



Property Address: 2220 Badger Lane
Huntsville, Texas 77340

James R. Ward

Douglas A. Case
Lara M. Page 9-2-03

SELLER: Jack E. Reeves, Sr., et ux Amelia A. Reeves
BUYER: James R. Ward and Jennifer B. Ward

Jennifer B. Ward

NOTES:

1. Bearings are based on deed calls for the west line of line Jack E. Reeves, Sr. 0.34 acre tract.
2. Building restrictions are recorded in Volume 310, Page 559, Deed Records.
3. Based on the H.U.D. Flood Insurance Rate map, revised on May 1, 1987, this property is apparently not situated within any of the flood zones shown thereon, as stated to the best of my ability from said maps.
Panel # 481042 - 0001 G

PLAT OF IMPROVEMENTS ON
**JACK E. REEVES, Sr.
0.344 ACRE TRACT**

In the City of Huntsville
THOMAS McMILLIAN SURVEY, A-388
Walker County, Texas

December, 1997

Scale: 1" = 30 Feet



Joe A. Fuller
JOE A. FULLER
P.L.S. No. 4066
December 10, 1997

FULLER and ASSOCIATES
1222 University Avenue
Huntsville, Texas
FILE: REEVES-11/1997

Being 0.344 acre of land, more or less, situated in the City of Huntsville, T. P. McMILLIAN SURVEY, Abstract No. 388, Walker County, Texas and being the same tract described as a 0.34 acre tract in a Deed from Billie P. Gardner to Jack E. Reeves, Sr., dated May 10, 1984, and recorded in Volume 429, Page 396, Deed Records, said 0.344 acre tract being more definitely described as follows:

BEGINNING at the northwest corner of said Reeves tract, same being the apparent intersection of the called south line of a 40 foot road, known locally as "Badger Lane", with the called east line of another 40 foot road, known locally as "Shannon Lane", found a 5/8" iron rod;

THENCE N88°28'03"E, with the north line of said Reeves tract and the south line of said Badger Lane, for a distance of 119.39 feet to the northeast corner of said Reeves tract, same being the northwest corner of a tract or parcel of land as described in a Deed from Sheirrell Pat Gardner, et al to Levi Brown, dated May 9, 1991, and recorded in Volume 143, Page 281, Official Records, found a 5/8" iron rod;

THENCE S00°20'22"E, with the east line of said Reeves tract and the west line of said Brown tract, for a distance of 125.72 feet to the southeast corner of said Reeves tract, same being the southwest corner of said Brown tract, and also being the northeast corner of a called 0.97 acre tract as described in a Deed from Frieda E. Holland to John P. Birchman, dated July 28, 1997, and recorded in Volume 322, Page 794, Official Records, found a 5/8" iron rod;

THENCE S88°45'54"W, with the south line of said Reeves tract and the north line of said Birchman tract, for a distance of 120.12 feet to the southwest corner of said Reeves tract, same being the northwest corner of said Birchman tract, and also being the called east line of said Shannon Lane, found a 5/8" iron rod;

THENCE North (Reeves deed call), with the west line of said Reeves tract and the called east line of said Shannon Lane, for a distance of 125.11 feet to the **PLACE OF BEGINNING**.

EXHIBIT A