

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

KNOW ALL MEN BY THESE PRESENTS: That RPC STONE HILL INVESTMENTS, LP, a Delaware limited partnership, a Texas limited partnership (“Grantor”), for a full valuable cash consideration to Grantor in hand paid by the CITY OF PFLUGERVILLE, TEXAS, a home-rule municipality located in Travis County, Texas (“Grantee”), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on Exhibit “A”, attached hereto and incorporated herein by reference (“Property”).

Exceptions to Conveyance and Warranty: All matters of record or visible and apparent on the ground, to the extent the same are valid, subsisting, and affect the Property Grantor hereby reserves all of Grantor’s interest in and to all of the following (collectively, the “Reserved Minerals”): all oil, gas and hydrocarbons, and all subsurface water rights in, on, and under and that may be produced from the Property, except that Grantee shall be permitted to drill wells for subsurface water for use on the Property to serve any improvements and for landscape irrigation. Grantor hereby expressly releases and waives, on behalf of itself and its successors and assigns in title to the Reserved Minerals, the right to use of the surface estate for mineral exploration, development, or production, whether granted by common law or statute, including but not limited to rights of ingress and egress to enter upon the surface of the Property for purposes of exploring for, developing, drilling, producing, transporting, mining, treating, storing or any other purposes incident to the development or production of the Reserved Minerals. However, nothing herein contained shall ever be construed to prevent Grantor, its successors and assigns, from developing or producing any of the Reserved Minerals by pooling or by directional drilling under the Property from well sites located on tracts other than the Property, or otherwise so long as Grantor avoids physically entering upon the surface of the Property and without using or storing any equipment on the surface.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and 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, except as to the Exceptions to Conveyance and Warranty.

Signature page to follow:

Executed effective as of this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**GRANTOR:**

**RPC STONE HILL INVESTMENTS, LP,**  
a Delaware limited partnership

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

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

STATE OF TEXAS    )  
                                  ) ss.  
County of DALLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, 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

**AGREED AND ACCEPTED:**

**CITY OF PFLUGERVILLE, TEXAS,**

a Texas home-rule municipality

By: \_\_\_\_\_

Sereniah Breland, City Manager

ATTEST:

\_\_\_\_\_

Trista Evans, City Secretary

THE STATE OF TEXAS       §

§

COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Sereniah Breland, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

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

(seal)

After recordation please return to:   City of Pflugerville  
  Attn: Sereniah Breland, City Manager  
  P.O. Box 589  
  Pflugerville, Texas 78691

## **Exhibit “A”**

### **Legal description**

A CALLED 4.045 ACRE TRACT, BEING ALL OF LOT 4 AND ALL OF A CALLED 4.277 ACRE TRACT, BEING ALL OF LOT 5, BOTH OF PFLUGERVILLE FARMS APARTMENTS, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202000161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.