



NO. OF LOTS: 18

DEVELOPER: ARTHUR CORKER III
CORKER DEVELOPMENT, LLC
113 PALO DURO
LIBERTY HILL TX, 78642
ARTHURCORKERIII@YAHOO.COM
512-706-1852

OWNER: ARTHUR CORKER III
CORKER DEVELOPMENT, LLC
113 PALO DURO
LIBERTY HILL TX, 78642
ARTHURCORKERIII@YAHOO.COM

ENGINEER: ANTHONY GOODE, P.E.
GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR. STE 300
CEDAR PARK, TX 78613

AREA: 25.14 AC.
FEMA FIRM MAP: 48491C0275E, ZONE X, EFFECTIVE 09-26-2008
PROPOSED ROADWAYS: 1691 L.F.
SEWAGE DISPOSAL METHOD: PRIVATE SEWAGE COLLECTION SYSTEM
POTABLE WATER SUPPLY: PUBLIC WATER SYSTEM
ROADWAY WIDTH VARIANCE GRANTED BY COMMISSIONER'S COURT.
DATE: 05/09/2022
REVISED: 03/01/2023

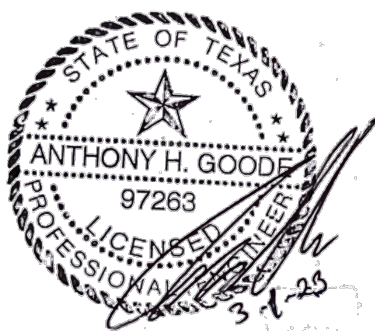
PACEY LANE	
ROW WIDTH	60'
PAVEMENT WIDTH	20' (23' BOC)
LENGTH OF ROADWAY	322'
DESIGN SPEED	25 MPH
MAINTENANCE AUTHORITY	WILLIAMSON COUNTY
CLASSIFICATION	LOCAL

ISABELLA COVE	
ROW WIDTH	60'
PAVEMENT WIDTH	20' (23' BOC)
LENGTH OF ROADWAY	1369'
DESIGN SPEED	25 MPH
MAINTENANCE AUTHORITY	WILLIAMSON COUNTY
CLASSIFICATION	LOCAL



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(972) 822 - 1682

TBPE FIRM REGISTRATION NO. F-22664

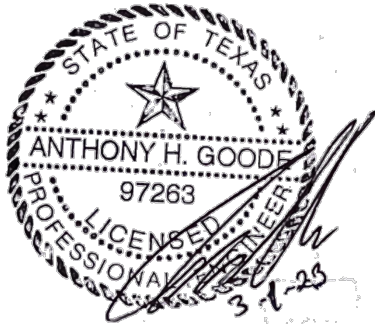


ANCIENT OAKS PHASE III PRELIMINARY PLAT



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	15.71'	9.89'	91.05°	10.07'	N57° 42' 02"W	14.11'
C2	12.79'	16.00'	45.80°	6.76'	S54° 30' 16"W	12.45'
C3	73.24'	50.00'	83.92°	44.96'	S73° 31' 45"W	66.86'
C4	85.34'	50.00'	97.79°	57.31'	N15° 36' 41"W	75.35'
C5	12.76'	15.99'	45.70°	6.74'	N10° 15' 56"E	12.42'
C6	73.11'	470.00'	8.91°	36.63'	N17° 01' 48"W	73.04'
C7	21.61'	25.00'	49.53°	11.53'	N46° 16' 37"W	20.94'
C8	102.31'	60.00'	97.70°	68.66'	S22° 11' 30"E	90.36'
C9	36.20'	60.00'	34.57°	18.67'	N43° 56' 27"E	35.65'
C10	44.56'	60.00'	42.56°	23.37'	N82° 30' 05"E	43.55'
C11	37.89'	60.00'	36.19°	19.60'	S58° 07' 41"E	37.27'
C12	71.45'	60.00'	68.23°	40.64'	S5° 55' 16"E	67.30'
C13	21.68'	25.00'	49.68°	11.57'	S3° 21' 12"W	21.00'
C14	21.02'	530.00'	2.27°	10.51'	S20° 21' 01"E	21.02'
C15	61.43'	530.00'	6.64°	30.75'	S15° 53' 37"E	61.39'
C16	31.42'	20.00'	90.00°	20.00'	S57° 34' 24"E	28.28'
C17	15.70'	10.12'	88.95°	9.93'	S32° 17' 58"W	14.17'
C18	78.55'	50.00'	90.01°	50.01'	S57° 34' 36"E	70.71'
C19	77.78'	500.00'	8.91°	38.97'	S17° 01' 48"E	77.70'

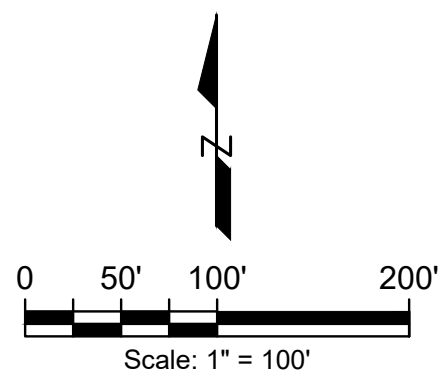
LINE TABLE		
LINE #	LENGTH	BEARING
L1	160.92'	N17° 47' 43.72"W
L2	96.98'	N77° 23' 13.96"E
L3	60.07'	S12° 49' 39.63"E
L4	4.96'	S77° 25' 35.50"W
L6	140.97'	S77° 25' 35.50"W
L7	166.15'	S77° 25' 35.50"W
L8	16.20'	S77° 31' 47.15"W
L9	6.43'	N12° 34' 24.50"W
L10	38.26'	N12° 34' 24.50"W
L11	89.88'	N21° 29' 11.71"W
L12	181.00'	N21° 29' 11.71"W
L13	182.63'	N21° 29' 43.35"W
L14	183.76'	N21° 28' 40.26"W
L15	66.55'	N21° 36' 28.51"W
L16	87.80'	S21° 29' 11.71"E
L17	175.00'	S21° 29' 11.71"E
L18	170.00'	S21° 29' 11.71"E
L19	150.00'	S21° 29' 11.71"E
L20	120.88'	N21° 29' 11.71"W
L21	42.02'	S12° 34' 24.50"E
L22	321.94'	S12° 49' 39.47"E
L23	321.94'	S12° 49' 39.47"E
L24	402.14'	N77° 25' 12.63"E
L26	42.02'	S12° 34' 24.50"E
L28	768.49'	S21° 29' 11.71"E
L29	16.92'	S63° 20' 30.08"E
L30	135.04'	S56° 09' 42.55"E
L31	87.22'	S13° 46' 45.20"W
L32	22.71'	S32° 38' 57.19"W



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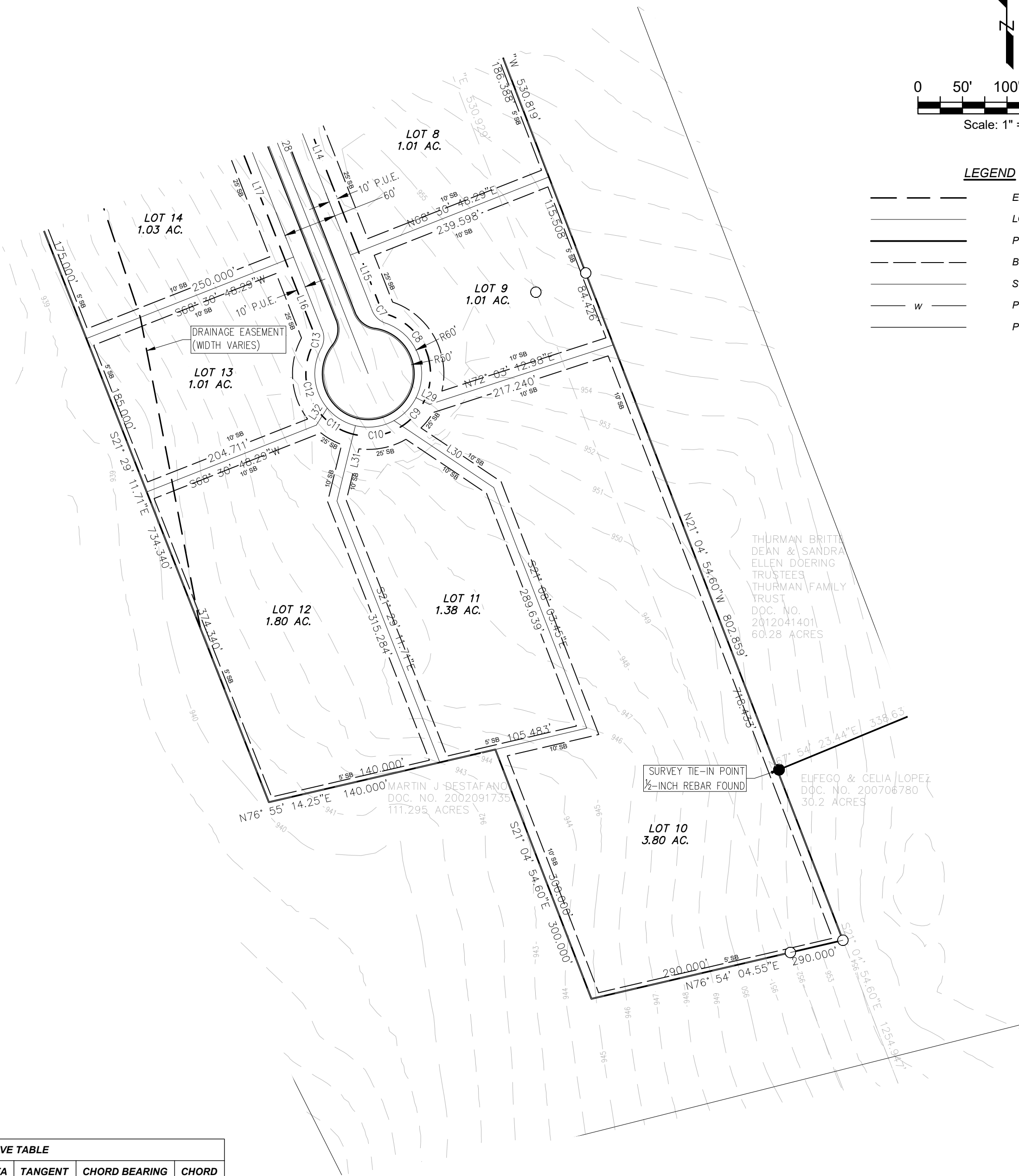
ANCIENT OAKS PHASE III PRELIMINARY PLAT

SHEET 2 OF 3 SHEETS



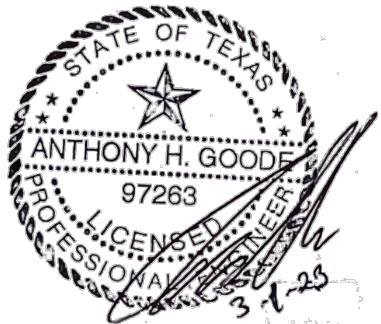
LEGEND

- EASEMENT
- LOT LINE
- PLAT BOUNDARY
- BUILDING SETBACK
- STREET CENTERLINE
- w ----- PROPOSED WATERLINE
- PROPOSED STORMLINE



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