acre tract of land as described in an instrument to Robert Lyons and Susan Lyons, dated and recorded in the public records of the County of Santa Clara, State of California, at a distance of 788.34 feet to the herein described tract. The G.P.R.P. H.C.T., also being an angle point of said 10.00 acre tract and the herein described tract;

THENCE North 01°50'39" east, continuing along and with said west line, a distance of 262.71 feet to a point per corner in the south line of called 1.2490 acre tract of land, Lot 8, Block 3, Mossy Oaks Acres, an unrecorded subdivision, as described in an instrument to Noe Rocha and Celina Rocha, recorded under C.F.N. Y587773 of the O.P.R.R.P. H.C.T., marking the northeast corner of said 2.0008 acre tract, also being the northwest corner of said 10.00 acre tract and the herein described tract, from which a found 5/8 inch iron rod bears North 02°00'51" West, a distance of 0.40 feet;

HENCE SOUTH 87°37'15" east, along and with the north line of said 10.00 acre tract, passing at a distance of 42.79 feet the common corner of said 1.2490 acre tract and a called Tract 2, 1.227678 acre tract, and then along the north line of said 1.2490 acre tract, passing the corner of said Anna Paenick and wife, Anna Paenick, recorded under C.F.N. 38731720 of the O.P.R.R.P. H.C.T., passing at a distance of 469.52 feet to a point, from which a found 5/8 inch iron rod bears North 63°52'44" east, 100.00 feet to the corner of said 1.2490 acre tract, and then along the north line of said 1.2490 acre tract, passing the corner of a called 0.8132 acre tract of land, Lot 11, Block 2 of said Mosley Oak Acres, as described in an instrument to Michael Craig and Sherry Craig, recorded under C.F.N. 20140228074 of the O.P.R.R.P. H.C.T., passing the corner of said 0.8132 acre tract, and then along the north line of said 0.8132 acre tract, passing the corner of a called 0.8132 acre tract of land, Lot 3, Block 2 of said Forest North Section, as described in an instrument to Michael Craig and Sherry Craig, recorded under C.F.N. 20140228074 of the O.P.R.R.P. H.C.T., passing the corner of said 0.8132 acre tract, marking the northeast corner of said 10.00 acre tract and the herein described tract;

THENCE South 01°58'35" East, along and with the east line of said 10.00 acre tract, passing at a distance of 182.79 feet to a found 5/8 inch iron rod, marking the common corner of Lots 1 and 2 of said Forest North and continuing for a total distance of 263.24 feet to the POINT OF BEGINNING and containing a computed 10.0085 acres (435,970 sq. ft.) of land.

To MNDS Development LLC

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A/6, Condition III Survey.


Clemente Turrubiates Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657
Date: March 7, 2025



1. The surveyor has not abstracted the site. This survey relies on the title search from Old Republic National Title Insurance Company, Commitment No. CO-1427-CH, effective date: February 10, 2025, issue date: May 1, 2025.

2. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.

3. Bearings based on Texas State Plane Coordinates, South Central Zone, NAD83.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Zone "X" in Harris County, Texas according to FEMA map number 48201C0255L dated June 18, 2007. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

6. The surveyed tract is subject to an Amoco pipeline as stated in the Special Warranty Deed recorded under Clerk's File Number (C.F.N.) H634520 of the Official Public Records of Real Property, Harris County, Texas (O.P.R.R.P. H.C.T.). However, no recorded easement or physical evidence of a pipeline was found within the boundaries of the subject tract. Historical documentation related to the eastern adjoining property refers to a pipeline easement and implies its extension into the subject tract, though no direct documentation of such an easement affecting the subject tract was located.

CONTRACTOR TO FIELD VERIFY TIE IN UTILITY LINE PRIOR TO CONSTRUCTION. IF LINE IS NOT EXPOSED OBTAIN
UPSTREAM AND DOWNSTREAM UTILITY MANHOLES TO CONFIRM TIE IN ELEVATION. SURVEYOR NOT LIABLE FOR
CONSTRUCTION ERROR DUE TO NOT FIELD VERIFYING UTILITY ELEVATIONS.

DRAWING		REVISION BLOCK	
PROJECT NO: 25-024-1		TO	DESCRIPTION
	DATE		
FIELD BK	11/22	CLIENT	PRELIMINARY DRAWING
FIELD WRK	ZP	CLIENT	COMMENTS
DATE	03/07/25	CLIENT	COMMENTS
DRAFTING	SDR	CLIENT	ADD UPDATED TITLE
DATE	03/07/25		
CHECKED	CT		
DATE	03/07/25		

BOUNDARY AND TOPOGRAPHIC SURVEY
10.0085 ACRES (435,970 SQ. FT.)
ALL OF A CALLED 10.00 ACRE TRACT
RECORDED UNDER
C.F.N. 20120321501 O.P.R.R.P. H.C.T.
IN THE ALLEN REAVES SURVEY, A-656
HARRIS COUNTY, TEXAS

MNDS DEVELOPMENT LLC
6 WENOAH PLACE
SPRING, TX 77389



104 W. PAULINE ST
CONROE, TX 77301
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SUR-1
SHEET 1 OF 2