

REAL ESTATE CONTRACT
Seward Junction North Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **EVELYN M. SHEA, TRUSTEE OF THE SHEA REVOCABLE LIVING TRUST, dated April 7, 1995; Carrie Lynn Shea, Meghan Evelyn Shea, Matthew Edward Shea and McKinley Evan Shea** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 2.789-acre (121,468 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 15**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the fee simple Property, any improvements located upon the Property, and any damage to or cost of cure for the remaining property of Seller, shall be the sum of ONE MILLION NINE HUNDRED EIGHT THOUSAND and 00/100 Dollars (\$1,908,000.00).

Payment of Purchase Price

2.03. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before June 30, 2025, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibit "A" and deliver to City of Georgetown. a duly executed and acknowledged waterline easement conveying such interest to all of the Property described in Exhibit "B"; free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable.
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B".

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted.
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price and Additional Compensation, if any.

Prorations

5.04. General real estate taxes for the current year relating to the portion of the Property conveyed in fee simple shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively as incurred.

ARTICLE VI BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow

Deposit has been made, then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Williamson County commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after May 31, 2025 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed Seward Junction improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

[signature pages follow]

SELLER:

**EVELYN M. SHEA, TRUSTEE OF
THE SHEA REVOCABLE LIVING TRUST, dated April 7, 1995;**

By: Evelyn M. Shea Address: 6154 Clarendon Ct

Name: Evelyn McCallum Shea Riverside CA 92506

Title: Trustee

Date: 5/22/25

SELLER:



MEGHAN EVELYN RYAN
f/k/a
MEGHAN EVELYN SHEA

Address: **466 W. Deming Pl. #1**
Chicago, IL 60614

Date: 5/29/25

SELLER:

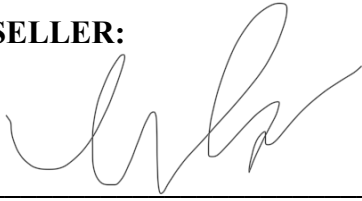


MATTHEW EDWARD SHEA

Date: 5/28/2025

Address: 400 E. South Water Street
Unit 502, Chicago, IL 60601

SELLER:



MCKINLEY EVAN SHEA

Date: 5/29/2025

Address: 912 McKinley Ave, Mundelein, IL 60060

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Name: _____
County Judge/Presiding Officer

Date: _____

DESCRIPTION OF PARCEL 15

BEING a 2.789 acre (121,468 square foot) parcel of land out of the B. Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of the remainder of that tract described as 36.39 acres conveyed to Evelyn M. Shea, Trustee of the Shea Revocable Living Trust by Quitclaim Deed dated April 7, 1995, as recorded in Volume 2722, Page 531, Official Records, Williamson County, Texas, and to the Estate of Edward John Shea, as recorded in Document No. 2018072291, Official Public Records, Williamson County, Texas; said 2.789 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with “McGray McGray” cap set in the proposed south right-of-way line of County Road 258 (CR 258), being in the west line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, and the east line of that tract described as 39.98 acres conveyed to Liberty Hill Independent School District by Special Warranty Deed, as recorded in Document No. 202188800, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING, being 87.00 feet right of CR 258 Engineer’s Baseline Station 159+35.34, and having Surface Coordinates of N=10,215,706.15, E=3,070,556.84, from which a 1/2-inch iron rod found in the west line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, and the east line of said 39.98 acre Liberty Hill Independent School District tract, bears South 19°18’52” East 812.88 feet, and from which a 1/2-inch iron rod found in the west line of said 36.39 acre Shea Revocable Living Trust et al. tract, and the east line of said 39.98 acre Liberty Hill Independent School District tract, bears South 18°34’50” East 44.21 feet;

- 1) THENCE, along the west line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, and the east line of said 39.98 acre Liberty Hill Independent School District tract, **North 19°18'52" West 95.13 feet** to a 1/2-inch iron rod with "Haynes Consulting" cap found at the northwest corner of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, the northeast corner of said 39.98 acre Liberty Hill Independent School District tract, and the southwest corner of that tract described as 0.249 of one acre conveyed to the Williamson County by Warranty Deed, as recorded in Document No. 2002100511, Official Public Records, Williamson County, Texas, and in the existing south right-of-way line of CR 258 (varying width right-of-way);

THENCE, along the north line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, the south line of said 0.249 of one acre Williamson County tract, and the existing south right-of-way line of CR 258, the following two (2) courses, numbered 2 and 3:

- 2) **North 62°41'35" East 291.92 feet** to a calculated point, and
- 3) with a curve to the right, whose delta angle is **06°15'29"**, radius is **2,704.26 feet**, an arc distance of **295.37 feet**, and the chord of which bears **North 65°49'20" East 295.23 feet** to a calculated point at the east corner of said 0.249 of one acre Williamson County tract;
- 4) THENCE, continuing along the north line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, and the existing south right-of-way line of CR 258, **North 68°57'36" East 465.26 feet** to a calculated point at the northeast corner of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, and the west corner of that tract described as 0.021 of one acre conveyed to Williamson County by Warranty Deed, as recorded in Document No. 2004094443, Official Public Records, Williamson County, Texas, being at the intersection of the existing south right-of-way line of CR 258 and the existing west right-of-way line of County Road 260 (CR 260, varying width right-of-way);

THENCE, along the east line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, the west line of said 0.021 of one acre Williamson County tract, and the existing west right-of-way line of CR 260, the following two (2) courses, numbered 5 and 6:

- 5) **South 67°20'58" East 28.92 feet** to a 1/2-inch iron rod with "Hayne Consulting" cap found, and

- 6) **South 23°39'01" East 100.29 feet** to a calculated point at the south corner of said 0.021 of one acre Williamson County tract;

THENCE, continuing along the east line of the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, and the existing west right-of-way line of CR 260, the following four (4) courses, numbered 7 through 10:

- 7) **South 17°54'26" East 398.14 feet** to a calculated point,
- 8) **South 15°05'33" East 362.46 feet** to a calculated point,
- 9) **South 17°58'33" East 400.57 feet** to a calculated point, and
- 10) **South 24°30'33" East 186.41 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed west right-of-way line of CR 260, being 90.00 feet right of CR 260 Engineer's Baseline Station 241+51.50;

THENCE, along the proposed west right-of-way line of CR 260, crossing the remainder of said 36.39 acre Shea Revocable Living Trust et al. tract, the following six (6) courses, numbered 11 through 16:

- 11) **North 28°16'25" West 118.83 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 90.00 feet right of CR 260 Engineer's Baseline Station 240+32.67,
- 12) with a curve to the right, whose delta angle is **16°10'03"**, radius is **2,090.00 feet**, an arc distance of **589.75 feet**, and the chord of which bears **North 20°11'23" West 587.80 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 90.00 feet right of CR 260 Engineer's Baseline Station 234+68.31,
- 13) **North 12°06'22" West 164.01 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 90.00 feet right of CR 260 Engineer's Baseline Station 233+04.30,
- 14) with a curve to the left, whose delta angle is **07°20'01"**, radius is **1,910.03 feet**, an arc distance of **244.48 feet**, and the chord of which bears **North 15°46'22" West 244.31 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 90.00 feet right of CR 260 Engineer's Baseline Station 230+48.30,

15) **North 19°26'23" West 170.21 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 90.00 feet right of CR 260 Engineer's Baseline Station 228+78.09, and

16) **North 57°11'29" West 110.16 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed south right-of-way line of CR 258, being 157.44 feet right of CR 260 Engineer's Baseline Station 227+90.99, and 87.00 feet right of CR 258 Engineer's Baseline Station 169+40.14;

THENCE, along the proposed south right-of-way line of CR 258, crossing the remainder of said 36.39 acre Shea Revocable Living Trust tract, the following seven (7) course, numbered 17 through 23:

17) **South 70°33'37" West 171.57 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 87.00 feet right of CR 258 Engineer's Baseline Station 167+68.57,

18) **South 77°24'11" West 100.72 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet right of CR 258 Engineer's Baseline Station 166+68.57,

19) **South 70°33'37" West 9.92 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet right of CR 258 Engineer's Baseline Station 163+97.36,

20) with a curve to the left, whose delta angle is **07°29'07"**, radius is **1,925.00 feet**, an arc distance of **251.49 feet**, and the chord of which bears **South 66°49'03" West 251.31 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet right of CR 258 Engineer's Baseline Station 163.97.36,

21) **South 63°04'30" West 450.78 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet right of CR 258 Engineer's Baseline Station 159+46.58,

22) **South 19°41'28" East 12.10 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 87.00 feet right of CR 258 Engineer's Baseline Station 159+45.06, and

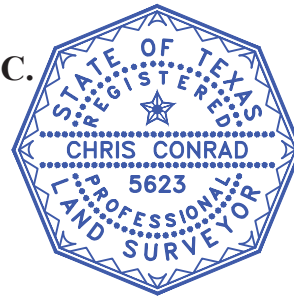
23) **South 63°04'30" West 9.72 feet** to the POINT OF BEGINNING and containing 2.789 acres (121,468 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



09/17/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~23-086~Seward Junction Loop\Description\Parcel 15~2.789 Ac

Issued 08/23/2024

WCAD ID R022515

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS**

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2002100511
O.P.R.W.C.T.
(0.249 ACRE)
DECEMBER 9, 2002

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2004094443
O.P.R.W.C.T.
(0.021 ACRE)
DECEMBER 2, 2004

B. MANLOVE SURVEY
ABSTRACT NO. 417

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)

PARCEL 15
2,789 AC. OR
121,468 SQ. FT.

P.O.B.
PARCEL 15

EVELYN M. SHEA, TRUSTEE OF THE
SHEA REVOCABLE LIVING TRUST
VOL. 2722, PG. 531
O.P.R.W.C.T.

REMAINDER OF
(36.39 ACRES)
APRIL 7, 1995

AND
THE ESTATE OF EDWARD JOHN SHEA
DOC. NO. 2018072291
O.P.R.W.C.T.
MAY 12, 2018

APPROXIMATE
SURVEY LINE
A-417
A-521

JOHN B. ROBINSON SURVEY
ABSTRACT NO. 521

INSET - NOT TO SCALE

LEGEND

- 1/2" IRON ROD CAP STAMPED "HAYNE CONSULTING" FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY"
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
- DISTANCE NOT TO SCALE

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

Chris Conrad

09/17/24

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

WCAD ID R022515

REVISIONS

-	-
-	-

AREA TABLE - ACRES (SQUARE FEET)

CALCULATED AREA	ACQUISITION	REMAINDER
36.141 AC. (1,574,302 SF.)	2.789 AC. (121,468 SF.)	33.352 AC. (1,452,834 SF.)



**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.	-
DATE:	09/17/24	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 13

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
 OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



JOHN B. ROBINSON SURVEY
 ABSTRACT NO. 521

APPROXIMATE A-521
 SURVEY LINE A-417

B. MANLOVE SURVEY
 ABSTRACT NO. 417

[A]

LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2021094671
 O.P.R.W.C.T.
 TRACT 3
 (0.62 ACRES)
 JUNE 25, 2021

COUNTY ROAD 258
 (VARIABLE WIDTH R.O.W.)

WILLIAMSON COUNTY, TEXAS
 DOC. NO. 2002109511
 O.P.R.W.C.T.
 (0.249 ACRE)
 DECEMBER 9, 2002

(N62°41'35"E 291.88')
 N62°41'35"E 291.92'

EXISTING R.O.W.

N63°04'30"E 813.28'

ENGINEER'S BASELINE

160+00.00

PARCEL 15
 2.789 AC. OR
 121,468 SQ. FT.

PROPOSED R.O.W.

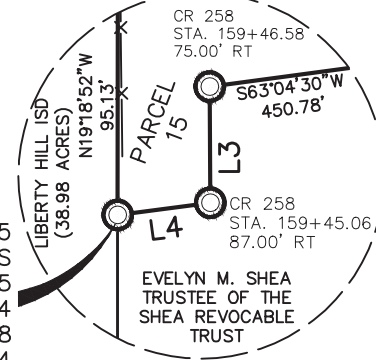
S63°04'30"W 450.78'

SEE
 DETAIL "A"

EVELYN M. SHEA, TRUSTEE OF THE
 SHEA REVOCABLE LIVING TRUST
 VOL. 2722, PG. 531
 O.R.W.C.T.
 REMAINDER OF
 (36.39 ACRES)
 APRIL 7, 1995
 AND
 THE ESTATE OF EDWARD JOHN SHEA
 DOC. NO. 2018072291
 O.P.R.W.C.T.
 MAY 12, 2018

P.O.B.—PARCEL 15
 SURFACE COORDINATES
 N = 10,215,706.15
 E = 3,070,556.84
 CR 258
 STA. 159+35.34
 87.00' RT
 WCAD ID R022515

DETAIL "A"
 N.T.S.



LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2021088800
 O.P.R.W.C.T.
 (39.98 ACRES)
 JUNE 15, 2021

(N19°19'10"E)
 N19°18'52"W
 95.13'

(N19°19'10"E)
 S19°18'52"E
 812.88'

S18°34'50"E
 44.21'

LINE TABLE

LINE#	BEARING	DISTANCE
L3	S19°41'28"E	12.10'
L4	S63°04'30"W	9.72'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	295.37'	2,704.26'	06°15'29"	N65°49'20"E	295.23'

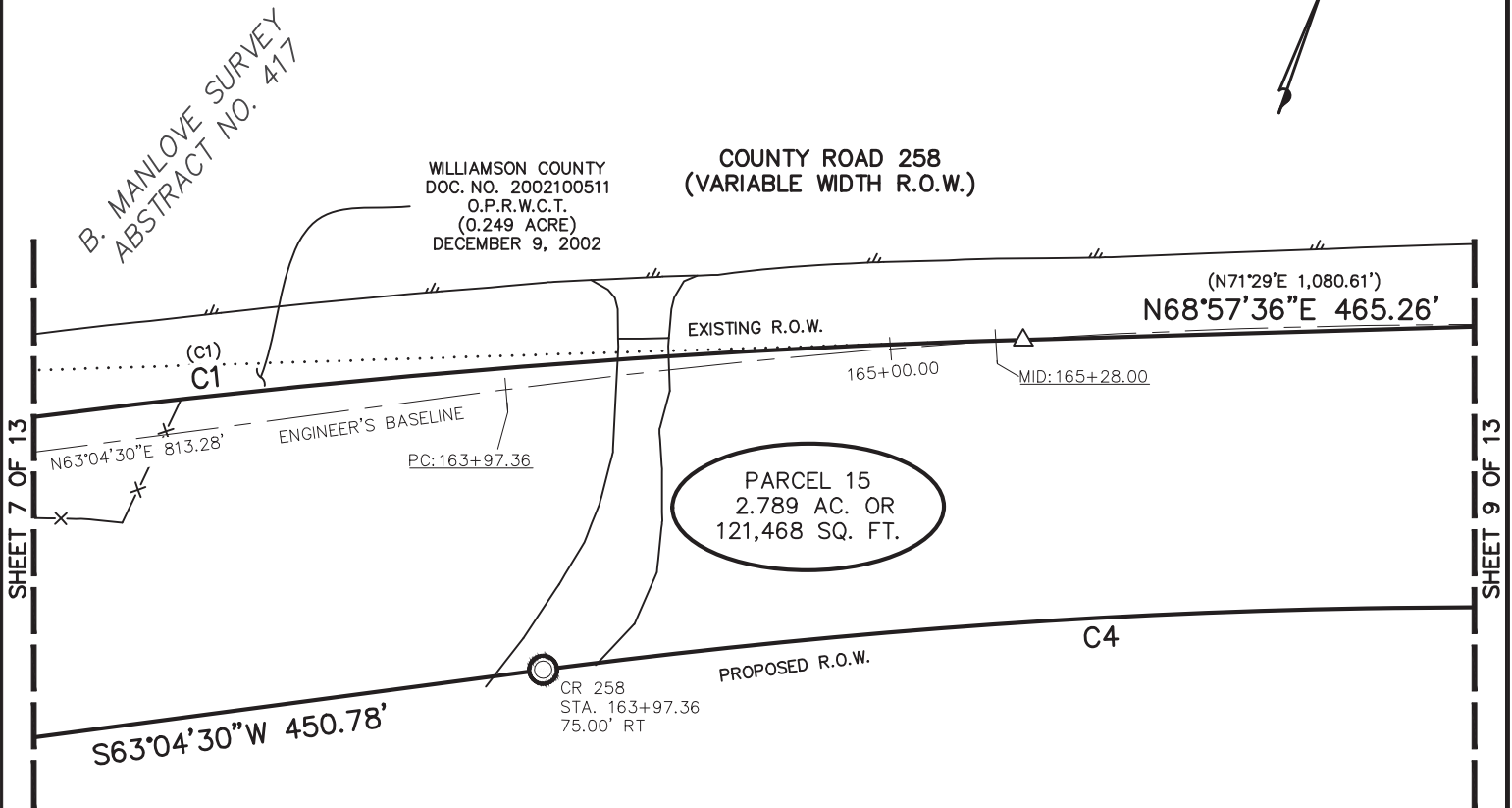
McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	
DATE:	09/17/24	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 13

SHEET 8 OF 13

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS**

SCALE 1" = 50'



EVELYN M. SHEA, TRUSTEE OF THE
SHEA REVOCABLE LIVING TRUST
VOL. 2722, PG. 531
O.R.W.C.T.
REMAINDER OF
(36.39 ACRES)
APRIL 7, 1995
AND
THE ESTATE OF EDWARD JOHN SHEA
DOC. NO. 2018072291
O.P.R.W.C.T.
MAY 12, 2018

ENGINEER'S BASELINE US258 CURVE DATA
PI NORTHING = 10,216,048.25
PI EASTING = 3,071,047.71
PI STATION = 165+28.00
DELTA = 07° 29' 07" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 130.83'
LENGTH = 261.29'
RADIUS = 2,000.00'
CHORD BEARING = N 66° 49' 03" E
CHORD = 261.10'
PC STATION = 163+97.36
PT STATION = 166+58.64

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	295.37'	2,704.26'	06°15'29"	N65°49'20"E	295.23'
C4	251.49'	1,925.00'	07°29'07"	S66°49'03"W	251.31'

RECORD CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	295.34'	2,703.94'	06°15'29"	N65°49'20"E	295.19'

WCAD ID R022515

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	09/17/24	TECH:	MM
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 13

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
 OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

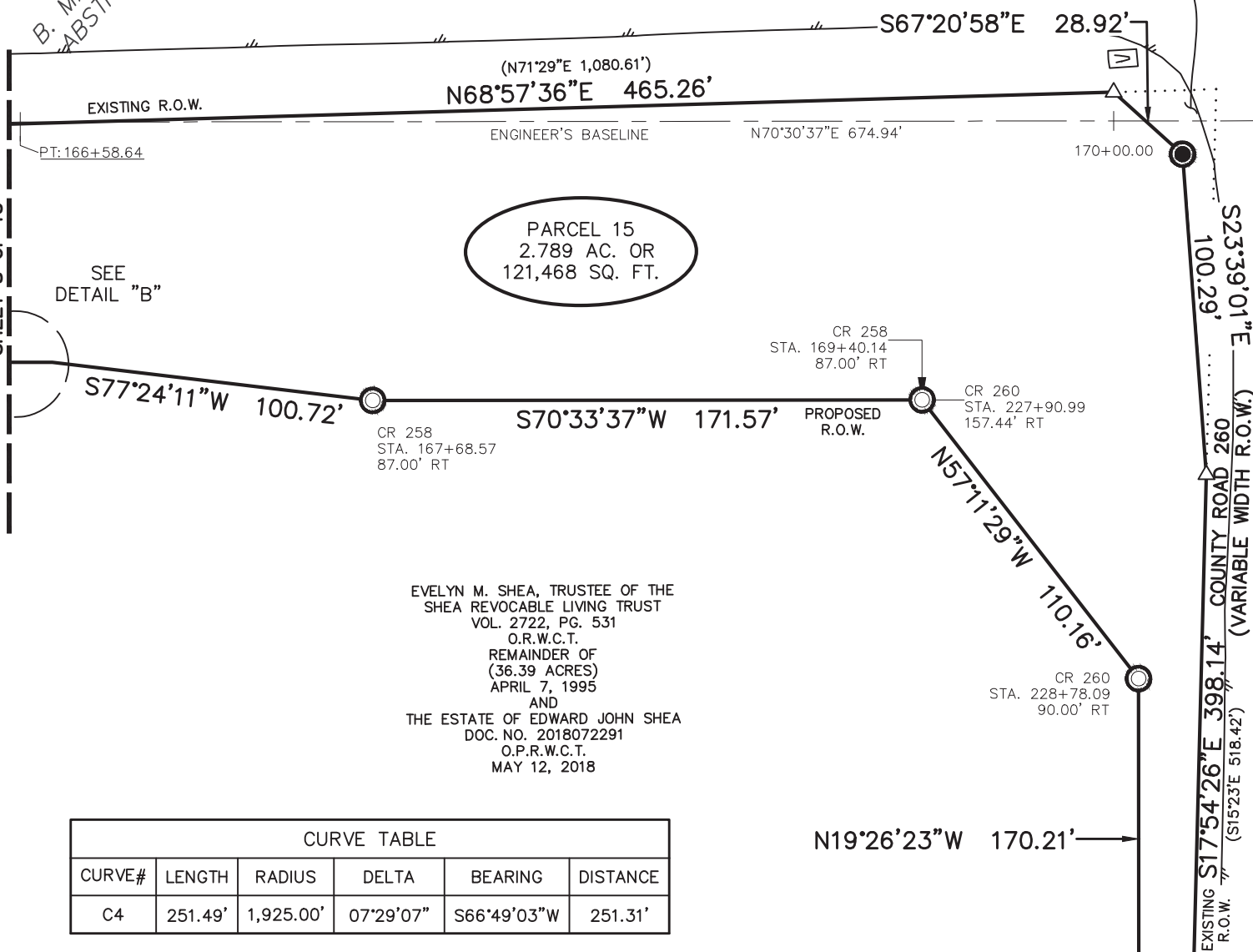
B. MANLOVE SURVEY
 ABSTRACT NO. 417

COUNTY ROAD 258
 (VARIABLE WIDTH R.O.W.)

WILLIAMSON COUNTY, TEXAS
 DOC. NO. 2004094443
 O.P.R.W.C.T.
 (0.021 ACRE)
 DECEMBER 2, 2004



SHEET 8 OF 13



EVELYN M. SHEA, TRUSTEE OF THE
 SHEA REVOCABLE LIVING TRUST
 VOL. 2722, PG. 531
 O.R.W.C.T.
 REMAINDER OF
 (36.39 ACRES)
 APRIL 7, 1995
 AND
 THE ESTATE OF EDWARD JOHN SHEA
 DOC. NO. 2018072291
 O.P.R.W.C.T.
 MAY 12, 2018

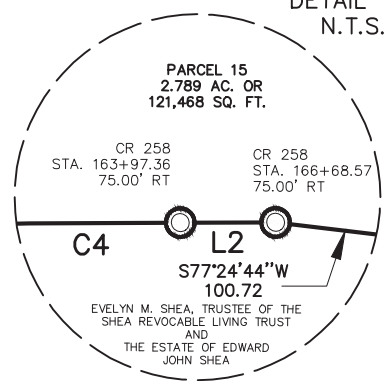
CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C4	251.49'	1,925.00'	07°29'07"	S66°49'03"W	251.31'

LINE TABLE

LINE#	BEARING	DISTANCE
L2	S70°33'37"W	9.92'

DETAIL "B"
 N.T.S.



N19°26'23"W 170.21'

SHEET 10 OF 13

WCAD ID R022515

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	
DATE:	09/17/24	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 9 OF 13

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
 OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

B. MANLOVE SURVEY
 ABSTRACT NO. 417

SHEET 9 OF 13

N19°26'23"W 170.21'

EVELYN M. SHEA, TRUSTEE OF THE
 SHEA REVOCABLE LIVING TRUST
 VOL. 2722, PG. 531
 O.R.W.C.T.
 REMAINDER OF
 (36.39 ACRES)
 APRIL 7, 1995
 AND
 THE ESTATE OF EDWARD JOHN SHEA
 DOC. NO. 2018072291
 O.P.R.W.C.T.
 MAY 12, 2018

CR 260
 STA. 230+48.30
 90.00' RT

PROPOSED
 R.O.W.

EXISTING R.O.W.

S17°54'26"E 398.14'
 (S15°23'E 518.42')

PARCEL 15
 2.789 AC. OR
 121,468 SQ. FT.

C3

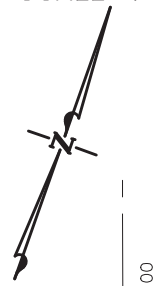
COUNTY ROAD 260
 (VARIABLE WIDTH R.O.W.)

ENGINEER'S BASELINE US260 CURVE DATA
 PI NORTHING = 10,215,795.14
 PI EASTING = 3,071,736.61
 PI STATION = 321+76.30
 DELTA = 07° 20' 01" (RT)
 DEGREE OF CURVE = 02° 51' 53"
 TANGENT = 128.17'
 LENGTH = 255.99'
 RADIUS = 2,000.00'
 CHORD BEARING = S 15° 46' 22" E
 CHORD = 255.82'
 PC STATION = 230+48.30
 PT STATION = 233+04.30

CR 260
 STA. 233+04.30
 90.00' RT

N12°06'22"W 164.01'

SHEET 11 OF 13



S19°26'23"E
 1,086.18'
 PC: 230+48.30
 230+00.00

MID: 231+76.30

ENGINEER'S BASELINE

PT: 233+04.30

WCAD ID R022515

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C3	244.48'	1,910.03'	07°20'01"	N15°46'22"W	244.31'

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	09/17/24	TECH:	MM
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	10 OF 13

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
 OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

B. MANLOVE SURVEY
 ABSTRACT NO. 417

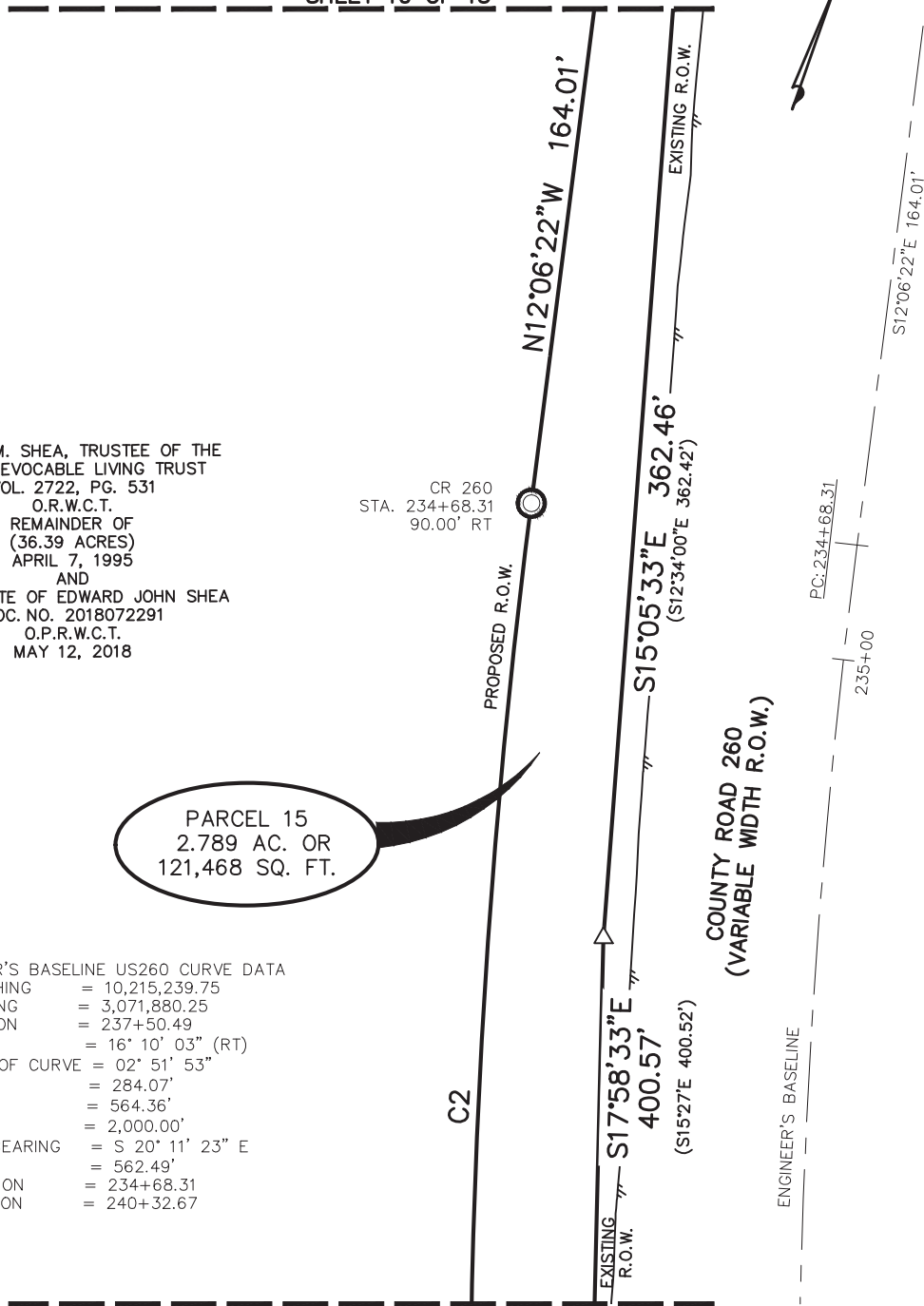
SHEET 10 OF 13

EVELYN M. SHEA, TRUSTEE OF THE
 SHEA REVOCABLE LIVING TRUST
 VOL. 2722, PG. 531
 O.R.W.C.T.
 REMAINDER OF
 (36.39 ACRES)
 APRIL 7, 1995
 AND
 THE ESTATE OF EDWARD JOHN SHEA
 DOC. NO. 2018072291
 O.P.R.W.C.T.
 MAY 12, 2018

CR 260
 STA. 234+68.31
 90.00' RT

PARCEL 15
 2.789 AC. OR
 121,468 SQ. FT.

ENGINEER'S BASELINE US260 CURVE DATA
 PI NORTHING = 10,215,239.75
 PI EASTING = 3,071,880.25
 PI STATION = 237+50.49
 DELTA = 16° 10' 03" (RT)
 DEGREE OF CURVE = 02° 51' 53"
 TANGENT = 284.07'
 LENGTH = 564.36'
 RADIUS = 2,000.00'
 CHORD BEARING = S 20° 11' 23" E
 CHORD = 562.49'
 PC STATION = 234+68.31
 PT STATION = 240+32.67



SHEET 12 OF 13

WCAD ID R022515

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	589.75'	2,090.00'	16°10'03"	N20°11'23"W	587.80'

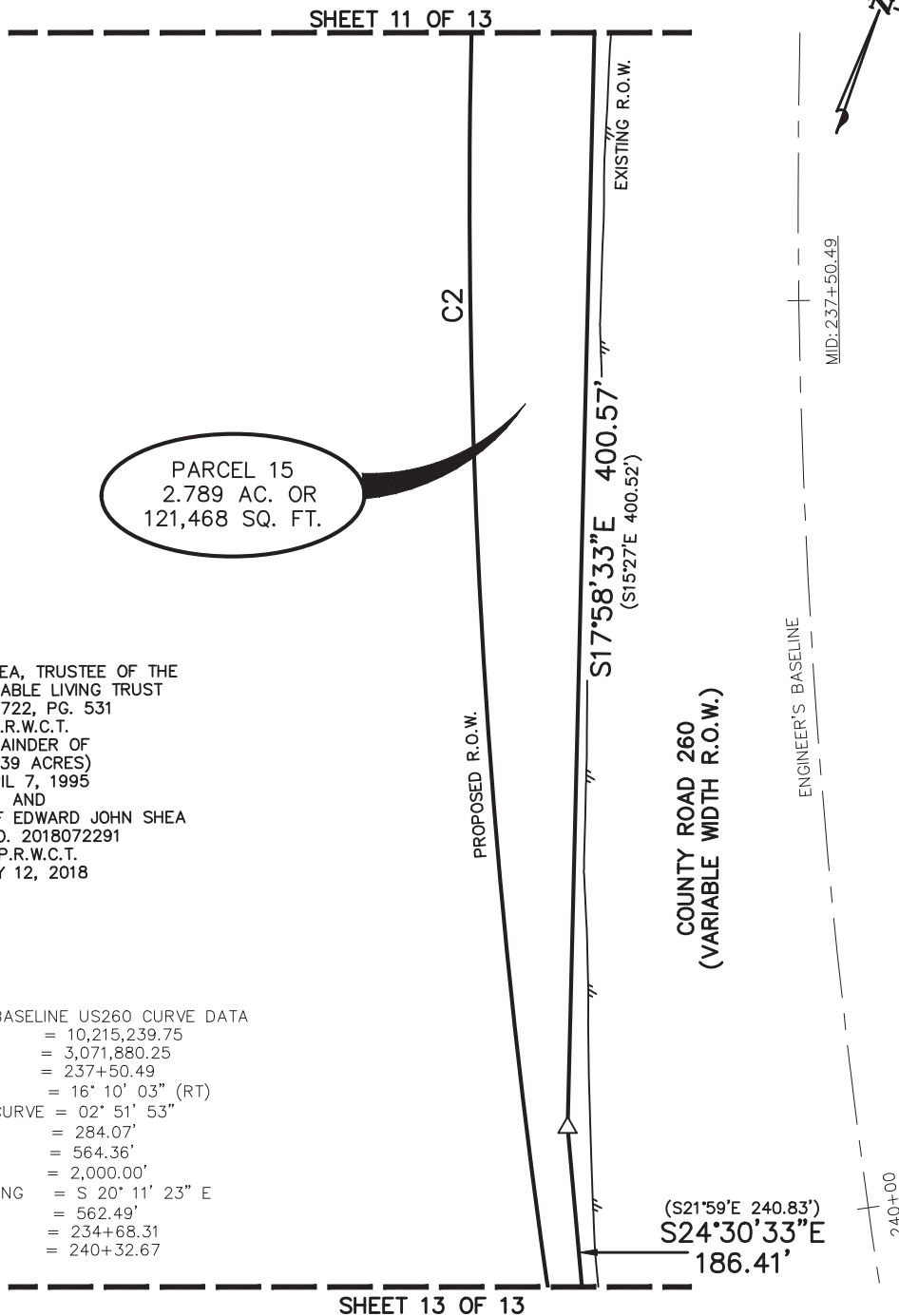
McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	-
DATE:	09/17/24	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 11 OF 13

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS**

SCALE 1" = 50'

B. MANLOVE SURVEY
ABSTRACT NO. 417



PARCEL 15
2.789 AC. OR
121,468 SQ. FT.

EVELYN M. SHEA, TRUSTEE OF THE
SHEA REVOCABLE LIVING TRUST
VOL. 2722, PG. 531
O.R.W.C.T.
REMAINDER OF
(36.39 ACRES)
APRIL 7, 1995
AND
THE ESTATE OF EDWARD JOHN SHEA
DOC. NO. 2018072291
O.P.R.W.C.T.
MAY 12, 2018

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,215,239.75
PI EASTING = 3,071,880.25
PI STATION = 237+50.49
DELTA = 16° 10' 03" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 284.07'
LENGTH = 564.36'
RADIUS = 2,000.00'
CHORD BEARING = S 20° 11' 23" E
CHORD = 562.49'
PC STATION = 234+68.31
PT STATION = 240+32.67

SHEET 13 OF 13

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	589.75'	2,090.00'	16°10'03"	N20°11'23"W	587.80'

WCAD ID R022515

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	09/17/24	TECH:	MM
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	12 OF 13

SKETCH TO ACCOMPANY DESCRIPTION
 OF 2.789 AC. OR 121,468 SQ. FT. OF LAND
 OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417
 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



SHEET 12 OF 13

B. MANLOVE SURVEY
 ABSTRACT NO. 417

EVELYN M. SHEA, TRUSTEE OF THE
 SHEA REVOCABLE LIVING TRUST
 VOL. 2722, PG. 531
 O.R.W.C.T.
 REMAINDER OF
 (36.39 ACRES)
 APRIL 7, 1995
 AND
 THE ESTATE OF EDWARD JOHN SHEA
 DOC. NO. 2018072291
 O.P.R.W.C.T.
 MAY 12, 2018

PARCEL 15
 2.789 AC. OR
 121,468 SQ. FT.

N28°16'25"W 118.83'

CR 260
 STA. 240+32.67
 90.00' RT

CR 260
 STA. 241+51.50
 90.00' RT

EXISTING R.O.W.
 186.41'
 S24°30'33"E (S21°59'00"E)

C2

COUNTY ROAD 260
 (VARIABLE WIDTH R.O.W.)

PT. 240+32.67
 S28°16'25"E 682.69'

ENGINEER'S BASELINE

(S74°01'W 1,080.00')

HOLMES 29, LLC
 DOC. NO. 2018105408
 O.P.R.W.C.T.
 (77.466 ACRES)
 NOVEMBER 30, 2018

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	589.75'	2,090.00'	16°10'03"	N20°11'23"W	587.80'

WCAD ID R022515

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	
DATE:	09/17/24	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 13 OF 13

EXHIBIT "B"

Parcel 15

SPECIAL WARRANTY DEED
Seward Junction North Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **EVELYN M. SHEA, TRUSTEE OF THE SHEA REVOCABLE LIVING TRUST, dated April 7, 1995, CARRIE LYNN SHEA, MEGAN EVELYN SHEA, MATTHEW EDWARD SHEA AND MCKINLEY EVAN SHEA** hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract(s) or parcel(s) of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 2.789-acre (121,468 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 15**);

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record.

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Grantee's roadway facilities and all related appurtenances.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2025.

[signature page follows]

GRANTOR:

**EVELYN M. SHEA, TRUSTEE OF
THE SHEA REVOCABLE LIVING TRUST, dated April 7, 1995**

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____
2025 by _____ in the capacity and for the purposes and consideration
recited therein.

Notary Public, State of Texas

GRANTOR:

CARRIE LYNN SHEA

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____ 2025 by Carrie Lynn Shea in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

SELLER:

MEGAN EVELYN SHEA

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____ 2025 by Megan Evelyn Shea in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

SELLER:

MCKINLEY EVAN SHEA

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____ 2025 by McKinley Evan Shea in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: