

**IN THE COMMISSIONERS' COURT  
OF WILLIAMSON COUNTY, TEXAS**

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to those certain tracts of land being .2130 acres (Parcel 28) as described by metes and bounds in Exhibit "A" owned by **MARIE CAROL NORSTEGAARD AND ALLEN ARCHIE BAILEY, TRUSTEES OF THE NORSTEGAARD AND BAILEY TRUST, DATED FEBRUARY 13, 2024** for the purpose of constructing, reconstructing, maintaining, and operating the proposed Corridor A2 roadway ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this \_\_\_\_\_.

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Steven Snell  
Williamson County Judge

**FIELD NOTE DESCRIPTION**  
**0.2130 ACRES (9,277 SQUARE FEET)**  
**CATEGORY 1A LAND TITLE SURVEY**

**BEING**, A 0.2130 ACRE (9,277 SQUARE FEET) TRACT OF LAND, LOCATED IN THE JAMES S. WARREN SURVEY SECTION NO. 33, ABSTRACT NO. 673, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 10.048 ACRE TRACT CONVEYED TO MARIE CARLO NORSTEGAARD & ALLEN ARCHIE BAILEY TRUSTEES OF THE NORSTRGAARD AND BAILEY TRUST TRACT 2, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2024011098, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.2130 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING**, AT A 1/2-INCH IRON ROD FOUND AT THE BEGINNING CURVE TO THE RIGHT, ON THE WEST LINE OF SAID REMAINDER OF 10.048 ACRE TRACT, SAME BEING THE EXISTING EAST RIGHT-OF-WAY OF COUNTY ROAD 405 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID 10.048 ACRE "TRACT 2" BEARS SOUTH 07°27'16" WEST A DISTANCE OF 680.08 FEET;

**THENCE**, ALONG WITH SAID EXISTING EAST RIGHT-OF-WAY OF COUNTY ROAD 405 AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 84.20 FEET, AN ARC LENGTH 31.39 FEET, A DELTA ANGLE OF 21°21'41", AND CHORD WHICH BEARS NORTH 18°14'55" EAST A DISTANCE OF 31.21 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE VALUE OF NORTHING: 10,166,596.15 AND AN EASTING: 3,210,753.67 ;

**THENCE**, CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 84.20 FEET, AN ARC LENGTH 102.77 FEET, A DELTA ANGLE OF 69°56'07", AND CHORD WHICH BEARS NORTH 63°53'49" EAST A DISTANCE OF 96.51 FEET, TO A 1/2-INCH IRON ROD FOUND FOR A CORNER ON THE SOUTH LINE OF SAID EXISTING SOUTH RIGHT-OF-WAY OF COUNTY ROAD 405 (VARIABLE WIDTH RIGHT-OF-WAY) AND PROPOSED RIGHT-OF-WAY;

**THENCE**, SOUTH 82°01'50" EAST ALONG THE COMMON LINE OF SAID REMAINDER OF 10.048 ACRE "TRACT 2" AND SAID EXISTING SOUTH RIGHT-OF-WAY COUNTY ROAD 405, A DISTANCE OF 306.28 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR A CORNER OF THE PROPOSED RIGHT-OF-WAY;

**THENCE**, NORTH 90°00'00" WEST, CROSSING THE 10.048 ACRE "TRACT 2", A DISTANCE OF 389.99 FEET, TO THE EXISTING EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 405 AND THE **POINT OF BEGINNING**, AND CONTAINING 0.2130 ACRES (9,277 SQ. FEET), OF LAND, MORE OR LESS;

GENERAL NOTES:

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE HEREON DESCRIBED TRACT.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE FACTOR OF 1.00012. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2025.



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GORDON N. ANDERSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617  
LJA SURVEYING, INC.  
9830 COLONNADE BOULEVARD SUITE 300  
SAN ANTONIO, TX 78230  
(210) 503-2700  
TBPELS NO. 10194382



DATE: SEPTEMBER 16, 2025

GRAPHIC SCALE IN FEET



SCALE: 1" = 100'

WILLIS AVERY SURVEY,  
ABSTRACT NO. 924

REMAINING PORTION OF  
CALLED 92.996 ACRES  
MARK DOUGLAS &  
ARLIS BERNADETTE DELOACH  
DOCUMENT NO. 2021175282  
O.P.R.W.C.T.

**NOTES**

- DISTANCES ARE IN U.S. SURVEY FEET AND ARE DISPLAYED IN SURFACE VALUES USING A COMBINED AVERAGE SCALE FACTOR OF 1.00012.
- BASIS OF BEARING IS BASED ON AND REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203). COORDINATES SHOWN HEREON ARE SURFACE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, NO RESEARCH INTO EASEMENTS / ENCUMBRANCES WAS PERFORMED.
- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 3 SURVEY.
- THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2025.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

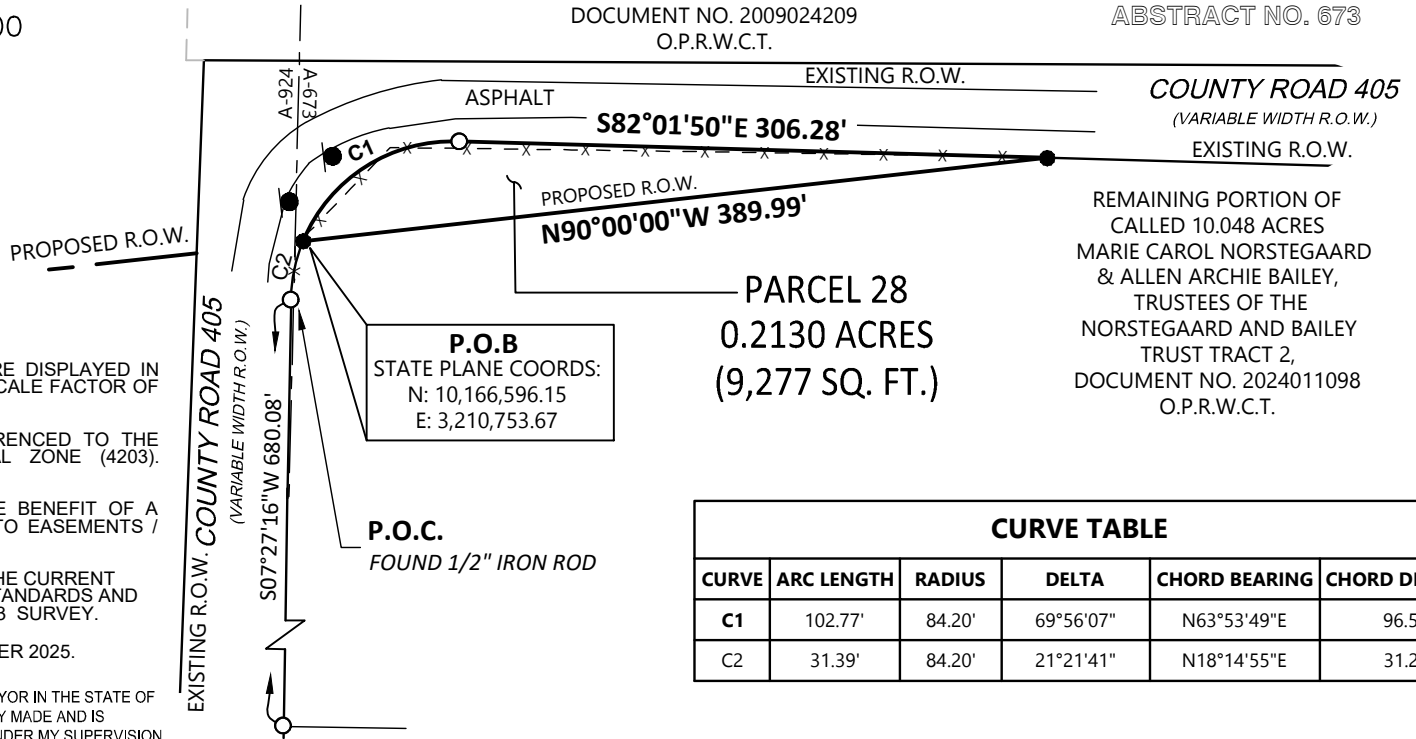


Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: SEPTEMBER 16, 2025

REMAINING PORTION OF  
CALLED 23.146 ACRES  
JOHN & RENEE KITSMILLER,  
DOCUMENT NO. 2009024209  
O.P.R.W.C.T.

JAMME S WARREN SURVEY NO. 33,  
ABSTRACT NO. 673



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	102.77'	84.20'	69°56'07"	N63°53'49"E	96.51'
C2	31.39'	84.20'	21°21'41"	N18°14'55"E	31.21'

**LEGEND**

○	FOUND 1/2" IRON ROD	_____	EXISTING RIGHT OF WAY
*	SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING"	_____	ADJOINER LINE
●	SINGLE SUPPORT SIGN	_____	PROPERTY BOUNDARY
P.O.B.	POINT OF BEGINNING	_____	PARCEL BOUNDARY
P.O.C.	POINT OF COMMENCING	_____	PROPOSED RIGHT OF WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS	_____	EDGE OF PAVEMENT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS	_____	BARBED WIRE FENCE
		_____	SURVEY LINE

LJA PROJECT NO. S001-A2291  
ADD'L INFO:  
DRAWING NAME: Parcel-28\_Norstegaard  
REVISION: | REV DESC:  
**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD. Phone 210-503-2700  
Suite 300  
SAN ANTONIO, Texas 78230 TBPELS Firm No. 10194382

0.2130 ACRES (9,277 SQ. FT.)  
SITUATED IN THE JAME S WARREN SURVEY  
NUMBER 33, ABSTRACT NUMBER 673  
WILLIAMSON COUNTY, TEXAS  
TITLE: **CATEGORY 1A LAND TITLE SURVEY  
ACQUISITION EXHIBIT (PARCEL 28)**  
DWN: ATL | CHK'D: GA | DATE: 09/16/2025 | SCALE: 1:100 | PAGE NO: 3 OF 3