BOUNDARY SURVEY

OF 88.82 ACRES OF LAND LOCATED IN THE CITY OF LEANDER, TEXAS AND BEING OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT 125, IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER TRACT CALLED 88.30 ACRES IN A DEED TO RFHDAH, LP , OF RECORD IN DOC. NO. 2009090590 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED IN VOLUME 489, PAGE 81, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
ADDRESS: 9880 183A TOLL FRONTAGE RD, LEANDER, TX 78641

200' 100' 0' 200'

SCALE 1" = 200'

LEGEND

- ● 1/2" IRON ROD FOUND (OR AS NOTED)
- ⊙ 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "PACHECO KOCH"
- ■ CONCRETE MONUMENT FOUND
- △ CALCULATED CORNER

DEED RECORDS, WILLIAMSON COUNTY, TEXAS	D.R.W.C.TX.
OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS	O.R.W.C.TX.
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS	O.P.R.W.C.TX.

RECORD INFORMATION

VOL. 489, PG. 81	( )
DOC. NO. 2019097078	(( ))
DOC. NO. 2020085884	((( )))
DOC. NO. 2025053014	[ ]
DOC. NO. 2022068768	[[ ]]
DOC. NO. 2006066934	{ }
DOC. NO. 2005010094	{{ }}

NOTES

BASIS OF BEARINGS :
BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012

GENERAL NOTES:

1. FIELD WORK FOR THIS PROJECT WAS COMPLETED IN APRIL 2025, APRIL - MAY 2026.
2. SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.
3. UTILITIES, FENCES, BUILDING STRUCTURES AND OTHER IMPROVEMENTS, WHERE APPLICABLE, ARE NOT SHOWN AND WERE NOT LOCATED FOR THIS SURVEY.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

JUNE 4, 2026

TO RFHDAH, LP, A TEXAS LIMITED PARTNERSHIP, THE OWNER OF RECORD IN DOCUMENT NO. 2009090590, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

DATE OF PLAT OR MAP: JUNE 4, 2026

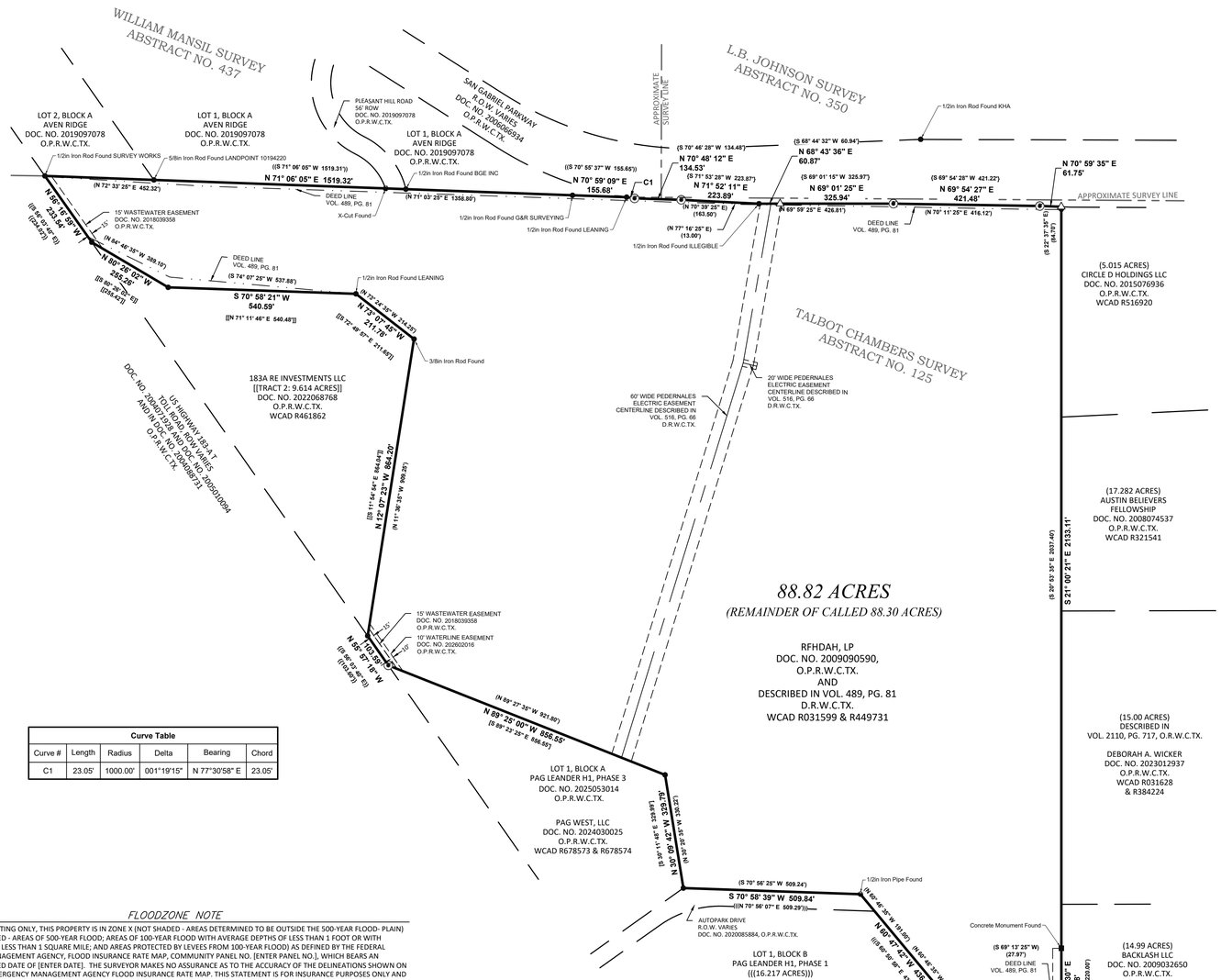
I, HEREBY CERTIFY, THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

AERIOS GEO LLC

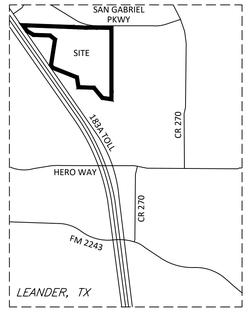
Anna Rios
ANNA RIOS, RPLS #6717

STATE OF TEXAS REGISTERED ANNA RIOS 6717 PROFESSIONAL LAND SURVEYOR

AERIOS GEO LLC
601 QUAIL VALLEY DR, STE 318
GEORGETOWN, TEXAS 78626
(512) 200-7713
www.aeriosgeo.com
TBPELS FIRM NO. 10194667



VICINITY MAP
NOT TO SCALE



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	23.05'	1000.00'	001°19'15"	N 77°30'58" E	23.05'

FLOODZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD- PLAIN) IN ZONE X (SHADED - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. [ENTER PANEL NO.], WHICH BEARS AN EFFECTIVE/REVISED DATE OF [ENTER DATE]. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

AERIOS GEO LLC\PROJECTS\24-105
PROJECT: HIGGINBOTHAM FLD: MT CAD: AR