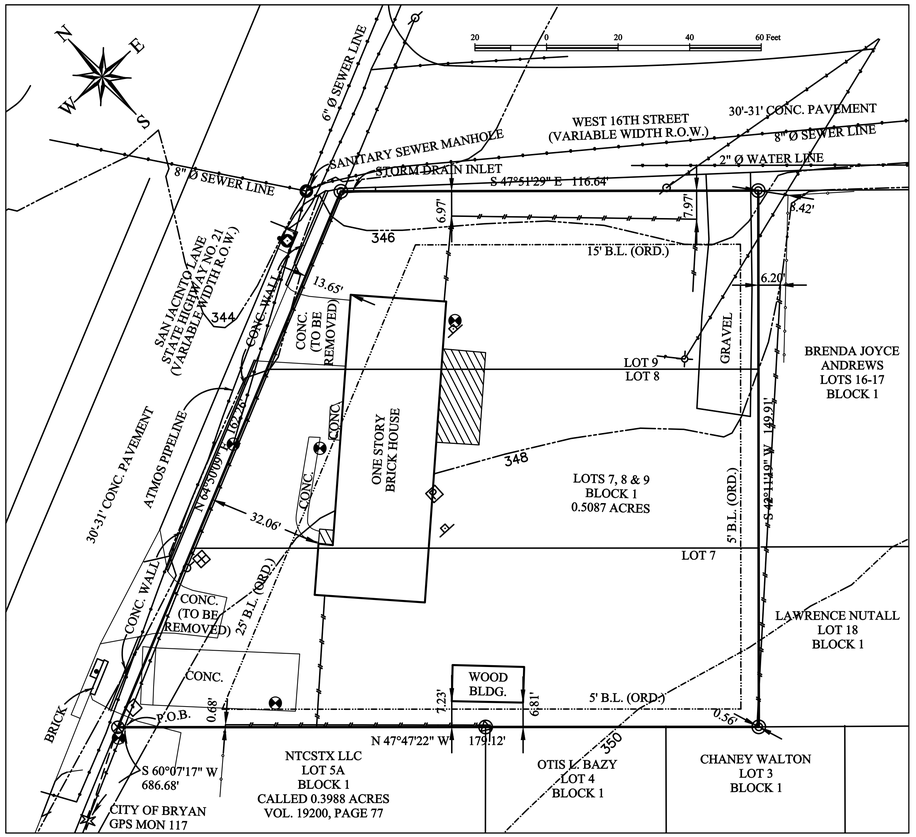
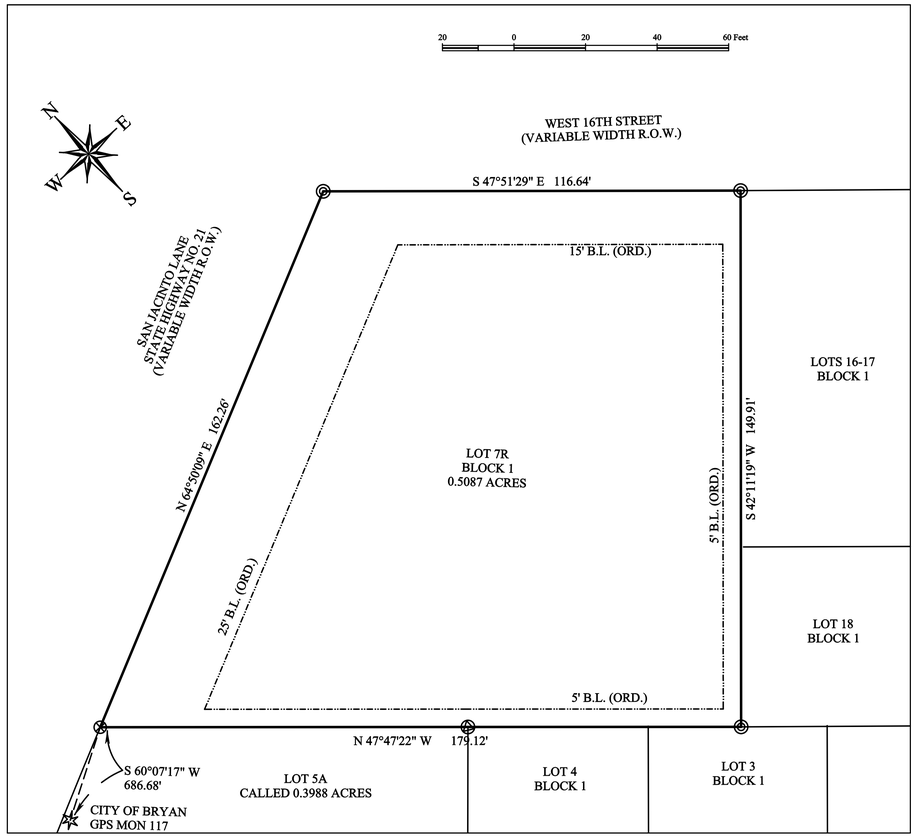
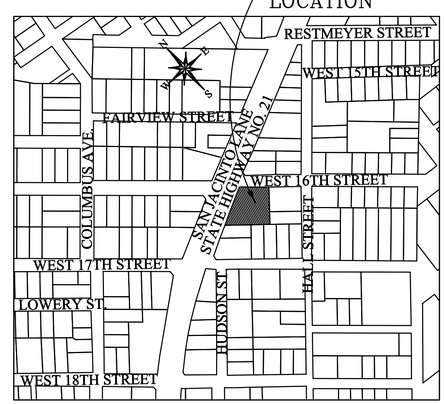



ORIGINAL PLAT




REPLAT




VICINITY MAP

N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 0.5087 acres, being Lots 7, 8 and 9, Block 1 of the Sunset Addition NO. 2, City of Bryan, Brazos County, Texas, as plat recorded in Vol. 96, Page 634, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on August 10th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08579, and being more particularly described as follows:

**BEGINNING** at an "X" found cut in concrete for the west corner of this tract, also being the north corner of the NTXSTX LLC called Lot 5A, Block 1, called 0.3988 acres, as recorded in Vol. 19200, Page 77 of the B.C.O.R., also being a point in the southeast right-of-way line of San Jacinto Lane, alongside State Highway No. 21 (Variable Width R.O.W.);

**THENCE** North 64°50'09" East, a distance of 162.26 feet along the common line between this tract and said San Jacinto Lane to a 1/2" iron rod with yellow plastic cap marked "5743" found for the north corner of this tract, also being a point in the southwest right-of-way line of West 16th Street (Variable Width R.O.W.);

**THENCE** South 47°51'29" East, a distance of 116.64 feet along the common line between this tract and said West 16th Street to a 1/2" iron rod with yellow plastic cap marked "5743" found for the east corner of this tract, also being the north corner of the Brenda Joyce Andrews called Lots 16-17, Block 1;

**THENCE** South 42°11'19" West, a distance of 149.91 feet along the common line between this tract and said Andrews tract a 1/2" iron rod with yellow plastic cap marked "5743" found for the south corner of this tract, also being a point in the northwest line of Chaney Walton called Lot 3, Block 1;

**THENCE** North 47°47'22" West, a distance of 179.12 feet along the common line between this tract and said Walton tract, and then along Otis L. Bazy called Lot 4, Block 1, and then along the NTXSTX LLC tract to the **PLACE OF BEGINNING** containing 0.5087 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TONYON BOYO & GODFREY OGBEIDE, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 20174, Page 39 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner:_____
TONYON BOYO

Owner:_____
GODFREY OGBEIDE

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

_____
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, 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 _____ day of _____, 20_____.

City Engineer, Bryan, Texas._____

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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 _____ day of _____, 20_____.

City Planner, Bryan, Texas:_____

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume_____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 under my supervision on the ground, and the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

*SURVEY LEGEND*

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- SEWER MANHOLE
- WATER METER
- COMM. BOX
- ELECTRIC METER
- POWER POLE
- SEWER CLEANOUT
- A.C. UNIT
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "5743" FOUND
- "X" FOUND CUT IN CONCRETE
- GPS MON 117
- COVERED CONC.

Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded plat.
2). Drawing Scale is 1"=20'
3). Drawn by: Adam Wallace
4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E effective date, 05-16-2012
5). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6). Property's current zoning district is Mixed Use (MU-2)
7). 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
8). Purpose of this replat was to combine 3 lots.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

# Final Plat of Sunset Addition No. 2 Lot 7R, Block 1 SUNSET ADDITION NO.2 Being a Replat of Lots 7 through 9 in Block 1 0.5087 Acres of the Smith Subdivision Vol. 20174, Page 39 Bryan, Brazos County, Texas

SEPTEMBER, 2026

SCALE: 1"= 20'

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

OWNER/DEVELOPER:
TONYON BOYO & GODFREY OGBEIDE
1105 SAN JACINTO LANE
BRYAN, TX 77803

File name: 26-08579-SAN JACINTO LN-1105-REPLAT.DWG
Plot date: 08/10/26
Revised: 09/22/26