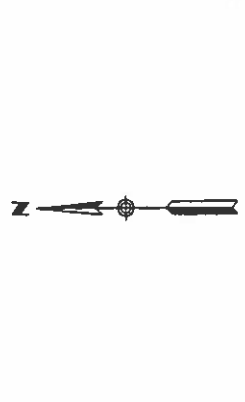


# EXHIBIT 1



PHASE 5  
NET SITE AREA

Total gross site area: 8.408 Acres (Phase 5 Boundary)

Site Deductions:

- Critical water quality zone (CWQZ): 0.0 Acres
- Water quality transition zone (WQTZ): 0.0 Acres
- Wastewater impingement areas: 0.0 Acres
- Deduction subtotal: 0.0 Acres

Upland area (Gross area minus total deductions): 8.408 Acres

Net Site Area Calculations:

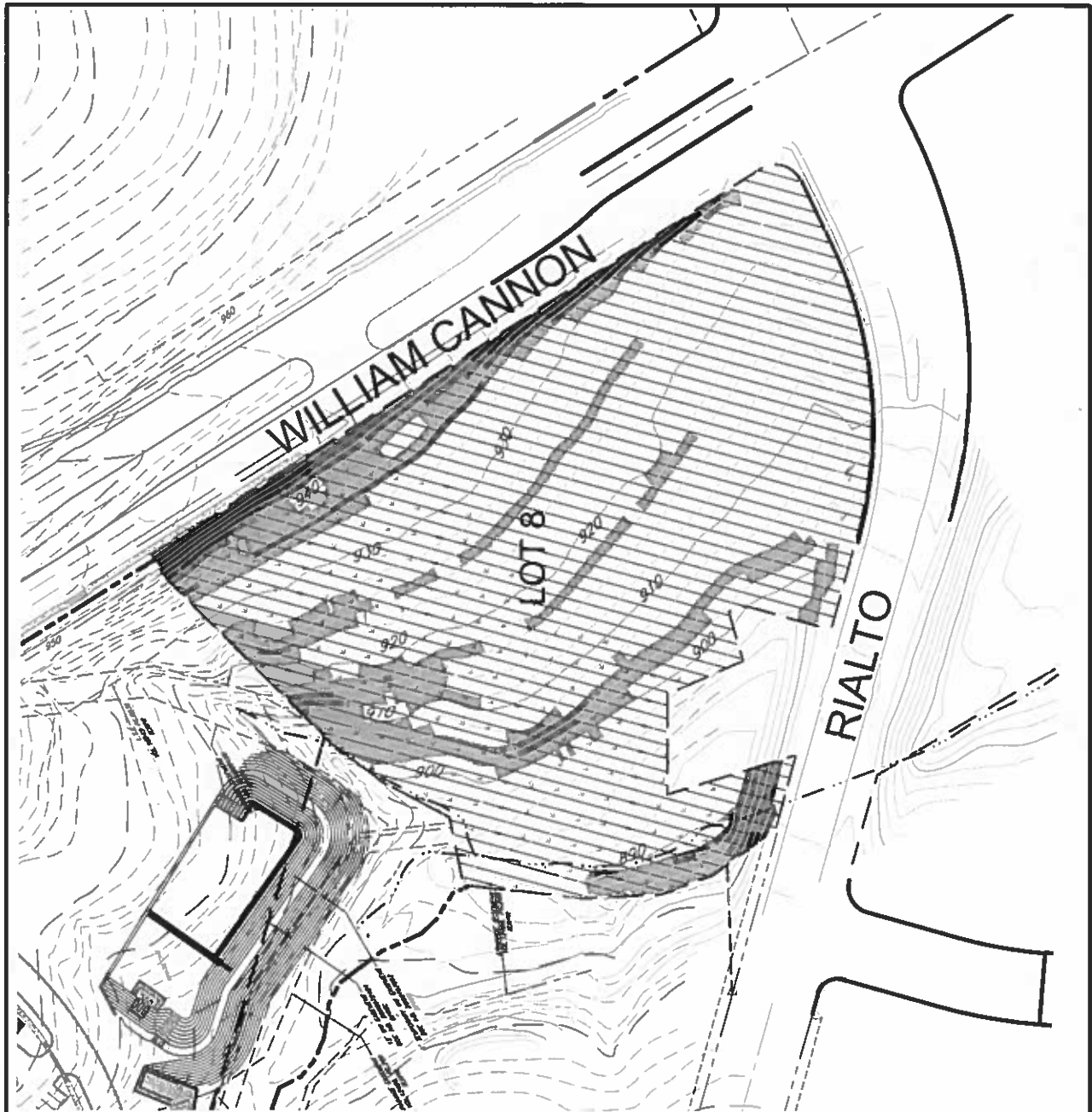
- Area of Uplands with Slopes 0-15%: 8.468 ± 100% = 8.468 Acres
- Area of Uplands with Slopes 15-25%: 1.287 ± 40% = 0.515 Acres
- Area of Uplands with Slopes 25-35%: 0.423 ± 20% = 0.085 Acres
- Area of Uplands with Slopes > 35%: 2.330 ± 0% = 0.0 Acres
- Phase 5 Net Site Area (subtotal): 7.064 Acres
- Available Net Site Area from Phases 1-4: 3.070 Acres
- Total Net Site Area from Phases 1-5: 10.134 Acres

| Slopes Table  |               |                 |          |
|---------------|---------------|-----------------|----------|
| Minimum Slope | Maximum Slope | Area (Ac)       | Percent  |
| 0.00%         | 15.00%        | 251,611.80 S.F. | 8.465 Ac |
| 15.00%        | 25.00%        | 56,663.82 S.F.  | 1.287 Ac |
| 25.00%        | 35.00%        | 18,407.72 S.F.  | 0.423 Ac |
| 35.00%        | UP            | 10,154.94 S.F.  | 0.233 Ac |
|               |               |                 | 2.77%    |

**LJA Engineering, Inc.**  
 5316 Highway 280 West  
 Austin, Texas 78756  
 Phone 512 439 4700  
 Fax 512 439 4716  
 E-mail: info@lja.com

**EXHIBIT 1**

# EXHIBIT 2



LOT 8  
NET SITE AREA

Total gross site area = 8.326

Site Deductions

Critical water quality zone (CWQZ) = 0.0 Acres

Water quality transition zone (WQTZ) = 0.0 Acres

Wastewater impaction areas = 0.0 Acres

Deduction subtotal = 0.0 Acres

Upland area (Gross area minus total deductions) = 8.326 Acres

Net Site Area Calculations

Area of Uplands with Slopes 0-15% = 4.742 ± 100% = 4.742 Acres

Area of Uplands with Slopes 15-25% = 1.127 ± 40% = 0.451 Acres

Area of Uplands with Slopes 25-35% = 0.318 ± 20% = 0.064 Acres

Area of Uplands with Slopes > 35% = 0.199 ± 0% = 0.0 Acres

Net Site Area (subtotal) = 5.256 Acres

| Slopes Table  |               |                 |            |         |
|---------------|---------------|-----------------|------------|---------|
| Minimum Slope | Maximum Slope | Area (S.F.)     | Area (Ac.) | Percent |
| 0-15%         | 15-25%        | 206,548.04 S.F. | 4.742 Ac.  | 74.00 % |
| 15-25%        | 25-35%        | 49,094.00 S.F.  | 1.127 Ac.  | 17.02 % |
| 25-35%        | > 35%         | 13,861.94 S.F.  | 0.318 Ac.  | 5.03 %  |
| 35-100%       | UP            | 0,041.77 S.F.   | 0.130 Ac.  | 2.19 %  |

# EXHIBIT 3

EXHIBIT 3

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

**SPECIAL WARRANTY DEED**  
**(PARKLAND)**

THE STATE OF TEXAS     §  
                                      §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS     §

THAT STRATUS PROPERTIES OPERATING CO., L.P., a Delaware limited partnership ("**Grantor**"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto CITY OF AUSTIN, a Texas home-rule city and municipal corporation ("**Grantee**"), the following described tracts of land situated in Travis County, Texas:

Lot 8, Block P, LANTANA PHASE 1, SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof of record under Document No. 200000150, Official Public Records of Travis County, Texas,

together with all of Grantor's right, title and interest in and to improvements, buildings and fixtures thereon and all rights, ways, privileges and appurtenances pertaining thereto, including, without limitation, all right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors, and assigns, forever; and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject, however, to the exceptions set forth on Exhibit "A" attached to and incorporated in this Deed by reference (the "**Permitted Exceptions**").

**CONDITIONS: Grantor conveys this Property to the City of Austin on the condition that** by accepting this conveyance, the City of Austin dedicates the Property for park and recreational purposes for the use by the general public of the City of Austin, subject to the Permitted Exceptions, which must be construed as being prior in time to the dedication of the Property for park and recreational purposes, and subject to the rules and regulations promulgated, modified and amended by Grantee from time to time governing the use of park and recreation property.

Grantor and Grantee hereby expressly acknowledge, stipulate and agree that the doctrine of merger shall not apply to any rights, interests, restrictions or encumbrances granted to or enjoyed by

Grantee with respect to the Property prior to the date of this Special Warranty Deed (collectively, the ***“Existing Grantee Interests”***) and that the Existing Grantee Interests shall remain in effect separately from the title to the Property conveyed in this Special Warranty Deed, even though the underlying fee ownership of the Property, or any parts thereof, and the ownership of the Existing Grantee Interests are now or hereafter vested in one party or entity.

Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

*{This page intentionally left blank, signatures on next page}*

EXECUTED AND DELIVERED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**GRANTOR**

**STRATUS PROPERTIES OPERATING CO.,  
L.P., a Delaware limited partnership**

By: STRS L.L.C., a Delaware limited liability  
company, General Partner

By: STRATUS PROPERTIES INC., a  
Delaware corporation, Sole Member

By: \_\_\_\_\_  
Erin D. Pickens,  
Senior Vice President

THE STATE OF TEXAS     §

COUNTY OF TRAVIS     §

This instrument was acknowledged before me on \_\_\_\_\_, 2020, by Erin D. Pickens, Senior Vice President of Stratus Properties Inc., a Delaware corporation, Sole Member of STRS L.L.C., a Delaware limited liability company, General Partner of Stratus Properties Operating Co., L.P., a Delaware limited partnership, on behalf of said corporation, limited liability company and limited partnership.

\_\_\_\_\_  
Notary Public Signature

(seal)

**Grantee's Mailing Address:**

City of Austin  
Office of Real Estate Services  
P.O. Box 1088  
Austin, Texas 78767-8839



**PARKS AND RECREATION DEPARTMENT  
ACKNOWLEDGMENT OF DEDICATION**

The Parks and Recreation Department, by the signature of its duly authorized representative, hereby acknowledges and approves of the dedication of the Property described in the attached Special Warranty Deed for parks and recreational purposes, subject to all provisions and conditions contained therein.

By: \_\_\_\_\_  
Kimberly McNeeley, Director  
Parks and Recreation Department

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS       §**  
**COUNTY OF TRAVIS   §**

This instrument was acknowledged before me on \_\_\_\_\_, 2020 by Kimberly McNeeley, Director, Parks and Recreation Department, City of Austin, a Texas home-rule city and municipal corporation, on behalf of said municipal corporation.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT "A"**  
**TITLE EXCEPTIONS**  
**TO FOLLOW**

**AFTER RECORDING RETURN TO:**

City of Austin  
Office of Real Estate Services, 13<sup>th</sup> Floor  
P.O. Box 1088  
Austin, Texas 78767-8839

Attn: Marsha L. Schulz  
File No:  
TCAD:

# EXHIBIT 4

|  |             |
|--|-------------|
| Total gross site area =                            | 3.390       |
| Site Deductions:                                   |             |
| Critical water quality zone (CWQZ) =               | 0.0 Acres   |
| Water quality transition zone (WQTZ) =             | 0.0 Acres   |
| Wastewater irrigation areas =                      | 0.0 Acres   |
| Deduction subtotal =                               | 0.0 Acres   |
| Upland areas (Gross area minus total deductions) = | 3.390 Acres |
| Net Site Area Calculations:                        |             |
| Area of Uplands with Slopes 0-15% =                | 2.882 Acres |
| Area of Uplands with Slopes 15-25% =               | 0.304 Acres |
| Area of Uplands with Slopes 25-35% =               | 0.182 Acres |
| Area of Uplands with Slopes > 35% =                | 0.022 Acres |
| Net Site Area (Subtotal) =                         | 3.040 Acres |