

REAL COUNTY, TEXAS

Sur. 1539

12.152 Acres
Spring Country Ranch
to
Raul J. Garza
November 13, 1995
Vol. 18, Pg. 568, R.P.R.

LEGEND:

—xx— FENCE LINE

POB POINT OF BEGINNING

O.P.R. OFFICIAL PUBLIC RECORDS
REAL COUNTY, TEXAS

R.P.R. REAL PROPERTY RECORDS
REAL COUNTY, TEXAS

TRACT 129D

FND. 3/4" IRON,
PIN AT 1670.40'

10.8 Acres
Paul S. Cole
to
Alfred W. Leonhardt
July 12, 2006
Vol. 107,
Pg. 231, R.P.R.

TRACT 128

13.42 Acres
Richard L. Anschutz,
et ux
to
David R. Pedersen
April 3, 2015
Vol. 85,
Pg. 220, O.P.R.

FND. 5/8"
IRON PIN

TRACT 135A

60-FOOT ROAD
EASEMENT

FND. 3/4" IRON,
PIN AT 1252.00'

FND. 3/4" IRON
PIN AT 39.33'

10.681 Acres
Marion D. McMains, Jr.
& Phyllis Ann McMains
to
John M. Shurtleff &
Carolyn M. Hanson
July 18, 2002
Vol. 70,
Pg. 419, R.P.R.

TRACT 130

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

36.399 Acres
Don George Hanzalik, et ux
to
Cory Michael Overstreet
& Walter Ray Overstreet, Jr.
June 21, 2019
Vol. 12, Pg. 8128, O.P.R.

10.99
ACRES

SPRING COUNTRY RANCH
UNRECORDED

13.42 Acres
Richard L. Anschutz, et ux
to
David R. Pedersen
April 3, 2015
Vol. 85, Pg. 220, O.P.R.

S. BULL TRACT 132

TRACT 131

FND. 7/8" IRON
PIN AT 30.18'

60-FOOT ROAD
EASEMENT

TRACT 124C

22.95 Acres
Spring Country Ranch
to
Maria Magdalena Arreola, et al
December 30, 1998
Vol. 41, Pg. 48, R.P.R.

OLD FOUNDATION
FND. 3/4" IRON
PIN AT 1399.25'

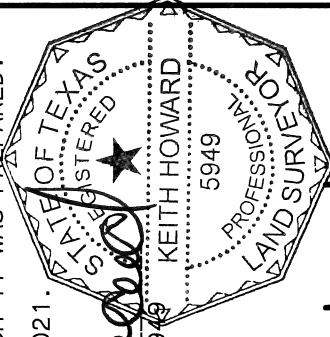
I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION, AND THAT
THEY ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. HOWARD SURVEYING
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 23RD DAY OF MARCH 2021.

abst. 94

PREPARED FOR: JOHN M. SHURTLEFF &
CAROLYN M. HAWSON — SELLERS
DAVID PEDERSEN — BUYER

SURVEYED ON THE GROUND: MARCH 11, 2021



A Plat of a 10.99 Acre Tract of land
being all of Tract 131 of Spring Country
Ranch, an unrecorded subdivision in Real
County, Texas.