



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 40°29'42" E	21.88'
L2	N 63°02'20" W	58.31'
L3	S 40°00'07" W	8.00'
L4	S 40°00'07" W	43.73'
L5	S 88°31'20" E	9.04'

- GENERAL NOTES:**
1. **ORIGIN OF BEARING SYSTEM:** The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 97, Page 457 of the Brazos County Deed Records.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned Residential District-5000 (RD-5).
  4. Building setback line to be in accordance with the City of Bryan Code of Ordinances for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
  5. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
  6. Unless otherwise indicated 1/2" iron rods are set at all corners.
    - - 1/2" Iron Rod Found
    - - 3/8" Iron Rod Found
    - ⊗ - Chiseled 'X' in Concrete Found
    - - 1/2" Iron Rod Set
  7. Abbreviations:
    - A.E. - Access Easement
    - P.O.B. - Point of Beginning
    - (E) - Contour Elevation

**ORIGINAL PLAT**

LOTS 36-39 (PARTS OF) & LOT 40-42 (ALL OF), W.T. JAMES RESUBDIVISION AS RECORDED IN VOLUME 74, PAGE 459 AND LOT 2, BARRON'S ADDITION AS RECORDED IN VOLUME 78, PAGE 445 BEING THE SAME AS THE CALLED 0.47 ACRE & 0.50 ACRE TRACTS RECORDED IN VOLUME 16125, PAGE 175 AND THE CALLED 0.342 ACRE TRACT RECORDED IN VOLUME 541, PAGE 727

**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BEN RUTLAND, owner and developer of LOTS 38R, and 39R, W.T. JAMES RESUBDIVISION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16281, Page 12 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Ben Rutland  
Ben Rutland

**APPROVAL OF THE CITY PLANNER**

I, MARTIN ZIMMERMAN, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of July, 2021.

Martin Zimmerman  
City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, Gregory Hopcus, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of July, 2021.

Gregory Hopcus  
City Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed on the ground under my supervision on June 25, 2021, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gregory Hopcus 6/18/21  
Gregory Hopcus, R.P.L.S. No. 6047

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ben Rutland, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Given under my hand and seal on this 18 day of July, 2021.

Ben Rutland  
Notary Public, Brazos County, Texas

Notary Public, State of Texas  
Comm. Expires 02-07-2025  
Notary # 1201172

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 10/14/2021 10:00:45 AM  
In the PLAT Records

Doc Number: 2021-1449269  
Volume - Page: 17432 - 115  
Number of Pages: 1  
Amount: 73.00  
Order#: 20211014000023  
By: MG

and for said other with its record in my 20 as in Volume

Gregory Hopcus  
County Clerk, Brazos County, Texas

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 and in the S.F. AUSTIN LEAGUE, Abstract No. 62, in Bryan, Brazos County, Texas and being a total of 1.308 acres of land consisting of all the following three (3) individual tracts:

1. Being all of the called 0.47 acre Tract One, said tract being all of the remainder of Lots 38 and 40, W.T. JAMES RE-SUBDIVISION according to the plat recorded in Volume 74, Page 459 (B.C.D.R.) and all of Lot 2, BARRON'S ADDITION according to the plat recorded in Volume 78, Page 445 (B.C.D.R.) and being part of Lot 38 and all of Lots 40, 41 and 42 of the W.T. JAMES RE-SUBDIVISION according to the plat recorded in Volume 74, Page 459 (B.C.D.R.) all described in the deed from James D. Burke, Jr. and Ronald Lynn Whitlow to Ben Rutland and Patricia Rutland recorded in Volume 16125, Page 175 of the Official Records of Brazos County, Texas (O.R.B.C.).
2. Being all of the called 0.50 acre Tract Two, said tract being parts of Lots 36, 38 and 39 of the W.T. JAMES RE-SUBDIVISION according to the plat recorded in Volume 74, Page 459 (B.C.D.R.) described in the deed from James D. Burke, Jr. and Ronald Lynn Whitlow to Ben Rutland and Patricia Rutland recorded in Volume 16125, Page 175 of the Official Records of Brazos County, Texas (O.R.B.C.).
3. Being all of the called 0.342 acre tract, said tract being part of Lots 37, 38 and 39 of the W.T. JAMES RE-SUBDIVISION according to the plat recorded in Volume 74, Page 459 (B.C.D.R.) described in the deed from James D. Burke, Jr. and Ronald Lynn Whitlow to Ben Rutland and Patricia Rutland recorded in Volume 541, Page 727 of the Brazos County Deed Records (B.C.D.R.).

and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 3/8-inch iron rod marking the northeast corner of this herein described tract, said iron rod also marking the west corner of the called 0.47 acre Rutland tract, the north corner of Lot 1 of said BARRON'S ADDITION and being in the southerly right-of-way line of Ursuline Street (based on a 60-foot width);

**THENCE:** along the southerly right-of-way line of said Ursuline Avenue for the following three (3) calls:

- 1) N 47°37'00" E for a distance of 99.75 feet to a found 3/8-inch iron rod for angle point,
- 2) N 85°55'47" E for a distance of 150.02 feet to a found 1/2-inch iron rod for an angle point, and
- 3) N 85°48'15" E for a distance of 107.35 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the northwest corner of Lot 24, W.T. JAMES RE-SUBDIVISION according to the plat recorded in Volume 778, Page 595 of the Official Records of Brazos County, Texas (O.R.B.C.);

**THENCE:** S 04°03'38" E along the common line of the called 0.342 acre Rutland tract, the called 0.50 acre Rutland tract and said Lot 24 for a distance of 330.19 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the south corner of the called 0.50 acre Rutland tract, the most westerly south corner of said Lot 24 and being in the northeast line of Lot 9 of said BARRON'S ADDITION;

**THENCE:** N 48°30'18" W along the common line of the called 0.50 acre Rutland tract, the called 0.47 acre Rutland tract, BARRON'S ADDITION for a distance of 118.74 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract, said iron rod being an exterior ell corner of the called 0.14 acre Dana Kristine Hanle tract recorded in Volume 9041, Page 175 (O.R.B.C.);

**THENCE:** along the common line of the called 0.50 acre Rutland tract and the called 0.14 acre Hanle tract for the following three (3) calls:

- 1) N 47°37'00" E for a distance of 21.88 feet to a found chiseled 'X' in concrete for corner,
- 2) N 63°02'20" W for a distance of 58.31 feet to a found 1/2-inch iron rod for corner, and
- 3) S 40°00'07" W for a distance of 8.00 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the east corner of Lot 5 of said BARRON'S ADDITION;

**THENCE:** along the common line of the called 0.50 acre Rutland tract, the called 0.47 acre Rutland tract and said BARRON'S ADDITION for the following three (3) calls:

- 1) N 48°30'18" W, at 80.00 feet, pass a found 1/2-inch iron rod marking the common north corner of Lots 4 & 5 of said BARRON'S ADDITION, continue for a total distance of 159.97 feet to a 1/2-inch iron rod set for an interior ell corner of this tract, said iron rod also being the north corner of Lot 3 of said BARRON'S ADDITION,
- 2) S 40°00'07" W for a distance of 43.73 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract and the east corner of said Lot 1 of said BARRON'S ADDITION, and
- 3) N 48°58'53" W for a distance of 91.26 feet to the POINT OF BEGINNING and containing 1.308 acres of land.

**REPLAT**

**LOTS 38R AND 39R**  
**W.T. JAMES RESUBDIVISION**  
BEING A REPLAT OF LOTS 36-39 (PARTS OF) & LOT 40-42 (ALL OF), W.T. JAMES RESUBDIVISION AS RECORDED IN VOLUME 74, PAGE 459 AND LOT 2, BARRON'S ADDITION AS RECORDED IN VOLUME 78, PAGE 445, BEING THE SAME AS THE CALLED 0.47 ACRE & 0.50 ACRE TRACTS RECORDED IN VOLUME 16125, PAGE 175 AND THE CALLED 0.342 ACRE TRACT AS RECORDED IN VOLUME 541, PAGE 727

**1.308 ACRES**  
JOHN AUSTIN LEAGUE, A-2  
S.F. AUSTIN LEAGUE, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2021  
SCALE: 1" = 30'

OWNER:  
Ben Rutland  
1103 Ursuline Avenue  
Bryan, TX 77803

SURVEYOR:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 863-3838