

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 ingestion 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% = 6.465 Acres
 Area of Uplands with Slopes 15-25% = 1.287 Acres
 Area of Uplands with Slopes 25-35% = 0.423 Acres
 Area of Uplands with Slopes > 35% = 2.330 Acres
 Phase 5 Net Site Area (subtotal) = 7.054 Acres
 Available Net Site Area from Phases 1-4 = 3.070 Acres
 Total Net Site Area from Phases 1-5 = 10.124 Acres

Slope Table			
Minimum Slope	Maximum Slope	Area (Ac.)	Percent
0.00%	15.00%	201,618.00 S.F.	76.68%
15.00%	25.00%	58,063.83 S.F.	15.31%
25.00%	35.00%	18,407.72 S.F.	5.03%
35.00%	UP	10,154.98 S.F.	2.77%

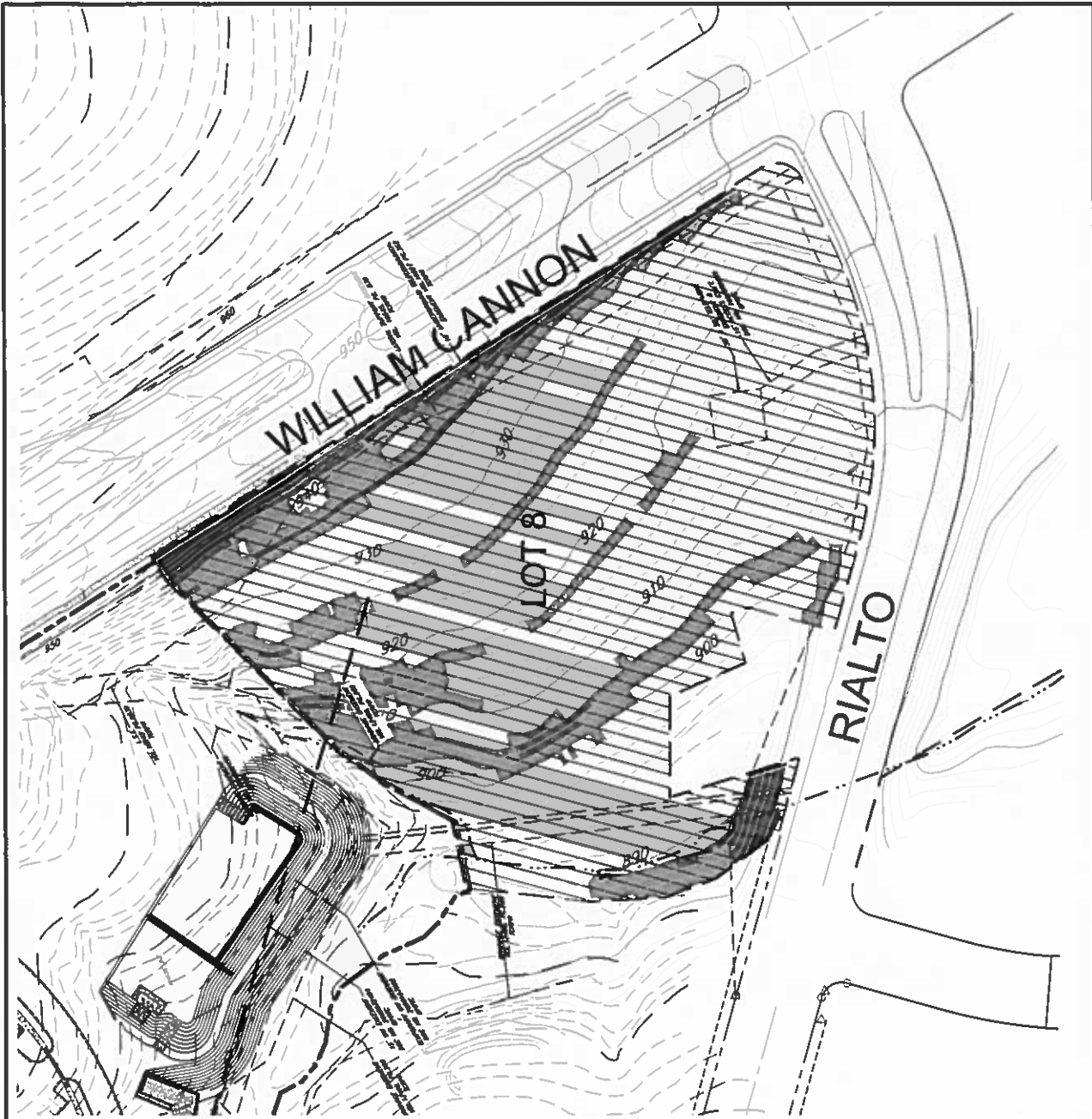
LJA Engineering, Inc.

5316 Highway 290 West
 Suite 150
 Austin, Texas 78735

Phone 512.439.4700
 Fax 512.439.4716
 FTR# F 1306

EXHIBIT 1

EXHIBIT 2



LOT 8
NET SITE AREA

Total gross site area = 6.326
 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) = 6.326 Acres

Net Site Area Calculations

Area of Uplands with Slopes 0-15% = 4.742 x 100% = 4.742 Acres
 Area of Uplands with Slopes 15-25% = 1.127 x 40% = 0.451 Acres
 Area of Uplands with Slopes 25-35% = 0.319 x 20% = 0.064 Acres
 Area of Uplands with Slopes > 35% = 0.30 x 0% = 0.0 Acres
 Net Site Area (subtotal) = 5.256 Acres

Slopes Table				
Minimum Slope	Maximum Slope	Area (S.F.)	Area (Ac.)	Percent
0.00%	15.00%	208,548 S.F.	4.742 Ac.	74.96 %
15.00%	25.00%	49,004 S.F.	1.127 Ac.	17.83 %
25.00%	35.00%	13,861 S.F.	0.319 Ac.	5.03 %
35.00%	UP	6,041 S.F.	0.138 Ac.	2.19 %

LJA Engineering, Inc.
 5318 Highway 250 West
 Suite 150
 Austin, Texas 78725
 Phone 512.439.4700
 Fax 512.439.4716
 EMail: LJA@LJA-ENG.COM

EXHIBIT 2

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.

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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, 13th Floor
P.O. Box 1088
Austin, Texas 78767-8839

Attn: Marsha L. Schulz
File No:
TCAD:

EXHIBIT 4

LJA Engineering, Inc.
5516 Highway 250 West
Suite 150
Austin, Texas 78735
Phone: 512 439 4100
Fax: 512 439 4116
FMS# 1386

EXHIBIT 4

Slopes Table				
Maximum Slope	Area (S.F.)	Area (Ac.)	Percent	Color
0.00%	14,000	0.314 Ac.	61.02 %	
15.00%	25,000	0.574 Ac.	8.96 %	
25.00%	33,000	0.757 Ac.	3.38 %	
35.00%	44,000	1.007 Ac.	0.64 %	

Total gross site area = 3.350

See Deductions.

Critical water quality zone (CWQZ) = 0.0 Acres

Water quality transition zone (WQOTZ) = 0.0 Acres

Wetwater irrigation area = 0.0 Acres

Deduction subtotal = 0.0 Acres

Upland area (Gross area minus total deductions) = 3.350 Acres

Net Site Area Calculations:

Area of Uplands with Slopes 0-15% = 2.882 x 100% = 2.882 Acres

Area of Uplands with Slopes 15-25% = 0.304 x 40% = 0.122 Acres

Area of Uplands with Slopes 25-35% = 0.182 x 20% = 0.036 Acres

Area of Uplands with Slopes > 35% = 0.022 x 0% = 0.0 Acres

Net Site Area (subtotal) = 3.040 Acres

