LEGAL DESCRIPTION FOR
SOUTHWEST TRACT (2,207 acres, more or less)
FOR AUCTION ON NOVEMBER 19, 2014

25 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Sixth 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, of the Deed Records of Brazos County, Texas.

100 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Seventh 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, of the Deed Records of Brazos County, Texas.

100 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Eighth 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, of the Deed Records of Brazos County, Texas.

100 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Ninth 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, of the Deed Records of Brazos County, Texas.

103 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Tenth 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, of the Deed Records of Brazos County, Texas.

50 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described in that certain Deed, dated March 3, 1941, from Wesley D. Foster, et al to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 106, Page 75, of the Deed Records of Brazos County, Texas.

25 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Second Tract in that certain Deed, dated November 24, 1944, from Thornton Calloway Foster and wife, Lucillia C. Foster, to the Agricultural and Mechanical College of Texas, recorded in Volume 117, Page 521, of the Deed Records of Brazos County, Texas.
68.3 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 139, Brazos County, Texas, and being more particularly described in that certain Judgment, dated November 12, 1943, styled Board of Directors of Agricultural and Mechanical College of Texas vs. Mary Tauber, et al, recorded in Volume 5, Page 71, of the Civil Minutes of the County Clerk, Brazos County, Texas.

127 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 139, Brazos County, Texas, and being more particularly described in that certain Deed, dated January 9, 1943, from J.H. Dowling, et al to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 112, Page 141, of the Deed Records of Brazos County, Texas.

25 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 139, Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated February 23, 1943, from Fred Martinez and wife, E.M. Martinez, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 112, Page 207, of the Deed Records of Brazos County, Texas.

154.51 acres of land, more or less, consisting of 155.3 acres, being a part of the John H. Jones Survey, Abstract 148, and the J. Herrald Survey, Abstract 139, Brazos County, Texas, referred to as a 119.2 acre tract and a 36.1 acre tract, and being more particularly described in that certain Warranty Deed, dated December 23, 1936, from Tom G. Suber to John F. Ettle, recorded in Volume 92, Page 422, of the Deed Records of Brazos County, Texas, SAVE AND EXCEPT:

.79 acres of land, more or less, being a part of the John H. Jones Survey, Abstract 148, Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated April 23, 1940, from John F. Ettle to the State of Texas, recorded in Volume 104, Page 180, of the Deed Records of Brazos County, Texas.

63.4 acres of land, more or less, being a part of the John H. Jones Survey, Abstract 148, Brazos County, Texas, and being more particularly described in that certain Judgment, dated December 6, 1943, styled Board of Directors of Agricultural and Mechanical College of Texas vs. Mary Tauber, et al, recorded in Volume 5, Page 78, of the Civil Minutes of the County Clerk, Brazos County, Texas.

41 acres of land, more or less, being a part of the John H. Jones Survey, Abstract 148, and the J. Herrald Survey, Abstract 139, Brazos County, Texas, and being more particularly described in that certain Judgment, dated July 24, 1941, styled Board of Directors of Agricultural and Mechanical College of Texas vs. Taylor Ross, et al, recorded in Volume 107, Page 380, of the Deed Records of Brazos County, Texas.

34 acres of land, more or less, being a part of the John H. Jones Survey, Abstract 148, Brazos County, Texas, and being more particularly described in that certain Warranty Deed, dated December 15, 1944, from Taylor Ross, Jr. to the Agricultural and Mechanical College of Texas, recorded in Volume 118, Page 53, of the Deed Records of Brazos County, Texas.
75 acres of land, more or less, being a part of the John H. Jones Survey, Abstract 148, Brazos County, Texas, and being more particularly described as the Third 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, of the Deed Records of Brazos County, Texas.

80 acres of land, more or less, being a part of the John H. Jones Survey, Abstract 148, Brazos County, Texas, and being more particularly described as the Second 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, of the Deed Records of Brazos County, Texas.

42.67 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Fourth 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, of the Deed Records of Brazos County, Texas.

58.78 acres of land, more or less, being a part of the S. McGown Survey, Abstract 156, Brazos County, Texas, and being more particularly described as the Fifth 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, of the Deed Records of Brazos County, Texas.

129 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 139, and the Sterling McGraw Survey, Abstract 159, Brazos County, Texas, and being more particularly described as the Fourth Tract in that certain Warranty Deed, dated December 30, 1943, from George G. Chance and wife, Mrs. George G. Chance to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 115, Page 153, of the Deed Records of Brazos County, Texas.

41 acres of land, more or less, being a part of the Sterling McGraw Survey, Abstract 159, Brazos County, Texas, and being more particularly described in that certain Deed, dated March 11, 1946, from R.J. Dowling, et al to the Board of Directors of the Agricultural and Mechanical College of Texas, recorded in Volume 123, Page 132, of the Deed Records of Brazos County, Texas.

381.2 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 139, and the Sterling McGraw Survey, Abstract 159, Brazos County, Texas, and being more particularly described as the Second Tract in that certain Warranty Deed, dated December 31, 1943, from N.A. Stewart and wife, Olive Stewart, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 115, Page 123, of the Deed Records of Brazos County, Texas.
150 acres of land, more or less, being a part of the S. Jones Survey, Abstract 27, Brazos County, Texas, and being more particularly described as the First Tract in that certain Warranty Deed, dated December 30, 1943, from George G. Chance and wife, Mrs. George G. Chance, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 115, Page 153, of the Deed Records of Brazos County, Texas.

126.1 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 139, Brazos County, Texas, and being more particularly described as the First Tract in that certain Warranty Deed, dated December 31, 1943, from N.A. Stewart and wife, Olive Stewart, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 115, Page 123, of the Deed Records of Brazos County, Texas.

73.5 acres of land, more or less, being a part of the Sterling McGraw Survey, Abstract 159, Brazos County, Texas, and being more particularly described as the Third Tract in that certain Warranty Deed, dated December 30, 1943, from George G. Chance and wife, Mrs. George G. Chance, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 115, Page 153, of the Deed Records of Brazos County, Texas.

24.9 acres of land, more or less, being a part of the J. Herrald Survey, Abstract 27, Brazos County, Texas, and being more particularly described as the Second Tract in that certain Warranty Deed, dated December 30, 1943, from George G. Chance and wife, Mrs. George G. Chance, to the State of Texas for the use and benefit of the Agricultural and Mechanical College of Texas, recorded in Volume 115, Page 153, of the Deed Records of Brazos County, Texas.

8.6 acres of land, more or less, being a part of the J. Herald Survey, Abstract 139, Brazos County, Texas, and being more particularly described in that certain Judgment, dated November 12, 1943, styled Board of Directors of Agricultural and Mechanical College of Texas vs. Mary Tauber, et al, recorded in Volume 5, Page 74, of the Civil Minutes of the County Clerk, 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 318, 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 MARCH 1ST, 1996 RECORDED IN VOLUME 2600, PAGE 191, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND (2) THAT CERTAIN UNIT DESIGNATION DATED DECEMBER 1ST, 1996 RECORDED IN VOLUME 2740, PAGE 231, DEED RECORDS OF BRAZOS COUNTY, TEXAS.