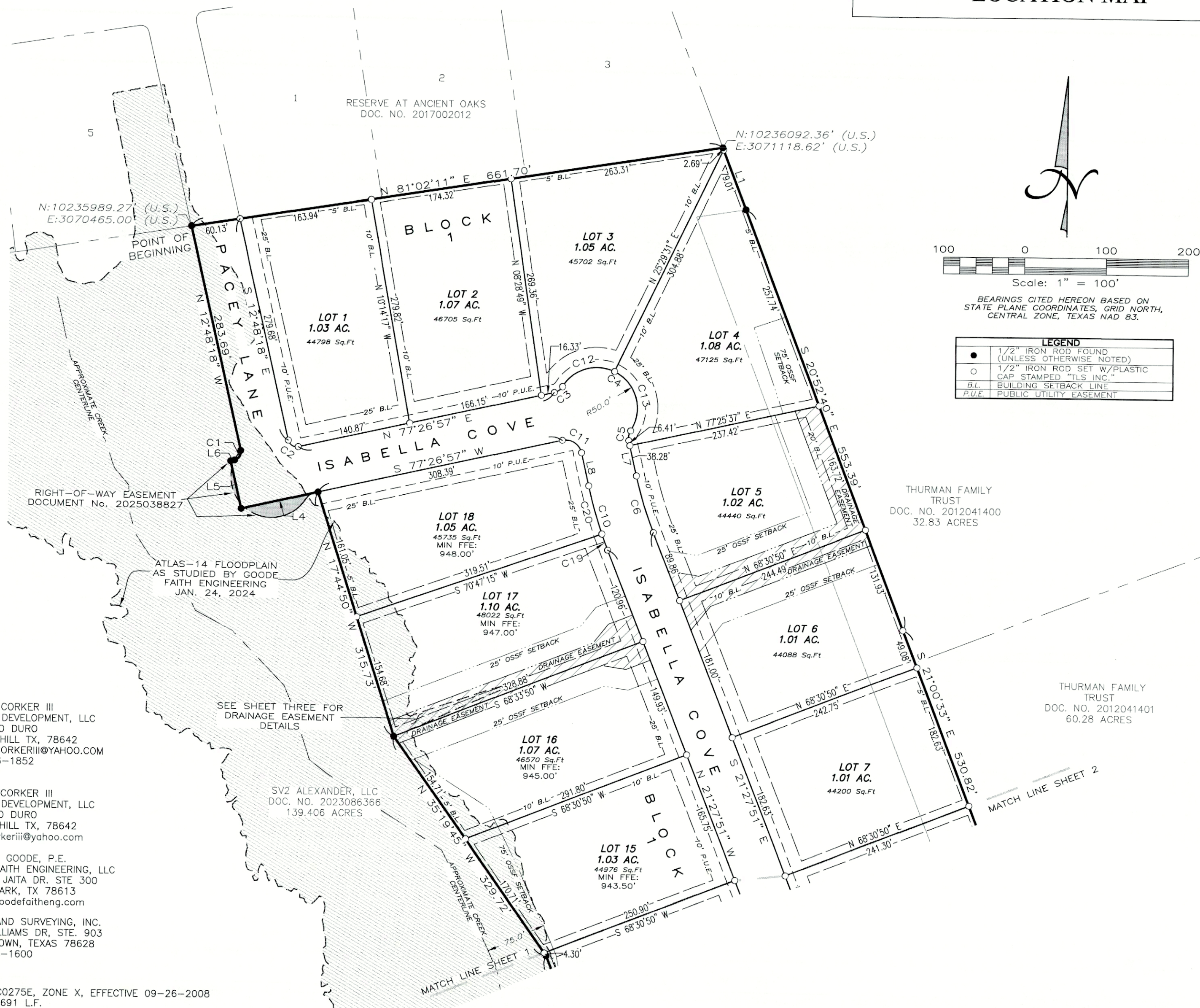
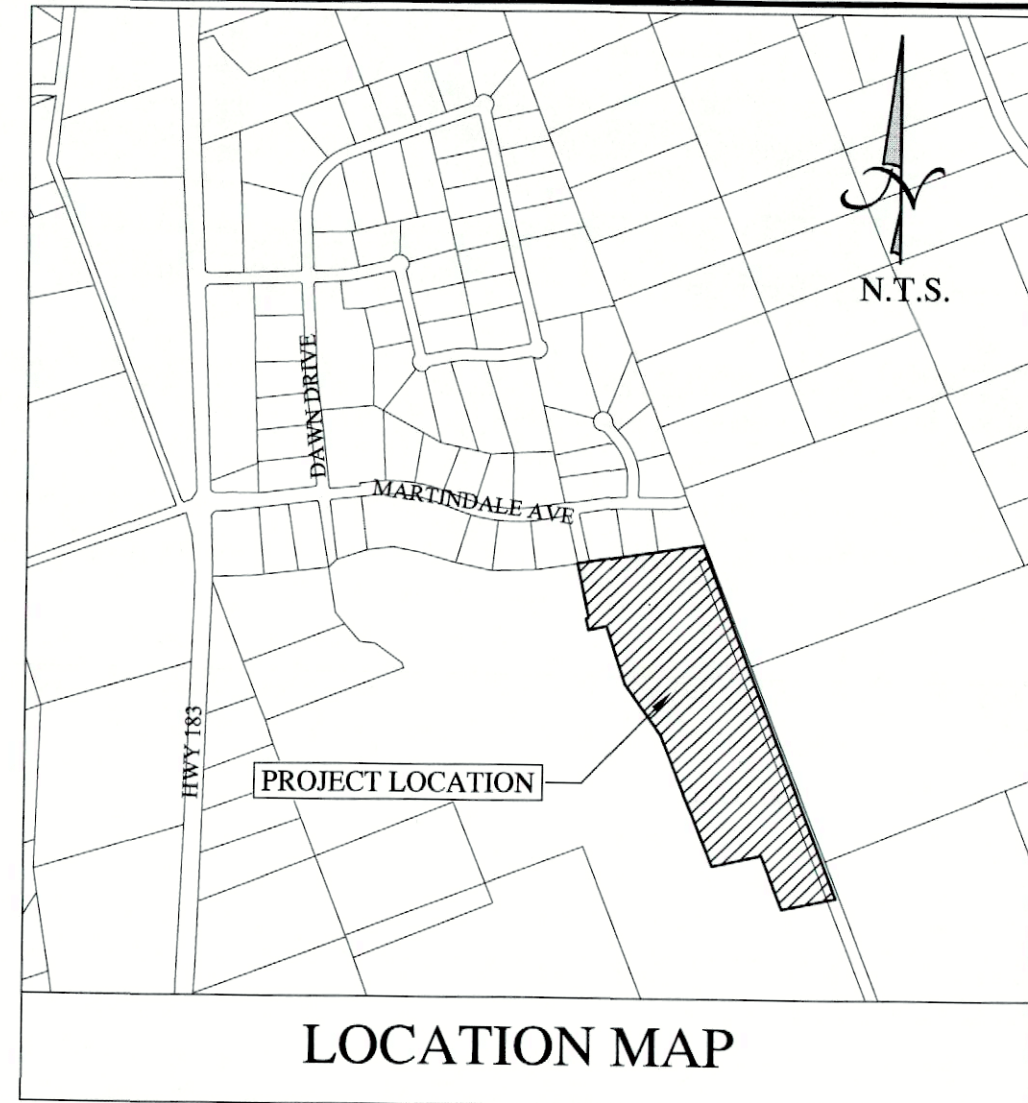


FINAL PLAT OF:
ANCIENT OAKS PHASE III
25.13 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS.
OUT OF THE WAYMAN F. WELLS SURVEY, ABSTRACT No. 648
BEING 2.60 ACRES AS DESCRIBED AND RECORDED IN DOCUMENT
No. 2021179222 AND 22.54 ACRE AS DESCRIBED AND
RECORDED IN DOCUMENT No. 2021165758 OF THE OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



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
admin@goodfaitheng.com

SURVEYOR: TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DR. STE. 903
GEORGETOWN, TEXAS 78628
512-930-1600

AREA: 25.14 AC.
FEMA FIRM MAP: 48491C0275E, ZONE X, EFFECTIVE 09-26-2008
PROPOSED ROADWAYS: 1691 LF
SEWAGE DISPOSAL METHOD: PRIVATE SEWAGE COLLECTION SYSTEM
POTABLE WATER SUPPLY: PUBLIC WATER SYSTEM
ROADWAY WIDTH VARIANCE GRANTED BY COMMISSIONER'S COURT.

ALL POINT COORDINATES ARE TEXAS STATE PLANE
CENTRAL ZONE SURFACE. ELEVATIONS REFERENCED TO
NAVD88.

SCALE FACTOR: FOR PROJECT IS 1.00011

DRIVEWAY AND CULVERT SIZING:

LOCATION: APPROXIMATE FLOW: CULVERT/PIPE SIZE:
LOT 5 12 CFS 24" dia w/TXDOT SET

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

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

REVISIONS	
DATE	REASON
8/12/25	ADJUSTED THE DRAINAGE EASEMENT

Texas Land Surveying, Inc.
—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

PROJECT #220410
ENG. PROJECT #22-013.0

SHEET

1

OF

4

FINAL PLAT OF:
ANCIENT OAKS PHASE III
 25.13 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS,
 OUT OF THE WAYMAN F. WELLS SURVEY, ABSTRACT No. 648
 BEING 2.60 ACRES AS DESCRIBED AND RECORDED IN DOCUMENT
 No. 2021179222 AND 22.54 ACRE AS DESCRIBED AND
 RECORDED IN DOCUMENT No. 2021165758 OF THE OFFICIAL
 PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	88°50'27"	10.12'	15.69'	14.17'	N 32°19'29" E
C2	89°20'30"	10.25'	15.99'	14.42'	S 57°40'41" E
C3	46°12'49"	15.82'	12.76'	12.42'	N 54°35'52" E
C4	181°43'08"	50.00'	158.58'	99.99'	S 57°33'03" E
C5	45°42'04"	15.99'	12.76'	12.42'	S 10°17'17" W
C6	8°54'47"	470.00'	73.11'	73.04'	S 17°00'27" E
C7	49°31'45"	25.00'	21.61'	20.94'	S 46°15'16" E
C8	279°25'06"	60.00'	292.63'	77.61'	S 68°30'06" W
C9	49°40'46"	25.00'	21.68'	21.00'	N 03°22'34" E
C10	8°54'47"	530.00'	82.45'	82.37'	N 17°00'27" W
C11	90°00'00"	20.00'	31.42'	28.28'	N 57°33'03" W
C12	83°47'26"	50.00'	73.12'	66.78'	N 73°30'23" E
C13	97°55'42"	50.00'	85.46'	75.43'	S 15°38'03" E
C14	97°40'37"	60.00'	102.29'	90.35'	S 22°22'12" E
C15	34°31'19"	60.00'	36.15'	35.60'	S 43°43'27" W
C16	42°35'36"	60.00'	44.61'	43.59'	S 82°16'50" W
C17	36°14'13"	60.00'	37.95'	37.32'	N 58°18'15" W
C18	68°23'48"	60.00'	71.63'	67.45'	N 05°59'14" W
C19	2°16'19"	530.00'	21.02'	21.01'	N 20°19'41" W
C20	6°38'28"	530.00'	61.43'	61.40'	N 15°52'15" W

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 20°52'42" E	81.70'
L2	S 77°03'53" W	60.38'
L3	S 76°50'37" W	120.75'
L4	S 77°20'46" W	97.08'
L5	N 12°53'11" W	60.08'
L6	N 77°36'53" E	4.93'
L7	S 12°33'03" E	44.69'
L8	N 12°33'03" W	42.02'
L9	S 63°20'28" E	17.09'
L10	S 56°09'41" E	135.07'
L11	S 76°50'37" W	105.74'
L12	S 13°46'47" W	87.06'
L13	S 32°38'59" W	22.44'

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SHEET

2

OF

4

FINAL PLAT OF:
ANCIENT OAKS PHASE III
25.13 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS.
OUT OF THE WAYMAN F. WELLS SURVEY, ABSTRACT No. 648
BEING 2.60 ACRES AS DESCRIBED AND RECORDED IN DOCUMENT
No. 2021179222 AND 22.54 ACRE AS DESCRIBED AND
RECORDED IN DOCUMENT No. 2021165758 OF THE OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

BOUNDARY DESCRIPTION:

BEGINNING: AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF PACEY LANE, THE SOUTH LINE OF RESERVE AT ANCIENT OAKS, A SUBDIVISION IN WILLIAMSON COUNTY RECORDED AS DOCUMENT NO. 2017002012, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO SV2 ALEXANDER, LLC, SAME BEING THE NORTHWEST CORNER OF A 22.54 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO CORKER DEVELOPMENT LLC, RECORDED AS DOCUMENT NO. 2021165758, SAID OFFICIAL PUBLIC RECORDS, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: N 81°02'11" E, 661.70 FEET WITH THE SOUTH LINE OF SAID RESERVE AT ANCIENT OAKS AND THE NORTH LINE OF SAID 22.54 ACRE CORKER TRACT TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF THAT 32.83 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THURMAN FAMILY TRUST, RECORDED AS DOCUMENT NO. 2012041400, SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID RESERVE AT ANCIENT OAKS, BEING THE NORTHEAST CORNER OF SAID 22.54 ACRE CORKER TRACT AND THIS TRACT;

THENCE: S 20°52'42" E, 81.70 FEET WITH THE EAST LINE OF SAID 22.54 ACRE CORKER TRACT AND THE WEST LINE OF SAID THURMAN TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A 2.60 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO CORKER DEVELOPMENT, LLC, RECORDED AS DOCUMENT NO. 2021179222, SAID OFFICIAL PUBLIC RECORDS;

THENCE: S 20°52'40" E, 553.39 FEET WITH THE WEST LINE OF SAID THURMAN TRACT AND THE EAST LINE OF SAID 2.60 ACRE CORKER TRACT TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET;

THENCE: S 21°00'33" E, 530.82 FEET PASSING THE SOUTHWEST CORNER OF SAID THURMAN TRACT AND THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THURMAN FAMILY TRUST, RECORDED AS DOCUMENT NO. 2012041401, SAID OFFICIAL PUBLIC RECORDS TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET;

THENCE: S 21°04'33" E, 802.73 FEET PASSING THE SOUTHWEST CORNER OF THE SECON SAID THURMAN TRACT AND THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN A DEED TO ROGELIO C. LOPEZ, RECORDED AS DOCUMENT NO. 2007006780, SAID OFFICIAL PUBLIC RECORDS, TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID LOPEZ TRACT FOR THE NORTHEAST CORNER OF THE REMAINDER OF THAT TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO BRAD ROUNDTREE, RECORDED AS DOCUMENT NO. 2016008743, SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID 2.60 ACRE CORKER TRACT AND THIS TRACT;

THENCE: S 77°03'53" W, 60.38 FEET WITH THE NORTH LINE OF SAID ROUNDTREE TRACT AND THE SOUTH LINE OF SAID 2.60 ACRE CORKER TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ROUNDTREE TRACT, THE SOUTHWEST CORNER OF SAID 2.60 ACRE CORKER TRACT, SAME BEING AN ANGLE POINT IN THE EASTERLY LINE OF SAID SV2 ALEXANDER TRACT, FOR AN ANGLE POINT IN THE SOUTHERLY LINE OF THIS TRACT;

THENCE: WITH THE EASTERLY LINE OF SAID SV2 ALEXANDER TRACT AND THE SOUTHERLY AND WESTERLY LINE OF SAID 22.54 ACRE CORKER TRACT AND THIS TRACT THE FOLLOWING TWELVE (12) COURSES:

1. S 76°55'27" W, 229.53 FEET TO A 1/2" IRON ROD FOUND;
2. N 21°07'26" W, 299.63 FEET TO A 1/2" IRON ROD FOUND;
3. S 76°50'37" W, 120.75 FEET TO A 1/2" IRON ROD FOUND;
4. S 77°03'05" W, 140.27 FEET TO A 1/2" IRON ROD FOUND;
5. N 21°28'51" W, 734.01 FEET TO A 1/2" IRON ROD FOUND;
6. N 35°18'45" W, 329.72 FEET TO A 1/2" IRON ROD FOUND;
7. N 17°44'50" W, 315.73 FEET TO A 1/2" IRON ROD FOUND;
8. S 77°20'46" W, 97.08 FEET TO A 1/2" IRON ROD FOUND;
9. N 12°53'11" W, 60.08 FEET TO A 1/2" IRON ROD FOUND;
10. N 77°36'53" E, 4.93 FEET TO A 1/2" IRON ROD FOUND;
11. 15.69 FEET ALONG A CURVE TO THE LEFT (DELTA=88°50'27", R=10.12', LC=N 32°19'29" E, 14.17 FEET TO A 1/2" IRON ROD FOUND;
12. N 12°48'18" W, 283.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.13 ACRES OF LAND MORE OR LESS.

PLAT NOTES

1. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
2. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
3. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
4. WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN
WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
5. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
6. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
6. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
7. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
9. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
10. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
11. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
12. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
13. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS F.E.M.A. REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VACINITY.
14. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
15. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
16. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

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SHEET

3

OF

4

FINAL PLAT OF:
ANCIENT OAKS PHASE III
25.13 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS,
OUT OF THE WAYMAN F. WELLS SURVEY, ABSTRACT No. 648
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PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNER SIGNATURE:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, ARTHUR CORKER III, MANAGING MEMBER OF CORKER DEVELOPMENT LLC, OWNER OF THE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2021165758 AND NO. 2021179222 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS: ANCIENT OAKS PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF August, 2025

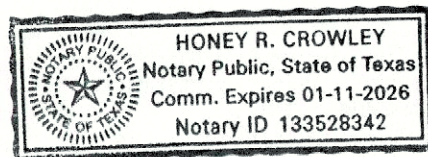
Arthur Corker III
ARTHUR CORKER III,
MANAGING MEMBER
CORKER DEVELOPMENT LLC
104 KEN PELLAND CV,
LIBERTY HILL, TX 78642

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ARTHUR CORKER III, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August, 2025

Honey R. Crowley
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 1-11-2026



LIEN HOLDER'S SIGNATURE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, DANNY FLOYD, AS TRUSTEE, D & W HOLDINGS, LTD, LIEN HOLDER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 22.54 ACRES, IN THAT DEED OF TRUST RECORDED AS DOCUMENT NO. 2024100494 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS THIS SUBDIVISION IS TO BE KNOWN AS: ANCIENT OAKS PHASE III

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF August, 2025

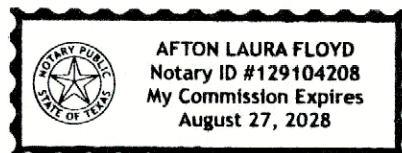
Danny Floyd
DANNY FLOYD TRUSTEE
D & W HOLDINGS LTD
PO BOX 1818
BERTRAM, TEXAS 78611

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED DANNY FLOYD, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August, 2025

Afton Laura Floyd
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 08-27-2028



SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, DANNY J. STARK, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS, UPON COMPLETION AND FINAL COUNTY APPROVAL OF THE PLAT, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 12th DAY OF August, 2025

Danny J. Stark
DANNY J. STARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5602
STATE OF TEXAS



ENGINEER'S CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, ANTHONY GOODE, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A ZONE "A" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008. AND THAT THESE LOTS CONFORM TO THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN, OR RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY,

TEXAS, THIS 18 DAY OF August, 2025

Anthony Goode
ANTHONY GOODE, PE
GOODE FAITH ENGINEERING LLC
TBPE FIRM #F-22664



ON-SITE SEWAGE FACILITIES APPROVAL:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D. Boatright
ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

08/19/2025
DATE

911 ADDRESSING APPROVAL:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 19 DAY OF August, 2025 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

PROJECT #220410
ENG. PROJECT #22-013.0

SHEET

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