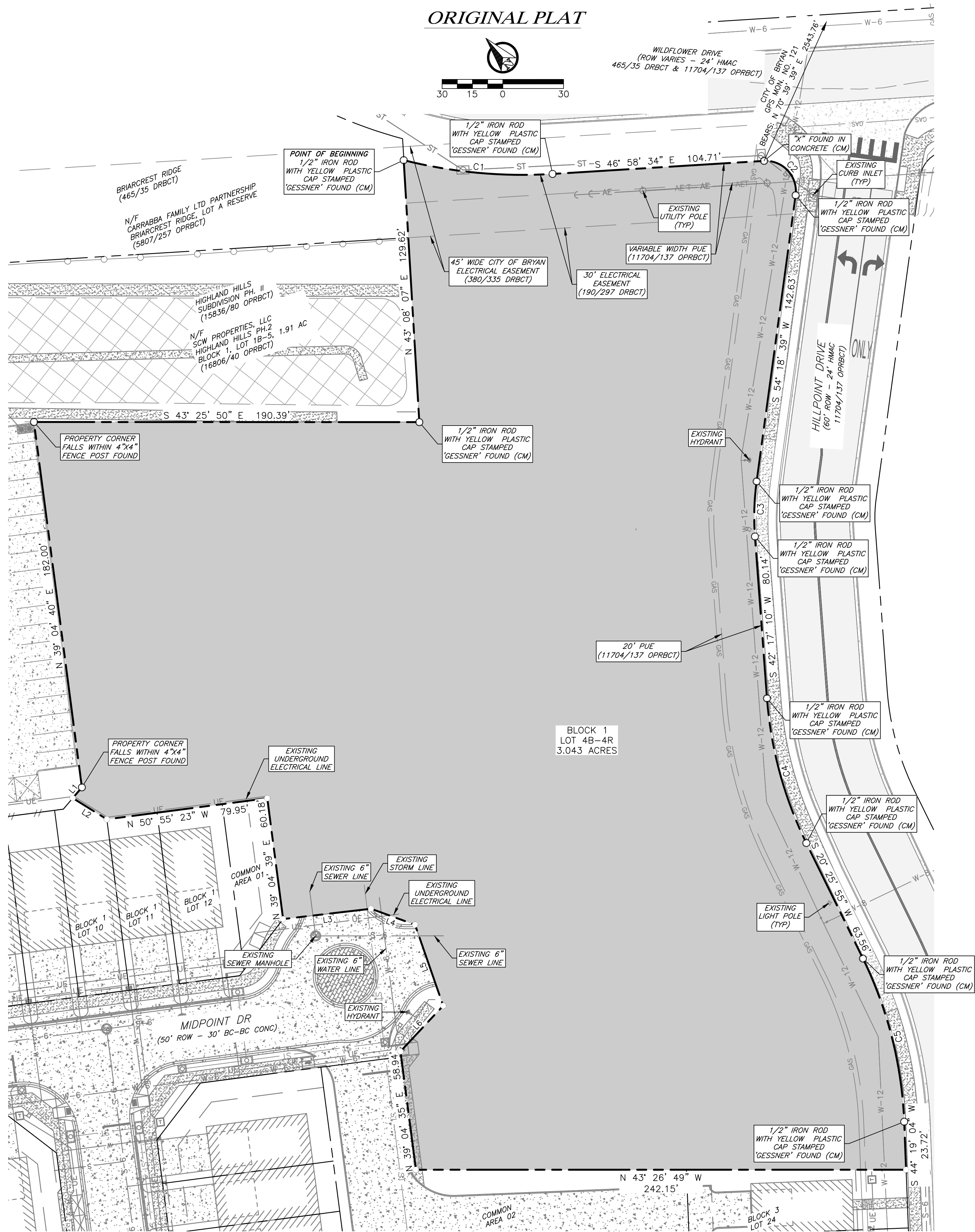
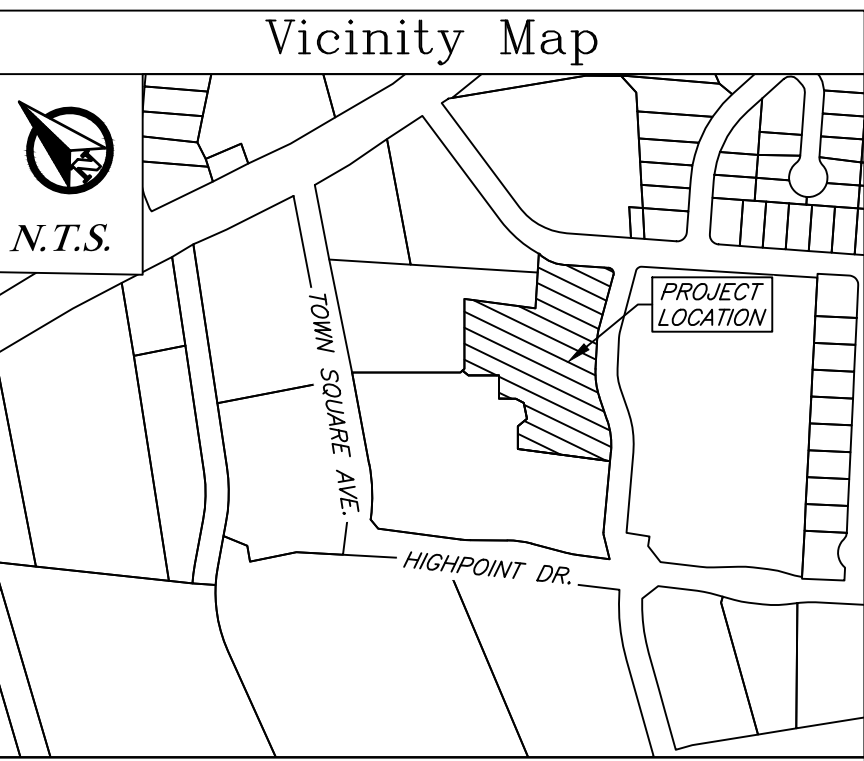




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.93'	N 86° 59' 20" E
L2	19.82'	N 11° 32' 17" W
L3	43.72'	N 50° 07' 07" W
L4	23.12'	N 23° 33' 24" W
L5	42.35'	N 27° 21' 58" E
L6	30.91'	N 89° 40' 05" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	74.15'	240.03'	17° 42' 03"	S 38° 09' 24" E	73.86'	37.37'
C2	26.27'	15.00'	100° 19' 13"	S 3° 58' 42" W	23.04'	17.98'
C3	27.26'	130.01'	12° 00' 55"	S 48° 19' 32" W	27.22'	13.68'
C4	74.51'	195.02'	21° 53' 23"	S 31° 20' 52" W	74.06'	37.71'
C5	83.71'	201.82'	23° 45' 54"	S 32° 21' 31" W	83.11'	42.47'



- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances in US survey feet and decimals (ex. 363.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011080782 (calculated using GEOID12B).
 - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
 - 1/2" Iron rods with blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - This property is zoned Planned Development-Housing District (PD-H). Ordinance No. 2873.
 - No proposed lot will take access from Hillpoint Drive or Wildflower Drive.
 - A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - 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.
 - This survey plat was prepared to reflect the title commitment prepared by university title company gl no. F211325, effective date: February 2nd, 2022. Items listed on Schedule B, Item #10 are addressed as follows:
 - 10d: Easements shown on plat (15550/275 OPRBCT) do not cross this tract as shown hereon. Setback lines are not defined by this plat.
 - 10e: Temporary construction easement described in restrictions (12788/140 OPRBCT) does not apply to this tract.
 - 10f: Electrical easement to City of Bryan in (14328/36 OPRBCT) does cross this tract. This easement calls to be 15' wide and centered on buried electrical cable as installed (exact location of easement not defined).
 - 10g: Easement to Gulf States Utilities Co. (130/369 DRBCT) does cross this tract as shown hereon.
 - 10h: Easement to Gulf States Utilities Co. (130/432 DRBCT) does not cross this tract.
 - 10i: Easement to the City of Bryan (190/297 DRBCT) does cross this tract as shown hereon.
 - 10j: Easement to one Star Gas co. (287/528 DRBCT) no longer applies to this tract as partially released (83/820, release records of Brazos County, Texas). Easement defined and partial release does not apply to this tract.
 - (380/335 DRBCT) 45' wide City of Bryan electrical easement does cross this tract as shown hereon.
 - (18279/138 OPRBCT) 5' wide City of Bryan electrical easement does not cross this tract as shown hereon.
 - All other items are not survey items and/or are not addressed by this plat.

Annotations:

ROW- Right-of-Way
HMAC- Hot mix Asphaltic concrete
DRBCT- Deed Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPRBCT- Official Public Records Of Brazos County, Texas
()- Record information
(CM)- Controlling Monument used to establish property boundaries
PUE- Public Utility Easement
TYP- Typical
N/F- Now or Formerly

REPLAT

Highland Hills Phase 2
Block 4, Lots 1-8, Block 5, Lots 1-12,
Block 6, Lots 1-7, Block 7, Lots 1-4,
Common Area, and ROW - 3.04 Acres

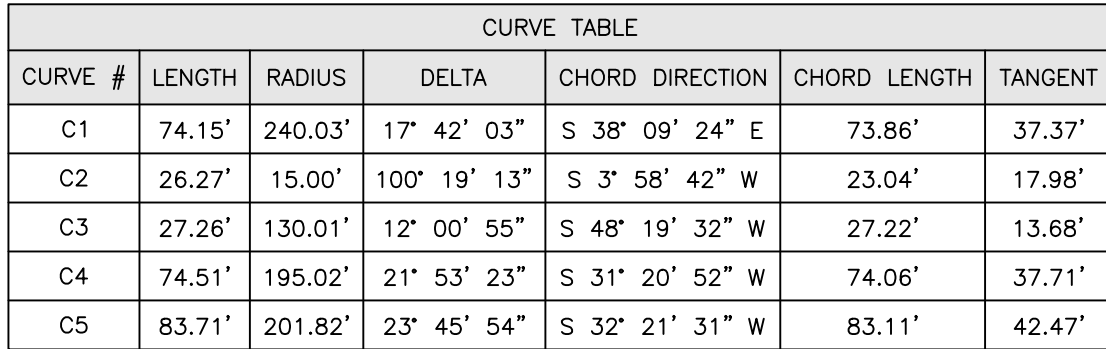
Being a replat of Block 1, Lot 4B-4R of the Highland Hills Subdivision Phase 2 Volume 15550, Page 275 and Volume 11999, Page 235 OPRBCT John Austin League Survey, A-2 Bryan, Brazos County, Texas September 2026

Scale: 1" = 30'
Page 2 of 2

Owner:
Arenabox Holdings Highland, LLC
3807 McCullough Rd., Suite B,
College Station, TX 77845

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 26-1221



PARCEL INFORMATION FOR BLOCK 7			
LOT	BLOCK	AREA (SF)	AREA (ACRES)
1	7	10055	0.231
1	7	3359	0.077
2	7	2722	0.062
3	7	2807	0.064
4	7	6347	0.146

A FIELD NOTES DESCRIPTION OF 3.043 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING LOT 18-4, BLOCK 1 OF HIGHLAND HILLS SUBDIVISION PHASE 2 FILED IN VOLUME 15550, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 3.043 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found lying in the southwest right-of-way line of Wildflower Drive (variable width right-of-way, 465/35 DBRBT & 11704/137 (P)RBT) being a north corner of said Lot 18-4, some being in the southeast line of Tract A of Briarcrest Ridge Reserve Tract II filed in Volume 465, Page 35 of the Deed Records of Brazos County, Texas (DBRBT);

THENCE, with the northeast line of said Lot 1B-4 and along the southwest right-of-way line of Wildflower Drive, the following two (2) courses and distances:

1. with a curve to the left, having a radius of 240.03 feet, an arc length of 17' 42" 03", a delta angle of 38° 09' 24" E, a distance of 73.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found; and

2. S 46° 58' 34" E, for a distance of 104.71 feet to an "X" in concrete found from which the City of Bryan Monument GPS-121 bears N 70° 56' 44" E, a distance of 2,544.13 feet;

1. with a curve to the right, having a radius of 15.00 feet, an arc length of 26.27 feet, a delta angle of 60° 19' 13", and a chord which bears S 3° 58' 42" W, a distance of 23.04 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

2. S 54° 18' 39" W, for a distance of 142.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

3. with a curve to the left, having a radius of 130.01 feet, an arc length of 27.26 feet, a delta angle of 12° 00' 55", and a chord which bears S 48° 19' 32" W, a distance of 27.22 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

4. S 42° 17' 10" W, for a distance of 80.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

5. with a curve to the right, having a radius of 135.92 feet, an arc length of 74.51 feet, a delta angle of 21° 53' 23", and a chord which bears S 31° 20' 52" W, a distance of 74.06 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

6. S 20° 25' 55" W, for a distance of 63.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

7. with a curve to the right, having a radius of 201.82 feet, an arc length of 83.71 feet, a delta angle of 32° 45' 54", and a chord which bears S 32° 21' 31" W, a distance of 83.11 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found; and

8. S 44° 19' 04" W, for a distance of 23.72 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;

THENCE, through said Lot 1B-4, the following nine (9) courses and distances:

1. N 43° 26' 49" W,	for a distance of 242.15 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
2. N 39° 04' 35" E,	for a distance of 58.94 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
3. N 89° 40' 05" E,	for a distance of 30.91 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
4. E 27° 48' 48" N,	for a distance of 42.35 feet to a 1/2 stamped iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
5. N 23° 33' 24" W,	for a distance of 23.12 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
6. N 50° 07' 07" W,	for a distance of 43.72 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
7. N 39° 04' 39" E,	for a distance of 60.18 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
8. N 50° 07' 07" W,	for a distance of 79.89 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set; and
9. N 11° 32' 17" W,	for a distance of 19.82 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set in the common line of said Lot 1B-4 and Lot 1B-3 in said Highland Hills;

THENCE, with the common line of said Lot 1B-4 and said Lot 1B-3, the following three (3) courses and distances:

1.N 86° 59' 20" E, for a distance of 6.93 feet to a 4 inch by 4 inch fence post found;
2.N 39° 04' 40" E, for a distance of 182.00 feet to a 4 inch by 4 inch fence post found; and
3.S 43° 25' 50" E, for a distance of 190.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GESSNER" found;

THENCE, with the southeast lines of said Lot 1B-3 and said Tract A, common with a northwest line of said Lot 1B-4, N 43° 08' 07" E, for a distance of 129.62 feet to the POINT OF BEGINNING hereof and containing 3.043 acres, more or less. Surveyed on the ground under my supervision.

I, Arenabox Holdings Highland, LLC, the owner and developer of the land shown on this plan being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 20207, Page 131, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Before me, the undersigned authority, on this day personally appeared, _____ 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 purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537

I, _____, County Clerk in and for said County, do hereby certify that 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 _____.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

County Clerk, Brazos County, Texas



1. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Surveying NAD83 (NAZ011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. Distances shown hereon are surface distances in US survey feet (USF) unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011080782 (calculated using GEOID12B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
4. 1/2" iron rods with blue plastic cap stamped "XERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. This property is zoned Planned Development-Housing District (PD-H). Ordinance No. 2873.
7. No proposed well take access from Hillpoint Drive or Wildflower Drive.
8. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
9. Where electric facilities are installed, BTU has the right to locate, operate, relocate, construct, reconstruct, install, 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.
10. This survey plat was prepared to reflect the title commitment prepared by university title company *et* no. F211325, effective date: February 2nd, 2022. Items listed on Schedule B, item #10 are addressed as follows:
 - 10d: Easements shown on plat (15550/275 OPBECT) do not cross this tract as shown hereon. Setback lines are not defined by this plat.
 - 10e: Temporary construction easement described in restrictions (12788/140 OPBECT) does not apply to this tract.
 - 10f: Electrical easement to City of Bryan (14328/36 OPBECT) does cross this tract. This easement calls to be 15' wide and centered on a buried electrical cable as installed (exact location of easement not defined).
 - 10g: Easement to Gulf States Utilities Co. (130/369 DBRCT) does cross this tract as shown hereon.
 - 10h: Easement to Gulf States Utilities Co. (130/432 DBRCT) does not cross this tract.
 - 10i: Easement to the City of Bryan (190/297 DBRCT) does cross this tract as shown hereon.
 - 10j: Easement to one Star Gas Co. (287/528 DBRCT) no longer applies to this tract as partially released (89/820, release records of Brazos County, Texas). Easement defined and partial release does no apply to this tract.
 - (380/335 DBRCT) 45' wide City of Bryan electrical easement does cross this tract as shown hereon.
 - (18279/138 OPBECT) 5' wide City of Bryan electrical easement does not cross this tract as shown hereon.
 - All other items are not survey items and/or are not addressed by this plat.

Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
TBPELS #1001850
Proj #26-1221