

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

**THE STATE OF TEXAS** §

§

**COUNTY OF TRAVIS** §

**DIMENSION-RPC STONE HILL, LP**, a Delaware limited partnership, now known as **RPC STONE HILL INVESTMENTS, LP**, (“Grantor”), wishes to convey to the **CITY OF PFLUGERVILLE, TEXAS**, a home-rule municipality located in Travis County, Texas (“Grantee”), for TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, the property consisting of approximately 8.322 acres, and also known as Lot 4 and Lot 5 of the Pflugerville Farms Apartments Subdivision recorded in Document No. 202000161 of the Official Public Records of Travis County, Texas, as more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference (“Property”). Said conveyance shall be subject to all of the reservations, exceptions and other matters set forth or referred to herein.

**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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; rights of tenants in possession generally under unrecorded leases; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all standby fees, assessments, rights, obligations, and other matters arising from and existing by reason of Travis County or any water, wastewater, electric, or utility district prior to the effective date; and taxes for the year 2024, which Grantor assumes and agrees to pay, and subsequent assessments for the year 2024 prior to the effective date, the payment of which Grantor assumes.

**Reservations to Conveyance:** None.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, **HEREBY 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 heirs, successors, and assigns forever. Grantor binds Grantor and Grantor’s heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee’s heirs, successors, and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

*Signature Page(s) Follow*

EXECUTED effective as of this \_\_\_\_ day of \_\_\_\_\_ 2024.

**GRANTOR:**  
**DIMENSION-RPC STONE HILL, LP, a**  
**Delaware limited partnership N/K/A RPC**  
**STONE HILL INVESTMENTS, LP**

By: RPC Stone Hill GP, LLC,  
a Delaware limited liability company  
its general partner

By: \_\_\_\_\_  
Greg Bates, Manager

THE STATE OF \_\_\_\_\_ §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Greg Bates, the Manager of RPC Stone Hill GP, LLC, a Delaware limited liability company, the general partner of RPC Stone Hill Investments, LP, a Delaware limited partnership on behalf of the limited partnership.

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



**EXHIBIT "A"**

**Legal Description**

Lots 4 and 5, PFLUGERVILLE FARMS APARTMENTS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202000161, Official Public Records, Travis County, Texas.