



## Filing Receipt

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**Control Number - 52270**  
**ItemNumber - 31**

**DOCKET NO. 52270**

<b>APPLICATION OF AQUA WATER</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>SUPPLY CORPORATION AND</b>	<b>§</b>	
<b>POLONIA WATER SUPPLY</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CORPORATION FOR SALE,</b>	<b>§</b>	
<b>TRANSFER, OR MERGER OF</b>	<b>§</b>	
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN CALDWELL AND</b>	<b>§</b>	
<b>BASTROP COUNTIES</b>	<b>§</b>	

**APPLICANTS' NOTICE OF COMPLETED TRANSACTION**

COMES NOW, Aqua Water Supply Corporation ("Aqua WSC") and Polonia Water Supply Corporation ("Polonia WSC") (collectively "Applicants"), and jointly file this Notice of Completed Transaction, and show the following:

1. Order No. 9, issued on February 17, 2022, approved the sale and transfer transactions in the above referenced matter and required Applicants, as soon as possible after the effective date of the transaction, to file proof that the transaction was consummated and customer deposits, if any, had been addressed.
2. The Applicants hereby provide the following evidence of the completion of the transaction:
  - a. Bill of Sale, Blanket Conveyance, and Assignment (Bastrop County) – **Exhibit A**;
  - b. Bill of Sale, Blanket Conveyance, and Assignment (Caldwell County) – **Exhibit B**;
  - c. General Warranty Deed – **Exhibit C**;
  - d. Assignment of Easements (Bastrop County) – **Exhibit D**;
  - e. Assignment of Easements (Caldwell County) – **Exhibit E**;
  - f. Closing Certificate of Completion (Aqua WSC) – **Exhibit F**;
  - g. Closing Certificate of Completion (Polonia WSC) – **Exhibit G**.
3. Attached hereto as **Exhibit H** is an Affidavit of Customer Deposits evidencing that Polonia WSC held no outstanding customer deposits in the affected area on the effective date of the transaction.
4. With these filings, Applicants have submitted all documents or information required by Order No. 9. Accordingly, consistent with Order No. 9, Applicants respectfully request that Commission Staff file a recommendation to approve the sufficiency of the documents,

file maps showing the transfer of the CCN service area as requested by the application, and propose a schedule for the continued processing of this docket.

Respectfully submitted,

/s/ Ty H. Embrey

Ty H. Embrey  
State Bar No. 24025346  
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**ATTORNEY FOR AQUA WATER SUPPLY  
CORPORATION**

**CERTIFICATE OF SERVICE**

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on August 16, 2022, in accordance with the Order Suspending Rules, issued in Project No. 50664.

/s/ Ty H. Embrey

Ty H. Embrey

## **EXHIBIT A**

## **BILL OF SALE, BLANKET CONVEYANCE, AND ASSIGNMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BASTROP         §

This BILL OF SALE, BLANKET CONVEYANCE, AND ASSIGNMENT ("Bill of Sale") is made and entered into this 15th day of August, 2022, by and between Polonia Water Supply Corporation, a Texas non-profit corporation ("Assignor"), acting herein by and through Paul Pittman, its General Manager duly authorized hereinto, and Aqua Water Supply Corporation, a Texas non-profit corporation ("Assignee"), acting herein by and through Dave McMurry, its General Manager duly authorized hereto.

### **Recitals**

Concurrently with the execution and delivery hereof, Assignor is conveying unto Assignee by General Warranty Deed, executed and delivered by Assignor, as grantor, unto Assignee, as grantee, those certain tracts or parcels of land ("Land") lying and being situated in Bastrop County and Caldwell County, Texas, and being more particularly described in Exhibit 1, attached hereto and incorporated by this reference herein for all purposes.

Concurrently with the execution and delivery hereof, Assignor is transferring, assigning, and conveying to Assignee all of Assignor's interests in all easements and rights-of-way in Bastrop and Caldwell Counties to which Assignor has any interest as of the execution date below (the "Easements").

The above-described conveyances and assignments have been made so that Assignee can take over all of Assignor's right, title, and interest in the water system that has been owned, operated, and maintained as Polonia Water Supply Corporation for the benefit of its members, and so that potable water can be provided to them pursuant to Certificate of Convenience and Necessity No. 10420 ("CCN 10420") issued to Polonia Water Supply Corporation by the Public Utility Commission of Texas ("PUC"). Assignor and Assignee contemplate that the PUC shall incorporate the service area embodied within the said CCN 10294 into the Certificate of Convenience and Necessity that has been issued by the PUC to Assignee.

Polonia Water Supply Corporation is the owner of the personal property described and listed in Exhibit 2 attached hereto and incorporated by this reference herein for all purposes.

In order that the water system previously and currently operated by Polonia Water Supply Corporation, and all components thereof consisting of real, personal, and intangible property, can be henceforth operated by Assignee, it is the intention of Assignor to grant, sell, assign, and convey to Assignee all personal property owned by it, all fixtures owned by it, all intangible property owned by it, and all personal property that has become part of the real property that is owned by it.

### **Assignment and Transfer**

Therefore, for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor has GRANTED, SOLD, ASSIGNED, TRANSFERRED, CONVEYED, SET-OVER, and DELIVERED and does hereby GRANT, SELL, ASSIGN, TRANSFER, CONVEY, SET-OVER, and DELIVER unto Assignee all of the following:

- (i) the water system facilities of Assignor situated on the Land and/or within the Easements, including, but not limited to, all lift stations, pumps, pipes, lines, valves, electrical connections, groundwater wells, buildings, parking areas, landscaping and all other improvements situated on, over or under the Land and/or within the Easements;
- (ii) all furniture, furnishings, fixtures, appliances, apparatus, equipment, tools, machinery, maintenance supplies, heating, ventilating, air-conditioning, incinerating, lighting, plumbing and electrical fixtures, hot water heaters, furnaces, heating controls, motors and boiler pressure systems and equipment, and other items of tangible and intangible personal property and replacements thereto, affixed or attached to, or situated upon, or acquired or used in connection with the Land, the Easements, and improvements located within either of them;
- (iii) all surveys, tests, soil and substrata studies, environmental assessments or studies, of any kind, if any, now or hereafter in the possession of Assignor which relate to the Land and/or the Easements;
- (iv) all financial records in hard copy and on computer media that are in the possession of Assignor and which relate to the assets, operations, and customers of Assignor;
- (v) all rights which Assignor may have to use the name Polonia Water Supply Corporation;
- (vi) all telephone and listing exchanges (if any);
- (vii) all master keys and all copies to keys to any improvements, locks, safe deposit boxes, and file cabinets;
- (viii) all deposits with public and quasi-public utility companies;
- (ix) all of the property described on Exhibit 2 attached hereto and incorporated by this reference herein for all purposes;
- (x) water well equipment and distribution lines, together with all appurtenances thereto, including, but not limited to, pump house and mechanical equipment,

pumps, motors, electrical materials, pipes, valves, meters, couplings, drills, casings, reservoirs, and tanks located on the Land and/or within Easements, and all substitutes and replacements for, accessions, attachments, and other additions to, and tools, parts, and equipment used in connection therewith;

- (xi) all of Assignor's rights, title, and interests in and to all other rights, privileges and appurtenances owned by Assignor and in any way related to the Land, Easements, or property interests described above;
- (xii) all of Assignor's rights, title, and interests in and to all real property currently owned by Assignor and not identified in Exhibit 1;
- (xiii) all of Assignor's rights, title, and interests in and to all real property currently held in trust for Assignor; and
- (xiv) all of Assignor's rights, title, and interests in and to any bank accounts, including all balances on said accounts.

Assignor, and Assignor's successors and assigns, agree to warrant and defend title to the foregoing property hereby conveyed.

POLONIA WATER SUPPLY CORPORATION

By: Paul Pittman  
Paul Pittman, General Manager

ACCEPTED:

AQUA WATER SUPPLY CORPORATION

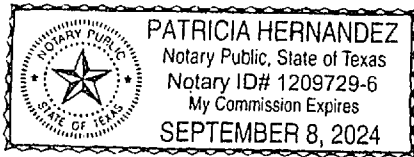
By: Dave McMurry  
Dave McMurry, General Manager

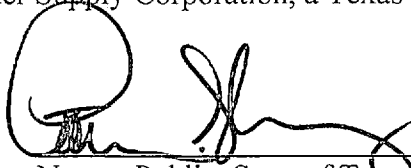
STATE OF TEXAS

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COUNTY OF BASTROP

This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2022, by Paul Pittman, General Manager of Polonia Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.



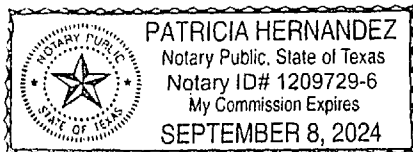
  
Notary Public, State of Texas

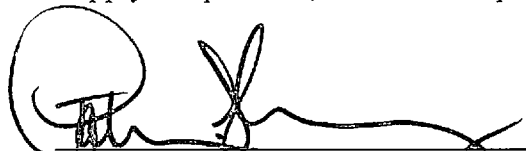
STATE OF TEXAS

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COUNTY OF BASTROP

This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2022, by Dave McMurry, General Manager of Aqua Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.



  
Notary Public, State of Texas



# **Exhibit 1**

**TRACT 1:**

Being 0.83 of an acre of land, more or less, out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 117, Page 428, Deed Records, Caldwell County, Texas.

**TRACT 2:**

Being 1.00 acre of land, more or less, out of the JOHNATHAN BURLESON SURVEY, ABSTRACT NO. 34, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 164, Page 187, Official Public Records, Caldwell County, Texas.

**TRACT 3:**

Being 2.0661 acres of land, more or less, out of the SAMUEL SHUPE SURVEY, ABSTRACT NO. 25, Caldwell County, Texas, being that same tract of land described in deeds recorded in Volume 461, Page 74 and Volume 461, Page 76, Deed Records, Caldwell County, Texas.

**TRACT 4:**

Being 0.344 of an acre of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 590, Page 812, Official Public Records, Caldwell County, Texas, being more particularly described in Exhibit A attached.

**TRACT 5:**

Being 0.057 of an acre of land, more or less, out of the FIRST ADDITION OF THE LYTTON SPRINGS CEMETERY, according to the map or plat thereof, recorded in Volume 64, Page 257, Deed Records, Caldwell County, Texas and also out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 348, Page 198, Deed Records, Caldwell County, Texas.

**TRACT 6:**

Being 0.072 of an acre of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 348, Page 204 refiled in Volume 353, Page 552, Deed Records, Caldwell County, Texas.

**TRACT 7:**

Being 1.993 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 395, Page 562, Deed Records, Caldwell County, Texas.

**TRACT 8:**

Being 1.942 acres of land, more or less, out of the JOHN A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 463, Page 407, Deed Records, Caldwell County, Texas.

**TRACT 9:**

Being 0.250 of an acre of land, more or less, out of the JAMES HINDS SURVEY, ABSTRACT NO. 14, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 391, Page 240, Deed Records, Caldwell County, Texas.

**TRACT 10:**

Being 1.00 acre of land, more or less, out of the JOHN TYLER SURVEY, ABSTRACT NO. 289, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 392, Page 181, Deed Records, Caldwell County, Texas.

**TRACT 11:**

Being a 50' by 50' tract of land, more or less, out of the ISAAC JACKSON SURVEY, ABSTRACT NO. 157, Caldwell County, Texas, TOGETHER WITH that 20' wide easement for passage, both being described in deed recorded in Volume 348, Page 202 re-filed in Volume 353, Page 549, Deed Records, Caldwell County, Texas.

**TRACT 12:**

Being 1.996 acres of land, more or less, out of the BARNABAS PERKINS SURVEY, ABSTRACT NO. 39, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 488, Page 412, Deed Records, Caldwell County, Texas.

**TRACT 13:**

Being 2.000 acres of land, more or less, out of the SAMPSON CONNELL SURVEY, ABSTRACT NO. 63, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 550, Page 376, Official Public Records, Caldwell County, Texas.

**TRACT 14:**

Being 35.00 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 588, Page 437, Official Public Records, Caldwell County, Texas.

**TRACT 15:**

Being 2.254 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2016000833, Official Public Records, Caldwell County, Texas.

**TRACT 16:**

Being 2.00 acres of land, more or less, out of the JAMES S. MONTGOMERY SURVEY, ABSTRACT NO. 185, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2018001942, Official Public Records, Caldwell County, Texas.

**TRACT 17:**

Being 10.00 acres of land, more or less, out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2018002499, Official Public Records, Caldwell County, Texas.

**TRACT 18:**

Being 0.252 of an acre of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 608, Page 116 refiled in Volume 624, Page 54, Official Public Records, Caldwell County, Texas.

**TRACT 19:**

Being 1.141 acres of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 351, Page 506, Official Public Records, Caldwell County, Texas SAVE AND EXCEPT that portion described in Agreed Judgment Nunc Pro Tunc granted in Condemnation Proceeding in Cause No. 5093, filed in the County Court at Law of Caldwell County, Texas and

recorded in Document No. 2014004916, Official Public Records, Caldwell County, Texas.

**TRACT 20:**

Being 14.971 acres of land, more or less, out of the CHARLES M. CANNON SURVEY, ABSTRACT NO. 74, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 146, Page 27, Official Public Records, Caldwell County, Texas.

**TRACT 21:**

Being 10.000 acres of land, more or less, out of the A. J. HENDERSON SURVEY, ABSTRACT NO. 138, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 566, Page 593, Official Public Records, Caldwell County, Texas.

**TRACT 22:**

Being a 1.000-acre tract of land, more or less, out of the STEPHEN GOODMAN SURVEY, ABSTRACT NO. 112, Caldwell County, Texas, being that 0.222 acre tract of land described in Gift Deed recorded in Volume 309, Page 893, Official Public Records, Caldwell County, Texas and that 0.778 acre tract of land described in Gift Deed recorded in Volume 309, Page 896, Official Public Records, Caldwell County, Texas.

**TRACT 23:**

Being 2.061 acres of land, more or less, out of the CHARLES M. CANNON SURVEY, ABSTRACT NO. 74, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 140, Page 29, Official Public Records, Caldwell County, Texas.

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF CALDWELL

LAND DESCRIPTION

BEING a 0.344 acre tract of land, a part of the B.A.M. Thomas Survey, Abstract 297, Caldwell County, Texas and being all of a 100 (one hundred) foot by 150 (one hundred fifty) foot Tract 1 (iv) described in a deed to Polonia Water Supply Corporation and recorded in volume 590, page 812 of the Official Public Records of Caldwell County, Texas. Said 0.344 acre tract being more particularly described as follows:

BEGINNING at a ½ inch rebar found in the Northwest margin of Sandholler Road, for the Southerly East corner of a 26.007 acre Tract B-2 described in a deed to Alexander Cattle Company, Ltd. and recorded in volume 575, page 832, the South corner of said Polonia Water Supply Corporation tract and for the South corner hereof;

THENCE with the Southerly Northeast line of said 26.007 acre Alexander Cattle Company tract, the Southwest line of said Polonia Water Supply Corporation tract, North 42 deg. 59 min. 48 sec. West 149.87 feet to a ½ inch rebar found for an interior corner of said 26.007 acre Alexander Cattle Company tract, the West corner of said Polonia Water Supply Corporation tract and for the West corner hereof;

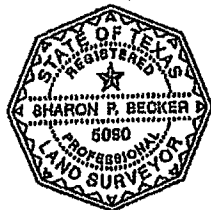
THENCE with a Southeast line of said 26.007 acre Alexander Cattle Company tract, the Northwest line of said Polonia Water Supply Corporation tract, North 46 deg. 04 min. 40 sec. East 99.88 feet to a ½ inch rebar found for an interior corner of said 26.007 acre Alexander Cattle Company tract, the North corner of said Polonia Water Supply Corporation tract and for the North corner hereof;

THENCE with the Northerly Southwest line of said 26.007 acre Alexander Cattle Company tract, the Northeast line of said Polonia Water Supply Corporation tract, South 42 deg. 59 min. 48 sec. East 149.87 feet to a 5/8 inch rebar with cap marked "5090" set in the Northwest margin of said Sandholler Road, for the Northerly South corner of said 26.007 acre Alexander Cattle Company tract, the East corner of said Polonia Water Supply Corporation tract and for the East corner hereof;

THENCE with the Northwest margin of said Sandholler Road, the Southeast line of said Polonia Water Supply Corporation tract, South 46 deg. 04 min. 40 sec. West 99.88 feet to the PLACE OF BEGINNING and containing 0.344 acres of land.

Bearings are Grid NAD 83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in July 2022 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4 Standard Land Survey.



*Sharon P. Becker*  
Sharon P. Becker  
Professional Land Surveyor  
Number 5090  
Date of signature: 7-8-2022

Weiser Becker Surveyors, P.C.

(979) 542-4444

FN:10015700

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## **Exhibit 2**

**Polonia Water Supply Corporation  
Water System Inventory  
As of April 13, 2022**

**Dale WSC**

**Dale Water Treatment Plant (1214 Thompson Road, Dale, Texas)**

**Water Well No. 2**

Depth:	373 feet
Flow rate:	250 gpm
Motor Hp:	20

**Control Building**

Building:	16' x 8' Concrete block walls & concrete roof
Electrical:	120/240 v, 3 phase
Breaker Panel:	1 – single phase
Motor Starters:	3 – Siemens 3 phase starters
Control System:	Turner control with probes
Air Compressor:	Huskey 26 gallons

**Filter Control Building**

Building:	16' x 12' Concrete block walls & shingle roof
Electrical:	120/240 v, 3 phase
Control Panel:	PLC & Communications
Motor Starters:	3 – 480 v, 3 phase starters
Transfer Pump & Motor:	5 HP, 400 gpm
Backwash Pump & Motor:	10 HP, 1,200 gpm

**Chlorination System**

Chlorinator:	Superior regulator & injector
Scales:	Regal dual cylinder analog scale

**Water Storage**

Ground Storage:	97,000-gallon bolted galvanized
Pressure Vessel:	6,000-gallon hydropneumatic

**Miscellaneous**

Aerator:	Tower, packing, & 1HP blower
Filter:	Tank & media
Flow Meters:	4" & 6"
Discharge Meter:	Master Meter
Service pumps:	2 – 30 HP, 300 gpm high service pumps
Various electrical components including disconnects and transformers	
SCBA	
Yard piping, valves, and fittings	



### Distribution System

8" Pipe:	10,129 feet
6" Pipe:	11,046 feet
4" Pipe:	5,086 feet
3" Pipe:	16,467 feet
2.5" Pipe:	303 feet
2" Pipe:	26,222 feet
1.5" Pipe:	9,607 feet
4" Raw Water Pipe:	78 feet
Customer Meters:	199

Miscellaneous valves, fire hydrants and fittings

### Polonia WSC North

#### **Dale North Water Treatment Plant (956 FM 1854, Dale, Texas)**

##### Water Well No. 2 (165 Thompson Road, Dale, Texas)

Depth:	336 feet
Flow Rate:	250 gpm
Motor Hp:	20 submersible
Controls:	Turner Control
Flow Meter:	4" Turbine

##### Water Well No. 3 (385 Pettytown Road, Dale, Texas)

Depth:	487 feet
Flow Rate:	400 gpm
Motor Hp:	60 HP vertical turbine
Controls:	PLC, battery backup, & Communications
Flow Meter:	6" Turbine

##### Water Well No. 4 (395 Pettytown Road, Dale, Texas)

Depth:	504 feet
Flow Rate:	400 gpm
Motor Hp:	Unknown
Controls:	PLC & Communications
Flow Meter:	6" Turbine

##### Water Well No. 5 (700 FM 1854, Dale, Texas)

Depth:	440 feet
Flow Rate:	300 gpm
Motor Hp:	30 HP vertical turbine
Controls:	Turner Controls
Flow Meter:	6" Turbine

Water Well No. 6 (956 FM 1854, Dale, Texas)

Depth: Unknown  
Flow Rate: 300 gpm  
Motor Hp: 15  
Flow Meter: 4" Turbine

Water Well No. 7 (700 FM 1854, Dale Texas)

Depth: Unknown  
Flow Rate: 250 gpm  
Motor Hp: 20  
Controls: PLC & Communications  
Flow Meter: 6" Turbine

HSP Building

Building: 12' x 12' concrete block walls & shingle roof  
Electrical: 120/480 v, 3 phase  
Breaker Panel: 1 – single phase  
Motor Starters: 2 – 3-phase VFDs  
HS Pumps & Motors: 2 – 60 HP, 700 gpm  
Flow Meter: 6"

Filter Building

Building: 16' x 18' concrete block walls & concrete roof  
Electrical: 120/480 v, 3 phase  
Breaker Panel: 1 – single phase  
Control Panel: 4 – Turner controls  
Motor Starters: 5 – 3 phase  
3 – Blowers  
Controls: PLC, battery backup, & communications  
Transfer Pumps & Motors: 3 - 5 HP, 400 gpm  
Backwash Pumps & Motors: 1 – 15 HP, 1400 gpm  
1 – 10 HP, 1400 gpm  
Flow Meters: 2 - 8" Turbine

Chlorination Building

Building: 10' x 18' concrete block walls & concrete roof  
Chlorinator: 4 – Regal regulators with switchovers, remote meters, & ejectors  
Scales: 3 – dual cylinder scales  
Analyzer: Hach CL-17

Aerators: 3 – Towers, packing, and 1 HP blowers  
Filters: 3 – Tanks with media  
Flow Meters: 3 – 4" Turbine  
Ground Storage 1: 212,000 gallons  
Ground Storage 2: 250,000 gallons

Miscellaneous

Various electrical components including disconnects and transformers

2 SCBAs

Yard piping, valves, gauges and fittings

**Barth Pump Station (3204 Barth Road, Lockhart, Texas)**

HSP Building

Building: 20' x 12' concrete block walls & concrete roof

Electrical: 120/480 v, 3 phase

Motor Starters: 2 – 3-phase VFDs

HS Pumps & Motors: 2 – 50 HP, 650 gpm

Controls: PLC, battery backup, & communications

Flow Meter: 8"

Miscellaneous

Standpipe: 225,000 gallons

Various electrical components including disconnects and transformers

Yard piping, valves, gauges and fittings

**Lytton Elevated Storage Tank (455 Seminole Trail, Dale, Texas)**

Electrical: 120/240 v, single phase

Controls: PLC, battery backup, & communications

Elevated Storage Tank: 250,000 gallons

Yard piping, valves, gauges and fittings

**SH 130 Pump Station (3820 North US Highway 183, Lockhart, Texas)**

HSP Building

Building: 21' x 15' concrete block walls & concrete roof

Electrical: 120/480 v, 3 phase

Motor Starters: 2 – 3-phase soft starts

HS Pumps & Motors: 2 – 40 HP, 300 gpm

Control Panel: Turner Controls with Mercoid switch with probes

Controls: PLC, battery backup, & communications

Flow Meter: 2 - 4" AMR

Air Compressor: 5 HP, 26 gallon

Control Valve: 4" fill valve

Miscellaneous

Ground Storage Tank: 210,000 gallons

Pressure Vessel: 6,000-gallon hydropneumatics

Various electrical components including disconnects and transformers

Yard piping, valves, gauges and fittings

#### Distribution System

12" Pipe:	21,873 feet
8" Pipe:	202,742 feet
6" Pipe:	109,235 feet
5" Pipe:	43,339 feet
4" Pipe:	110,681 feet
3" Pipe:	120,750 feet
2.5" Pipe:	29,073 feet
2" Pipe:	175,036 feet
1.5" Pipe:	63,690 feet
1.25" Pipe:	2,523 feet
8" HDPE Pipe:	1,456 feet
2" Poly tubing:	97 feet
8" Raw Water Pipe:	12,921 feet
6" Raw Water Pipe:	1,722 feet
Customer Meters:	2,480
Miscellaneous valves, fire hydrants and fittings	

#### Polonia WSC South

##### **Brownsboro Water Treatment Plant (5026 FM 1322, Lockhart, Texas)**

#### Water Well No. 2 (101 Young Lane, Lockhart, Texas)

Depth:	446 feet
Flow Rate:	200 gpm
Motor Hp:	15 submersible
Controls:	Turner Control
Flow Meter:	4" Turbine

#### Water Well No. 3 (5026 FM 1322, Lockhart, Texas)

Depth:	Unknown
Flow Rate:	300 gpm
Motor Hp:	Unknown
Flow Meter:	4" Turbine

#### Control Building

Building:	20' x 22' concrete block walls & concrete roof
Electrical:	120/480 v, 3 phase
Breaker Panel:	1 – single phase
Motor Starters:	6 – 3-phase
HS Pumps & Motors:	2 – 25 HP, 250 gpm
Transfer Pumps & Motors:	3 – 5 HP, 400 gpm
Backwash Pump & Motor:	1 – 10 HP, 1200 gpm
Control Panel:	2 – Turner controls

Controls: PLC, battery backup, & communications  
Flow Meters: 1 - 6" Turbine for distribution

#### Chlorination Room

Chemical Pump: LMI positive displacement  
Chlorinator: 2 – Superior regulators with switchovers, remote meters, & ejector  
Scales: 2 – Century hydraulic  
Booster Pump & Motor: Dayton 454MW66  
  
Aerators: 2 – Towers, packing, and 1 HP blowers  
Filters: 2 – Tanks with media  
Ground Storage 1: 68,000 gallons  
Ground Storage 2: 82,000 gallons

#### Miscellaneous

Various electrical components including disconnects and transformers  
Hach CL-17  
SCBA  
Yard piping, valves, gauges and fittings

### **183 Standpipe & Pump Station (7287 South Highway 183, Lockhart, Texas)**

#### HSP Building

Building: 12' x 12' concrete block walls & shingle roof  
Electrical: 120/240 v, 3 phase  
Motor Starters: 2 – 3-phase  
HS Pumps & Motors: 2 – 7.5 HP, 100 gpm  
Control Panel: Turner Controls with Mercoid switch with probes  
Controls: PLC, battery backup, & communications  
Flow Meter: 4"  
Air Compressor: 30 gallons  
Various electrical components including disconnects and transformers

#### Miscellaneous

Standpipe: 78,000 gallons  
Pressure Vessel: 2 - 3,000-gallon hydropneumatic  
Yard piping, valves, gauges and fittings

### **McNeil Standpipe & Pump Station (575 Rolling Oaks Drive, Luling, Texas)**

#### HSP Building

Building: 14' x 14' concrete block walls & shingle roof  
Electrical: 120/240 v, 3 phase  
Motor Starters: 2 – 3-phase  
HS Pumps & Motors: 2 – 15 HP, 250 gpm

Control Panel: Turner Controls with Mercoid switch & probes  
Controls: PLC & communications  
Flow Meter: 4" Turbine (distribution)  
Air Compressor: 1.6 HP, 20 gallons  
Control Valve: 3" fill valve  
Various electrical components including disconnects

#### Miscellaneous

Ground Storage 1: 68,000 gallons  
Ground Storage 2: 82,000 gallons  
Pressure Vessel: 2 - 4,000-gallon hydropneumatic  
Yard piping, valves, gauges and fittings

#### Distribution System

6" Pipe: 35,602 feet  
5" Pipe: 3,655 feet  
4" Pipe: 153,012 feet  
3" Pipe: 58,454 feet  
2.5" Pipe: 44,880 feet  
2" Pipe: 113,467 feet  
1.5" Pipe: 6,877 feet  
4" HDPE Pipe: 353 feet  
4" Raw Water Pipe: 842 feet  
Customer Meters: 612  
Miscellaneous valves, fire hydrants and fittings

#### Contract & Technical Documents

O&M Manuals  
Monitoring Plans  
Various water system documents

#### **Office Building and Warehouse (2990 FM 1185, Lockhart, Texas)**

##### Office Building

Building: 2,200 sf brick & sheetrock walls with shingle roof  
Electrical: 120/240 v, single phase  
Controls: PLC & communications  
Various office furniture, supplies, and electronics

##### Warehouse

Various equipment, parts, and tools

##### Spare Pumps & Motors

2 - 30 HP vertical turbine  
60 HP vertical turbine  
2- 5 HP, 400 gpm

## **EXHIBIT B**

## BILL OF SALE, BLANKET CONVEYANCE, AND ASSIGNMENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF CALDWELL       §

This BILL OF SALE, BLANKET CONVEYANCE, AND ASSIGNMENT ("Bill of Sale") is made and entered into this 15th day of August, 2022, by and between Polonia Water Supply Corporation, a Texas non-profit corporation ("Assignor"), acting herein by and through Paul Pittman, its General Manager duly authorized hereinto, and Aqua Water Supply Corporation, a Texas non-profit corporation ("Assignee"), acting herein by and through Dave McMurry, its General Manager duly authorized hereto.

### Recitals

Concurrently with the execution and delivery hereof, Assignor is conveying unto Assignee by General Warranty Deed, executed and delivered by Assignor, as grantor, unto Assignee, as grantee, those certain tracts or parcels of land ("Land") lying and being situated in Bastrop County and Caldwell County, Texas, and being more particularly described in Exhibit 1, attached hereto and incorporated by this reference herein for all purposes.

Concurrently with the execution and delivery hereof, Assignor is transferring, assigning, and conveying to Assignee all of Assignor's interests in all easements and rights-of-way in Bastrop and Caldwell Counties to which Assignor has any interest as of the execution date below (the "Easements").

The above-described conveyances and assignments have been made so that Assignee can take over all of Assignor's right, title, and interest in the water system that has been owned, operated, and maintained as Polonia Water Supply Corporation for the benefit of its members, and so that potable water can be provided to them pursuant to Certificate of Convenience and Necessity No. 10420 ("CCN 10420") issued to Polonia Water Supply Corporation by the Public Utility Commission of Texas ("PUC"). Assignor and Assignee contemplate that the PUC shall incorporate the service area embodied within the said CCN 10294 into the Certificate of Convenience and Necessity that has been issued by the PUC to Assignee.

Polonia Water Supply Corporation is the owner of the personal property described and listed in Exhibit 2 attached hereto and incorporated by this reference herein for all purposes.

In order that the water system previously and currently operated by Polonia Water Supply Corporation, and all components thereof consisting of real, personal, and intangible property, can be henceforth operated by Assignee, it is the intention of Assignor to grant, sell, assign, and convey to Assignee all personal property owned by it, all fixtures owned by it, all intangible property owned by it, and all personal property that has become part of the real property that is owned by it.



### **Assignment and Transfer**

Therefore, for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor has GRANTED, SOLD, ASSIGNED, TRANSFERRED, CONVEYED, SET-OVER, and DELIVERED and does hereby GRANT, SELL, ASSIGN, TRANSFER, CONVEY, SET-OVER, and DELIVER unto Assignee all of the following:

- (i) the water system facilities of Assignor situated on the Land and/or within the Easements, including, but not limited to, all lift stations, pumps, pipes, lines, valves, electrical connections, groundwater wells, buildings, parking areas, landscaping and all other improvements situated on, over or under the Land and/or within the Easements;
- (ii) all furniture, furnishings, fixtures, appliances, apparatus, equipment, tools, machinery, maintenance supplies, heating, ventilating, air-conditioning, incinerating, lighting, plumbing and electrical fixtures, hot water heaters, furnaces, heating controls, motors and boiler pressure systems and equipment, and other items of tangible and intangible personal property and replacements thereto, affixed or attached to, or situated upon, or acquired or used in connection with the Land, the Easements, and improvements located within either of them;
- (iii) all surveys, tests, soil and substrata studies, environmental assessments or studies, of any kind, if any, now or hereafter in the possession of Assignor which relate to the Land and/or the Easements;
- (iv) all financial records in hard copy and on computer media that are in the possession of Assignor and which relate to the assets, operations, and customers of Assignor;
- (v) all rights which Assignor may have to use the name Polonia Water Supply Corporation;
- (vi) all telephone and listing exchanges (if any);
- (vii) all master keys and all copies to keys to any improvements, locks, safe deposit boxes, and file cabinets;
- (viii) all deposits with public and quasi-public utility companies;
- (ix) all of the property described on Exhibit 2 attached hereto and incorporated by this reference herein for all purposes;
- (x) water well equipment and distribution lines, together with all appurtenances thereto, including, but not limited to, pump house and mechanical equipment,

pumps, motors, electrical materials, pipes, valves, meters, couplings, drills, casings, reservoirs, and tanks located on the Land and/or within Easements, and all substitutes and replacements for, accessions, attachments, and other additions to, and tools, parts, and equipment used in connection therewith;

- (xi) all of Assignor's rights, title, and interests in and to all other rights, privileges and appurtenances owned by Assignor and in any way related to the Land, Easements, or property interests described above;
- (xii) all of Assignor's rights, title, and interests in and to all real property currently owned by Assignor and not identified in Exhibit 1;
- (xiii) all of Assignor's rights, title, and interests in and to all real property currently held in trust for Assignor; and
- (xiv) all of Assignor's rights, title, and interests in and to any bank accounts, including all balances on said accounts.

Assignor, and Assignor's successors and assigns, agree to warrant and defend title to the foregoing property hereby conveyed.

POLONIA WATER SUPPLY CORPORATION

By: Paul Pittman  
Paul Pittman, General Manager

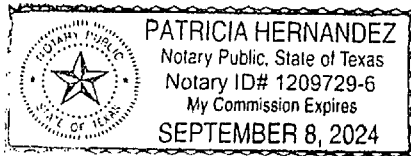
ACCEPTED:


AQUA WATER SUPPLY CORPORATION

By: Dave McMurry  
Dave McMurry, General Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF BASTROP           §

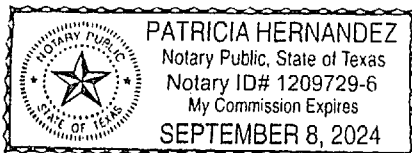
This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2022, by Paul Pittman, General Manager of Polonia Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.

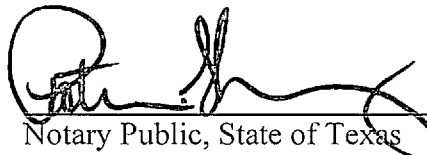


  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF BASTROP           §

This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2022, by Dave McMurry, General Manager of Aqua Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.



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

# **Exhibit 1**

**TRACT 1:**

Being 0.83 of an acre of land, more or less, out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 117, Page 428, Deed Records, Caldwell County, Texas.

**TRACT 2:**

Being 1.00 acre of land, more or less, out of the JOHNATHAN BURLESON SURVEY, ABSTRACT NO. 34, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 164, Page 187, Official Public Records, Caldwell County, Texas.

**TRACT 3:**

Being 2.0661 acres of land, more or less, out of the SAMUEL SHUPE SURVEY, ABSTRACT NO. 25, Caldwell County, Texas, being that same tract of land described in deeds recorded in Volume 461, Page 74 and Volume 461, Page 76, Deed Records, Caldwell County, Texas.

**TRACT 4:**

Being 0.344 of an acre of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 590, Page 812, Official Public Records, Caldwell County, Texas, being more particularly described in Exhibit A attached.

**TRACT 5:**

Being 0.057 of an acre of land, more or less, out of the FIRST ADDITION OF THE LYTTON SPRINGS CEMETERY, according to the map or plat thereof, recorded in Volume 64, Page 257, Deed Records, Caldwell County, Texas and also out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 348, Page 198, Deed Records, Caldwell County, Texas.

**TRACT 6:**

Being 0.072 of an acre of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 348, Page 204 refiled in Volume 353, Page 552, Deed Records, Caldwell County, Texas.

**TRACT 7:**

Being 1.993 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 395, Page 562, Deed Records, Caldwell County, Texas.

**TRACT 8:**

Being 1.942 acres of land, more or less, out of the JOHN A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 463, Page 407, Deed Records, Caldwell County, Texas.

**TRACT 9:**

Being 0.250 of an acre of land, more or less, out of the JAMES HINDS SURVEY, ABSTRACT NO. 14, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 391, Page 240, Deed Records, Caldwell County, Texas.

**TRACT 10:**

Being 1.00 acre of land, more or less, out of the JOHN TYLER SURVEY, ABSTRACT NO. 289, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 392, Page 181, Deed Records, Caldwell County, Texas.

**TRACT 11:**

Being a 50' by 50' tract of land, more or less, out of the ISAAC JACKSON SURVEY, ABSTRACT NO. 157, Caldwell County, Texas, TOGETHER WITH that 20' wide easement for passage, both being described in deed recorded in Volume 348, Page 202 re-filed in Volume 353, Page 549, Deed Records, Caldwell County, Texas.

**TRACT 12:**

Being 1.996 acres of land, more or less, out of the BARNABAS PERKINS SURVEY, ABSTRACT NO. 39, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 488, Page 412, Deed Records, Caldwell County, Texas.

**TRACT 13:**

Being 2.000 acres of land, more or less, out of the SAMPSON CONNELL SURVEY, ABSTRACT NO. 63, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 550, Page 376, Official Public Records, Caldwell County, Texas.

**TRACT 14:**

Being 35.00 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 588, Page 437, Official Public Records, Caldwell County, Texas.

**TRACT 15:**

Being 2.254 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2016000833, Official Public Records, Caldwell County, Texas.

**TRACT 16:**

Being 2.00 acres of land, more or less, out of the JAMES S. MONTGOMERY SURVEY, ABSTRACT NO. 185, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2018001942, Official Public Records, Caldwell County, Texas.

**TRACT 17:**

Being 10.00 acres of land, more or less, out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2018002499, Official Public Records, Caldwell County, Texas.

**TRACT 18:**

Being 0.252 of an acre of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 608, Page 116 refiled in Volume 624, Page 54, Official Public Records, Caldwell County, Texas.

**TRACT 19:**

Being 1.141 acres of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 351, Page 506, Official Public Records, Caldwell County, Texas SAVE AND EXCEPT that portion described in Agreed Judgment Nunc Pro Tunc granted in Condemnation Proceeding in Cause No. 5093, filed in the County Court at Law of Caldwell County, Texas and

recorded in Document No. 2014004916, Official Public Records, Caldwell County, Texas.

**TRACT 20:**

Being 14.971 acres of land, more or less, out of the CHARLES M. CANNON SURVEY, ABSTRACT NO. 74, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 146, Page 27, Official Public Records, Caldwell County, Texas.

**TRACT 21:**

Being 10.000 acres of land, more or less, out of the A. J. HENDERSON SURVEY, ABSTRACT NO. 138, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 566, Page 593, Official Public Records, Caldwell County, Texas.

**TRACT 22:**

Being a 1.000-acre tract of land, more or less, out of the STEPHEN GOODMAN SURVEY, ABSTRACT NO. 112, Caldwell County, Texas, being that 0.222 acre tract of land described in Gift Deed recorded in Volume 309, Page 893, Official Public Records, Caldwell County, Texas and that 0.778 acre tract of land described in Gift Deed recorded in Volume 309, Page 896, Official Public Records, Caldwell County, Texas.

**TRACT 23:**

Being 2.061 acres of land, more or less, out of the CHARLES M. CANNON SURVEY, ABSTRACT NO. 74, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 140, Page 29, Official Public Records, Caldwell County, Texas.



EXHIBIT "A"

STATE OF TEXAS

COUNTY OF CALDWELL

LAND DESCRIPTION

BEING a 0.344 acre tract of land, a part of the B.A.M. Thomas Survey, Abstract 297, Caldwell County, Texas and being all of a 100 (one hundred) foot by 150 (one hundred fifty) foot Tract 1 (iv) described in a deed to Polonia Water Supply Corporation and recorded in volume 590, page 812 of the Official Public Records of Caldwell County, Texas. Said 0.344 acre tract being more particularly described as follows:

BEGINNING at a ½ inch rebar found in the Northwest margin of Sandholler Road, for the Southerly East corner of a 26.007 acre Tract B-2 described in a deed to Alexander Cattle Company, Ltd. and recorded in volume 575, page 832, the South corner of said Polonia Water Supply Corporation tract and for the South corner hereof;

THENCE with the Southerly Northeast line of said 26.007 acre Alexander Cattle Company tract, the Southwest line of said Polonia Water Supply Corporation tract, North 42 deg. 59 min. 48 sec. West 149.87 feet to a ½ inch rebar found for an interior corner of said 26.007 acre Alexander Cattle Company tract, the West corner of said Polonia Water Supply Corporation tract and for the West corner hereof;

THENCE with a Southeast line of said 26.007 acre Alexander Cattle Company tract, the Northwest line of said Polonia Water Supply Corporation tract, North 46 deg. 04 min. 40 sec. East 99.88 feet to a ½ inch rebar found for an interior corner of said 26.007 acre Alexander Cattle Company tract, the North corner of said Polonia Water Supply Corporation tract and for the North corner hereof;

THENCE with the Northerly Southwest line of said 26.007 acre Alexander Cattle Company tract, the Northeast line of said Polonia Water Supply Corporation tract, South 42 deg. 59 min. 48 sec. East 149.87 feet to a 5/8 inch rebar with cap marked "5090" set in the Northwest margin of said Sandholler Road, for the Northerly South corner of said 26.007 acre Alexander Cattle Company tract, the East corner of said Polonia Water Supply Corporation tract and for the East corner hereof;

THENCE with the Northwest margin of said Sandholler Road, the Southeast line of said Polonia Water Supply Corporation tract, South 46 deg. 04 min. 40 sec. West 99.88 feet to the PLACE OF BEGINNING and containing 0.344 acres of land.

Bearings are Grid NAD 83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in July 2022 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4 Standard Land Survey.



*Sharon P. Becker*  
Sharon P. Becker  
Professional Land Surveyor  
Number 5090  
Date of signature: 7-8-2022

Welser Becker Surveyors, P.C.

(979) 542-4444

PN:10015700

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## **Exhibit 2**

**Polonia Water Supply Corporation  
Water System Inventory  
As of April 13, 2022**

**Dale WSC**

**Dale Water Treatment Plant (1214 Thompson Road, Dale, Texas)**

**Water Well No. 2**

Depth:	373 feet
Flow rate:	250 gpm
Motor Hp:	20

**Control Building**

Building:	16' x 8' Concrete block walls & concrete roof
Electrical:	120/240 v, 3 phase
Breaker Panel:	1 – single phase
Motor Starters:	3 – Siemens 3 phase starters
Control System:	Turner control with probes
Air Compressor:	Huskey 26 gallons

**Filter Control Building**

Building:	16' x 12' Concrete block walls & shingle roof
Electrical:	120/240 v, 3 phase
Control Panel:	PLC & Communications
Motor Starters:	3 – 480 v, 3 phase starters
Transfer Pump & Motor:	5 HP, 400 gpm
Backwash Pump & Motor:	10 HP, 1,200 gpm

**Chlorination System**

Chlorinator:	Superior regulator & injector
Scales:	Regal dual cylinder analog scale

**Water Storage**

Ground Storage:	97,000-gallon bolted galvanized
Pressure Vessel:	6,000-gallon hydropneumatic

**Miscellaneous**

Aerator:	Tower, packing, & 1HP blower
Filter:	Tank & media
Flow Meters:	4" & 6"
Discharge Meter:	Master Meter
Service pumps:	2 – 30 HP, 300 gpm high service pumps
Various electrical components including disconnects and transformers	
SCBA	
Yard piping, valves, and fittings	

### Distribution System

8" Pipe:	10,129 feet
6" Pipe:	11,046 feet
4" Pipe:	5,086 feet
3" Pipe:	16,467 feet
2.5" Pipe:	303 feet
2" Pipe:	26,222 feet
1.5" Pipe:	9,607 feet
4" Raw Water Pipe:	78 feet
Customer Meters:	199

Miscellaneous valves, fire hydrants and fittings

### Polonia WSC North

#### **Dale North Water Treatment Plant (956 FM 1854, Dale, Texas)**

##### Water Well No. 2 (165 Thompson Road, Dale, Texas)

Depth:	336 feet
Flow Rate:	250 gpm
Motor Hp:	20 submersible
Controls:	Turner Control
Flow Meter:	4" Turbine

##### Water Well No. 3 (385 Pettytown Road, Dale, Texas)

Depth:	487 feet
Flow Rate:	400 gpm
Motor Hp:	60 HP vertical turbine
Controls:	PLC, battery backup, & Communications
Flow Meter:	6" Turbine

##### Water Well No. 4 (395 Pettytown Road, Dale, Texas)

Depth:	504 feet
Flow Rate:	400 gpm
Motor Hp:	Unknown
Controls:	PLC & Communications
Flow Meter:	6" Turbine

##### Water Well No. 5 (700 FM 1854, Dale, Texas)

Depth:	440 feet
Flow Rate:	300 gpm
Motor Hp:	30 HP vertical turbine
Controls:	Turner Controls
Flow Meter:	6" Turbine

Water Well No. 6 (956 FM 1854, Dale, Texas)

Depth: Unknown  
Flow Rate: 300 gpm  
Motor Hp: 15  
Flow Meter: 4" Turbine

Water Well No. 7 (700 FM 1854, Dale Texas)

Depth: Unknown  
Flow Rate: 250 gpm  
Motor Hp: 20  
Controls: PLC & Communications  
Flow Meter: 6" Turbine

HSP Building

Building: 12' x 12' concrete block walls & shingle roof  
Electrical: 120/480 v, 3 phase  
Breaker Panel: 1 – single phase  
Motor Starters: 2 – 3-phase VFDs  
HS Pumps & Motors: 2 – 60 HP, 700 gpm  
Flow Meter: 6"

Filter Building

Building: 16' x 18' concrete block walls & concrete roof  
Electrical: 120/480 v, 3 phase  
Breaker Panel: 1 – single phase  
Control Panel: 4 – Turner controls  
Motor Starters: 5 – 3 phase  
3 – Blowers  
Controls: PLC, battery backup, & communications  
Transfer Pumps & Motors: 3 - 5 HP, 400 gpm  
Backwash Pumps & Motors: 1 – 15 HP, 1400 gpm  
1 – 10 HP, 1400 gpm  
Flow Meters: 2 - 8" Turbine

Chlorination Building

Building: 10' x 18' concrete block walls & concrete roof  
Chlorinator: 4 – Regal regulators with switchovers, remote meters, & ejectors  
Scales: 3 – dual cylinder scales  
Analyzer: Hach CL-17

Aerators: 3 – Towers, packing, and 1 HP blowers  
Filters: 3 – Tanks with media  
Flow Meters: 3 – 4" Turbine  
Ground Storage 1: 212,000 gallons  
Ground Storage 2: 250,000 gallons

### Miscellaneous

Various electrical components including disconnects and transformers

2 SCBAs

Yard piping, valves, gauges and fittings

### **Barth Pump Station (3204 Barth Road, Lockhart, Texas)**

#### HSP Building

Building: 20' x 12' concrete block walls & concrete roof

Electrical: 120/480 v, 3 phase

Motor Starters: 2 – 3-phase VFDs

HS Pumps & Motors: 2 – 50 HP, 650 gpm

Controls: PLC, battery backup, & communications

Flow Meter: 8"

### Miscellaneous

Standpipe: 225,000 gallons

Various electrical components including disconnects and transformers

Yard piping, valves, gauges and fittings

### **Lytton Elevated Storage Tank (455 Seminole Trail, Dale, Texas)**

Electrical: 120/240 v, single phase

Controls: PLC, battery backup, & communications

Elevated Storage Tank: 250,000 gallons

Yard piping, valves, gauges and fittings

### **SH 130 Pump Station (3820 North US Highway 183, Lockhart, Texas)**

#### HSP Building

Building: 21' x 15' concrete block walls & concrete roof

Electrical: 120/480 v, 3 phase

Motor Starters: 2 – 3-phase soft starts

HS Pumps & Motors: 2 – 40 HP, 300 gpm

Control Panel: Turner Controls with Mercoid switch with probes

Controls: PLC, battery backup, & communications

Flow Meter: 2 - 4" AMR

Air Compressor: 5 HP, 26 gallon

Control Valve: 4" fill valve

### Miscellaneous

Ground Storage Tank: 210,000 gallons

Pressure Vessel: 6,000-gallon hydropneumatics

Various electrical components including disconnects and transformers

Yard piping, valves, gauges and fittings

#### Distribution System

12" Pipe:	21,873 feet
8" Pipe:	202,742 feet
6" Pipe:	109,235 feet
5" Pipe:	43,339 feet
4" Pipe:	110,681 feet
3" Pipe:	120,750 feet
2.5" Pipe:	29,073 feet
2" Pipe:	175,036 feet
1.5" Pipe:	63,690 feet
1.25" Pipe:	2,523 feet
8" HDPE Pipe:	1,456 feet
2" Poly tubing:	97 feet
8" Raw Water Pipe:	12,921 feet
6" Raw Water Pipe:	1,722 feet
Customer Meters:	2,480
Miscellaneous valves, fire hydrants and fittings	

#### Polonia WSC South

##### **Brownsboro Water Treatment Plant (5026 FM 1322, Lockhart, Texas)**

#### Water Well No. 2 (101 Young Lane, Lockhart, Texas)

Depth:	446 feet
Flow Rate:	200 gpm
Motor Hp:	15 submersible
Controls:	Turner Control
Flow Meter:	4" Turbine

#### Water Well No. 3 (5026 FM 1322, Lockhart, Texas)

Depth:	Unknown
Flow Rate:	300 gpm
Motor Hp:	Unknown
Flow Meter:	4" Turbine

#### Control Building

Building:	20' x 22' concrete block walls & concrete roof
Electrical:	120/480 v, 3 phase
Breaker Panel:	1 – single phase
Motor Starters:	6 – 3-phase
HS Pumps & Motors:	2 – 25 HP, 250 gpm
Transfer Pumps & Motors:	3 – 5 HP, 400 gpm
Backwash Pump & Motor:	1 – 10 HP, 1200 gpm

Control Panel:	2 – Turner controls
----------------	---------------------

Controls: PLC, battery backup, & communications  
Flow Meters: 1 - 6" Turbine for distribution

#### Chlorination Room

Chemical Pump: LMI positive displacement  
Chlorinator: 2 – Superior regulators with switchovers, remote meters, & ejector  
Scales: 2 – Century hydraulic  
Booster Pump & Motor: Dayton 454MW66

Aerators: 2 – Towers, packing, and 1 HP blowers  
Filters: 2 – Tanks with media  
Ground Storage 1: 68,000 gallons  
Ground Storage 2: 82,000 gallons

#### Miscellaneous

Various electrical components including disconnects and transformers  
Hach CL-17  
SCBA  
Yard piping, valves, gauges and fittings

### **183 Standpipe & Pump Station (7287 South Highway 183, Lockhart, Texas)**

#### HSP Building

Building: 12' x 12' concrete block walls & shingle roof  
Electrical: 120/240 v, 3 phase  
Motor Starters: 2 – 3-phase  
HS Pumps & Motors: 2 – 7.5 HP, 100 gpm  
Control Panel: Turner Controls with Mercoid switch with probes  
Controls: PLC, battery backup, & communications  
Flow Meter: 4"  
Air Compressor: 30 gallons  
Various electrical components including disconnects and transformers

#### Miscellaneous

Standpipe: 78,000 gallons  
Pressure Vessel: 2 - 3,000-gallon hydropneumatic  
Yard piping, valves, gauges and fittings

### **McNeil Standpipe & Pump Station (575 Rolling Oaks Drive, Luling, Texas)**

#### HSP Building

Building: 14' x 14' concrete block walls & shingle roof  
Electrical: 120/240 v, 3 phase  
Motor Starters: 2 – 3-phase  
HS Pumps & Motors: 2 – 15 HP, 250 gpm



Control Panel: Turner Controls with Mercoid switch & probes  
Controls: PLC & communications  
Flow Meter: 4" Turbine (distribution)  
Air Compressor: 1.6 HP, 20 gallons  
Control Valve: 3" fill valve  
Various electrical components including disconnects

#### Miscellaneous

Ground Storage 1: 68,000 gallons  
Ground Storage 2: 82,000 gallons  
Pressure Vessel: 2 - 4,000-gallon hydropneumatic  
Yard piping, valves, gauges and fittings

#### Distribution System

6" Pipe: 35,602 feet  
5" Pipe: 3,655 feet  
4" Pipe: 153,012 feet  
3" Pipe: 58,454 feet  
2.5" Pipe: 44,880 feet  
2" Pipe: 113,467 feet  
1.5" Pipe: 6,877 feet  
4" HDPE Pipe: 353 feet  
4" Raw Water Pipe: 842 feet  
Customer Meters: 612  
Miscellaneous valves, fire hydrants and fittings

#### Contract & Technical Documents

O&M Manuals  
Monitoring Plans  
Various water system documents

#### **Office Building and Warehouse (2990 FM 1185, Lockhart, Texas)**

##### Office Building

Building: 2,200 sf brick & sheetrock walls with shingle roof  
Electrical: 120/240 v, single phase  
Controls: PLC & communications  
Various office furniture, supplies, and electronics

##### Warehouse

Various equipment, parts, and tools

##### Spare Pumps & Motors

2 - 30 HP vertical turbine  
60 HP vertical turbine  
2- 5 HP, 400 gpm

## **EXHIBIT C**

## GENERAL WARRANTY DEED

THE STATE OF TEXAS           §  
  §  
COUNTY OF CALDWELL       §

THAT THE UNDERSIGNED, **Polonia Water Supply Corporation** ("Grantor"), a Texas nonprofit water supply corporation operating under the authority of Chapter 67 of the Texas Water Code, having an address of 990 FM 1185, Lockhart, TX 78644, ACTING HEREIN BY AND THROUGH Paul Pittman, its General Manager duly authorized herein, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee herein named, and for the consideration of Grantee taking over the responsibilities of Grantor to customers for the retail delivery of water in Caldwell County and Caldwell County, Texas, the receipt and sufficiency of which consideration being hereby fully acknowledged, has GRANTED, SOLD, and CONVEYED, and does hereby GRANT, SELL, and CONVEY unto **Aqua Water Supply Corporation** ("Grantee"), a Texas nonprofit water supply corporation operating under the authority of Chapter 67 of the Texas Water Code, having an address of 415 Old Austin Hwy, Caldwell, TX 78602, those certain tracts or parcels of real property described on Exhibit 1 attached hereto and incorporated by this reference herein for all purposes ("Property").

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions relating to the hereinabove described Property as now reflected by the records of the County Clerk of Caldwell County, Texas, and as reflected by the records of the County Clerk of Caldwell County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

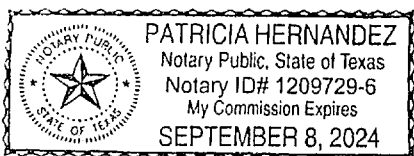
EXECUTED this 15 day of <sup>August</sup>~~June~~, 2022.

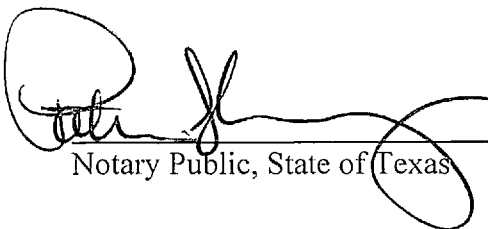
POLONIA WATER SUPPLY CORPORATION

By: Paul Pittman  
Paul Pittman, General Manager

THE STATE OF TEXAS §  
§  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the 15<sup>th</sup> day of August, 2022, by Paul Pittman, General Manager of Polonia Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.



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

# **Exhibit 1**

**TRACT 1:**

Being 0.83 of an acre of land, more or less, out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 117, Page 428, Deed Records, Caldwell County, Texas.

**TRACT 2:**

Being 1.00 acre of land, more or less, out of the JOHNATHAN BURLESON SURVEY, ABSTRACT NO. 34, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 164, Page 187, Official Public Records, Caldwell County, Texas.

**TRACT 3:**

Being 2.0661 acres of land, more or less, out of the SAMUEL SHUPE SURVEY, ABSTRACT NO. 25, Caldwell County, Texas, being that same tract of land described in deeds recorded in Volume 461, Page 74 and Volume 461, Page 76, Deed Records, Caldwell County, Texas.

**TRACT 4:**

Being 0.344 of an acre of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 590, Page 812, Official Public Records, Caldwell County, Texas, being more particularly described in Exhibit A attached.

**TRACT 5:**

Being 0.057 of an acre of land, more or less, out of the FIRST ADDITION OF THE LYTTON SPRINGS CEMETERY, according to the map or plat thereof, recorded in Volume 64, Page 257, Deed Records, Caldwell County, Texas and also out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 348, Page 198, Deed Records, Caldwell County, Texas.

**TRACT 6:**

Being 0.072 of an acre of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 348, Page 204 refiled in Volume 353, Page 552, Deed Records, Caldwell County, Texas.

**TRACT 7:**

Being 1.993 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 395, Page 562, Deed Records, Caldwell County, Texas.

**TRACT 8:**

Being 1.942 acres of land, more or less, out of the JOHN A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 463, Page 407, Deed Records, Caldwell County, Texas.

**TRACT 9:**

Being 0.250 of an acre of land, more or less, out of the JAMES HINDS SURVEY, ABSTRACT NO. 14, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 391, Page 240, Deed Records, Caldwell County, Texas.

**TRACT 10:**

Being 1.00 acre of land, more or less, out of the JOHN TYLER SURVEY, ABSTRACT NO. 289, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 392, Page 181, Deed Records, Caldwell County, Texas.

**TRACT 11:**

Being a 50' by 50' tract of land, more or less, out of the ISAAC JACKSON SURVEY, ABSTRACT NO. 157, Caldwell County, Texas, TOGETHER WITH that 20' wide easement for passage, both being described in deed recorded in Volume 348, Page 202 re-filed in Volume 353, Page 549, Deed Records, Caldwell County, Texas.

**TRACT 12:**

Being 1.996 acres of land, more or less, out of the BARNABAS PERKINS SURVEY, ABSTRACT NO. 39, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 488, Page 412, Deed Records, Caldwell County, Texas.

**TRACT 13:**

Being 2.000 acres of land, more or less, out of the SAMPSON CONNELL SURVEY, ABSTRACT NO. 63, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 550, Page 376, Official Public Records, Caldwell County, Texas.

**TRACT 14:**

Being 35.00 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 588, Page 437, Official Public Records, Caldwell County, Texas.

**TRACT 15:**

Being 2.254 acres of land, more or less, out of the B.A.M. THOMAS SURVEY, ABSTRACT NO. 297, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2016000833, Official Public Records, Caldwell County, Texas.

**TRACT 16:**

Being 2.00 acres of land, more or less, out of the JAMES S. MONTGOMERY SURVEY, ABSTRACT NO. 185, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2018001942, Official Public Records, Caldwell County, Texas.

**TRACT 17:**

Being 10.00 acres of land, more or less, out of the PABLO MARTINEZ SURVEY, ABSTRACT NO. 181, Caldwell County, Texas, being that same tract of land described in deed recorded in Document No. 2018002499, Official Public Records, Caldwell County, Texas.

**TRACT 18:**

Being 0.252 of an acre of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 608, Page 116 refiled in Volume 624, Page 54, Official Public Records, Caldwell County, Texas.

**TRACT 19:**

Being 1.141 acres of land, more or less, out of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 351, Page 506, Official Public Records, Caldwell County, Texas SAVE AND EXCEPT that portion described in Agreed Judgment Nunc Pro Tunc granted in Condemnation Proceeding in Cause No. 5093, filed in the County Court at Law of Caldwell County, Texas and



recorded in Document No. 2014004916, Official Public Records, Caldwell County, Texas.

**TRACT 20:**

Being 14.971 acres of land, more or less, out of the CHARLES M. CANNON SURVEY, ABSTRACT NO. 74, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 146, Page 27, Official Public Records, Caldwell County, Texas.

**TRACT 21:**

Being 10.000 acres of land, more or less, out of the A. J. HENDERSON SURVEY, ABSTRACT NO. 138, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 566, Page 593, Official Public Records, Caldwell County, Texas.

**TRACT 22:**

Being a 1.000-acre tract of land, more or less, out of the STEPHEN GOODMAN SURVEY, ABSTRACT NO. 112, Caldwell County, Texas, being that 0.222 acre tract of land described in Gift Deed recorded in Volume 309, Page 893, Official Public Records, Caldwell County, Texas and that 0.778 acre tract of land described in Gift Deed recorded in Volume 309, Page 896, Official Public Records, Caldwell County, Texas.

**TRACT 23:**

Being 2.061 acres of land, more or less, out of the CHARLES M. CANNON SURVEY, ABSTRACT NO. 74, Caldwell County, Texas, being that same tract of land described in deed recorded in Volume 140, Page 29, Official Public Records, Caldwell County, Texas.

## **EXHIBIT D**

## ASSIGNMENT OF EASEMENTS

THE STATE OF TEXAS  
  
COUNTY OF BASTROP

§  
§  
§

This Assignment of Easements is made on this 15 day of August, 2022, between **Polonia Water Supply Corporation** (“Assignor”), a Texas non-profit water supply corporation, having an address of 990 FM 1185, Lockhart, TX 78644, and acting herein by and through Paul Pittman, its General Manager duly authorized hereunto, and **Aqua Water Supply Corporation** (“Assignee”), a Texas nonprofit water supply corporation operating under the authority of Chapter 67 of the Texas Water Code, having an address of 415 Old Austin Hwy, Bastrop, TX 78602.

### RECITALS

Various landowners in Bastrop County and landowners in Caldwell County, Texas have granted to or reserved easements and/or rights-of-way for the benefit of Assignor and its successors and assigns (the “Easements”). Assignor and Assignee have entered into an Asset Transfer and Utility System Consolidation Agreement, and they have cooperated with the Public Utility Commission of Texas (“PUC”) in obtaining the PUC’s approval of a plan calling for Assignor’s water service area represented by CNN No. 10420 to be transferred to Assignee and to its CCN No. 10294 in order that Assignee may hereafter provide potable water to the same customers that have been served by Assignor in the place and stead of Assignor.

Accordingly, Assignor is transferring all of its assets, rights, and liabilities to Assignee, including the Easements. Pursuant to the same plan, Assignee is assuming Assignor’s rights and liabilities under the Easements.

### ASSIGNMENT AND CONVEYANCE

For full and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged and confessed, including Assignee’s agreement to assume Assignor’s obligations under the Easements, Polonia Water Supply Corporation has ASSIGNED, TRANSFERRED, and CONVEYED, and hereby ASSIGNS, TRANSFERS, and CONVEYS unto Aqua Water Supply Corporation all of Assignor’s rights, title, and interests in and to the Easements—which constitute all easements and rights-of-way in Bastrop and Caldwell Counties to which Assignor has any interest as of the execution date below—and all improvements that are located within the Easements and used in connection with the production, treatment, transportation, and delivery of water to customers.

Assignee and Assignee's successors and assigns TO HAVE AND TO HOLD said Easements forever, together with all and singular the rights and appurtenances thereto; and Assignor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular said Easements unto Assignee, and Assignee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Assignee joins in the execution of this instrument for purposes of acknowledging its agreement to assume Assignor's obligations, to the extent there are any, under the Easements.

Executed and effective on this 15 day of August, 2022.

POLONIA WATER SUPPLY CORPORATION

By: Paul Pittman  
Paul Pittman, General Manager

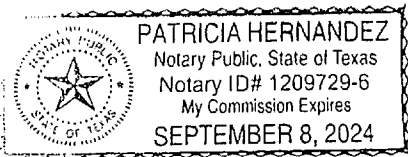
ACKNOWLEDGED AND APPROVED:

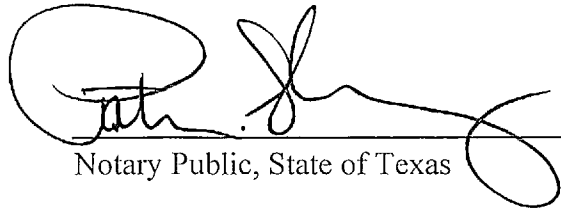
AQUA WATER SUPPLY CORPORATION

By: Dave McMurry  
Dave McMurry, General Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF BASTROP   §

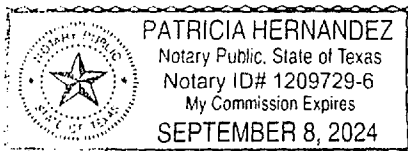
This instrument was acknowledged before me on this 15<sup>th</sup> day of August 2022,  
by Paul Pittman, General Manager of Polonia Water Supply Corporation, a Texas non-  
profit corporation, on behalf of said corporation.

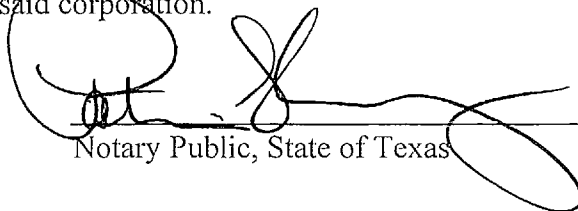


  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS           §  
                                     §  
COUNTY OF BASTROP   §

This instrument was acknowledged before me on this 15<sup>th</sup> day of August 2022,  
by Dave McMurry, General Manager of Aqua Water Supply Corporation, a Texas non-  
profit corporation, on behalf of said corporation.



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

## **EXHIBIT E**

## ASSIGNMENT OF EASEMENTS

THE STATE OF TEXAS                   §  
  §  
COUNTY OF CALDWELL               §

This Assignment of Easements is made on this 15<sup>th</sup> day of August, 2022, between **Polonia Water Supply Corporation** (“Assignor”), a Texas non-profit water supply corporation, having an address of 990 FM 1185, Lockhart, TX 78644, and acting herein by and through Paul Pittman, its General Manager duly authorized hereunto, and **Aqua Water Supply Corporation** (“Assignee”), a Texas nonprofit water supply corporation operating under the authority of Chapter 67 of the Texas Water Code, having an address of 415 Old Austin Hwy, Bastrop, TX 78602.

### RECITALS

Various landowners in Bastrop County and landowners in Caldwell County, Texas have granted to or reserved easements and/or rights-of-way for the benefit of Assignor and its successors and assigns (the “Easements”). Assignor and Assignee have entered into an Asset Transfer and Utility System Consolidation Agreement, and they have cooperated with the Public Utility Commission of Texas (“PUC”) in obtaining the PUC’s approval of a plan calling for Assignor’s water service area represented by CNN No. 10420 to be transferred to Assignee and to its CCN No. 10294 in order that Assignee may hereafter provide potable water to the same customers that have been served by Assignor in the place and stead of Assignor.

Accordingly, Assignor is transferring all of its assets, rights, and liabilities to Assignee, including the Easements. Pursuant to the same plan, Assignee is assuming Assignor’s rights and liabilities under the Easements.

### ASSIGNMENT AND CONVEYANCE

For full and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged and confessed, including Assignee’s agreement to assume Assignor’s obligations under the Easements, Polonia Water Supply Corporation has ASSIGNED, TRANSFERRED, and CONVEYED, and hereby ASSIGNS, TRANSFERS, and CONVEYS unto Aqua Water Supply Corporation all of Assignor’s rights, title, and interests in and to the Easements—which constitute all easements and rights-of-way in Bastrop and Caldwell Counties to which Assignor has any interest as of the execution date below—and all improvements that are located within the Easements and used in connection with the production, treatment, transportation, and delivery of water to customers.

Assignee and Assignee's successors and assigns TO HAVE AND TO HOLD said Easements forever, together with all and singular the rights and appurtenances thereto; and Assignor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular said Easements unto Assignee, and Assignee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Assignee joins in the execution of this instrument for purposes of acknowledging its agreement to assume Assignor's obligations, to the extent there are any, under the Easements.

Executed and effective on this 15 day of August, 2022.

POLONIA WATER SUPPLY CORPORATION

By: Paul Pittman  
Paul Pittman, General Manager

ACKNOWLEDGED AND APPROVED:

AQUA WATER SUPPLY CORPORATION

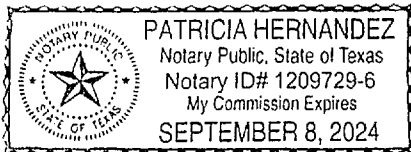
By: Dave McMurry  
Dave McMurry, General Manager

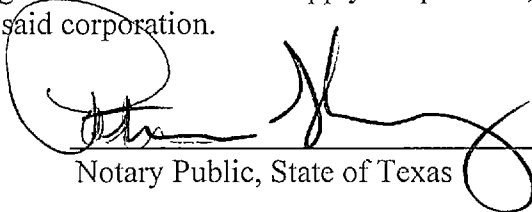


STATE OF TEXAS §

COUNTY OF BASTROP §

This instrument was acknowledged before me on this 15<sup>th</sup> day of August 2022, by Paul Pittman, General Manager of Polonia Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.

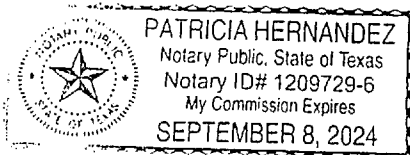


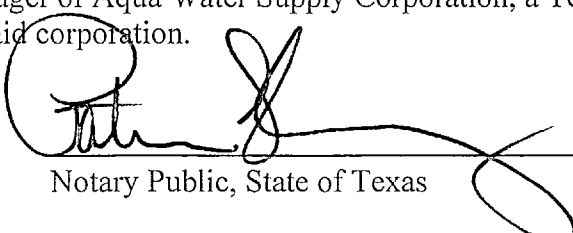
  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BASTROP §

This instrument was acknowledged before me on this 15<sup>th</sup> day of August 2022, by Dave McMurry, General Manager of Aqua Water Supply Corporation, a Texas non-profit corporation, on behalf of said corporation.



  
Notary Public, State of Texas

## **EXHIBIT F**

## **CLOSING CERTIFICATE OF COMPLETION**

**RE: PUC Docket No. 52270, Application of Aqua Water Supply Corporation, Certificate of Convenience and Necessity ("CCN") No. 10294, to acquire facilities and to cancel CCN No. 10420 from Polonia Water Supply Corporation in Bastrop County and Caldwell County, Texas**

This Certificate of Completion is executed by Dave McMurry, General Manager of Aqua Water Supply Corporation ("Aqua"), for the purpose of certifying to the Public Utility Commission of Texas ("PUC") that the sale and transfer of Polonia Water Supply Corporation ("Polonia WSC") and all of its assets, including its CCN No. 10420, to Aqua have been completed as demonstrated by the attached Asset Transfer and Utility System Consolidation Agreement (the "Contract").

In accordance with the Contract, Aqua certifies, represents, and warrants to Polonia WSC that, as of the date of Closing, (i) each covenant contained in Sections 7.5(A) and (B) of the Contract have been fully satisfied, and (ii) each of the representations and warranties contained in Section 7.1 are, and continue to be, true and correct on the date of Closing.

Aqua further concurs with and consents to the cancellation of Polonia WSC's CCN No. 10420 so that Aqua, the buyer in this transaction, may subsume the service area of CCN No. 10420 into Aqua's retail water CCN No. 10294. Aqua hereby requests that the PUC take all action necessary to allow the service area covered by Polonia WSC to be transferred to Aqua and be embodied by Aqua's retail water CCN No. 10294.

Date: August 16, 2022

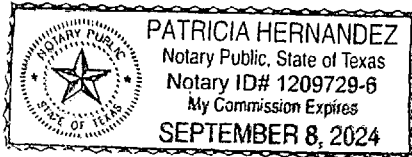
Signature: \_\_\_\_\_

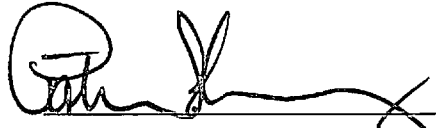
Dave McMurry, General Manager

AQUA WATER SUPPLY CORPORATION

THE STATE OF TEXAS §  
§  
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 15<sup>th</sup> day of August, 2022,  
by Dave McMurry, General Manager of Aqua Water Supply Corporation, a Texas  
nonprofit water supply corporation, on behalf of said corporation.



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

## **EXHIBIT G**

## **CLOSING CERTIFICATE OF COMPLETION**

**RE: PUC Docket No. 52270, Application of Aqua Water Supply Corporation, Certificate of Convenience and Necessity ("CCN") No. 10294, to acquire facilities and to cancel CCN No. 10420 from Polonia Water Supply Corporation in Bastrop County and Caldwell County, Texas**

This Certificate of Completion is executed by Paul Pittman, General Manager of Polonia Water Supply Corporation ("Polonia WSC"), for the purpose of certifying to the Public Utility Commission of Texas ("PUC") that the sale and transfer of Polonia WSC and all of its assets, including CCN No. 10420, to Aqua Water Supply Corporation ("Aqua") have been completed as demonstrated by the attached Asset Transfer and Utility System Consolidation Agreement (the "Contract").

In accordance with the Contract, Polonia WSC certifies, represents, and warrants to Aqua that, as of the date of Closing, (i) each covenant contained in Section 7.4 of the Contract has been fully satisfied, and (ii) each of the representations and warranties contained in Section 7.2 of the Contract are, and continue to be, true and correct on the date of Closing.

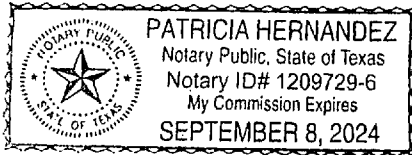
Polonia WSC further concurs with and consents to the cancellation of its CCN No. 10420 so that Aqua, the buyer in this transaction, may subsume the service area of CCN No. 10420 into Aqua's retail water CCN No. 10294. Polonia WSC hereby requests that the PUC take all action necessary to allow the service area covered by Polonia WSC to be transferred to Aqua and be embodied by Aqua's retail water CCN No. 10294.

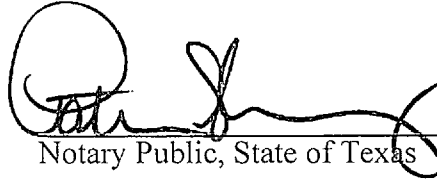
Date: August 15, 2022

Signature: Paul Pittman  
Paul Pittman, General Manager  
POLONIA WSC

THE STATE OF TEXAS §  
§  
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 15<sup>th</sup> day of August, 2022,  
by Paul Pittman, General Manager of Polonia Water Supply Corporation, a Texas non-  
profit corporation, on behalf of said corporation.



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

## **EXHIBIT H**

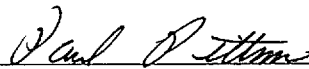


PUBLIC UTILITY COMMISSION OF TEXAS  
DOCKET NO. 52270

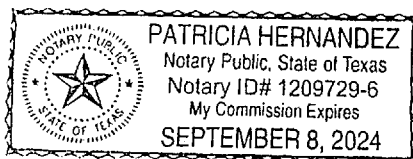
STATE OF TEXAS       §  
                                  §  
COUNTY OF BASTROP   §

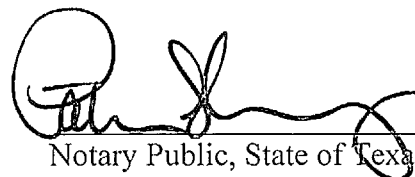
**AFFIDAVIT OF CUSTOMER DEPOSITS**

I, Paul Pittman, General Manager of Polonia Water Supply Corporation, hereby certify that Polonia Water Supply Corporation had no outstanding customer deposits from any customers of the Polonia WSC, Polonia WSC North, and Polonia WSC South retail public water systems, located in Bastrop and Caldwell Counties, Texas, on the effective date of the transaction, 15, August, 2022.

  
\_\_\_\_\_  
PAUL PITTMAN, General Manager

SWORN to SUBSCRIBED before me by Paul Pittman, on this the 15<sup>th</sup> day of August, 2022.



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