

0 50 100 150



**7820 Boars Head Place**

Being a tract of land situated in the Archibald Hodge Survey, Abstract No. 18, Montgomery County, Texas, same being a portion of that tract of land conveyed to Robert B. Hudson and Deborah L. Hudson, husband and wife, by deed recorded in Document No. 2008-089555, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Ernest Cottrell and Rhonda Cottrell, husband and wife, by deed recorded in Document No. 2005-029825, Official Public Records of Montgomery County, Texas, and lying along the East line of that tract of land conveyed to James W. Trow, by deed recorded in Document No. 2022126422, Official Public Records of Montgomery County, Texas;

THENCE North 86 degrees 39 minutes 34 seconds East, along the South line of said Cottrell tract, a distance of 635.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of the remainder of Hudson tract;

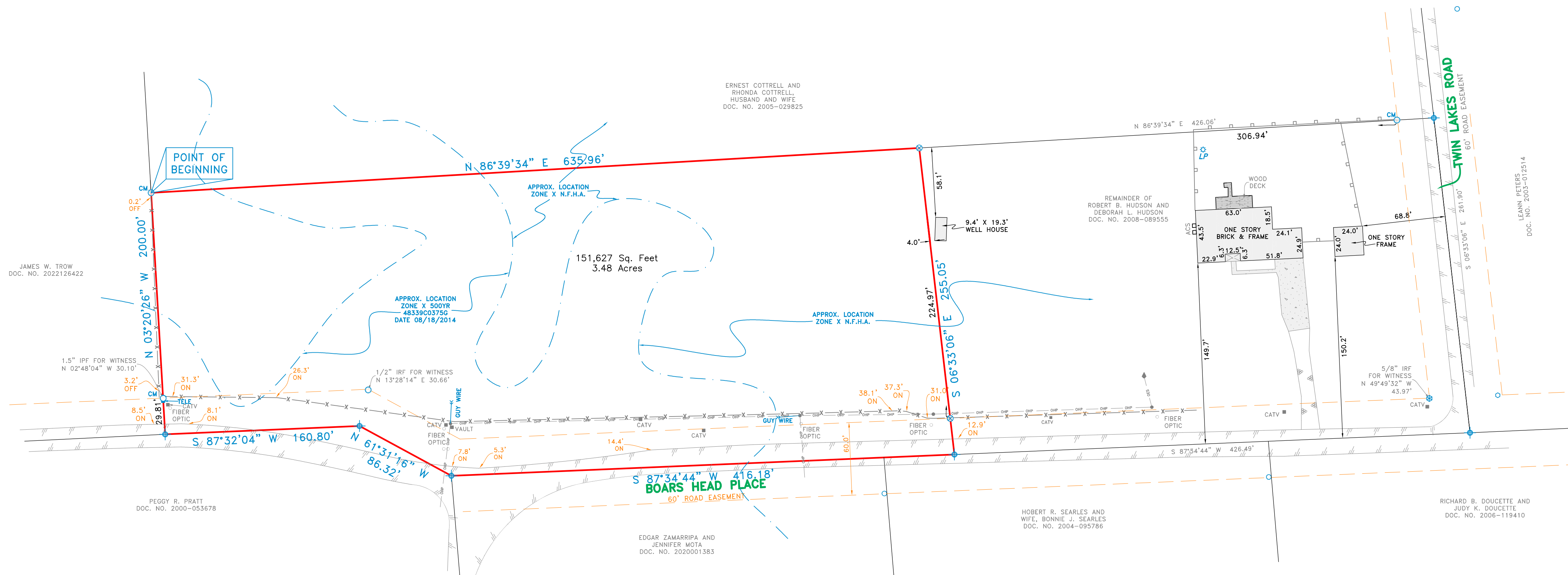
THENCE South 06 degrees 33 minutes 06 seconds East, passing at a distance of 224.97 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for reference, and continuing a total distance of 255.05 feet to a point for corner, said corner being the Southwest corner of said remainder tract, same lying along the North line of that tract of land conveyed to Robert R. Searles and wife, Bonnie J. Searles, by deed recorded in Document No. 2004-095786, Official Public Records of Montgomery County, Texas, and lying along the centerline of Boars Head Place (60 foot roadway easement);

THENCE South 87 degrees 34 minutes 44 seconds West, along the centerline of said Boars Head Place, a distance of 416.18 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Edgar Zamarripa and Jennifer Mota, by deed recorded in Document No. 2020001383, Official Public Records of Montgomery County, Texas, and being the Northeast corner of that tract of land conveyed to Peggy R. Pratt, by deed recorded in Document No. 2000-053678, Official Public Records of Montgomery County, Texas;

THENCE North 61 degrees 31 minutes 16 seconds West, along the Northeast line of said Pratt tract, a distance of 86.32 feet to a point for corner, from which a 1/2 inch iron rod found bears North 13 degrees 28 minutes 14 seconds East, a distance of 30.66 feet for witness;

THENCE South 87 degrees 32 minutes 04 seconds West, along the North line of said Pratt tract, a distance of 160.80 feet to a point for corner, said corner being the Southeast corner of aforementioned Trow tract, from which a 1.5 iron pipe found bears North 02 degrees 48 minutes 04 seconds West, a distance of 30.10 feet for witness;

THENCE North 03 degrees 20 minutes 26 seconds West, along the East line of said Trow tract, passing at a distance of 29.81 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 200.00 feet to the POINT OF BEGINNING and containing 151,627 square feet or 3.48 acres of land.



**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 17th day of March, 2025

*Nathan Alan Pare*  
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48339C0375G, this property does lie in Zone X/X=500 YEAR and DOES NOT lie within the 100 year flood zone. ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.  
THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE:  
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.



REVISIONS		
DATE	BY	NOTES
04/08/2025	MARIA	BOUNDARY

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1.5" IRON PIPE FOUND
○	5/8" ROD FOUND
⊠	FENCE POST CORNER
⊠	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
●	POWER POLE
●	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
■	DES - DES
■	DHP - DHP
■	CONCRETE PAVING
■	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	FIRE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	03/17/2025	2503611	N/A	MARIA

**3.48 ACRES**

ARCHIBALD HODGE SURVEY, ABSTRACT NO. 18

MONTGOMERY, MONTGOMERY COUNTY, TEXAS

7820 BOARS HEAD PLACE