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DOCKET NO. 53326

APPLICATION OF CSWR-TEXAS	§	
UTILITY OPERATING COMPANY,	§	
LLC AND ARANSAS BAY UTILITIES	§	PUBLIC UTILITY COMMISSION
CO., LLC FOR SALE, TRANSFER, OR	§	
MERGER OF FACILITIES AND	§	OF TEXAS
CERTIFICATE RIGHTS IN ARANSAS	§	
COUNTY	§	

**CSWR-TEXAS UTILITY OPERATING COMPANY, LLC’S
NOTICE OF COMPLETED TRANSACTION**

CSWR-Texas Utility Operating Company, LLC (“CSWR Texas”) hereby files this Notice of Completed Transaction and states the following:

I. SUBMITTAL OF CLOSING DOCUMENTS

1. Order No. 6, issued on August 23, 2022, approved the sale and transfer transaction in the above-referenced matter and required the applicants to submit, within 180 days and not later than 30 days after the consummation of the transaction, proof to the Public Utility Commission of Texas (“Commission”) that the transaction has been consummated and that the customer deposits have been addressed.
2. Attached hereto as Exhibit A is a fully executed General Assignments and Bill of Sale. The effective date of the transaction was August 31, 2022.
3. Aransas Bay Utilities Co., LLC (“Aransas Bay”) has executed an affidavit confirming that all deposits have been sufficiently addressed, attached as Exhibit B. A list of customers confirming the return of each deposit, Exhibit B, Attachment 1, is provided pursuant to the Protective Order in effect in this proceeding. The information is exempt from public disclosure under Tex. Gov’t Code § 552.101 and Texas Utilities Code § 182.052.

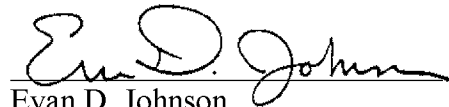
4. CSWR Texas has therefore submitted all documents or information required by Order No. 6.

II. PRAYER FOR RELIEF

For the reasons stated above, and in accordance with Order No. 6, CSWR Texas respectfully requests that Commission Staff file a recommendation to approve the sufficiency of the documents and propose a procedural schedule for continued processing of this docket.

Respectfully submitted,

L. Russell Mitten
General Counsel
Central States Water Resources, Inc.
1630 Des Peres Rd., Suite 140
St. Louis, MO 63131
(314) 380-8595
(314) 763-4743 (Fax)

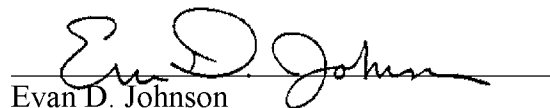


Evan D. Johnson
State Bar No. 24065498
C. Glenn Adkins
State Bar No. 24103097
Coffin Renner LLP
1011 W. 31st Street
Austin, Texas 78705
(512) 879-0900
(512) 879-0912 (fax)
evan.johnson@crtxlaw.com
glenn.adkins@crtxlaw.com

**ATTORNEYS FOR CSWR-TEXAS UTILITY
OPERATING COMPANY, LLC**

CERTIFICATE OF SERVICE

I hereby certify that on this 12th day of September 2022, notice of the filing of this document was provided to all parties of record via electronic mail in accordance with the Order Suspending Rules, issued in Project No. 50664.



Evan D. Johnson

AFTER RECORDING, RETURN TO:
VICKI L. BROWN
MISSION TITLE
16500 SAN PEDRO, STE. 212
SAN ANTONIO, TX 78232

GENERAL ASSIGNMENT AND ASSUMPTION

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF ARANSAS §

This General Assignment and Assumption (“Assignment”) is executed as of the 31st day of August, 2022 by ARANSAS BAY UTILITIES CO., LLC, a Texas limited liability company (“Assignor”), in favor of CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, a Texas limited liability company (“Assignee”) (Assignee’s Mailing Address: 1630 Des Peres Rd., Ste. 140, St. Louis, MO 63131).

RECITALS

WHEREAS, Assignor owns and operates a utility system providing water service to customers pursuant to Certificate of Convenience and Necessity No. 10566 as issued by the Texas Commission on Environmental Quality, and providing wastewater services to customers pursuant to Certificate of Convenience and Necessity No. 20607 as issued by the Texas Commission on Environmental Quality. Assignor provides water services within the service area described on **EXHIBIT A**, attached hereto and incorporated herein (the “Water Service Area”). Assignor also provides wastewater services within a portion of the area described on **EXHIBIT A** (such portion being referred to as the “Wastewater Service Area”). The Water Service Area and the Wastewater Service Area are referred to collectively as the “Service Areas” herein.

WHEREAS, pursuant to that certain Purchase and Sale Agreement dated October 31, 2019, as amended, by and between Assignor, as Seller, and Assignee or its affiliate, as Buyer (“Purchase Agreement”), and concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Aransas County, Texas and described in a Special Warranty Deed, dated on or around today’s date, between the parties, together with the improvements located thereon (the “Special Warranty Deed”), and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on or around today’s date, between the parties (the “Bill of Sale”) (such real property and personal property described in the Special Warranty Deed and the Bill of Sale being herein collectively referred to as the “Property”). Unless defined differently herein, all capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor’s right, title and interest in and to the wastewater and water system main lines, appurtenances and other assets, up to the point of interconnection between the applicable utility system and the customer, comprising the water utility system and wastewater collection and transmission system located in Aransas County, Texas and providing service in and to the Service Areas (the “System), save and except those expressly excluded herein.

WHEREAS, Assignor is the successor in interest to all of the assets and rights, both real and personal, including but not limited to easement and other rights, of LAMAR WATER SUPPLY CORPORATION, a dissolved Texas corporation (“LWSC”), which was placed in receivership, Assignor having obtained such assets and rights from the court-appointed receiver for LWSC, Patrick C. King, on or around April 19, 2007. All rights in and to the System previously held by LWSC and acquired by Assignor that are not included or specifically excluded in the previously described Special Warranty Deed or Bill of Sale are included in this Assignment and transferred to Assignee.

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor's rights to operate, maintain and service the main lines of the wastewater and water system in the System, including but not limited to, the right to collect assessments and/or fees.

WHEREAS, Assignor has agreed to assign to Assignee, all its right, title and interest in any licenses, permits, certificates of public convenience and necessity, leases, contracts and agreements that pertain to the Property or wastewater and water service in and to the System.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor's right, title and interest in and to any easements in favor of Assignor that benefit the System (the "Easements").

ASSIGNMENT

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Assignor and Assignee hereby agree as follows:

1. **Assignment.**

Assignor hereby assigns, conveys, transfers and sets over unto Assignee, free of all liens and encumbrances, all of Assignor's right, title and interest in and to the property, assets and interests of Assignor used in the provision of wastewater and water service in and to the Service Areas, to the extent not conveyed pursuant to the Special Warranty Deed or the Bill of Sale, and to the extent not expressly excluded by this Assignment, the Special Warranty Deed or the Bill of Sale, including without limitation the property, assets and interests described as follows (the "Additional Interests"):

- A. Easements in favor of Assignor that benefit the System and are used in the provision of wastewater and water service in and to the Service Areas;
- B. The main lines of the wastewater and water system, appurtenances and other assets comprising the System and utilized in the provision of the wastewater and water service in and to the Service Areas, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases (unless expressly excluded herein);
 - b. All wastewater lines, pipes, pump/lift station(s), tanks, meters, valves, manholes, and any other appurtenances of the wastewater system, and all machinery, equipment, supplies and other tangible items used in connection with the wastewater system, **BUT EXPRESSLY EXCLUDING THE WASTEWATER TREATMENT PLANT**, which is not now owned and has not ever been owned by Assignor; and All water lines, pipes, wells, well house, tanks, pumps, meters, valves, and any other appurtenances of the water system, and all machinery, equipment, supplies and other tangible items used in connection with the water system;
 - c. Any machinery and equipment such as meters, tools, devices, mobile work equipment, and all furniture, fixtures, machinery, supplies and other tangible items located in Aransas County, Texas, and used or held for use by Assignor in connection with the System;
 - d. Any rights, approvals, licenses, permits, and/or applications of any kind or nature, including, without limitation, the right to own, operate, and maintain the System and provide service to the System, any approvals or permits issued by or which are on file with any governmental agencies, departments or authorities, such as electric, gas, cable television, telephone, and other utility service rights, permits, and/or applications;
 - e. Any leases, or service, utility, maintenance, management, supply, franchise, or other agreements Assignee has expressly agreed to take transfer of, customer lists,

- construction plans and specifications, engineering reports, environmental reports, technical reports, drawings, surveys, utility studies, market studies, appraisals, and/or any other reports or data which are in the possession of Assignor or may be obtained by Assignor, including, without limitation, all work product and file materials of any third party consultants (other than attorneys) who have done work in connection with the System;
- f. All prepaid expenses or fee credits or any kind or nature, including without limitation all prepaid impact fees and/or impact fee credits; and all rights to any refunds or reimbursements of any kind or nature which relate to the System, including, without limitation, all rights to receive reimbursements or refunds from any utility districts, water districts, road districts or other governmental authorities or third parties;
 - g. All indemnities or claims with respect to the System (excluding any indemnities or claims that may be asserted by Assignor against Assignee);
 - h. Any warranties, guaranties, indemnities, bonds or other financial assurances or guaranties, if any, pertaining to, allocable to, or arising out of the System, and all claims and causes of action thereunder (excluding any of the foregoing that may be asserted by Assignor against Assignee); and
 - i. All assets not described or excluded herein which are located in Aransas County, Texas, and used or useful in or to the System, but specifically EXCLUDING CUSTOMER DEPOSITS held by Assignor.
- C. All easements, streets, rights-of-way, or other rights and interests, if any, associated with the System and held by or reserved by Assignor in the following subdivision plats and/or by virtue of the following documents, excluding any unperformed obligations that were to be performed by Assignor on or before the date hereof, if any:
- a. All plats located within the area described on **EXHIBIT A**;
 - b. All documents establishing easements or other rights used or useful in operation of the System which affect the area described on **EXHIBIT A**, including but not limited to Declarations of Covenants, Conditions and Restrictions, or similar restrictive covenants;
 - c. Utility Easement Agreement rights held by Lamar Water Supply Corporation, recorded as **Document #222596** in the official public records of Aransas County, Texas on September 28, 1998, but excluding any interest in the Sewer Plant Facility, as such term is described therein;
 - d. Sanitary Control Easement recorded as **Document #312259** in the official public records of Aransas County, Texas on June 7, 2010;
 - e. Sanitary Control Easement recorded as **Document #312260** in the official public records of Aransas County, Texas on June 7, 2010;
 - f. Sanitary Control Easement recorded as **Document #312661** in the official public records of Aransas County, Texas on June 7, 2010;
 - g. Sanitary Control Easement recorded as **Document #313448** in the official public records of Aransas County, Texas on August 24, 2010;
 - h. Water Line Easement recorded as **Document #390544** in the official public records of Aransas County, Texas on April 7, 2022;
 - i. Water Line Easement recorded as **Document #390545** in the official public records of Aransas County, Texas on April 7, 2022;
 - j. Water Line Easement recorded as **Document #390546** in the official public records of Aransas County, Texas on April 7, 2022;
 - k. Water Line Easement recorded as **Document #390547** in the official public records of Aransas County, Texas on April 7, 2022;

- l. Water Line Easement recorded as **Document #390548** in the official public records of Aransas County, Texas on April 7, 2022;
 - m. Water Line Easement recorded as **Document #390688** in the official public records of Aransas County, Texas on April 14, 2022;
 - n. Wastewater Facilities Easement recorded as **Document #384260** in the official public records of Aransas County, Texas on July 12, 2021.
- D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.
- E. The Additional Interests shall not include, and expressly exclude, any and all right, title, interest, trademark or copyright in or to the brand, marks or name of Assignor (i.e., Aransas Bay Utilities Co., LLC), existing contracts between Assignor and third parties pursuant to which Assignor operates water or wastewater systems other than the System, office and storage space utilized by Assignor as of the date hereof and located within an office building owned by an affiliate of Assignor or any third party, and any leasehold interest of Assignor that may exist with respect to such office and storage space. Without limiting the generality of the foregoing, Assignor's rights and interests with respect to the February 21, 2012 Contractor Agreement to Lamar Improvement District by and between Assignor and Lamar Improvement District, together with any amendments thereto (the "LID Operations Agreement") are expressly excluded from this Assignment.
- F. Any and all rights and obligations of Assignor in, to and under the following described contracts and agreements are assigned by separate instrument with the consent of the other party to said contracts and agreements:
- a. May 8, 2007 Sanitary Sewer Service Contract by and between Aransas County Municipal Utility District No. 1 and Seller (the "ACMUD Wastewater Agreement"); and
 - b. June 3, 2011 Wholesale Water Supply Agreement by and between Seller and Lamar Improvement District, as amended July 12, 2012, together with any subsequent amendments thereto (the "LID Water Supply Agreement").

2. Assumption. Assignee, by its acceptance hereof, hereby: (a) assumes, and covenants and agrees perform all duties, liabilities and obligations to be discharged or performed by Assignor with respect to the Additional Interests; (b) accepts and agrees to all terms, conditions, covenants and agreements set forth in any and all easements, licenses, permits, approvals, rights and/or contracts and agreements with or relating to the Additional Interests.; and (c) assumes sole responsibility for all obligations, duties and liabilities with respect to the Additional Interests as of the effective date hereof. Without limiting the generality of the foregoing, Assignee assumes full and complete responsibility for maintenance, repair, compliance with all applicable laws, costs incident to ownership and all other obligations, duties and liabilities related to the Additional Interests. Assignor is and shall be released and forever discharged from all duties, obligations and other liabilities, if any, with respect to the Additional Interests.

3. DISCLAIMER. **EXCEPT AS TO THOSE MATTERS EXPRESSLY COVERED BY THE REPRESENTATIONS AND WARRANTIES OF GRANTOR IN THE PURCHASE AGREEMENT BETWEEN GRANTOR AND GRANTEE CONCERNING THE PROPERTY AND THE ADDITIONAL INTERESTS, GRANTOR EXPRESSLY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES OF EVERY KIND AND CHARACTER, WHETHER EXPRESS OR IMPLIED. GRANTEE SHALL HAVE NO CLAIM AGAINST GRANTOR, AND GRANTOR SHALL HAVE NO LIABILITY TO GRANTEE, WITH RESPECT TO ANY SUCH DISCLAIMED WARRANTIES OR REPRESENTATIONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTOR SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES AND REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY AND THE ADDITIONAL INTERESTS OR ANY PORTION THEREOF, AND MAKES NO REPRESENTATION OR WARRANTY AS TO DESIGN, FITNESS FOR INTENDED USE OR**

HABITABILITY OF ANY OF THE PROPERTY OR THE ADDITIONAL INTERESTS. GRANTOR AND GRANTEE AGREE THAT THE PROPERTY AND ADDITIONAL INTERESTS ARE CONVEYED ON AN "AS IS" BASIS, "WITH ALL FAULTS," AND THAT BUYER SHALL BE SOLELY RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE AND OTHER OBLIGATIONS RELATED TO THE PROPERTY AND ADDITIONAL INTERESTS AFTER THE DATE HEREOF.

4. Governing Law. This Assignment shall be construed under and enforced in accordance with the laws of the State of Texas.

5. Further Assurances. Each party to this Assignment agrees to execute and deliver to the other party, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment, but only to the extent that such actions or instruments are consistent with the terms, conditions, covenants and agreements set forth herein.

6. Attorneys' Fees and Costs. If any action or proceeding is commenced by either party to enforce their rights under this Assignment, the prevailing party in such action or proceeding shall be entitled to recover all reasonable costs and expenses, including, without limitation, reasonable attorneys' fees and court costs, in addition to any other relief awarded by the court.

7. Successors and Assigns. This Assignment shall inure to the benefit of and be binding upon, the successors, executors, administrators, legal representatives and assigns of the parties hereto.

8. Counterparts. This Assignment may be executed in counterparts (including email and pdf), each of which shall be an original, but all of which together shall constitute one agreement.

9. Authority to Execute. Each person whose signature appears hereon represents and warrants that he or she has been duly authorized and has full authority to execute this Assignment on behalf of the party on whose behalf this Assignment is executed.

10. Subject to Purchase Agreement. This Assignment is in accordance with and is subject to all of the representations, warranties, covenants, exclusions and indemnities set forth in the Purchase Agreement, all of which are incorporated herein by reference. In the event of a conflict between the provisions of this Assignment and the provisions of the Purchase Agreement, the provisions of the Purchase Agreement shall govern. This Assignment does not merge, supersede, enlarge or satisfy any representation, warranty, covenant, agreement or other duty or obligation of Assignor arising under the Purchase Agreement or the closing of the transactions contemplated therein, other than the obligation to execute and deliver to Assignee this Assignment at Closing (as defined in the Purchase Agreement).

11. Required Consents. Any third party consents required to effectuate the assignment and assumption contemplated herein shall be the responsibility of Assignee; provided, however, that Assignor shall be obligated to reasonably cooperate in Assignee's efforts to obtain any such consents.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands, by and through their duly authorized representatives, and caused these presents to be executed the date and year first above written.

[SIGNATURE PAGES FOLLOW]

ASSIGNOR:

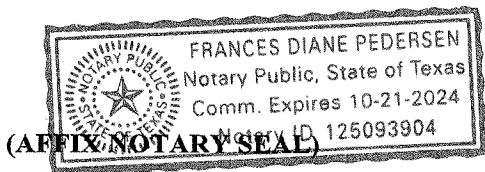
ARANSAS BAY UTILITIES CO., LLC, a Texas
limited liability company

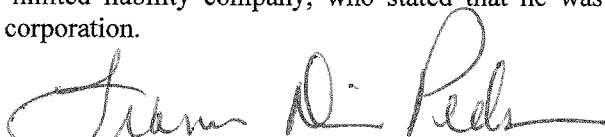
By: 
David Pilgrim, Member & Manager

STATE OF TEXAS §

COUNTY OF Aransas §

The foregoing General Assignment was acknowledged, signed and sworn to before me on this 30 day of August, 2022 by DAVID PILGRIM in his capacity as Member & Manager of ARANSAS BAY UTILITIES CO., LLC, a Texas limited liability company, who stated that he was authorized to execute this document on behalf of the corporation.




NOTARY PUBLIC

My Commission Expires: 10-21-2024

ASSIGNEE:

CSWR-TEXAS UTILITY OPERATING
COMPANY, LLC, a Texas limited liability
company

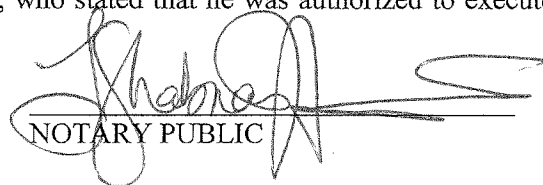
By: CENTRAL STATES WATER
RESOURCES, INC., its manager

By: _____
Josiah M. Cox, President

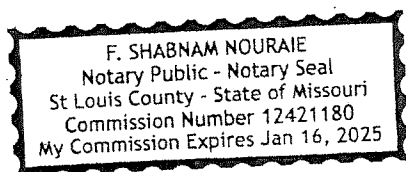
STATE OF MISSOURI §

COUNTY OF ST. LOUIS §

The foregoing General Assignment was acknowledged, signed and sworn to before me on this 29th day of August, 2022 by JOSIAH M. COX, President of CENTRAL STATES WATER RESOURCES, INC., a Missouri corporation, the Manager of CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, a Texas limited liability company, who stated that he was authorized to execute this document.


NOTARY PUBLIC

(AFFIX NOTARY SEAL)



My Commission Expires: 1/16/2025

EXHIBIT A

ARANSAS BAY SERVICE AREA

The area served is approximately 9.0 miles northeast of the City of Rockport, Texas, located in the William Lewis Survey (A-96), in Aransas County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southwest corner of that called 8.305 acre tract of land described as Exhibit "J" in a Special Warranty Deed, Disclaimers of Interest, and Deed of Quitclaim from Christopher Courtney, et al to Aransas Bay Interests, L.L.C., dated May 4, 1998, recorded in File #219726 of the Aransas County Official Records;

THENCE, the following four-hundred eight (408) courses:

- 1) North 32° 04' 54" East for a distance of 299.93 feet to a point;
- 2) North 27° 07' 14" East for a distance of 693.29 feet to a point;
- 3) North 53° 30' 56" West for a distance of 105.11 feet to a point;
- 4) North 31° 04' 21" East for a distance of 411.89 feet to a point;
- 5) North 58° 59' 30" West for a distance of 79.83 feet to a point;
- 6) North 31° 00' 30" East for a distance of 429.06 feet to a point;
- 7) North 85° 43' 34" East for a distance of 83.63 feet to a point;
- 8) North 89° 54' 09" East for a distance of 5.23 feet to a point;
- 9) South 75° 33' 31" East for a distance of 11.31 feet to a point;
- 10) South 65° 00' 40" East for a distance of 30.28 feet to a point;
- 11) South 65° 02' 14" East for a distance of 619.48 feet to a point;
- 12) South 65° 02' 10" East for a distance of 70.40 feet to a point;
- 13) South 74° 56' 08" East for a distance of 64.64 feet to a point;
- 14) North 89° 20' 19" East for a distance of 1,672.37 feet to a point;
- 15) North 00° 23' 50" West for a distance of 400.33 feet to a point;
- 16) North 89° 15' 03" East for a distance of 105.00 feet to a point;
- 17) South 00° 23' 49" East for a distance of 350.83 feet to a point;
- 18) South 00° 39' 41" East for a distance of 50.34 feet to a point;
- 19) North 89° 23' 13" East for a distance of 209.79 feet to a point;
- 20) North 00° 18' 19" West for a distance of 230.47 feet to a point;
- 21) North 88° 55' 00" East for a distance of 169.63 feet to a point;
- 22) North 00° 23' 49" West for a distance of 198.83 feet to a point;
- 23) North 89° 20' 19" East for a distance of 190.00 feet to a point;
- 24) South 00° 23' 49" East for a distance of 218.06 feet to a point;
- 25) South 89° 36' 14" West for a distance of 42.50 feet to a point;
- 26) South 00° 23' 50" East for a distance of 212.67 feet to a point;
- 27) North 89° 13' 29" East for a distance of 266.20 feet to a point;
- 28) South 78° 45' 54" East for a distance of 111.09 feet to a point;
- 29) North 89° 19' 17" East for a distance of 415.99 feet to a point;
- 30) South 76° 37' 47" East for a distance of 60.88 feet to a point;
- 31) North 11° 35' 57" East for a distance of 158.01 feet to a point;
- 32) Due North for a distance of 1,915.71 feet to a point;
- 33) South 56° 43' 00" East for a distance of 587.17 feet to a point;
- 34) North 89° 17' 58" East for a distance of 330.45 feet to a point;
- 35) Due South for a distance of 212.95 feet to a point;
- 36) South 57° 42' 19" East for a distance of 161.53 feet to a point;
- 37) South 61° 40' 29" East for a distance of 152.26 feet to a point;
- 38) North 05° 04' 17" East for a distance of 48.74 feet to a point;
- 39) North 01° 27' 17" West for a distance of 327.77 feet to a point;
- 40) North 88° 59' 55" East for a distance of 378.17 feet to a point;
- 41) South 00° 02' 44" East for a distance of 76.19 feet to a point;
- 42) South 89° 32' 17" East for a distance of 195.80 feet to a point;

- 43) North 00° 15' 38" East for a distance of 81.21 feet to a point;
- 44) North 88° 59' 55" East for a distance of 278.02 feet to a point;
- 45) South 00° 55' 15" West for a distance of 451.31 feet to a point;
- 46) South 54° 25' 40" East for a distance of 104.55 feet to a point;
- 47) South 67° 46' 40" East for a distance of 237.91 feet to a point;
- 48) South 87° 18' 40" East for a distance of 173.68 feet to a point;
- 49) North 82° 26' 47" East for a distance of 125.01 feet to a point;
- 50) North 00° 49' 59" West for a distance of 230.41 feet to a point;
- 51) North 89° 07' 20" East for a distance of 291.20 feet to a point;
- 52) South 00° 52' 40" East for a distance of 156.76 feet to a point;
- 53) North 89° 07' 20" East for a distance of 279.05 feet to a point;
- 54) South 00° 31' 21" East for a distance of 256.49 feet to a point;
- 55) South 01° 24' 24" East for a distance of 81.59 feet to a point;
- 56) South 00° 49' 16" East for a distance of 69.68 feet to a point;
- 57) South 00° 49' 18" East for a distance of 120.02 feet to a point;
- 58) South 00° 49' 17" East for a distance of 125.02 feet to a point;
- 59) South 00° 49' 18" East for a distance of 110.02 feet to a point;
- 60) South 00° 49' 17" East for a distance of 110.02 feet to a point;
- 61) South 00° 49' 18" East for a distance of 60.01 feet to a point;
- 62) South 00° 49' 17" East for a distance of 112.91 feet to a point;
- 63) South 71° 27' 16" East for a distance of 203.68 feet to a point;
- 64) North 89° 11' 41" East for a distance of 303.01 feet to a point;
- 65) North 00° 48' 19" West for a distance of 380.00 feet to a point;
- 66) North 89° 11' 41" East for a distance of 385.28 feet to a point;
- 67) North 00° 48' 19" West for a distance of 365.00 feet to a point;
- 68) South 89° 11' 40" West for a distance of 245.20 feet to a point;
- 69) North 00° 48' 19" West for a distance of 790.03 feet to a point;
- 70) North 89° 11' 40" East for a distance of 245.06 feet to a point;
- 71) North 01° 34' 56" West for a distance of 52.69 feet to a point;
- 72) North 00° 52' 24" West for a distance of 781.62 feet to a point;
- 73) North 89° 07' 36" East for a distance of 1,175.00 feet to a point;
- 74) South 00° 52' 24" East for a distance of 781.57 feet to a point;
- 75) South 00° 48' 19" East for a distance of 54.17 feet to a point;
- 76) North 89° 11' 41" East for a distance of 648.78 feet to a point;
- 77) South 29° 17' 51" West for a distance of 168.23 feet to a point;
- 78) South 27° 43' 09" West for a distance of 126.97 feet to a point;
- 79) South 27° 43' 07" West for a distance of 16.45 feet to a point;
- 80) South 26° 32' 03" West for a distance of 95.07 feet to a point;
- 81) South 25° 07' 54" West for a distance of 89.80 feet to a point;
- 82) South 23° 19' 16" West for a distance of 162.79 feet to a point;
- 83) South 22° 04' 01" West for a distance of 95.16 feet to a point;
- 84) South 22° 32' 55" West for a distance of 119.77 feet to a point;
- 85) South 22° 32' 56" West for a distance of 53.69 feet to a point;
- 86) South 20° 31' 19" West for a distance of 189.77 feet to a point;
- 87) South 20° 36' 40" West for a distance of 170.34 feet to a point;
- 88) South 19° 57' 19" West for a distance of 276.05 feet to a point;
- 89) South 21° 18' 08" West for a distance of 70.82 feet to a point;
- 90) South 24° 43' 30" West for a distance of 63.61 feet to a point;
- 91) South 17° 28' 17" West for a distance of 72.26 feet to a point;
- 92) South 00° 27' 21" East for a distance of 273.44 feet to a point;
- 93) South 89° 32' 38" West for a distance of 339.64 feet to a point;
- 94) North 00° 27' 21" West for a distance of 265.02 feet to a point;
- 95) South 89° 32' 38" West for a distance of 1,335.00 feet to a point;
- 96) South 00° 27' 22" East for a distance of 105.00 feet to a point;
- 97) North 89° 32' 43" East for a distance of 173.89 feet to a point;

- 98) With a circular curve to the right, having a radius of 10.00 feet, a central angle of $156^{\circ} 22' 29''$, whose long chord bears South $12^{\circ} 16' 03''$ East, a distance of 19.58 feet, for an arc distance of 27.29 feet to a point;
- 99) With a circular curve to the left, having a radius of 154.56 feet, a central angle of $34^{\circ} 14' 05''$, whose long chord bears South $48^{\circ} 48' 09''$ West, a distance of 90.98 feet, for an arc distance of 92.35 feet to a point;
- 100) South $08^{\circ} 26' 53''$ West for a distance of 67.26 feet to a point;
- 101) South $89^{\circ} 32' 38''$ West for a distance of 118.56 feet to a point;
- 102) South $00^{\circ} 27' 22''$ East for a distance of 135.00 feet to a point;
- 103) South $89^{\circ} 32' 38''$ West for a distance of 95.00 feet to a point;
- 104) South $00^{\circ} 27' 21''$ East for a distance of 2,663.99 feet to a point;
- 105) South $80^{\circ} 48' 51''$ West for a distance of 139.07 feet to a point;
- 106) With a circular curve to the left, having a radius of 114.61 feet, a central angle of $25^{\circ} 52' 11''$, whose long chord bears South $55^{\circ} 47' 26''$ West, a distance of 51.31 feet, for an arc distance of 51.75 feet to a point;
- 107) South $42^{\circ} 51' 20''$ West for a distance of 69.65 feet to a point;
- 108) South $42^{\circ} 51' 23''$ West for a distance of 14.43 feet to a point;
- 109) South $38^{\circ} 15' 49''$ West for a distance of 70.31 feet to a point;
- 110) South $35^{\circ} 27' 59''$ West for a distance of 69.89 feet to a point;
- 111) South $32^{\circ} 00' 32''$ West for a distance of 90.86 feet to a point;
- 112) South $44^{\circ} 19' 16''$ West for a distance of 98.08 feet to a point;
- 113) North $45^{\circ} 40' 43''$ West for a distance of 400.00 feet to a point;
- 114) South $44^{\circ} 19' 16''$ West for a distance of 400.15 feet to a point;
- 115) North $55^{\circ} 45' 43''$ West for a distance of 680.20 feet to a point;
- 116) North $39^{\circ} 09' 30''$ West for a distance of 98.52 feet to a point;
- 117) North $21^{\circ} 28' 03''$ West for a distance of 42.54 feet to a point;
- 118) North $10^{\circ} 17' 29''$ West for a distance of 25.08 feet to a point;
- 119) North $04^{\circ} 17' 12''$ West for a distance of 25.53 feet to a point;
- 120) North $77^{\circ} 15' 17''$ West for a distance of 17.30 feet to a point;
- 121) North $54^{\circ} 05' 15''$ West for a distance of 24.73 feet to a point;
- 122) North $30^{\circ} 22' 18''$ West for a distance of 5.59 feet to a point;
- 123) North $30^{\circ} 22' 06''$ West for a distance of 13.83 feet to a point;
- 124) North $58^{\circ} 01' 12''$ West for a distance of 4.49 feet to a point;
- 125) North $68^{\circ} 28' 45''$ West for a distance of 17.08 feet to a point;
- 126) North $57^{\circ} 19' 44''$ West for a distance of 16.27 feet to a point;
- 127) North $20^{\circ} 14' 55''$ West for a distance of 16.53 feet to a point;
- 128) North $30^{\circ} 29' 46''$ East for a distance of 1.64 feet to a point;
- 129) South $89^{\circ} 25' 54''$ West for a distance of 32.44 feet to a point;
- 130) North $75^{\circ} 38' 02''$ West for a distance of 19.88 feet to a point;
- 131) North $53^{\circ} 07' 54''$ West for a distance of 16.93 feet to a point;
- 132) North $57^{\circ} 49' 57''$ West for a distance of 12.02 feet to a point;
- 133) North $67^{\circ} 38' 41''$ West for a distance of 30.47 feet to a point;
- 134) North $87^{\circ} 24' 02''$ West for a distance of 25.55 feet to a point;
- 135) South $89^{\circ} 46' 56''$ West for a distance of 110.30 feet to a point;
- 136) North $26^{\circ} 35' 25''$ West for a distance of 12.09 feet to a point;
- 137) North $12^{\circ} 32' 10''$ West for a distance of 0.18 feet to a point;
- 138) South $86^{\circ} 44' 08''$ West for a distance of 8.29 feet to a point;
- 139) South $72^{\circ} 54' 55''$ West for a distance of 11.94 feet to a point;
- 140) North $86^{\circ} 33' 14''$ West for a distance of 49.16 feet to a point;
- 141) South $79^{\circ} 05' 16''$ West for a distance of 23.79 feet to a point;
- 142) South $88^{\circ} 55' 13''$ West for a distance of 25.16 feet to a point;
- 143) North $66^{\circ} 07' 39''$ West for a distance of 37.23 feet to a point;
- 144) North $77^{\circ} 22' 47''$ West for a distance of 47.53 feet to a point;
- 145) North $89^{\circ} 03' 17''$ West for a distance of 24.80 feet to a point;
- 146) North $87^{\circ} 21' 37''$ West for a distance of 54.71 feet to a point;
- 147) North $83^{\circ} 37' 10''$ West for a distance of 57.16 feet to a point;
- 148) North $76^{\circ} 19' 03''$ West for a distance of 26.83 feet to a point;
- 149) North $40^{\circ} 27' 07''$ West for a distance of 14.00 feet to a point;
- 150) North $84^{\circ} 06' 09''$ West for a distance of 4.55 feet to a point;

- 151) South 56° 20' 27" West for a distance of 9.14 feet to a point;
- 152) South 47° 22' 32" West for a distance of 37.56 feet to a point;
- 153) South 62° 55' 47" West for a distance of 25.48 feet to a point;
- 154) North 73° 37' 24" West for a distance of 19.64 feet to a point;
- 155) North 63° 27' 41" West for a distance of 21.40 feet to a point;
- 156) North 42° 12' 40" West for a distance of 23.50 feet to a point;
- 157) North 02° 15' 32" West for a distance of 85.67 feet to a point;
- 158) North 34° 11' 15" West for a distance of 26.02 feet to a point;
- 159) North 26° 13' 56" West for a distance of 29.04 feet to a point;
- 160) North 37° 28' 37" West for a distance of 25.27 feet to a point;
- 161) North 19° 22' 07" West for a distance of 22.76 feet to a point;
- 162) North 36° 53' 49" West for a distance of 23.73 feet to a point;
- 163) North 10° 19' 08" West for a distance of 12.01 feet to a point;
- 164) North 06° 29' 12" West for a distance of 16.86 feet to a point;
- 165) North 28° 09' 25" West for a distance of 35.66 feet to a point;
- 166) North 17° 33' 40" West for a distance of 33.89 feet to a point;
- 167) North 30° 29' 29" West for a distance of 16.57 feet to a point;
- 168) North 15° 59' 12" West for a distance of 17.44 feet to a point;
- 169) North 16° 28' 34" West for a distance of 16.20 feet to a point;
- 170) North 38° 19' 07" West for a distance of 8.69 feet to a point;
- 171) North 32° 10' 44" West for a distance of 19.06 feet to a point;
- 172) North 17° 14' 14" West for a distance of 11.91 feet to a point;
- 173) North 41° 45' 30" West for a distance of 39.76 feet to a point;
- 174) North 34° 28' 14" West for a distance of 17.64 feet to a point;
- 175) North 42° 06' 58" West for a distance of 15.61 feet to a point;
- 176) North 54° 55' 51" West for a distance of 13.28 feet to a point;
- 177) North 60° 09' 01" West for a distance of 24.15 feet to a point;
- 178) North 37° 19' 58" West for a distance of 14.73 feet to a point;
- 179) North 17° 47' 57" West for a distance of 23.23 feet to a point;
- 180) North 36° 42' 08" West for a distance of 22.99 feet to a point;
- 181) North 33° 50' 27" West for a distance of 46.02 feet to a point;
- 182) North 41° 39' 10" West for a distance of 67.96 feet to a point;
- 183) North 83° 45' 54" West for a distance of 59.64 feet to a point;
- 184) North 05° 12' 25" East for a distance of 3.08 feet to a point;
- 185) North 67° 38' 34" West for a distance of 14.80 feet to a point;
- 186) North 02° 51' 29" West for a distance of 12.10 feet to a point;
- 187) North 31° 47' 22" West for a distance of 11.56 feet to a point;
- 188) South 55° 02' 23" West for a distance of 1.64 feet to a point;
- 189) North 54° 00' 02" West for a distance of 26.36 feet to a point;
- 190) North 28° 49' 28" West for a distance of 46.55 feet to a point;
- 191) North 17° 17' 47" West for a distance of 19.53 feet to a point;
- 192) North 29° 52' 53" West for a distance of 20.68 feet to a point;
- 193) North 40° 47' 37" West for a distance of 14.21 feet to a point;
- 194) North 49° 47' 37" West for a distance of 26.94 feet to a point;
- 195) North 57° 10' 20" West for a distance of 47.06 feet to a point;
- 196) North 56° 04' 09" West for a distance of 46.23 feet to a point;
- 197) North 38° 04' 34" West for a distance of 33.20 feet to a point;
- 198) North 44° 25' 26" West for a distance of 88.15 feet to a point;
- 199) North 46° 46' 55" West for a distance of 57.37 feet to a point;
- 200) North 37° 16' 45" West for a distance of 51.14 feet to a point;
- 201) North 36° 20' 54" West for a distance of 65.39 feet to a point;
- 202) North 31° 47' 10" West for a distance of 51.90 feet to a point;
- 203) North 30° 59' 26" West for a distance of 44.40 feet to a point;
- 204) North 23° 53' 25" West for a distance of 61.52 feet to a point;
- 205) North 23° 53' 21" West for a distance of 23.22 feet to a point;
- 206) North 29° 19' 05" West for a distance of 38.22 feet to a point;

- 207) North 34° 34' 40" West for a distance of 86.83 feet to a point;
- 208) North 28° 48' 19" West for a distance of 53.77 feet to a point;
- 209) North 71° 59' 03" West for a distance of 14.83 feet to a point;
- 210) North 72° 39' 50" West for a distance of 15.03 feet to a point;
- 211) North 59° 53' 00" West for a distance of 17.58 feet to a point;
- 212) North 42° 32' 27" West for a distance of 17.37 feet to a point;
- 213) North 16° 50' 17" West for a distance of 13.33 feet to a point;
- 214) North 25° 47' 40" East for a distance of 18.13 feet to a point;
- 215) North 35° 07' 21" East for a distance of 20.02 feet to a point;
- 216) North 39° 19' 18" East for a distance of 11.02 feet to a point;
- 217) North 31° 27' 28" West for a distance of 2.76 feet to a point;
- 218) North 19° 06' 20" West for a distance of 7.70 feet to a point;
- 219) North 19° 06' 21" West for a distance of 11.71 feet to a point;
- 220) North 13° 05' 58" West for a distance of 53.92 feet to a point;
- 221) South 88° 14' 19" West for a distance of 20.05 feet to a point;
- 222) North 78° 42' 02" West for a distance of 16.13 feet to a point;
- 223) North 12° 48' 51" West for a distance of 17.55 feet to a point;
- 224) North 06° 15' 34" East for a distance of 14.85 feet to a point;
- 225) North 17° 22' 18" West for a distance of 11.43 feet to a point;
- 226) North 22° 19' 36" West for a distance of 16.75 feet to a point;
- 227) North 26° 35' 16" West for a distance of 22.48 feet to a point;
- 228) North 08° 22' 15" West for a distance of 14.85 feet to a point;
- 229) North 33° 43' 15" West for a distance of 11.49 feet to a point;
- 230) North 48° 14' 39" West for a distance of 23.97 feet to a point;
- 231) North 59° 50' 06" West for a distance of 23.99 feet to a point;
- 232) North 77° 00' 26" West for a distance of 3.48 feet to a point;
- 233) North 83° 33' 00" West for a distance of 13.70 feet to a point;
- 234) North 83° 33' 02" West for a distance of 8.00 feet to a point;
- 235) North 19° 39' 52" West for a distance of 10.91 feet to a point;
- 236) North 36° 53' 56" West for a distance of 0.69 feet to a point;
- 237) North 59° 03' 19" West for a distance of 5.57 feet to a point;
- 238) North 56° 20' 36" West for a distance of 10.52 feet to a point;
- 239) North 25° 21' 57" West for a distance of 13.04 feet to a point;
- 240) North 08° 09' 49" West for a distance of 12.97 feet to a point;
- 241) North 20° 34' 27" East for a distance of 4.56 feet to a point;
- 242) North 71° 35' 05" West for a distance of 7.56 feet to a point;
- 243) Due North for a distance of 20.11 feet to a point;
- 244) North 36° 54' 01" West for a distance of 13.95 feet to a point;
- 245) North 46° 47' 24" East for a distance of 12.33 feet to a point;
- 246) North 48° 28' 29" West for a distance of 25.53 feet to a point;
- 247) North 53° 16' 08" West for a distance of 13.45 feet to a point;
- 248) North 53° 16' 02" West for a distance of 31.19 feet to a point;
- 249) North 79° 07' 34" West for a distance of 25.51 feet to a point;
- 250) South 45° 01' 39" West for a distance of 15.92 feet to a point;
- 251) Due West for a distance of 31.69 feet to a point;
- 252) North 48° 23' 51" West for a distance of 87.26 feet to a point;
- 253) North 51° 40' 10" West for a distance of 18.34 feet to a point;
- 254) North 53° 55' 12" West for a distance of 38.94 feet to a point;
- 255) North 43° 51' 37" East for a distance of 11.27 feet to a point;
- 256) North 54° 11' 36" West for a distance of 3.08 feet to a point;
- 257) North 45° 01' 28" West for a distance of 5.62 feet to a point;
- 258) North 57° 17' 20" West for a distance of 2.92 feet to a point;
- 259) Due West for a distance of 0.15 feet to a point;
- 260) South 68° 15' 56" West for a distance of 1.06 feet to a point;
- 261) South 38° 41' 42" West for a distance of 6.88 feet to a point;
- 262) South 84° 05' 53" West for a distance of 18.60 feet to a point;

- 263) North 70° 21' 58" West for a distance of 9.97 feet to a point;
- 264) North 53° 09' 29" West for a distance of 8.33 feet to a point;
- 265) North 70° 22' 12" West for a distance of 3.24 feet to a point;
- 266) North 86° 49' 26" West for a distance of 3.25 feet to a point;
- 267) South 61° 43' 19" West for a distance of 1.87 feet to a point;
- 268) South 45° 01' 39" West for a distance of 8.21 feet to a point;
- 269) South 80° 33' 05" West for a distance of 9.76 feet to a point;
- 270) North 82° 34' 38" West for a distance of 10.97 feet to a point;
- 271) North 84° 39' 02" West for a distance of 11.68 feet to a point;
- 272) South 77° 55' 13" West for a distance of 3.32 feet to a point;
- 273) South 65° 14' 51" West for a distance of 5.90 feet to a point;
- 274) South 77° 09' 08" West for a distance of 22.28 feet to a point;
- 275) South 83° 48' 06" West for a distance of 22.46 feet to a point;
- 276) North 67° 05' 32" West for a distance of 12.50 feet to a point;
- 277) North 88° 09' 00" West for a distance of 12.13 feet to a point;
- 278) North 75° 58' 42" West for a distance of 16.23 feet to a point;
- 279) North 59° 47' 28" West for a distance of 21.13 feet to a point;
- 280) North 45° 01' 44" West for a distance of 24.85 feet to a point;
- 281) North 38° 23' 45" West for a distance of 27.61 feet to a point;
- 282) North 21° 00' 06" West for a distance of 17.48 feet to a point;
- 283) North 38° 28' 40" West for a distance of 58.78 feet to a point;
- 284) North 40° 18' 09" West for a distance of 16.09 feet to a point;
- 285) North 52° 19' 54" West for a distance of 8.71 feet to a point;
- 286) North 72° 59' 18" West for a distance of 19.83 feet to a point;
- 287) North 72° 59' 21" West for a distance of 17.94 feet to a point;
- 288) North 61° 24' 54" West for a distance of 14.48 feet to a point;
- 289) North 27° 46' 59" West for a distance of 13.50 feet to a point;
- 290) North 10° 19' 07" West for a distance of 15.08 feet to a point;
- 291) North 35° 34' 10" East for a distance of 3.51 feet to a point;
- 292) South 80° 32' 31" West for a distance of 10.29 feet to a point;
- 293) North 67° 38' 35" West for a distance of 23.49 feet to a point;
- 294) North 44° 19' 16" East for a distance of 43.87 feet to a point;
- 295) North 62° 47' 20" West for a distance of 127.49 feet to a point;
- 296) North 45° 40' 42" West for a distance of 60.94 feet to a point;
- 297) North 45° 40' 43" West for a distance of 183.56 feet to a point;
- 298) North 64° 18' 58" West for a distance of 68.29 feet to a point;
- 299) South 85° 22' 19" West for a distance of 70.75 feet to a point;
- 300) North 85° 39' 54" West for a distance of 85.14 feet to a point;
- 301) North 03° 16' 09" West for a distance of 28.93 feet to a point;
- 302) North 84° 37' 34" West for a distance of 5.71 feet to a point;
- 303) North 84° 37' 36" West for a distance of 112.25 feet to a point;
- 304) South 00° 39' 42" East for a distance of 106.11 feet to a point;
- 305) South 89° 20' 19" West for a distance of 220.00 feet to a point;
- 306) North 00° 39' 41" West for a distance of 164.31 feet to a point;
- 307) North 88° 50' 58" West for a distance of 190.41 feet to a point;
- 308) North 88° 51' 00" West for a distance of 13.83 feet to a point;
- 309) South 00° 15' 10" East for a distance of 291.55 feet to a point;
- 310) North 49° 42' 37" West for a distance of 77.04 feet to a point;
- 311) North 36° 19' 53" West for a distance of 14.11 feet to a point;
- 312) North 16° 49' 46" West for a distance of 38.84 feet to a point;
- 313) North 22° 17' 19" West for a distance of 20.71 feet to a point;
- 314) North 56° 36' 19" West for a distance of 14.56 feet to a point;
- 315) North 64° 34' 08" West for a distance of 24.68 feet to a point;
- 316) North 49° 43' 57" West for a distance of 31.32 feet to a point;
- 317) North 34° 57' 27" West for a distance of 27.82 feet to a point;
- 318) North 49° 00' 16" West for a distance of 29.70 feet to a point;

- 319) North 30° 03' 50" West for a distance of 25.15 feet to a point;
- 320) North 40° 37' 34" West for a distance of 31.98 feet to a point;
- 321) North 66° 20' 41" West for a distance of 14.26 feet to a point;
- 322) North 43° 53' 10" West for a distance of 6.61 feet to a point;
- 323) South 88° 08' 54" West for a distance of 245.33 feet to a point;
- 324) South 84° 57' 16" West for a distance of 196.56 feet to a point;
- 325) South 00° 39' 42" East for a distance of 28.76 feet to a point;
- 326) South 80° 19' 29" West for a distance of 618.69 feet to a point;
- 327) South 00° 49' 26" West for a distance of 59.43 feet to a point;
- 328) South 59° 41' 19" West for a distance of 32.12 feet to a point;
- 329) South 33° 11' 45" West for a distance of 11.27 feet to a point;
- 330) South 02° 35' 15" West for a distance of 13.35 feet to a point;
- 331) South 00° 08' 52" East for a distance of 78.04 feet to a point;
- 332) South 09° 58' 02" West for a distance of 56.60 feet to a point;
- 333) South 03° 52' 59" East for a distance of 56.06 feet to a point;
- 334) South 14° 31' 47" East for a distance of 67.08 feet to a point;
- 335) South 59° 11' 09" East for a distance of 40.17 feet to a point;
- 336) South 20° 19' 10" East for a distance of 33.71 feet to a point;
- 337) South 40° 46' 39" West for a distance of 35.52 feet to a point;
- 338) South 23° 44' 30" West for a distance of 58.55 feet to a point;
- 339) South 03° 44' 06" West for a distance of 43.39 feet to a point;
- 340) South 10° 56' 16" East for a distance of 39.43 feet to a point;
- 341) South 02° 39' 50" West for a distance of 34.59 feet to a point;
- 342) North 67° 26' 12" East for a distance of 19.36 feet to a point;
- 343) North 71° 35' 16" East for a distance of 89.06 feet to a point;
- 344) South 74° 50' 37" East for a distance of 91.59 feet to a point;
- 345) South 57° 57' 54" West for a distance of 121.60 feet to a point;
- 346) South 60° 20' 01" West for a distance of 59.71 feet to a point;
- 347) South 60° 20' 00" West for a distance of 25.38 feet to a point;
- 348) South 64° 24' 58" West for a distance of 102.16 feet to a point;
- 349) South 72° 03' 08" West for a distance of 13.17 feet to a point;
- 350) South 72° 03' 14" West for a distance of 18.56 feet to a point;
- 351) South 72° 03' 11" West for a distance of 177.14 feet to a point;
- 352) South 74° 19' 42" West for a distance of 117.80 feet to a point;
- 353) South 47° 10' 09" West for a distance of 102.93 feet to a point;
- 354) South 57° 12' 07" West for a distance of 37.13 feet to a point;
- 355) North 87° 56' 15" West for a distance of 43.49 feet to a point;
- 356) North 87° 56' 33" West for a distance of 36.15 feet to a point;
- 357) North 57° 32' 56" East for a distance of 75.16 feet to a point;
- 358) North 50° 42' 19" East for a distance of 75.76 feet to a point;
- 359) North 41° 10' 57" East for a distance of 75.88 feet to a point;
- 360) North 32° 07' 10" East for a distance of 76.88 feet to a point;
- 361) North 24° 02' 55" East for a distance of 76.67 feet to a point;
- 362) North 18° 17' 59" East for a distance of 77.15 feet to a point;
- 363) North 12° 10' 15" East for a distance of 65.15 feet to a point;
- 364) North 07° 37' 10" East for a distance of 58.99 feet to a point;
- 365) North 05° 15' 26" East for a distance of 54.86 feet to a point;
- 366) North 05° 15' 24" East for a distance of 28.73 feet to a point;
- 367) North 05° 14' 51" East for a distance of 89.60 feet to a point;
- 368) North 04° 46' 52" East for a distance of 67.45 feet to a point;
- 369) North 14° 03' 31" West for a distance of 47.66 feet to a point;
- 370) South 75° 42' 12" West for a distance of 55.73 feet to a point;
- 371) South 76° 55' 57" West for a distance of 215.92 feet to a point;
- 372) South 76° 55' 54" West for a distance of 22.66 feet to a point;
- 373) South 77° 20' 55" West for a distance of 50.01 feet to a point;
- 374) North 75° 44' 26" West for a distance of 45.66 feet to a point;

- 375) South 15° 07' 39" West for a distance of 13.25 feet to a point;
- 376) North 54° 01' 47" West for a distance of 35.80 feet to a point;
- 377) North 75° 44' 22" West for a distance of 5.88 feet to a point;
- 378) North 75° 44' 28" West for a distance of 48.97 feet to a point;
- 379) South 29° 09' 12" West for a distance of 12.69 feet to a point;
- 380) South 29° 08' 58" West for a distance of 2.71 feet to a point;
- 381) South 29° 09' 14" West for a distance of 55.95 feet to a point;
- 382) North 58° 18' 12" West for a distance of 161.16 feet to a point;
- 383) Due North for a distance of 13.08 feet to a point;
- 384) North 81° 29' 53" West for a distance of 5.68 feet to a point;
- 385) South 13° 56' 10" West for a distance of 135.04 feet to a point;
- 386) South 20° 55' 32" West for a distance of 407.01 feet to a point;
- 387) South 68° 15' 33" East for a distance of 144.66 feet to a point;
- 388) South 58° 44' 52" East for a distance of 74.72 feet to a point;
- 389) South 56° 40' 06" East for a distance of 26.07 feet to a point;
- 390) South 19° 44' 11" East for a distance of 21.40 feet to a point;
- 391) South 08° 58' 35" East for a distance of 16.87 feet to a point;
- 392) South 12° 48' 07" West for a distance of 29.88 feet to a point;
- 393) South 15° 57' 16" West for a distance of 10.36 feet to a point;
- 394) South 53° 43' 06" West for a distance of 12.44 feet to a point;
- 395) Due West for a distance of 19.26 feet to a point;
- 396) North 66° 15' 43" West for a distance of 31.22 feet to a point;
- 397) South 87° 32' 48" West for a distance of 78.42 feet to a point;
- 398) South 87° 15' 30" West for a distance of 145.50 feet to a point;
- 399) South 83° 08' 59" West for a distance of 38.43 feet to a point;
- 400) South 88° 42' 20" West for a distance of 51.56 feet to a point;
- 401) South 78° 57' 40" West for a distance of 47.31 feet to a point;
- 402) South 80° 14' 46" West for a distance of 34.15 feet to a point;
- 403) South 81° 53' 53" West for a distance of 23.91 feet to a point;
- 404) South 73° 07' 42" West for a distance of 51.10 feet to a point;
- 405) South 75° 06' 56" West for a distance of 36.96 feet to a point;
- 406) South 80° 45' 55" West for a distance of 43.81 feet to a point;
- 407) South 83° 22' 18" West for a distance of 18.75 feet to a point;
- 408) South 68° 54' 39" West for a distance of 57.16 feet to the **POINT OF BEGINNING**, and containing 482.280 acres of land, more or less.

BILL OF SALE

This BILL OF SALE (this "Bill of Sale"), effective as of the 31st day of August, 2022, is made by ARANSAS BAY UTILITIES CO., LLC, a Texas limited liability company, ("Seller"), in favor of CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, a Texas limited liability company ("Buyer").

WHEREAS, Seller owns and operates a utility system providing water service to customers pursuant to Certificate of Convenience and Necessity No. 10566 as issued by the Texas Commission on Environmental Quality, and providing wastewater services to customers pursuant to Certificate of Convenience and Necessity No. 20607 as issued by the Texas Commission on Environmental Quality. Assignor provides water services within the service area described on **EXHIBIT A**, attached hereto and incorporated herein (the "Water Service Area"). Assignor also provides wastewater services within a portion of the area described on **EXHIBIT A** (such portion being referred to as the "Wastewater Service Area"). The Water Service Area and the Wastewater Service Area are referred to collectively as the "Service Areas" herein.

WHEREAS, Buyer, or its affiliate, and Seller are parties to that certain Purchase and Sale Agreement dated October 31, 2019, as amended which contemplates the sale of certain assets of Seller to Buyer, and which by this reference is incorporated herein (the "Purchase Agreement").

WHEREAS, Seller is the successor in interest to all of the assets and rights, both real and personal, including but not limited to easement and other rights, of LAMAR WATER SUPPLY CORPORATION, a dissolved Texas corporation ("LWSC"), which was placed in receivership, Seller having obtained such assets and rights from the court-appointed receiver for LWSC, Patrick C. King, on or around April 19, 2007. All rights in and to all personal property previously held by LWSC, used or useful in operation of the System, and acquired by Seller, are included in this Bill of Sale and transferred to Buyer unless expressly excluded.

NOW, THEREFORE, Seller, for the consideration set forth in the Purchase Agreement, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, assign, convey, transfer and deliver to Buyer, all of Seller's right, title and interest in and to the all personal property used or useful in operation of the water utility system and wastewater collection and transmission system located in Aransas County, Texas providing service in and to the Service Areas ("System"), save and except those expressly excluded herein, such assets being more particularly described as follows (the "System Assets"):

All personal property comprising the wastewater system, including but not limited to, the wastewater lines, pipes, pump/lift station(s), tanks, meters, valves, manholes, and any other appurtenances of the wastewater system, and all machinery, equipment, supplies and other tangible items used in connection with the wastewater system, BUT EXPRESSLY EXCLUDING THE WASTEWATER TREATMENT PLANT, which is not now owned and has not ever been owned by Assignor; and

All personal property comprising the water system, including but not limited to, the water lines, pipes, wells, well house, tanks, pumps, meters, valves, and any other appurtenances of the water system, and all machinery, equipment, supplies and other tangible items used in connection with the water system.

The System Assets shall not include, and expressly exclude, any and all right, title, interest, trademark or copyright in or to the brand, marks or name of Seller (i.e., Aransas Bay Utilities Co., LLC), existing contracts between Seller and third parties pursuant to which Seller operates water or wastewater

systems other than the System, office and storage space utilized by Seller as of the date hereof and located within an office building owned by an affiliate of Seller or any third party, or any leasehold interest of Seller that may exist with respect to such office and storage space. Without limiting the generality of the foregoing, Seller's rights and interests with respect to the February 21, 2012 Contractor Agreement to Lamar Improvement District by and between Seller and Lamar Improvement District, together with any amendments thereto (the "LID Operations Agreement") are expressly excluded from this Bill of Sale.

TO HAVE AND TO HOLD the System Assets, with all of the rights and appurtenances thereto belonging, unto Buyer, its successors and assigns, to itself and for its own use and behalf forever, subject to all of the matters set forth or referred to in this Bill of Sale.

AND, for the consideration aforesaid, Buyer hereby assumes sole responsibility for all obligations, duties and liabilities with respect to the System Assets as of the effective date hereof. Without limiting the generality of the foregoing, Buyer assumes full and complete responsibility for maintenance, repair, compliance with all applicable laws, costs incident to ownership and all other obligations, duties and liabilities related to the System Assets. Seller is and shall be released and forever discharged from all duties, obligations and other liabilities, if any, with respect to the System Assets.

AND, for the consideration aforesaid, the parties hereto have covenanted and by this Bill of Sale do covenant that each will do, execute and deliver, or will cause to be done, executed and delivered, all such further acts, transfers, assignments and conveyances, for the better assuring, conveying and confirming unto each other, the entire right, title and interest in the System Assets hereby sold, transferred, assigned and conveyed, and such other rights and obligations as are set forth herein, but only to the extent that such acts or instruments are consistent with the terms, conditions, covenants and agreements set forth herein.

EXCEPT AS TO THOSE MATTERS EXPRESSLY COVERED BY THE REPRESENTATIONS AND WARRANTIES OF GRANTOR IN THE PURCHASE AGREEMENT BETWEEN GRANTOR AND GRANTEE CONCERNING THE SYSTEM ASSETS, GRANTOR EXPRESSLY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES OF EVERY KIND AND CHARACTER, WHETHER EXPRESS OR IMPLIED. GRANTEE SHALL HAVE NO CLAIM AGAINST GRANTOR, AND GRANTOR SHALL HAVE NO LIABILITY TO GRANTEE, WITH RESPECT TO ANY SUCH DISCLAIMED WARRANTIES OR REPRESENTATIONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTOR SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES AND REPRESENTATIONS AS TO THE OPERATING CONDITION OF THE SYSTEM ASSETS OR ANY PORTION THEREOF, AND MAKES NO REPRESENTATION OR WARRANTY AS TO DESIGN, FITNESS FOR INTENDED USE OR HABITABILITY OF ANY OF THE SYSTEM ASSETS. GRANTOR AND GRANTEE AGREE THAT THE SYSTEM ASSETS ARE CONVEYED ON AN "AS IS" BASIS, "WITH ALL FAULTS," AND THAT BUYER SHALL BE SOLELY RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE AND OTHER OBLIGATIONS AFTER THE DATE HEREOF.

This Bill of Sale and the covenants and agreements herein contained shall inure to the benefit of the parties hereto and their respective successors and assigns, and shall be binding upon the parties hereto and their respective successors and assigns.

This Bill of Sale is executed and delivered by the parties hereto pursuant to the Purchase Agreement, and is subject to the covenants, representations and warranties made therein.

IN WITNESS WHEREOF, this Bill of Sale has been executed as of the date first set forth above.

[SIGNATURE PAGES FOLLOW]

SELLER:

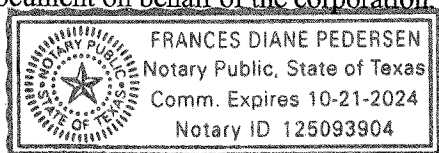
ARANSAS BAY UTILITIES CO., LLC, a Texas
limited liability company

By: 
David Pilgrim, Member & Manager

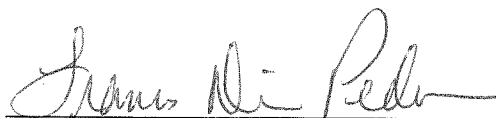
STATE OF TEXAS §

COUNTY OF Aransas §

The foregoing Bill of Sale was acknowledged, signed and sworn to before me on this 30 day of August, 2022 by DAVID PILGRIM in his capacity as Member & Manager of ARANSAS BAY UTILITIES CO., LLC, a Texas limited liability company, who stated that he was authorized to execute this document on behalf of the corporation.



(AFFIX NOTARY SEAL)


NOTARY PUBLIC

My Commission Expires: 10-21-2024

ARANSAS BAY UTILITIES CO., LLC, a Texas
limited liability company

By: 
David Pilgrim, Member & Manager

CSWR-TEXAS UTILITY OPERATING
COMPANY, LLC, a Texas limited liability
company

By: CENTRAL STATES WATER
RESOURCES, INC., its manager

By: _____

Josiah M. Cox, President

EXHIBIT A

ARANSAS BAY SERVICE AREA

The area served is approximately 9.0 miles northeast of the City of Rockport, Texas, located in the William Lewis Survey (A-96), in Aransas County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southwest corner of that called 8.305 acre tract of land described as Exhibit "J" in a Special Warranty Deed, Disclaimers of Interest, and Deed of Quitclaim from Christopher Courtney, et al to Aransas Bay Interests, L.L.C., dated May 4, 1998, recorded in File #219726 of the Aransas County Official Records;

THENCE, the following four-hundred eight (408) courses:

- 1) North 32° 04' 54" East for a distance of 299.93 feet to a point;
- 2) North 27° 07' 14" East for a distance of 693.29 feet to a point;
- 3) North 53° 30' 56" West for a distance of 105.11 feet to a point;
- 4) North 31° 04' 21" East for a distance of 411.89 feet to a point;
- 5) North 58° 59' 30" West for a distance of 79.83 feet to a point;
- 6) North 31° 00' 30" East for a distance of 429.06 feet to a point;
- 7) North 85° 43' 34" East for a distance of 83.63 feet to a point;
- 8) North 89° 54' 09" East for a distance of 5.23 feet to a point;
- 9) South 75° 33' 31" East for a distance of 11.31 feet to a point;
- 10) South 65° 00' 40" East for a distance of 30.28 feet to a point;
- 11) South 65° 02' 14" East for a distance of 619.48 feet to a point;
- 12) South 65° 02' 10" East for a distance of 70.40 feet to a point;
- 13) South 74° 56' 08" East for a distance of 64.64 feet to a point;
- 14) North 89° 20' 19" East for a distance of 1,672.37 feet to a point;
- 15) North 00° 23' 50" West for a distance of 400.33 feet to a point;
- 16) North 89° 15' 03" East for a distance of 105.00 feet to a point;
- 17) South 00° 23' 49" East for a distance of 350.83 feet to a point;
- 18) South 00° 39' 41" East for a distance of 50.34 feet to a point;
- 19) North 89° 23' 13" East for a distance of 209.79 feet to a point;
- 20) North 00° 18' 19" West for a distance of 230.47 feet to a point;
- 21) North 88° 55' 00" East for a distance of 169.63 feet to a point;
- 22) North 00° 23' 49" West for a distance of 198.83 feet to a point;
- 23) North 89° 20' 19" East for a distance of 190.00 feet to a point;
- 24) South 00° 23' 49" East for a distance of 218.06 feet to a point;
- 25) South 89° 36' 14" West for a distance of 42.50 feet to a point;
- 26) South 00° 23' 50" East for a distance of 212.67 feet to a point;
- 27) North 89° 13' 29" East for a distance of 266.20 feet to a point;
- 28) South 78° 45' 54" East for a distance of 111.09 feet to a point;
- 29) North 89° 19' 17" East for a distance of 415.99 feet to a point;
- 30) South 76° 37' 47" East for a distance of 60.88 feet to a point;
- 31) North 11° 35' 57" East for a distance of 158.01 feet to a point;
- 32) Due North for a distance of 1,915.71 feet to a point;
- 33) South 56° 43' 00" East for a distance of 587.17 feet to a point;
- 34) North 89° 17' 58" East for a distance of 330.45 feet to a point;
- 35) Due South for a distance of 212.95 feet to a point;
- 36) South 57° 42' 19" East for a distance of 161.53 feet to a point;
- 37) South 61° 40' 29" East for a distance of 152.26 feet to a point;
- 38) North 05° 04' 17" East for a distance of 48.74 feet to a point;
- 39) North 01° 27' 17" West for a distance of 327.77 feet to a point;
- 40) North 88° 59' 55" East for a distance of 378.17 feet to a point;
- 41) South 00° 02' 44" East for a distance of 76.19 feet to a point;
- 42) South 89° 32' 17" East for a distance of 195.80 feet to a point;

- 43) North 00° 15' 38" East for a distance of 81.21 feet to a point;
- 44) North 88° 59' 55" East for a distance of 278.02 feet to a point;
- 45) South 00° 55' 15" West for a distance of 451.31 feet to a point;
- 46) South 54° 25' 40" East for a distance of 104.55 feet to a point;
- 47) South 67° 46' 40" East for a distance of 237.91 feet to a point;
- 48) South 87° 18' 40" East for a distance of 173.68 feet to a point;
- 49) North 82° 26' 47" East for a distance of 125.01 feet to a point;
- 50) North 00° 49' 59" West for a distance of 230.41 feet to a point;
- 51) North 89° 07' 20" East for a distance of 291.20 feet to a point;
- 52) South 00° 52' 40" East for a distance of 156.76 feet to a point;
- 53) North 89° 07' 20" East for a distance of 279.05 feet to a point;
- 54) South 00° 31' 21" East for a distance of 256.49 feet to a point;
- 55) South 01° 24' 24" East for a distance of 81.59 feet to a point;
- 56) South 00° 49' 16" East for a distance of 69.68 feet to a point;
- 57) South 00° 49' 18" East for a distance of 120.02 feet to a point;
- 58) South 00° 49' 17" East for a distance of 125.02 feet to a point;
- 59) South 00° 49' 18" East for a distance of 110.02 feet to a point;
- 60) South 00° 49' 17" East for a distance of 110.02 feet to a point;
- 61) South 00° 49' 18" East for a distance of 60.01 feet to a point;
- 62) South 00° 49' 17" East for a distance of 112.91 feet to a point;
- 63) South 71° 27' 16" East for a distance of 203.68 feet to a point;
- 64) North 89° 11' 41" East for a distance of 303.01 feet to a point;
- 65) North 00° 48' 19" West for a distance of 380.00 feet to a point;
- 66) North 89° 11' 41" East for a distance of 385.28 feet to a point;
- 67) North 00° 48' 19" West for a distance of 365.00 feet to a point;
- 68) South 89° 11' 40" West for a distance of 245.20 feet to a point;
- 69) North 00° 48' 19" West for a distance of 790.03 feet to a point;
- 70) North 89° 11' 40" East for a distance of 245.06 feet to a point;
- 71) North 01° 34' 56" West for a distance of 52.69 feet to a point;
- 72) North 00° 52' 24" West for a distance of 781.62 feet to a point;
- 73) North 89° 07' 36" East for a distance of 1,175.00 feet to a point;
- 74) South 00° 52' 24" East for a distance of 781.57 feet to a point;
- 75) South 00° 48' 19" East for a distance of 54.17 feet to a point;
- 76) North 89° 11' 41" East for a distance of 648.78 feet to a point;
- 77) South 29° 17' 51" West for a distance of 168.23 feet to a point;
- 78) South 27° 43' 09" West for a distance of 126.97 feet to a point;
- 79) South 27° 43' 07" West for a distance of 16.45 feet to a point;
- 80) South 26° 32' 03" West for a distance of 95.07 feet to a point;
- 81) South 25° 07' 54" West for a distance of 89.80 feet to a point;
- 82) South 23° 19' 16" West for a distance of 162.79 feet to a point;
- 83) South 22° 04' 01" West for a distance of 95.16 feet to a point;
- 84) South 22° 32' 55" West for a distance of 119.77 feet to a point;
- 85) South 22° 32' 56" West for a distance of 53.69 feet to a point;
- 86) South 20° 31' 19" West for a distance of 189.77 feet to a point;
- 87) South 20° 36' 40" West for a distance of 170.34 feet to a point;
- 88) South 19° 57' 19" West for a distance of 276.05 feet to a point;
- 89) South 21° 18' 08" West for a distance of 70.82 feet to a point;
- 90) South 24° 43' 30" West for a distance of 63.61 feet to a point;
- 91) South 17° 28' 17" West for a distance of 72.26 feet to a point;
- 92) South 00° 27' 21" East for a distance of 273.44 feet to a point;
- 93) South 89° 32' 38" West for a distance of 339.64 feet to a point;
- 94) North 00° 27' 21" West for a distance of 265.02 feet to a point;
- 95) South 89° 32' 38" West for a distance of 1,335.00 feet to a point;
- 96) South 00° 27' 22" East for a distance of 105.00 feet to a point;
- 97) North 89° 32' 43" East for a distance of 173.89 feet to a point;

- 98) With a circular curve to the right, having a radius of 10.00 feet, a central angle of $156^{\circ} 22' 29''$, whose long chord bears South $12^{\circ} 16' 03''$ East, a distance of 19.58 feet, for an arc distance of 27.29 feet to a point;
- 99) With a circular curve to the left, having a radius of 154.56 feet, a central angle of $34^{\circ} 14' 05''$, whose long chord bears South $48^{\circ} 48' 09''$ West, a distance of 90.98 feet, for an arc distance of 92.35 feet to a point;
- 100) South $08^{\circ} 26' 53''$ West for a distance of 67.26 feet to a point;
- 101) South $89^{\circ} 32' 38''$ West for a distance of 118.56 feet to a point;
- 102) South $00^{\circ} 27' 22''$ East for a distance of 135.00 feet to a point;
- 103) South $89^{\circ} 32' 38''$ West for a distance of 95.00 feet to a point;
- 104) South $00^{\circ} 27' 21''$ East for a distance of 2,663.99 feet to a point;
- 105) South $80^{\circ} 48' 51''$ West for a distance of 139.07 feet to a point;
- 106) With a circular curve to the left, having a radius of 114.61 feet, a central angle of $25^{\circ} 52' 11''$, whose long chord bears South $55^{\circ} 47' 26''$ West, a distance of 51.31 feet, for an arc distance of 51.75 feet to a point;
- 107) South $42^{\circ} 51' 20''$ West for a distance of 69.65 feet to a point;
- 108) South $42^{\circ} 51' 23''$ West for a distance of 14.43 feet to a point;
- 109) South $38^{\circ} 15' 49''$ West for a distance of 70.31 feet to a point;
- 110) South $35^{\circ} 27' 59''$ West for a distance of 69.89 feet to a point;
- 111) South $32^{\circ} 00' 32''$ West for a distance of 90.86 feet to a point;
- 112) South $44^{\circ} 19' 16''$ West for a distance of 98.08 feet to a point;
- 113) North $45^{\circ} 40' 43''$ West for a distance of 400.00 feet to a point;
- 114) South $44^{\circ} 19' 16''$ West for a distance of 400.15 feet to a point;
- 115) North $55^{\circ} 45' 43''$ West for a distance of 680.20 feet to a point;
- 116) North $39^{\circ} 09' 30''$ West for a distance of 98.52 feet to a point;
- 117) North $21^{\circ} 28' 03''$ West for a distance of 42.54 feet to a point;
- 118) North $10^{\circ} 17' 29''$ West for a distance of 25.08 feet to a point;
- 119) North $04^{\circ} 17' 12''$ West for a distance of 25.53 feet to a point;
- 120) North $77^{\circ} 15' 17''$ West for a distance of 17.30 feet to a point;
- 121) North $54^{\circ} 05' 15''$ West for a distance of 24.73 feet to a point;
- 122) North $30^{\circ} 22' 18''$ West for a distance of 5.59 feet to a point;
- 123) North $30^{\circ} 22' 06''$ West for a distance of 13.83 feet to a point;
- 124) North $58^{\circ} 01' 12''$ West for a distance of 4.49 feet to a point;
- 125) North $68^{\circ} 28' 45''$ West for a distance of 17.08 feet to a point;
- 126) North $57^{\circ} 19' 44''$ West for a distance of 16.27 feet to a point;
- 127) North $20^{\circ} 14' 55''$ West for a distance of 16.53 feet to a point;
- 128) North $30^{\circ} 29' 46''$ East for a distance of 1.64 feet to a point;
- 129) South $89^{\circ} 25' 54''$ West for a distance of 32.44 feet to a point;
- 130) North $75^{\circ} 38' 02''$ West for a distance of 19.88 feet to a point;
- 131) North $53^{\circ} 07' 54''$ West for a distance of 16.93 feet to a point;
- 132) North $57^{\circ} 49' 57''$ West for a distance of 12.02 feet to a point;
- 133) North $67^{\circ} 38' 41''$ West for a distance of 30.47 feet to a point;
- 134) North $87^{\circ} 24' 02''$ West for a distance of 25.55 feet to a point;
- 135) South $89^{\circ} 46' 56''$ West for a distance of 110.30 feet to a point;
- 136) North $26^{\circ} 35' 25''$ West for a distance of 12.09 feet to a point;
- 137) North $12^{\circ} 32' 10''$ West for a distance of 0.18 feet to a point;
- 138) South $86^{\circ} 44' 08''$ West for a distance of 8.29 feet to a point;
- 139) South $72^{\circ} 54' 55''$ West for a distance of 11.94 feet to a point;
- 140) North $86^{\circ} 33' 14''$ West for a distance of 49.16 feet to a point;
- 141) South $79^{\circ} 05' 16''$ West for a distance of 23.79 feet to a point;
- 142) South $88^{\circ} 55' 13''$ West for a distance of 25.16 feet to a point;
- 143) North $66^{\circ} 07' 39''$ West for a distance of 37.23 feet to a point;
- 144) North $77^{\circ} 22' 47''$ West for a distance of 47.53 feet to a point;
- 145) North $89^{\circ} 03' 17''$ West for a distance of 24.80 feet to a point;
- 146) North $87^{\circ} 21' 37''$ West for a distance of 54.71 feet to a point;
- 147) North $83^{\circ} 37' 10''$ West for a distance of 57.16 feet to a point;
- 148) North $76^{\circ} 19' 03''$ West for a distance of 26.83 feet to a point;
- 149) North $40^{\circ} 27' 07''$ West for a distance of 14.00 feet to a point;
- 150) North $84^{\circ} 06' 09''$ West for a distance of 4.55 feet to a point;

- 151) South 56° 20' 27" West for a distance of 9.14 feet to a point;
- 152) South 47° 22' 32" West for a distance of 37.56 feet to a point;
- 153) South 62° 55' 47" West for a distance of 25.48 feet to a point;
- 154) North 73° 37' 24" West for a distance of 19.64 feet to a point;
- 155) North 63° 27' 41" West for a distance of 21.40 feet to a point;
- 156) North 42° 12' 40" West for a distance of 23.50 feet to a point;
- 157) North 02° 15' 32" West for a distance of 85.67 feet to a point;
- 158) North 34° 11' 15" West for a distance of 26.02 feet to a point;
- 159) North 26° 13' 56" West for a distance of 29.04 feet to a point;
- 160) North 37° 28' 37" West for a distance of 25.27 feet to a point;
- 161) North 19° 22' 07" West for a distance of 22.76 feet to a point;
- 162) North 36° 53' 49" West for a distance of 23.73 feet to a point;
- 163) North 10° 19' 08" West for a distance of 12.01 feet to a point;
- 164) North 06° 29' 12" West for a distance of 16.86 feet to a point;
- 165) North 28° 09' 25" West for a distance of 35.66 feet to a point;
- 166) North 17° 33' 40" West for a distance of 33.89 feet to a point;
- 167) North 30° 29' 29" West for a distance of 16.57 feet to a point;
- 168) North 15° 59' 12" West for a distance of 17.44 feet to a point;
- 169) North 16° 28' 34" West for a distance of 16.20 feet to a point;
- 170) North 38° 19' 07" West for a distance of 8.69 feet to a point;
- 171) North 32° 10' 44" West for a distance of 19.06 feet to a point;
- 172) North 17° 14' 14" West for a distance of 11.91 feet to a point;
- 173) North 41° 45' 30" West for a distance of 39.76 feet to a point;
- 174) North 34° 28' 14" West for a distance of 17.64 feet to a point;
- 175) North 42° 06' 58" West for a distance of 15.61 feet to a point;
- 176) North 54° 55' 51" West for a distance of 13.28 feet to a point;
- 177) North 60° 09' 01" West for a distance of 24.15 feet to a point;
- 178) North 37° 19' 58" West for a distance of 14.73 feet to a point;
- 179) North 17° 47' 57" West for a distance of 23.23 feet to a point;
- 180) North 36° 42' 08" West for a distance of 22.99 feet to a point;
- 181) North 33° 50' 27" West for a distance of 46.02 feet to a point;
- 182) North 41° 39' 10" West for a distance of 67.96 feet to a point;
- 183) North 83° 45' 54" West for a distance of 59.64 feet to a point;
- 184) North 05° 12' 25" East for a distance of 3.08 feet to a point;
- 185) North 67° 38' 34" West for a distance of 14.80 feet to a point;
- 186) North 02° 51' 29" West for a distance of 12.10 feet to a point;
- 187) North 31° 47' 22" West for a distance of 11.56 feet to a point;
- 188) South 55° 02' 23" West for a distance of 1.64 feet to a point;
- 189) North 54° 00' 02" West for a distance of 26.36 feet to a point;
- 190) North 28° 49' 28" West for a distance of 46.55 feet to a point;
- 191) North 17° 17' 47" West for a distance of 19.53 feet to a point;
- 192) North 29° 52' 53" West for a distance of 20.68 feet to a point;
- 193) North 40° 47' 37" West for a distance of 14.21 feet to a point;
- 194) North 49° 47' 37" West for a distance of 26.94 feet to a point;
- 195) North 57° 10' 20" West for a distance of 47.06 feet to a point;
- 196) North 56° 04' 09" West for a distance of 46.23 feet to a point;
- 197) North 38° 04' 34" West for a distance of 33.20 feet to a point;
- 198) North 44° 25' 26" West for a distance of 88.15 feet to a point;
- 199) North 46° 46' 55" West for a distance of 57.37 feet to a point;
- 200) North 37° 16' 45" West for a distance of 51.14 feet to a point;
- 201) North 36° 20' 54" West for a distance of 65.39 feet to a point;
- 202) North 31° 47' 10" West for a distance of 51.90 feet to a point;
- 203) North 30° 59' 26" West for a distance of 44.40 feet to a point;
- 204) North 23° 53' 25" West for a distance of 61.52 feet to a point;
- 205) North 23° 53' 21" West for a distance of 23.22 feet to a point;
- 206) North 29° 19' 05" West for a distance of 38.22 feet to a point;

- 207) North 34° 34' 40" West for a distance of 86.83 feet to a point;
- 208) North 28° 48' 19" West for a distance of 53.77 feet to a point;
- 209) North 71° 59' 03" West for a distance of 14.83 feet to a point;
- 210) North 72° 39' 50" West for a distance of 15.03 feet to a point;
- 211) North 59° 53' 00" West for a distance of 17.58 feet to a point;
- 212) North 42° 32' 27" West for a distance of 17.37 feet to a point;
- 213) North 16° 50' 17" West for a distance of 13.33 feet to a point;
- 214) North 25° 47' 40" East for a distance of 18.13 feet to a point;
- 215) North 35° 07' 21" East for a distance of 20.02 feet to a point;
- 216) North 39° 19' 18" East for a distance of 11.02 feet to a point;
- 217) North 31° 27' 28" West for a distance of 2.76 feet to a point;
- 218) North 19° 06' 20" West for a distance of 7.70 feet to a point;
- 219) North 19° 06' 21" West for a distance of 11.71 feet to a point;
- 220) North 13° 05' 58" West for a distance of 53.92 feet to a point;
- 221) South 88° 14' 19" West for a distance of 20.05 feet to a point;
- 222) North 78° 42' 02" West for a distance of 16.13 feet to a point;
- 223) North 12° 48' 51" West for a distance of 17.55 feet to a point;
- 224) North 06° 15' 34" East for a distance of 14.85 feet to a point;
- 225) North 17° 22' 18" West for a distance of 11.43 feet to a point;
- 226) North 22° 19' 36" West for a distance of 16.75 feet to a point;
- 227) North 26° 35' 16" West for a distance of 22.48 feet to a point;
- 228) North 08° 22' 15" West for a distance of 14.85 feet to a point;
- 229) North 33° 43' 15" West for a distance of 11.49 feet to a point;
- 230) North 48° 14' 39" West for a distance of 23.97 feet to a point;
- 231) North 59° 50' 06" West for a distance of 23.99 feet to a point;
- 232) North 77° 00' 26" West for a distance of 3.48 feet to a point;
- 233) North 83° 33' 00" West for a distance of 13.70 feet to a point;
- 234) North 83° 33' 02" West for a distance of 8.00 feet to a point;
- 235) North 19° 39' 52" West for a distance of 10.91 feet to a point;
- 236) North 36° 53' 56" West for a distance of 0.69 feet to a point;
- 237) North 59° 03' 19" West for a distance of 5.57 feet to a point;
- 238) North 56° 20' 36" West for a distance of 10.52 feet to a point;
- 239) North 25° 21' 57" West for a distance of 13.04 feet to a point;
- 240) North 08° 09' 49" West for a distance of 12.97 feet to a point;
- 241) North 20° 34' 27" East for a distance of 4.56 feet to a point;
- 242) North 71° 35' 05" West for a distance of 7.56 feet to a point;
- 243) Due North for a distance of 20.11 feet to a point;
- 244) North 36° 54' 01" West for a distance of 13.95 feet to a point;
- 245) North 46° 47' 24" East for a distance of 12.33 feet to a point;
- 246) North 48° 28' 29" West for a distance of 25.53 feet to a point;
- 247) North 53° 16' 08" West for a distance of 13.45 feet to a point;
- 248) North 53° 16' 02" West for a distance of 31.19 feet to a point;
- 249) North 79° 07' 34" West for a distance of 25.51 feet to a point;
- 250) South 45° 01' 39" West for a distance of 15.92 feet to a point;
- 251) Due West for a distance of 31.69 feet to a point;
- 252) North 48° 23' 51" West for a distance of 87.26 feet to a point;
- 253) North 51° 40' 10" West for a distance of 18.34 feet to a point;
- 254) North 53° 55' 12" West for a distance of 38.94 feet to a point;
- 255) North 43° 51' 37" East for a distance of 11.27 feet to a point;
- 256) North 54° 11' 36" West for a distance of 3.08 feet to a point;
- 257) North 45° 01' 28" West for a distance of 5.62 feet to a point;
- 258) North 57° 17' 20" West for a distance of 2.92 feet to a point;
- 259) Due West for a distance of 0.15 feet to a point;
- 260) South 68° 15' 56" West for a distance of 1.06 feet to a point;
- 261) South 38° 41' 42" West for a distance of 6.88 feet to a point;
- 262) South 84° 05' 53" West for a distance of 18.60 feet to a point;

- 263) North 70° 21' 58" West for a distance of 9.97 feet to a point;
- 264) North 53° 09' 29" West for a distance of 8.33 feet to a point;
- 265) North 70° 22' 12" West for a distance of 3.24 feet to a point;
- 266) North 86° 49' 26" West for a distance of 3.25 feet to a point;
- 267) South 61° 43' 19" West for a distance of 1.87 feet to a point;
- 268) South 45° 01' 39" West for a distance of 8.21 feet to a point;
- 269) South 80° 33' 05" West for a distance of 9.76 feet to a point;
- 270) North 82° 34' 38" West for a distance of 10.97 feet to a point;
- 271) North 84° 39' 02" West for a distance of 11.68 feet to a point;
- 272) South 77° 55' 13" West for a distance of 3.32 feet to a point;
- 273) South 65° 14' 51" West for a distance of 5.90 feet to a point;
- 274) South 77° 09' 08" West for a distance of 22.28 feet to a point;
- 275) South 83° 48' 06" West for a distance of 22.46 feet to a point;
- 276) North 67° 05' 32" West for a distance of 12.50 feet to a point;
- 277) North 88° 09' 00" West for a distance of 12.13 feet to a point;
- 278) North 75° 58' 42" West for a distance of 16.23 feet to a point;
- 279) North 59° 47' 28" West for a distance of 21.13 feet to a point;
- 280) North 45° 01' 44" West for a distance of 24.85 feet to a point;
- 281) North 38° 23' 45" West for a distance of 27.61 feet to a point;
- 282) North 21° 00' 06" West for a distance of 17.48 feet to a point;
- 283) North 38° 28' 40" West for a distance of 58.78 feet to a point;
- 284) North 40° 18' 09" West for a distance of 16.09 feet to a point;
- 285) North 52° 19' 54" West for a distance of 8.71 feet to a point;
- 286) North 72° 59' 18" West for a distance of 19.83 feet to a point;
- 287) North 72° 59' 21" West for a distance of 17.94 feet to a point;
- 288) North 61° 24' 54" West for a distance of 14.48 feet to a point;
- 289) North 27° 46' 59" West for a distance of 13.50 feet to a point;
- 290) North 10° 19' 07" West for a distance of 15.08 feet to a point;
- 291) North 35° 34' 10" East for a distance of 3.51 feet to a point;
- 292) South 80° 32' 31" West for a distance of 10.29 feet to a point;
- 293) North 67° 38' 35" West for a distance of 23.49 feet to a point;
- 294) North 44° 19' 16" East for a distance of 43.87 feet to a point;
- 295) North 62° 47' 20" West for a distance of 127.49 feet to a point;
- 296) North 45° 40' 42" West for a distance of 60.94 feet to a point;
- 297) North 45° 40' 43" West for a distance of 183.56 feet to a point;
- 298) North 64° 18' 58" West for a distance of 68.29 feet to a point;
- 299) South 85° 22' 19" West for a distance of 70.75 feet to a point;
- 300) North 85° 39' 54" West for a distance of 85.14 feet to a point;
- 301) North 03° 16' 09" West for a distance of 28.93 feet to a point;
- 302) North 84° 37' 34" West for a distance of 5.71 feet to a point;
- 303) North 84° 37' 36" West for a distance of 112.25 feet to a point;
- 304) South 00° 39' 42" East for a distance of 106.11 feet to a point;
- 305) South 89° 20' 19" West for a distance of 220.00 feet to a point;
- 306) North 00° 39' 41" West for a distance of 164.31 feet to a point;
- 307) North 88° 50' 58" West for a distance of 190.41 feet to a point;
- 308) North 88° 51' 00" West for a distance of 13.83 feet to a point;
- 309) South 00° 15' 10" East for a distance of 291.55 feet to a point;
- 310) North 49° 42' 37" West for a distance of 77.04 feet to a point;
- 311) North 36° 19' 53" West for a distance of 14.11 feet to a point;
- 312) North 16° 49' 46" West for a distance of 38.84 feet to a point;
- 313) North 22° 17' 19" West for a distance of 20.71 feet to a point;
- 314) North 56° 36' 19" West for a distance of 14.56 feet to a point;
- 315) North 64° 34' 08" West for a distance of 24.68 feet to a point;
- 316) North 49° 43' 57" West for a distance of 31.32 feet to a point;
- 317) North 34° 57' 27" West for a distance of 27.82 feet to a point;
- 318) North 49° 00' 16" West for a distance of 29.70 feet to a point;

- 319) North 30° 03' 50" West for a distance of 25.15 feet to a point;
- 320) North 40° 37' 34" West for a distance of 31.98 feet to a point;
- 321) North 66° 20' 41" West for a distance of 14.26 feet to a point;
- 322) North 43° 53' 10" West for a distance of 6.61 feet to a point;
- 323) South 88° 08' 54" West for a distance of 245.33 feet to a point;
- 324) South 84° 57' 16" West for a distance of 196.56 feet to a point;
- 325) South 00° 39' 42" East for a distance of 28.76 feet to a point;
- 326) South 80° 19' 29" West for a distance of 618.69 feet to a point;
- 327) South 00° 49' 26" West for a distance of 59.43 feet to a point;
- 328) South 59° 41' 19" West for a distance of 32.12 feet to a point;
- 329) South 33° 11' 45" West for a distance of 11.27 feet to a point;
- 330) South 02° 35' 15" West for a distance of 13.35 feet to a point;
- 331) South 00° 08' 52" East for a distance of 78.04 feet to a point;
- 332) South 09° 58' 02" West for a distance of 56.60 feet to a point;
- 333) South 03° 52' 59" East for a distance of 56.06 feet to a point;
- 334) South 14° 31' 47" East for a distance of 67.08 feet to a point;
- 335) South 59° 11' 09" East for a distance of 40.17 feet to a point;
- 336) South 20° 19' 10" East for a distance of 33.71 feet to a point;
- 337) South 40° 46' 39" West for a distance of 35.52 feet to a point;
- 338) South 23° 44' 30" West for a distance of 58.55 feet to a point;
- 339) South 03° 44' 06" West for a distance of 43.39 feet to a point;
- 340) South 10° 56' 16" East for a distance of 39.43 feet to a point;
- 341) South 02° 39' 50" West for a distance of 34.59 feet to a point;
- 342) North 67° 26' 12" East for a distance of 19.36 feet to a point;
- 343) North 71° 35' 16" East for a distance of 89.06 feet to a point;
- 344) South 74° 50' 37" East for a distance of 91.59 feet to a point;
- 345) South 57° 57' 54" West for a distance of 121.60 feet to a point;
- 346) South 60° 20' 01" West for a distance of 59.71 feet to a point;
- 347) South 60° 20' 00" West for a distance of 25.38 feet to a point;
- 348) South 64° 24' 58" West for a distance of 102.16 feet to a point;
- 349) South 72° 03' 08" West for a distance of 13.17 feet to a point;
- 350) South 72° 03' 14" West for a distance of 18.56 feet to a point;
- 351) South 72° 03' 11" West for a distance of 177.14 feet to a point;
- 352) South 74° 19' 42" West for a distance of 117.80 feet to a point;
- 353) South 47° 10' 09" West for a distance of 102.93 feet to a point;
- 354) South 57° 12' 07" West for a distance of 37.13 feet to a point;
- 355) North 87° 56' 15" West for a distance of 43.49 feet to a point;
- 356) North 87° 56' 33" West for a distance of 36.15 feet to a point;
- 357) North 57° 32' 56" East for a distance of 75.16 feet to a point;
- 358) North 50° 42' 19" East for a distance of 75.76 feet to a point;
- 359) North 41° 10' 57" East for a distance of 75.88 feet to a point;
- 360) North 32° 07' 10" East for a distance of 76.88 feet to a point;
- 361) North 24° 02' 55" East for a distance of 76.67 feet to a point;
- 362) North 18° 17' 59" East for a distance of 77.15 feet to a point;
- 363) North 12° 10' 15" East for a distance of 65.15 feet to a point;
- 364) North 07° 37' 10" East for a distance of 58.99 feet to a point;
- 365) North 05° 15' 26" East for a distance of 54.86 feet to a point;
- 366) North 05° 15' 24" East for a distance of 28.73 feet to a point;
- 367) North 05° 14' 51" East for a distance of 89.60 feet to a point;
- 368) North 04° 46' 52" East for a distance of 67.45 feet to a point;
- 369) North 14° 03' 31" West for a distance of 47.66 feet to a point;
- 370) South 75° 42' 12" West for a distance of 55.73 feet to a point;
- 371) South 76° 55' 57" West for a distance of 215.92 feet to a point;
- 372) South 76° 55' 54" West for a distance of 22.66 feet to a point;
- 373) South 77° 20' 55" West for a distance of 50.01 feet to a point;
- 374) North 75° 44' 26" West for a distance of 45.66 feet to a point;


- 375) South 15° 07' 39" West for a distance of 13.25 feet to a point;
- 376) North 54° 01' 47" West for a distance of 35.80 feet to a point;
- 377) North 75° 44' 22" West for a distance of 5.88 feet to a point;
- 378) North 75° 44' 28" West for a distance of 48.97 feet to a point;
- 379) South 29° 09' 12" West for a distance of 12.69 feet to a point;
- 380) South 29° 08' 58" West for a distance of 2.71 feet to a point;
- 381) South 29° 09' 14" West for a distance of 55.95 feet to a point;
- 382) North 58° 18' 12" West for a distance of 161.16 feet to a point;
- 383) Due North for a distance of 13.08 feet to a point;
- 384) North 81° 29' 53" West for a distance of 5.68 feet to a point;
- 385) South 13° 56' 10" West for a distance of 135.04 feet to a point;
- 386) South 20° 55' 32" West for a distance of 407.01 feet to a point;
- 387) South 68° 15' 33" East for a distance of 144.66 feet to a point;
- 388) South 58° 44' 52" East for a distance of 74.72 feet to a point;
- 389) South 56° 40' 06" East for a distance of 26.07 feet to a point;
- 390) South 19° 44' 11" East for a distance of 21.40 feet to a point;
- 391) South 08° 58' 35" East for a distance of 16.87 feet to a point;
- 392) South 12° 48' 07" West for a distance of 29.88 feet to a point;
- 393) South 15° 57' 16" West for a distance of 10.36 feet to a point;
- 394) South 53° 43' 06" West for a distance of 12.44 feet to a point;
- 395) Due West for a distance of 19.26 feet to a point;
- 396) North 66° 15' 43" West for a distance of 31.22 feet to a point;
- 397) South 87° 32' 48" West for a distance of 78.42 feet to a point;
- 398) South 87° 15' 30" West for a distance of 145.50 feet to a point;
- 399) South 83° 08' 59" West for a distance of 38.43 feet to a point;
- 400) South 88° 42' 20" West for a distance of 51.56 feet to a point;
- 401) South 78° 57' 40" West for a distance of 47.31 feet to a point;
- 402) South 80° 14' 46" West for a distance of 34.15 feet to a point;
- 403) South 81° 53' 53" West for a distance of 23.91 feet to a point;
- 404) South 73° 07' 42" West for a distance of 51.10 feet to a point;
- 405) South 75° 06' 56" West for a distance of 36.96 feet to a point;
- 406) South 80° 45' 55" West for a distance of 43.81 feet to a point;
- 407) South 83° 22' 18" West for a distance of 18.75 feet to a point;
- 408) South 68° 54' 39" West for a distance of 57.16 feet to the **POINT OF BEGINNING**, and containing 482.280 acres of land, more or less.

AFFIDAVIT OF CUSTOMER DEPOSIT REFUND

STATE OF TEXAS §
 §
COUNTY OF Aransas §

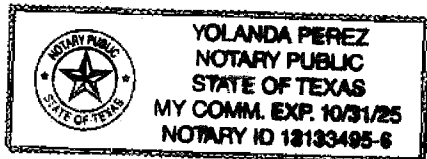
Before me, the undersigned authority, David Pilgrim, being first duly sworn, deposes and states as follows:

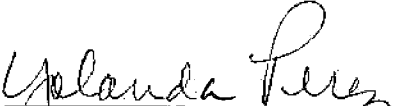
1. My name is David Pilgrim. I am over 21 years of age, of sound mind, and capable of making this Affidavit. I have personal knowledge of the facts contained herein, and they are true and correct.
2. I am the member and manager of Aransas Bay Utilities Co., LLC, that has recently been sold to CSWR Texas. I am authorized to make this Affidavit on behalf of Aransas Bay Utilities Co., LLC regarding the return/refund of deposits from Aransas Bay Utilities Co., LLC to its former customers.
3. I hereby certify that all customer deposits held by Aransas Bay Utilities Co., LLC were returned or refunded to customers consistent with the provisions of Aransas Bay Utilities Co., LLC's tariff and rules adopted by the Public Utility Commission of Texas. Attachment 1 to this affidavit is the list of customers and the amount of the returned or refunded deposit.



David Pilgrim
Member & Manager, Aransas Bay Utilities Co., LLC

SWORN TO AND SUBSCRIBED before me on this 12th day of Sept., 2022.





Yolanda Perez
Notary Public, State of Texas

**Exhibit B - Attachment 1 is
Highly Sensitive and will
be provided pursuant to
the Protective Order**