

Field notes of a 0.468 acre tract or parcel of land lying and being situated in the John Austin No. 8 Survey, A-2, Bryan, Brazos County, Texas, and being comprised of a 0.433 acre tract of land conveyed to Paul P. Wan Riper from Ora Lee Joseph, et al, by Deed dated May 17, 1982, and recorded in Volume 523, Page 691 of the Deed Records of Brazos County, Texas, and a 0.035 acre tract of land conveyed to Paul Van Riper from J. D. Conlee by Deed dated December 3, 1981, and recorded in Volume 526, Page 286 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner, 🕍 said iron rod being located in the northeast rightof-way line of East 26th Street, said iron rod marking the common corner of the said 0.433 acre tract and a tract of land now or formerly owned by Glenda B. Harris, said iron rod marking the most westerly corner of the herein described 0.468

line between the said 0.468 acre tract and the said Harris tract, at a distance of 138.75 feet pass a steel fence post marking the common corner of the said Harris tract and a tract of land now or formerly owned by Ray S. Rosier, a total distance of 190.89 feet to an iron rod set for corner, said iron rod being located in the southwest rightof-way line of Travis Street, said iron rod marking the common corner of the said 0.468 acre tract and the said Rosier tract, said iron rod marking the most northerly corner of the herein described 0.468 acre tract:

THENCE S 45°26'44" E along the rightof-way line of said Travis Street, a distance
of 43.76 feet to an axle found for corner, said
axle marking the common corner of
acre tract and a tract of land now or formerly owned by Mary Mattingly;

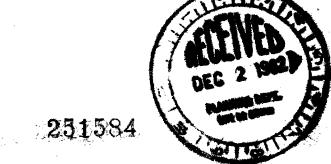
THENCE along the line marking the common boundary between the said 0.468 acre tract and the said Mattingly tract for the following calls:

S 45°07'22" W, a distance of 36.61 feet to an axle found for corner:

S 42°46'09" E, a distance of \$1.92 feet to an axle found for corner, said sale marking the common corner of the said 0.468 acre tract and the said Mattingly tract, said axle being located on the line marking the common boundary between the said 0.468 acre tract and a tract of land now or formerly dened by Henry Batten, Jr., said axle marking the most easterly corner of the herein described 0.468 acre tract;

THENCE S 50.03.09" W along the line marking the common boundary between the said 0.4684 acre tract and the said Batten tract, a distance of 135.70 feet to a 3-in. iron pipe found for corner, said iron pipe being located in the morthesst right-of-way line of the aforementioned East 26th Street, said iron pipe marking the common corner of the said 0.468 acre tract and the said wetter tract, said iron pipe marking the most mouther's dorner of the herein described 0.468 acre tract;

THENCE N 52°19'04" W along the mortheast right-of-way of the said East 26th Street, a distance of 124.58 feet to the PLACE OF BEGINNING, and containing 0.468 acre of land, more or less.



At 2:00 O'clock

SAMUELSON SUBDIVISION 0.468 ACRE TRACT JOHN AUSTIN LEAGUE NO.8, A-2 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

PAUL P VAN RIPER

SPENCER J. BUCHANAN AND ASSOCIATION. INC.



of the public forever all essements, rights-of-way

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and public places thereon shown for the purpose and epoclemention herein expressed.