LEGAL DESCRIPTION FOR
NORTHEAST TRACT (2,509 acres, more or less)
FOR AUCTION ON NOVEMBER 19, 2014

150 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated August 9, 1926, from W. C. Boyett and wife, Lillie M. Boyett, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 80, Page 139, Deed Records of Brazos County, Texas.

5.13 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated November 1, 1982, from Alvin W. Houston and wife, Florene M. Houston, to Texas A&M University, a part of the Texas A&M University System, recorded in Volume 544, Page 658, Deed Records of Brazos County, Texas.

5.0 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated February 23, 1984, from Marshall Perkins to Texas A&M University, recorded in Volume 663, Page 719, Deed Records of Brazos County.

19.95 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated May 11, 1982, from John H. Stockton, Jr. and wife, Jeannine W. Stockton, to Texas A&M University, a part of the Texas A&M University System, recorded in Volume 519, Page 287, Deed Records of Brazos County, Texas.

56.223 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, consisting of 2 tracts, being Tract- 1, containing 43.010 acres, and being Tract- 2, containing 13.213 acres, and being more particularly described in that certain Warranty Deed, dated January 21, 1982, from Forrest M. Troutman, Trustee to Texas A&M University, a part of the Texas A&M University System, recorded in Volume 507, Page 361, Deed Records of Brazos County, Texas.

40.63 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated April 29, 1983, from University Drive Joint Venture to the Texas A&M University System, recorded in Volume 573, Page 389, Deed Records of Brazos County, Texas, and being the same land described in that certain Vacating Plat for Polo Park Place Addition, dated September 24, 1974, recorded in Volume 333, Page 457, Deed Records of Brazos County, Texas.

0.173 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and also known as Lot 14 of the Polo Park Place addition to the City of College Station as recorded on the Plat filed in Volume 106, Page 1, Deed Records of Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated December 10, 1986, from Ina Della Blazek, being the surviving wife of her deceased husband, Julius S. Blazek, to the Texas A&M University System, recorded in Volume 935, Page 582, Deed Records of Brazos County, Texas.
0.17 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and also known as Lot 18 of the Polo Park Place addition to the City of College Station as recorded on the Plat filed in Volume 106, Page 1, Deed Records of Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated October 19, 1984, from Cecil P. Overstreet to the Texas A&M University System, recorded in Volume 750, Page 128, Deed Records of Brazos County, Texas.

0.381 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and also known as Lot 23 & Lot 38 of the Polo Park Place addition to the City of College Station as recorded on the Plat filed in Volume 106, Page 1, Deed Records of Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated December 16, 1983, from Julius Junek and wife, Judith Machovsky Junek, to the Texas A&M University System, recorded in Volume 634, Page 212, Deed Records of Brazos County, Texas.

.43 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated August 15, 1983, from Tereco Corporation to Texas A&M University, recorded in Volume 597, Page 400, Deed Records of Brazos County, Texas.

102 acres, more or less, being a part of a 980 acre tract of land in the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described as Tract 1 in that certain Warranty Deed, dated June 21, 1871, from H. Mitchell to Agricultural and Mechanical College of Texas, recorded in Book M, Page 142, Deed Records of Brazos County, Texas.

40 acres, more or less, being a part of a 980 acre tract of land in the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described as Tract 2 in that certain Warranty Deed, dated June 21, 1871, from H. Mitchell to Agricultural and Mechanical College of Texas, recorded in Book M, Page 142, Deed Records of Brazos County, Texas.

214.03, more or less, consisting of 838 acres, more or less, being a part of a 980 acre tract of land in the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described as Tract 3 in that certain Warranty Deed, dated June 21, 1871, from H. Mitchell to Agricultural and Mechanical College of Texas, recorded in Book M, Page 142, Deed Records of Brazos County, Texas, SAVE AND EXCEPT:

45.19 acres, more or less, in the Joseph E. Scott Survey, being that portion of the above-referenced 838 acres located within the boundaries of 176.00 acres situated in the Zeno Phillips Survey, Abstract 45, and the J. E. Scott Survey, Abstract 50, being more particularly described in that certain Designation of Retained Acreage, T. A. M. U. S. Well “B-1”, dated July 7, 1983, from the Texas A&M University System, Lessor, to North Central Oil Corporation, Lessee, recorded in Volume 588, Page 116, Deed Records of Brazos County, Texas;
154.78 acres, more or less, situated in the Joseph E. Scott Survey, Abstract 50, being that portion of the above-referenced 838 acres located within the boundaries of 176.00 acres more particularly described in that certain Designation of Retained Acreage, T. A. M. U. S. Well “B-2”, dated July 28, 1983, from the Texas A&M University System, Lessor, to North Central Oil Corporation, Lessee, recorded in Volume 591, Page 550, Deed Records of Brazos County, Texas;

176.00 acres, more or less, situated in the Joseph E. Scott Survey, Abstract 50, being more particularly described in that certain Designation of Retained Acreage, T. A. M. U. S. Well “B-3”, dated September 22, 1983, from the Texas A&M University System, Lessor, to North Central Oil Corporation, Lessee, recorded in Volume 608, Page 766, Deed Records of Brazos County, Texas;

72.00 acres, more or less, in the Joseph E. Scott Survey, Abstract 50, being that portion of the above-referenced 838 acres located within the boundaries of 176.00 acres situated in the Zeno Phillips Survey, Abstract 45, and the J. E. Scott Survey, Abstract 50, being more particularly described in that certain Designation of Retained Acreage, T. A. M. U. S. Well “B-4”, dated December 12, 1983, from the Texas A&M University System, Lessor, to North Central Oil Corporation, Lessee, recorded in Volume 631, Page 409, Deed Records of Brazos County, Texas; and

176.00 acres, more or less, situated in the Joseph E. Scott Survey, Abstract 50, being more particularly described in that certain Oil and Gas Lease, dated March 28, 1984, from the Texas A&M University System, Lessor, to JVR Petroleum, Inc., Lessee, recorded in Volume 672, Page 419, Deed Records of Brazos County, Texas.

1226 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated June 21, 1871, from J. Frederick Cox to Agricultural and Mechanical College of Texas, recorded in Book M, Page 142, Deed Records of Brazos County, Texas.

0.516 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and also known as Lots 15, 45, and 46 of the Polo Park Place addition to the City of College Station as recorded on the Plat filed in Volume 106, Page 1, Deed Records of Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated June 11, 2007, from Lanette B. O’Brien, Individually and as Trustee of the Lanette B. O’Brien Revocable Living Trust Agreement to the Board of Regents of the Texas A&M University System, recorded in Volume 8051, Page 36, Deed Records of Brazos County.

104.85 acres, more or less, consisting of a 108 acre tract of land out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Warranty Deed, dated October 7, 1919, from B. L. Wilson, a single man, to the Board of Directors of the Agricultural and Mechanical College of Texas, recorded in Volume 49, Page 340, Deed Records of Brazos County, Texas, SAVE & EXCEPT:
1.35 acres, more or less, consisting of that strip of land 25 feet by 847 varas, out of the east side of the 108 acre tract of land owned by John Sembera, out of the Joseph E. Scott Survey, Abstract No. 50, as described in the Warranty Deed recorded in Volume 49, Page 340, referenced above; and

1 4/5 acres of land, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and being more particularly described in that certain Deed, dated March 7, 1901, by John Sembera and wife, Agnes Sembera to W. H. Davidson, recorded in Volume 25, Page 89, Deed Records of Brazos County, Texas, as described in the Warranty Deed recorded in Volume 49, Page 340, as referenced above.

150 acres of land, more or less, being a part of the Joseph E. Scott Survey, Abstract 50, Brazos County, Texas, and being more particularly described as the First Tract in that certain Warranty Deed, dated December 30, 1931, from John Patranella and wife, Zula Patranella, to the State of Texas for the use and benefit of the A&M College of Texas at College Station, recorded in Volume 81, Page 180, Deed Records of Brazos County, Texas.

169.7 acres of land, more or less, being a part of the Joseph E. Scott Survey, Abstract 50, Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated July 16, 1919, from William F. Gorzycki and wife, Mary Gorzycki, to the Agricultural and Mechanical College of Texas, recorded in Volume 48, Page 627, of the Deed Records of Brazos County, Texas.

13.833 acres, more or less, out of the Joseph E. Scott Survey, Abstract No. 50, and also known as Block 9, Lot 1R and Block 12, Lot 1R of the Oak Terrace Addition, Brazos County, Texas as recorded on the Final Plat of Oak Terrace Addition filed in Volume 11493, Page 203, of the Deed Records of Brazos County, Texas.

210 acres of land, more or less, being a part of the Joseph E. Scott Survey, Abstract 50, Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated June 21, 1871, from Rebecca Rector and husband, Nelson W. Rector, to the Agricultural and Mechanical College of Texas, recorded in Volume M, Page 143, of the Deed Records of Brazos County, Texas.

SAVE AND EXCEPT: THOSE FORMATIONS OR DEPTHS AS TO WHICH THAT CERTAIN OIL AND GAS LEASE DATED DECEMBER 9, 1994 BY AND BETWEEN THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, AS LESSOR, AND UNION PACIFIC RESOURCES COMPANY, AS LESSEE, RECORDED IN VOLUME 2260, PAGE 266, DEED RECORDS OF BRAZOS COUNTY, TEXAS HAS BEEN MAINTAINED IN FORCE, ACCORDING TO THE TERMS AND PROVISIONS THEREIN, IN SO FAR, AND ONLY IN SO FAR, AS IT COVERS THE AREA AND INTERVAL POOLED OR UNITIZED UNDER (1) THAT CERTAIN UNIT DESIGNATION DATED DECEMBER 11th, 1995 RECORDED IN VOLUME 2496, PAGE 253, DEED RECORDS OF BRAZOS COUNTY,
TEXAS, AND (2) THAT CERTAIN UNIT DESIGNATION DATED FEBRUARY 2nd, 1996 RECORDED IN VOLUME 2541, PAGE 64, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAVE AND EXCEPT: THOSE FORMATIONS OR DEPTHS AS TO WHICH THAT CERTAIN OIL AND GAS LEASE DATED DECEMBER 9, 1994 BY AND BETWEEN THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, AS LESSOR, AND UNION PACIFIC RESOURCES COMPANY, AS LESSEE, RECORDED IN VOLUME 2260, PAGE 292, DEED RECORDS OF BRAZOS COUNTY, TEXAS HAS BEEN MAINTAINED IN FORCE, ACCORDING TO THE TERMS AND PROVISIONS THEREIN, IN SO FAR, AND ONLY IN SO FAR, AS IT COVERS THE AREA AND INTERVAL POOLED OR UNITIZED UNDER THAT CERTAIN UNIT DESIGNATION DATED FEBRUARY 2nd, 1996 RECORDED IN VOLUME 2541, PAGE 64, DEED RECORDS OF BRAZOS COUNTY, TEXAS.