

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

DEED WITHOUT WARRANTY

Date: May 1, 2018

Grantor: MERIDIAN DEVELOPMENT, L.P., a Texas limited partnership

Grantor's Mailing Address: 212 Lavaca, Suite 300, Austin, Texas 78701

Grantee: BEAR LAKE PUD HOMEOWNERS ASSOCIATION, INC., a Texas corporation, d/b/a Meridian Homeowners Association

Grantee's Mailing Address: 212 Lavaca, Suite 300, Austin, Texas 78701

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 1, Block CC, Lot 23, Block GG, Lot 13, Block HH, Lot 11, Block KK, Lot 1, Block BBB and Lot 1, Block CCC, MERIDIAN SECTION A2 & B2, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200400338 in the Official Public Records of Travis County, Texas.

Lot 217, Block A, AMENDED PLAT OF LOTS 31 THROUGH 37, AND LOT 217, BLOCK A MERIDIAN SECTION A2 & B2, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200500171 in the Official Public Records of Travis County, Texas.

Lots 57 and 58, Block B, Lot 1, Block F, Lots 18 and 19, Block H, Lots 1 and 30, Block I, Lots 10 and 15, Block L, Lot 5, Block M, and Lot 1, Block MM, MERIDIAN SECTION C, PHASE 1, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200500137 in the Official Public Records of Travis County, Texas.

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Lot 217, Block A, AMENDED PLAT OF LOTS 31 THROUGH 37, AND LOT 217, BLOCK A MERIDIAN SECTION A2 & B2, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200500171 in the Official Public Records of Travis County, Texas.

Lots 57 and 58, Block B, Lot 1, Block F, Lots 18 and 19, Block H, Lots 1 and 30, Block I, Lots 10 and 15, Block L, Lot 5, Block M, and Lot 1, Block MM, MERIDIAN SECTION C, PHASE 1, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200500137 in the Official Public Records of Travis County, Texas.

Lot 57, Block B, MERIDIAN SECTION C, PHASE 2, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200600327 in the Official Public Records of Travis County, Texas.

Lot 262, Block A, Lot 12, Block K, Lots 9 and 10, Block L and Lot 35, Block J, MERIDIAN SECTION C, PHASE 3, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200700232 in the Official Public Records of Travis County, Texas.

Lot 262, Block A, MERIDIAN SECTION E, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200700033 in the Official Public Records of Travis County, Texas.

Lot 262, Block A, MERIDIAN SECTION F, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200900017 in the Official Public Records of Travis County, Texas and in Volume 15, Page 91, Official Public Records of Hays County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyance of the surface fee estate, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successors) are excluded.

GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (a) THE NATURE AND CONDITION OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, THE SUITABILITY THEREOF AND OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE

WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS; (b) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (c) THE COMPLIANCE OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND GRANTOR HAS MADE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, TITLE, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY, ANY OTHER ITEM CONVEYED HEREUNDER OR ANY PORTION THEREOF, ALL SUCH REPRESENTATIONS AND WARRANTIES, AS WELL AS ANY IMPLIED WARRANTIES BEING HEREBY EXPRESSLY DISCLAIMED.

GRANTOR SHALL NOT BE RESPONSIBLE OR LIABLE TO GRANTEE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. AS GRANTEE IS ACQUIRING THE SAME AS-IS, WHERE-IS, AND WITH ALL FAULTS. GRANTEE, BY ACCEPTANCE OF THE PROPERTY, HEREBY FULLY RELEASES GRANTOR, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM ANY AND ALL CLAIMS THAT IT MAY NOW HAVE AGAINST GRANTOR, AND ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER, OTHER THAN MATTERS ARISING FROM THE WILLFUL MISREPRESENTATION OR FRAUD OF GRANTOR. THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, DAMAGES AND CAUSES OF ACTION. THIS COVENANT RELEASING GRANTOR SHALL BE A COVENANT RUNNING WITH THE PROPERTY AND SHALL BE BINDING UPON GRANTEE. GRANTOR HEREBY ASSIGNS WITHOUT RECOURSE OR REPRESENTATION OF ANY NATURE TO GRANTEE, EFFECTIVE UPON THE EXECUTION AND DELIVERY HEREOF, ANY AND ALL CLAIMS THAT GRANTOR MAY HAVE FOR ANY SUCH ERRORS, OMISSIONS OR DEFECTS IN THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. IN THE EVENT OF ANY SUCH CONSTRUCTION DEFECTS, ERRORS, OMISSIONS OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY, GRANTEE WILL LOOK SOLELY TO GRANTORS PREDECESSORS OR TO SUCH CONTRACTORS AND CONSULTANTS AS MAY HAVE CONTRACTED FOR WORK IN CONNECTION WITH THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER FOR ANY REDRESS OR RELIEF. UPON THE ASSIGNMENT BY GRANTOR OF ITS CLAIMS, GRANTEE RELEASES GRANTOR OF ALL RIGHTS, EXPRESS OR IMPLIED, GRANTEE MAY HAVE AGAINST GRANTOR ARISING

OUT OF OR RESULTING FROM ANY ERRORS, OMISSIONS OR DEFECTS IN THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. GRANTEE FURTHER UNDERSTANDS THAT SOME OF GRANTORS PREDECESSORS IN INTEREST MAY BE OR BECOME INSOLVENT, BANKRUPT, JUDGMENT PROOF OR OTHERWISE INCAPABLE OF RESPONDING IN DAMAGES, AND GRANTEE MAY HAVE NO REMEDY AGAINST SUCH PREDECESSORS, CONTRACTORS OR CONSULTANTS.

GRANTEE HEREBY ASSUMES THE PAYMENT OF ALL AD VALOREM TAXES AND ASSESSMENTS AND ALL SPECIAL ASSESSMENTS OF WHATEVER KIND AND CHARACTER AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, INCLUDING BUT NOT LIMITED TO TAXES BECOMING DUE BECAUSE OF A CHANGE IN LAND USAGE OR OWNERSHIP, AND GRANTEE AGREES TO INDEMNIFY AND HOLD HARMLESS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR FROM ANY AND ALL CLAIMS AND LIABILITY FOR THE PAYMENT THEREOF FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

When the content requires, singular nouns and pronouns include the plural.


MERIDIAN DEVELOPMENT, L.P., a Texas limited partnership

By: Meridian Development Management, L.L.C., a
Texas limited liability company, General Partner

By: Circle C Land, L.P., a Texas limited partnership,
Manager

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

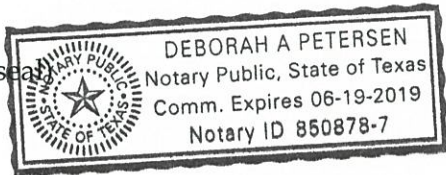
By: Stratus Properties Inc., a Delaware
corporation, Sole Member and
Manager

By: 
Erin D. Pickens,
Senior Vice President

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 1st day of May 2018, by Erin D. Pickens, Senior Vice-President of Stratus Properties Inc., a Delaware corporation, Sole Member and Manager of Circle C GP, L.L.C., a Delaware limited liability company, General Partner of Circle C Land, L.P., a Texas limited partnership, Manager of Meridian Development Management, L.L.C., a Texas limited liability company, General Partner of Meridian Development, L.P., a Texas limited partnership, on behalf of said entities in the capacities therein stated.


(notary seal) 



Notary Public, State of Texas

Agreed to and Accepted by Grantee:

BEAR LAKE PUD HOMEOWNERS ASSOCIATION, INC.,
a Texas corporation, d/b/a Meridian Homeowners Association

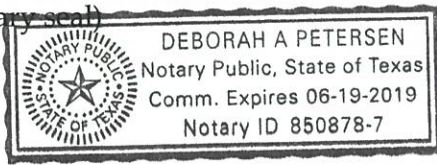
By: 

David A. Ruehlman, President

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 1st day of May 2018, by David A. Ruehlman, President of Bear Lake PUD Homeowners Association, Inc., a Texas corporation, d/b/a Meridian Homeowners Association, on behalf of said corporation.

(notary seal) 

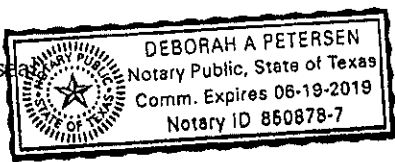


Notary Public, State of Texas

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(notary seal) 

[Signature]
Notary Public, State of Texas

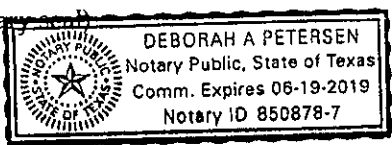
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By: [Signature]
David A. Ruehlman, President

STATE OF TEXAS §
COUNTY OF TRAVIS §

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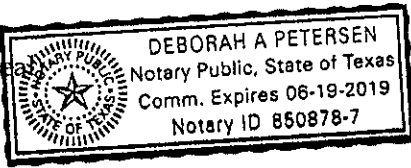
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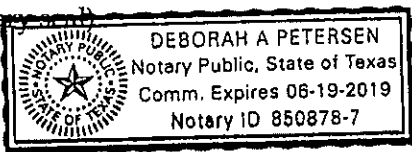
Agreed to and Accepted by Grantee:

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a Texas corporation, d/b/a Meridian Homeowners Association

By: [Signature]
David A. Ruehlman, President

STATE OF TEXAS §
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(notary seal) 

[Signature]
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 02 2018 03:02 PM

FEE: \$ 42.00 2018067351