



Filing Receipt

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Control Number - 53430

Item Number - 70

DOCKET NO. 53430

APPLICATION OF CSWR-TEXAS	§	
UTILITY OPERATING COMPANY, LLC	§	PUBLIC UTILITY COMMISSION
AND WATER WORKS I AND II FOR	§	
SALE, TRANSFER, OR MERGER OF	§	OF TEXAS
FACILITIES AND CERTIFICATE	§	
RIGHTS IN LLANO 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. 11, issued on September 22, 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. The administrative law judge subsequently extended the 180-day timeline five times.
2. Attached hereto as Exhibit A is a fully executed General Assignment and Bill of Sale. The effective date of the transaction was December 7, 2023.
3. CSWR-Texas is waiting on Water Works I and II to execute an affidavit confirming that all deposits have been sufficiently addressed and will file the affidavit and list of customer deposits as soon as they are available.

II. PRAYER FOR RELIEF

For the reasons stated above, and in accordance with Order No. 11, 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
Des Peres, MO 63131
(314) 380-8595
(314) 763-4743 (Fax)



Evan D. Johnson
State Bar No. 24065498
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State Bar No. 00796719
Coffin Renner LLP
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Austin, Texas 78705
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**ATTORNEYS FOR CSWR-TEXAS UTILITY
OPERATING COMPANY, LLC**

CERTIFICATE OF SERVICE

I hereby certify that on this 5th day of January 2024, notice of the filing of this document was provided to all parties of record via electronic mail in accordance with the Second Order Suspending Rules, issued in Project No. 50664.



Wendy K. L. Harvel

AFTER RECORDING PLEASE RETURN TO:
Armbrust & Brown, PLLC
Attn: Kevin M. Flahive
100 Congress Avenue, Suite 1300
Austin, Texas 78701

GENERAL ASSIGNMENT

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

This General Assignment (“Assignment”) is executed as of the 7th day of December, 2023 by CODY B. LEWIS and ANITA H. LEWIS, a married couple d/b/a WATER WORKS I & II, (“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, Concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Burnet County, Texas and described in a General Warranty Deed, dated on today’s date, between the parties, which is incorporated herein by this reference, together with the improvements located thereon, and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on today’s date, between the parties, which is also incorporated herein by this reference (herein collectively referred to as the “Property”), pursuant to that certain Agreement for Sale of Utility System dated May 10, 2021, by and between Assignor, as Seller, and Assignee or its affiliate, as Buyer (“Purchase Agreement”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement, which by this reference is incorporated herein.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor’s right, title and interest in and to the and water system main lines, appurtenances and other assets, up to the point of interconnection between the utility and the customer, pertaining to the provision of water service in and to the System, as such term is defined in the Purchase Agreement, which provides water service to the area described on **EXHIBIT A**, attached hereto and incorporated herein, located in Burnet County and Llano County, Texas (the “System”).

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor’s rights to operate, maintain and service the main lines of the 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 Assets or 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 and to 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:

- A. Easements in the System;
- B. The main lines of the water system, appurtenances and other assets pertaining to the provision of the water service in and to the System, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases;
 - b. All water lines, pipes, wells, well houses, 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 Burnet County and Llano County, Texas, and used or held for use 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;
 - 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; and
 - i. All assets not described which are located in Burnet County and Llano 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, **BUT EXPRESSLY EXCLUDING ANY OBLIGATIONS CREATED BY THE SAME:**
 - 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 documents.

D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.

Assignor hereby represents to and assures Assignee that Assignor, or its predecessor(s) in interest, have owned, operated and maintained the System in a continuous, uninterrupted, open, notorious and adverse manner for a time period in excess of ten (10) years prior to the date of this Assignment.

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

3. Further Assurances. Assignor agrees to execute and deliver to Assignee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment.

4. 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.

5. 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.

6. 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.

7. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees 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.

8. 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).

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:

~~Cody B. Lewis, d/b/a Water Works I & II~~

Anita H. Lewis
Anita H. Lewis, d/b/a Water Works I & II

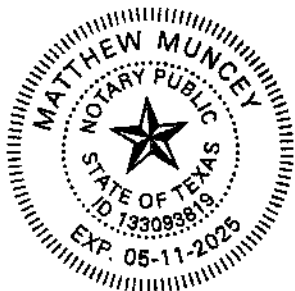
STATE OF TEXAS §

COUNTY OF Tam Green §

This instrument was acknowledged before me this 17th day of December, 2023, by ~~Cody B.~~^{HA} Lewis and Anita H. Lewis, husband and wife.

Matthew Muncy
NOTARY PUBLIC

(AFFIX NOTARY SEAL)



My Commission Expires 05-11-2025

ASSIGNOR:

Cody B Lewis
Cody B. Lewis, d/b/a Water Works I & II

Amira H. Lewis, d/b/a Water Works I & II

STATE OF TEXAS §

COUNTY OF LLANO §

This instrument was acknowledged before me this 7th day of ^{December}~~October~~, 2023, by Cody B. Lewis and ~~Amira H. Lewis, husband and wife.~~

Kelly Willard
NOTARY PUBLIC

(AFFIX NOTARY SEAL)

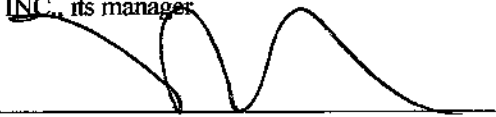


My Commission Expires: 12-07-2023

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

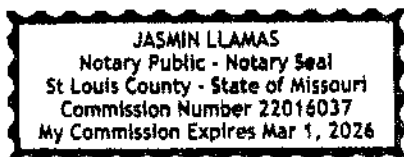
STATE OF MISSOURI §

COUNTY OF ST. LOUIS §

Wm The foregoing General Assignment was acknowledged, signed and sworn to before me on this day of December, 2023 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: 3-1-26

EXHIBIT A

Lewis Systems – Cassie Water Service Area

The area served is approximately 10.7 miles West of the City of Burnet, Texas, located in the Jamey Olney Jr. Survey (A-664), GD Simpson Survey (A-1620) and the GW Banta Survey (A-1369) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 20, Block 4 of the Cassie Subdivision, per plat recorded in Volume 1, Page 32 of the Burnet County Plat Records;

THENCE, the following one hundred sixty-five (165) courses:

- 1) North 67° 20' 13" East for a distance of 100.00 feet to a point;
- 2) South 59° 52' 45" East for a distance of 102.47 feet to a point;
- 3) South 23° 42' 44" East for a distance of 100.33 feet to a point;
- 4) South 47° 53' 51" East for a distance of 99.26 feet to a point;
- 5) South 51° 37' 40" East for a distance of 99.60 feet to a point;
- 6) South 62° 59' 49" East for a distance of 98.67 feet to a point;
- 7) North 79° 08' 16" East for a distance of 96.97 feet to a point;
- 8) North 11° 40' 17" East for a distance of 97.88 feet to a point;
- 9) North 07° 08' 14" East for a distance of 100.65 feet to a point;
- 10) North 36° 02' 07" East for a distance of 99.56 feet to a point;
- 11) North 07° 51' 49" West for a distance of 98.04 feet to a point;
- 12) North 35° 51' 41" West for a distance of 99.80 feet to a point;
- 13) North 15° 10' 47" West for a distance of 92.18 feet to a point;
- 14) North 15° 10' 49" West for a distance of 9.05 feet to a point;
- 15) North 10° 17' 13" East for a distance of 102.89 feet to a point;
- 16) North 83° 13' 08" East for a distance of 103.27 feet to a point;
- 17) South 58° 01' 45" East for a distance of 99.09 feet to a point;
- 18) North 55° 34' 12" East for a distance of 96.53 feet to a point;
- 19) North 02° 25' 19" East for a distance of 99.64 feet to a point;
- 20) North 43° 57' 13" East for a distance of 101.73 feet to a point;
- 21) North 66° 32' 13" East for a distance of 100.68 feet to a point;
- 22) North 69° 33' 11" East for a distance of 87.49 feet to a point;
- 23) North 69° 33' 14" East for a distance of 12.69 feet to a point;
- 24) North 73° 27' 16" East for a distance of 97.60 feet to a point;
- 25) North 06° 16' 47" West for a distance of 98.23 feet to a point;
- 26) North 21° 13' 09" East for a distance of 99.11 feet to a point;
- 27) North 35° 48' 41" West for a distance of 65.02 feet to a point;
- 28) North 38° 19' 47" West for a distance of 102.57 feet to a point;
- 29) North 44° 20' 23" East for a distance of 96.98 feet to a point;
- 30) South 75° 13' 44" East for a distance of 133.48 feet to a point;
- 31) South 75° 04' 08" East for a distance of 56.27 feet to a point;
- 32) North 55° 05' 57" East for a distance of 75.68 feet to a point;
- 33) South 70° 20' 59" East for a distance of 215.97 feet to a point;
- 34) North 19° 39' 00" East for a distance of 105.00 feet to a point;
- 35) South 70° 20' 57" East for a distance of 244.19 feet to a point;
- 36) South 31° 13' 14" West for a distance of 21.41 feet to a point;
- 37) South 30° 27' 12" West for a distance of 17.71 feet to a point;
- 38) South 29° 41' 02" West for a distance of 17.71 feet to a point;

- 39) South 28° 54' 55" West for a distance of 17.71 feet to a point;
- 40) South 28° 08' 48" West for a distance of 17.71 feet to a point;
- 41) South 27° 22' 41" West for a distance of 17.72 feet to a point;
- 42) South 26° 38' 21" West for a distance of 16.45 feet to a point;
- 43) South 25° 55' 26" West for a distance of 16.46 feet to a point;
- 44) South 25° 12' 33" West for a distance of 16.46 feet to a point;
- 45) South 24° 29' 41" West for a distance of 16.46 feet to a point;
- 46) South 23° 46' 46" West for a distance of 16.45 feet to a point;
- 47) South 22° 42' 28" West for a distance of 32.91 feet to a point;
- 48) South 20° 57' 10" West for a distance of 39.95 feet to a point;
- 49) South 20° 41' 15" West for a distance of 39.99 feet to a point;
- 50) South 20° 25' 21" West for a distance of 39.99 feet to a point;
- 51) South 20° 15' 45" West for a distance of 11.91 feet to a point;
- 52) South 21° 31' 02" West for a distance of 108.21 feet to a point;
- 53) South 21° 31' 03" West for a distance of 88.68 feet to a point;
- 54) South 23° 06' 07" West for a distance of 12.27 feet to a point;
- 55) South 22° 36' 05" West for a distance of 12.22 feet to a point;
- 56) South 21° 58' 28" West for a distance of 18.40 feet to a point;
- 57) South 21° 13' 15" West for a distance of 18.40 feet to a point;
- 58) South 20° 28' 07" West for a distance of 18.40 feet to a point;
- 59) South 19° 42' 51" West for a distance of 18.40 feet to a point;
- 60) South 18° 57' 42" West for a distance of 18.40 feet to a point;
- 61) South 18° 12' 29" West for a distance of 18.40 feet to a point;
- 62) South 17° 27' 19" West for a distance of 18.40 feet to a point;
- 63) South 16° 42' 06" West for a distance of 18.40 feet to a point;
- 64) South 15° 56' 53" West for a distance of 18.40 feet to a point;
- 65) South 15° 11' 42" West for a distance of 18.40 feet to a point;
- 66) South 14° 26' 33" West for a distance of 18.40 feet to a point;
- 67) South 13° 41' 15" West for a distance of 18.70 feet to a point;
- 68) South 12° 55' 22" West for a distance of 18.70 feet to a point;
- 69) South 12° 09' 23" West for a distance of 18.70 feet to a point;
- 70) South 11° 23' 25" West for a distance of 18.70 feet to a point;
- 71) South 10° 37' 29" West for a distance of 18.70 feet to a point;
- 72) South 09° 51' 32" West for a distance of 18.70 feet to a point;
- 73) South 09° 05' 37" West for a distance of 18.70 feet to a point;
- 74) South 08° 19' 47" West for a distance of 18.61 feet to a point;
- 75) South 07° 34' 05" West for a distance of 18.61 feet to a point;
- 76) South 06° 48' 25" West for a distance of 18.61 feet to a point;
- 77) South 06° 02' 39" West for a distance of 18.61 feet to a point;
- 78) South 05° 17' 02" West for a distance of 18.61 feet to a point;
- 79) South 04° 31' 17" West for a distance of 18.61 feet to a point;
- 80) South 03° 45' 33" West for a distance of 18.61 feet to a point;
- 81) South 03° 02' 05" West for a distance of 16.77 feet to a point;
- 82) South 02° 20' 54" West for a distance of 16.78 feet to a point;
- 83) South 01° 39' 41" West for a distance of 16.78 feet to a point;
- 84) South 00° 58' 25" West for a distance of 16.78 feet to a point;
- 85) South 00° 17' 19" West for a distance of 16.78 feet to a point;
- 86) South 00° 23' 55" East for a distance of 16.78 feet to a point;
- 87) South 01° 04' 56" East for a distance of 16.64 feet to a point;
- 88) South 01° 45' 48" East for a distance of 16.64 feet to a point;
- 89) South 02° 26' 47" East for a distance of 16.64 feet to a point;

- 90) South 03° 07' 36" East for a distance of 16.64 feet to a point;
- 91) South 03° 48' 34" East for a distance of 16.64 feet to a point;
- 92) South 04° 29' 29" East for a distance of 16.64 feet to a point;
- 93) South 05° 09' 08" East for a distance of 16.05 feet to a point;
- 94) South 05° 48' 35" East for a distance of 16.05 feet to a point;
- 95) South 06° 28' 09" East for a distance of 16.05 feet to a point;
- 96) South 07° 07' 37" East for a distance of 16.05 feet to a point;
- 97) South 07° 47' 08" East for a distance of 16.05 feet to a point;
- 98) South 08° 26' 38" East for a distance of 16.05 feet to a point;
- 99) South 09° 06' 07" East for a distance of 16.49 feet to a point;
- 100) South 09° 46' 43" East for a distance of 16.49 feet to a point;
- 101) South 10° 27' 12" East for a distance of 16.49 feet to a point;
- 102) South 11° 07' 46" East for a distance of 16.49 feet to a point;
- 103) South 11° 48' 21" East for a distance of 16.49 feet to a point;
- 104) South 12° 28' 50" East for a distance of 16.48 feet to a point;
- 105) South 13° 52' 18" East for a distance of 51.34 feet to a point;
- 106) South 15° 16' 52" East for a distance of 17.68 feet to a point;
- 107) South 16° 00' 21" East for a distance of 17.69 feet to a point;
- 108) South 16° 43' 52" East for a distance of 17.69 feet to a point;
- 109) South 17° 27' 24" East for a distance of 17.69 feet to a point;
- 110) South 18° 10' 54" East for a distance of 19.75 feet to a point;
- 111) South 50° 15' 37" West for a distance of 50.91 feet to a point;
- 112) South 50° 15' 44" West for a distance of 90.00 feet to a point;
- 113) South 50° 15' 27" West for a distance of 100.00 feet to a point;
- 114) South 50° 15' 41" West for a distance of 110.00 feet to a point;
- 115) South 50° 15' 19" West for a distance of 26.70 feet to a point;
- 116) South 27° 08' 09" East for a distance of 40.60 feet to a point;
- 117) South 27° 08' 28" East for a distance of 50.81 feet to a point;
- 118) South 27° 08' 20" East for a distance of 113.60 feet to a point;
- 119) South 18° 59' 31" East for a distance of 151.57 feet to a point;
- 120) South 13° 09' 39" West for a distance of 101.35 feet to a point;
- 121) South 31° 27' 31" West for a distance of 103.36 feet to a point;
- 122) North 60° 59' 23" West for a distance of 102.75 feet to a point;
- 123) North 65° 53' 19" West for a distance of 49.87 feet to a point;
- 124) North 65° 53' 31" West for a distance of 49.88 feet to a point;
- 125) North 70° 26' 24" West for a distance of 49.88 feet to a point;
- 126) North 70° 26' 25" West for a distance of 49.70 feet to a point;
- 127) North 81° 49' 24" West for a distance of 99.75 feet to a point;
- 128) North 79° 55' 24" West for a distance of 100.41 feet to a point;
- 129) North 66° 17' 27" West for a distance of 101.47 feet to a point;
- 130) North 25° 44' 16" West for a distance of 101.55 feet to a point;
- 131) North 08° 54' 29" West for a distance of 100.40 feet to a point;
- 132) North 10° 31' 26" West for a distance of 99.34 feet to a point;
- 133) North 33° 37' 28" West for a distance of 99.30 feet to a point;
- 134) North 37° 01' 19" West for a distance of 98.90 feet to a point;
- 135) North 74° 14' 19" West for a distance of 97.15 feet to a point;
- 136) South 42° 49' 35" West for a distance of 98.10 feet to a point;
- 137) South 40° 22' 43" West for a distance of 100.18 feet to a point;
- 138) South 49° 51' 31" West for a distance of 100.46 feet to a point;
- 139) South 57° 57' 35" West for a distance of 99.32 feet to a point;
- 140) South 24° 47' 40" West for a distance of 49.11 feet to a point;

- 141) South 24° 47' 34" West for a distance of 50.41 feet to a point;
- 142) South 40° 07' 37" West for a distance of 70.67 feet to a point;
- 143) South 40° 07' 48" West for a distance of 30.57 feet to a point;
- 144) South 71° 22' 34" West for a distance of 100.72 feet to a point;
- 145) South 66° 44' 35" West for a distance of 101.54 feet to a point;
- 146) North 55° 19' 26" West for a distance of 100.47 feet to a point;
- 147) South 81° 29' 41" West for a distance of 98.36 feet to a point;
- 148) South 64° 14' 50" West for a distance of 44.34 feet to a point;
- 149) North 85° 10' 45" West for a distance of 101.23 feet to a point;
- 150) North 34° 56' 43" West for a distance of 42.15 feet to a point;
- 151) North 00° 08' 14" East for a distance of 101.07 feet to a point;
- 152) North 04° 42' 10" East for a distance of 100.60 feet to a point;
- 153) North 22° 43' 10" East for a distance of 101.15 feet to a point;
- 154) North 48° 14' 18" East for a distance of 100.69 feet to a point;
- 155) North 48° 40' 11" East for a distance of 101.27 feet to a point;
- 156) South 85° 56' 44" East for a distance of 51.28 feet to a point;
- 157) South 85° 56' 46" East for a distance of 48.82 feet to a point;
- 158) North 52° 14' 13" East for a distance of 98.83 feet to a point;
- 159) North 51° 28' 11" East for a distance of 100.22 feet to a point;
- 160) North 60° 30' 14" East for a distance of 96.86 feet to a point;
- 161) North 36° 13' 44" West for a distance of 96.96 feet to a point;
- 162) North 23° 32' 51" West for a distance of 101.60 feet to a point;
- 163) North 22° 21' 11" East for a distance of 99.66 feet to a point;
- 164) North 34° 02' 45" West for a distance of 85.45 feet to a point;
- 165) North 31° 38' 45" West for a distance of 103.57 feet to the **POINT OF BEGINNING**, and containing 53.294 acres of land, more or less.

Lewis Systems – Deer Springs Service Area

The area served is approximately 5.6 miles West of the City of Burnet, Texas, located in the Absolom Gray Survey (A-343) and the S.F.I.W. CO. Survey (A-847) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 41 of the Deer Springs Subdivision, per plat recorded in Volume 4, Page 43 of the Burnet County Plat Records;

THENCE, the following eighty-seven (87) courses:

- 1) With a circular curve to the right, having a radius of 1,587.45 feet, a central angle of 22° 44' 17", whose long chord bears South 76° 15' 02" East, a distance of 625.86 feet, for an arc length of 629.99 feet to a point;
- 2) South 63° 16' 00" East for a distance of 330.77 feet to a point;
- 3) With a circular curve to the left, having a radius of 1,190.92 feet, a central angle of 28° 41' 24", whose long chord bears South 77° 39' 09" East, a distance of 590.13 feet, for an arc length of 596.34 feet to a point;
- 4) South 11 °07' 00" East for a distance of 134.45 feet to a point;
- 5) South 11 °07' 00" East for a distance of 200.00 feet to a point;
- 6) South 11 °07' 00" East for a distance of 147.55 feet to a point;
- 7) South 23 °36' 00" East for a distance of 72.19 feet to a point;
- 8) South 06 °53' 00" East for a distance of 40.73 feet to a point;
- 9) South 06 °53' 00" East for a distance of 148.76 feet to a point;

- 10) South 12 °19' 00" East for a distance of 262.04 feet to a point;
- 11) South 10 °39' 00" East for a distance of 159.47 feet to a point;
- 12) South 10 °47' 58" East for a distance of 169.90 feet to a point;
- 13) South 12 °00' 00" East for a distance of 302.03 feet to a point;
- 14) South 12 °21' 00" East for a distance of 290.38 feet to a point;
- 15) South 12 °33' 00" East for a distance of 480.53 feet to a point;
- 16) South 77 °52' 00" West for a distance of 200.94 feet to a point;
- 17) South 77 °52' 00" West for a distance of 215.82 feet to a point;
- 18) South 11 °57' 00" East for a distance of 86.78 feet to a point;
- 19) South 12 °41' 00" East for a distance of 239.99 feet to a point;
- 20) South 12 °07' 00" East for a distance of 309.93 feet to a point;
- 21) South 12 °02' 00" East for a distance of 129.20 feet to a point;
- 22) South 12 °02' 00" East for a distance of 284.12 feet to a point;
- 23) South 11 °34' 00" East for a distance of 392.52 feet to a point;
- 24) South 11 °34' 00" East for a distance of 306.98 feet to a point;
- 25) South 12 °00' 23" East for a distance of 302.56 feet to a point;
- 26) South 12 °14' 00" East for a distance of 417.42 feet to a point;
- 27) South 14 °06' 00" East for a distance of 186.16 feet to a point;
- 28) South 78 °33' 00" West for a distance of 116.47 feet to a point;
- 29) South 77 °05' 00" West for a distance of 277.41 feet to a point;
- 30) South 77 °05' 00" West for a distance of 250.00 feet to a point;
- 31) South 77 °05' 00" West for a distance of 125.30 feet to a point;
- 32) South 77 °05' 00" West for a distance of 225.26 feet to a point;
- 33) South 78 °21' 43" West for a distance of 318.02 feet to a point;
- 34) South 78 °40' 00" West for a distance of 446.71 feet to a point;
- 35) South 78 °40' 00" West for a distance of 8.49 feet to a point;
- 36) South 73 °55' 00" West for a distance of 89.02 feet to a point;
- 37) South 79 °02' 00" West for a distance of 143.69 feet to a point;
- 38) South 66 °52' 00" West for a distance of 78.38 feet to a point;
- 39) North 77 °19' 00" West for a distance of 35.58 feet to a point;
- 40) South 79 °18' 00" West for a distance of 142.83 feet to a point;
- 41) North 81 °09' 00" West for a distance of 17.21 feet to a point;
- 42) North 13 °32' 00" West for a distance of 89.05 feet to a point;
- 43) North 13 °32' 00" West for a distance of 146.26 feet to a point;
- 44) North 10 °30' 00" East for a distance of 164.77 feet to a point;
- 45) North 26 °36' 00" East for a distance of 35.50 feet to a point;
- 46) North 00 °28' 00" West for a distance of 188.45 feet to a point;
- 47) North 08 °25' 00" West for a distance of 65.75 feet to a point;
- 48) North 08 °25' 00" West for a distance of 175.51 feet to a point;
- 49) South 85 °11' 00" East for a distance of 43.29 feet to a point;
- 50) North 17 °28' 00" West for a distance of 34.95 feet to a point;
- 51) North 00 °05' 13" East for a distance of 128.82 feet to a point;
- 52) North 01 °19' 00" East for a distance of 153.65 feet to a point;
- 53) North 01 °19' 00" East for a distance of 127.38 feet to a point;
- 54) North 00 °54' 25" East for a distance of 195.35 feet to a point;
- 55) North 00 °11' 07" East for a distance of 378.43 feet to a point;
- 56) North 00 °26' 00" West for a distance of 196.65 feet to a point;
- 57) North 05 °26' 00" West for a distance of 142.35 feet to a point;
- 58) North 07 °33' 00" East for a distance of 60.37 feet to a point;
- 59) North 03 °01' 00" East for a distance of 159.68 feet to a point;
- 60) North 00 °09' 00" East for a distance of 62.58 feet to a point;

- 61) North 00 °17' 11" East for a distance of 348.03 feet to a point;
- 62) North 01 °03' 00" East for a distance of 55.34 feet to a point;
- 63) South 83 °23' 00" East for a distance of 10.35 feet to a point;
- 64) North 00 °32' 00" East for a distance of 147.13 feet to a point;
- 65) North 00 °19' 00" East for a distance of 180.72 feet to a point;
- 66) North 76 °33' 00" West for a distance of 43.32 feet to a point;
- 67) North 13 °18' 00" East for a distance of 102.30 feet to a point;
- 68) North 09 °03' 00" East for a distance of 106.72 feet to a point;
- 69) North 06 °51' 00" East for a distance of 137.73 feet to a point;
- 70) North 02 °49' 00" East for a distance of 128.57 feet to a point;
- 71) North 03 °02' 00" West for a distance of 54.89 feet to a point;
- 72) North 22 °31' 00" West for a distance of 43.94 feet to a point;
- 73) North 27 °09' 00" West for a distance of 110.54 feet to a point;
- 74) North 30 °25' 00" East for a distance of 112.25 feet to a point;
- 75) North 30 °25' 00" East for a distance of 66.95 feet to a point;
- 76) North 06 °08' 00" West for a distance of 98.95 feet to a point;
- 77) North 07 °41' 00" East for a distance of 168.64 feet to a point;
- 78) North 00 °36' 14" West for a distance of 466.54 feet to a point;
- 79) North 00 °37' 00" East for a distance of 61.38 feet to a point;
- 80) North 04 °45' 00" East for a distance of 13.01 feet to a point;
- 81) North 04 °45' 00" East for a distance of 80.30 feet to a point;
- 82) North 04 °45' 00" East for a distance of 206.56 feet to a point;
- 83) North 01 °30' 00" East for a distance of 112.56 feet to a point;
- 84) North 01 °30' 00" East for a distance of 181.17 feet to a point;
- 85) North 01 °29' 00" West for a distance of 74.94 feet to a point;
- 86) North 00 °01' 00" East for a distance of 151.18 feet to a point;
- 87) North 00 °21' 25" East for a distance of 280.59 feet to the **POINT OF BEGINNING**, and containing 234.817 acres of land, more or less.

Lewis Systems – Floyd Acres Service Area

The area served is approximately 12.6 miles East of the City of Llano, Texas, located in the Stewart Perry Survey (A-1105) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 1 of the Floyd Acres Subdivision, Revised, per plat recorded in Volume 91, Page 493 of the Llano County Deed Records;

THENCE, the following twenty-five (25) courses:

- 1) North 75° 37' 00" West for a distance of 112.21 feet to a point;
- 2) North 75° 26' 31" West for a distance of 32.87 feet to a point;
- 3) North 73° 54' 40" West for a distance of 48.26 feet to a point;
- 4) North 73° 45' 00" West for a distance of 150.24 feet to a point;
- 5) North 70° 10' 00" West for a distance of 96.08 feet to a point;
- 6) North 65° 05' 00" West for a distance of 110.06 feet to a point;
- 7) With a circular curve to the right, having a radius of 920.00 feet, a central angle of 51° 23' 35", whose long chord bears North 36° 15' 52" West, a distance of 797.83 feet, for an arc length of 825.22 feet to a point;
- 8) North 06° 50' 00" West for a distance of 65.76 feet to a point;
- 9) North 04° 40' 43" West for a distance of 50.38 feet to a point;
- 10) North 02° 05' 00" West for a distance of 145.68 feet to a point;

- 11) North 01° 41' 00" East for a distance of 136.02 feet to a point;
- 12) South 69° 20' 00" East for a distance of 153.98 feet to a point;
- 13) South 55° 30' 00" East for a distance of 94.47 feet to a point;
- 14) South 54° 00' 00" East for a distance of 120.07 feet to a point;
- 15) South 54° 00' 00" East for a distance of 69.74 feet to a point;
- 16) South 60° 00' 00" East for a distance of 69.74 feet to a point;
- 17) South 60° 00' 00" East for a distance of 69.36 feet to a point;
- 18) South 74° 30' 00" East for a distance of 88.39 feet to a point;
- 19) North 83° 30' 00" East for a distance of 89.13 feet to a point;
- 20) North 83° 30' 00" East for a distance of 100.00 feet to a point;
- 21) North 83° 30' 00" East for a distance of 99.89 feet to a point;
- 22) North 80° 53' 00" East for a distance of 109.89 feet to a point;
- 23) North 80° 53' 00" East for a distance of 100.16 feet to a point;
- 24) North 84° 28' 00" East for a distance of 183.49 feet to a point;
- 25) South 14° 23' 00" West for a distance of 1,013.73 feet to the **POINT OF BEGINNING**, and containing 20.471 acres of land, more or less.

Lewis Systems – Island Lodges Service Area

The area served is approximately 14.5 miles East of the City of Llano, Texas, located in the J. Henne Survey (A-326), F. Monken Survey (A-509), and H. Ottens Survey (A-575) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 46 and Lot 47 of the Island Lodges Subdivision, per plat recorded in Plat Book 1, Page 66 of the Llano County Plat Records;

THENCE, the following one hundred eighty-two (182) courses:

- 1) South 50° 52' 25" East for a distance of 61.33 feet to a point;
- 2) South 70° 51' 15" East for a distance of 70.74 feet to a point;
- 3) South 71° 32' 29" East for a distance of 66.33 feet to a point;
- 4) South 77° 35' 12" East for a distance of 72.24 feet to a point;
- 5) South 86° 05' 59" East for a distance of 79.85 feet to a point;
- 6) North 75° 35' 35" East for a distance of 67.98 feet to a point;
- 7) North 73° 28' 45" East for a distance of 74.80 feet to a point;
- 8) North 70° 30' 24" East for a distance of 73.29 feet to a point;
- 9) North 85° 01' 37" East for a distance of 68.20 feet to a point;
- 10) North 02° 31' 37" East for a distance of 23.87 feet to a point;
- 11) North 87° 34' 07" East for a distance of 16.07 feet to a point;
- 12) North 89° 09' 37" East for a distance of 65.79 feet to a point;
- 13) North 09° 20' 24" East for a distance of 50.50 feet to a point;
- 14) South 14° 02' 11" East for a distance of 71.04 feet to a point;
- 15) North 71° 29' 22" East for a distance of 60.80 feet to a point;
- 16) South 00° 26' 52" West for a distance of 68.69 feet to a point;
- 17) South 18° 54' 38" West for a distance of 28.47 feet to a point;
- 18) South 02° 02' 42" East for a distance of 25.49 feet to a point;
- 19) South 68° 46' 49" East for a distance of 65.36 feet to a point;
- 20) South 89° 59' 59" East for a distance of 24.19 feet to a point;
- 21) North 51° 54' 40" East for a distance of 45.49 feet to a point;
- 22) North 48° 00' 49" East for a distance of 11.22 feet to a point;
- 23) North 19° 58' 59" West for a distance of 67.81 feet to a point;

- 24) North 12° 54' 27" West for a distance of 47.77 feet to a point;
- 25) North 58° 10' 22" West for a distance of 33.59 feet to a point;
- 26) North 21° 48' 05" West for a distance of 29.78 feet to a point;
- 27) North 47° 51' 45" East for a distance of 28.05 feet to a point;
- 28) North 22° 42' 52" West for a distance of 43.43 feet to a point;
- 29) North 48° 10' 47" West for a distance of 25.70 feet to a point;
- 30) North 08° 16' 33" West for a distance of 57.13 feet to a point;
- 31) North 25° 42' 35" East for a distance of 29.09 feet to a point;
- 32) North 28° 47' 19" West for a distance of 81.74 feet to a point;
- 33) North 72° 21' 35" West for a distance of 2.10 feet to a point;
- 34) North 39° 41' 07" West for a distance of 63.34 feet to a point;
- 35) North 24° 37' 26" East for a distance of 54.72 feet to a point;
- 36) North 42° 21' 26" East for a distance of 46.70 feet to a point;
- 37) North 64° 56' 33" East for a distance of 84.84 feet to a point;
- 38) North 62° 39' 08" East for a distance of 17.18 feet to a point;
- 39) North 67° 48' 24" East for a distance of 81.35 feet to a point;
- 40) North 70° 04' 54" East for a distance of 50.43 feet to a point;
- 41) North 65° 47' 54" East for a distance of 40.32 feet to a point;
- 42) North 32° 30' 23" West for a distance of 7.24 feet to a point;
- 43) North 51° 37' 39" East for a distance of 48.16 feet to a point;
- 44) South 76° 19' 34" East for a distance of 62.18 feet to a point;
- 45) South 78° 36' 22" East for a distance of 36.10 feet to a point;
- 46) South 89° 23' 10" East for a distance of 20.72 feet to a point;
- 47) North 81° 36' 37" East for a distance of 31.54 feet to a point;
- 48) North 61° 18' 37" East for a distance of 51.73 feet to a point;
- 49) North 47° 26' 16" East for a distance of 82.85 feet to a point;
- 50) North 68° 26' 52" East for a distance of 74.44 feet to a point;
- 51) North 46° 11' 22" East for a distance of 111.52 feet to a point;
- 52) North 38° 53' 08" East for a distance of 86.69 feet to a point;
- 53) North 50° 58' 39" West for a distance of 4.30 feet to a point;
- 54) North 52° 00' 02" East for a distance of 52.28 feet to a point;
- 55) South 55° 09' 58" East for a distance of 49.97 feet to a point;
- 56) South 83° 01' 57" East for a distance of 80.77 feet to a point;
- 57) North 60° 45' 46" East for a distance of 50.64 feet to a point;
- 58) South 06° 51' 59" West for a distance of 714.64 feet to a point;
- 59) South 01° 16' 23" East for a distance of 46.01 feet to a point;
- 60) North 84° 53' 04" West for a distance of 90.00 feet to a point;
- 61) South 10° 47' 18" West for a distance of 46.64 feet to a point;
- 62) South 14° 12' 40" West for a distance of 78.87 feet to a point;
- 63) South 10° 22' 41" East for a distance of 90.58 feet to a point;
- 64) North 86° 54' 49" West for a distance of 77.38 feet to a point;
- 65) North 64° 56' 19" West for a distance of 170.78 feet to a point;
- 66) North 64° 56' 18" West for a distance of 19.76 feet to a point;
- 67) South 88° 33' 58" West for a distance of 81.71 feet to a point;
- 68) South 88° 33' 56" West for a distance of 83.74 feet to a point;
- 69) South 88° 33' 57" West for a distance of 35.46 feet to a point;
- 70) South 17° 27' 24" West for a distance of 165.39 feet to a point;
- 71) North 79° 49' 34" West for a distance of 76.28 feet to a point;
- 72) South 09° 24' 30" West for a distance of 96.56 feet to a point;
- 73) South 06° 55' 12" East for a distance of 99.24 feet to a point;
- 74) South 77° 34' 27" East for a distance of 82.63 feet to a point;

- 75) South 69° 48' 31" East for a distance of 19.68 feet to a point;
- 76) South 51° 59' 25" East for a distance of 59.55 feet to a point;
- 77) North 89° 36' 15" East for a distance of 62.22 feet to a point;
- 78) South 84° 24' 58" East for a distance of 130.65 feet to a point;
- 79) South 84° 24' 55" East for a distance of 267.16 feet to a point;
- 80) South 82° 11' 51" West for a distance of 552.81 feet to a point;
- 81) South 88° 15' 29" West for a distance of 35.76 feet to a point;
- 82) South 83° 17' 25" West for a distance of 83.22 feet to a point;
- 83) South 82° 34' 06" West for a distance of 84.74 feet to a point;
- 84) South 83° 27' 26" West for a distance of 170.99 feet to a point;
- 85) South 83° 05' 19" West for a distance of 40.45 feet to a point;
- 86) South 82° 31' 49" West for a distance of 100.24 feet to a point;
- 87) South 83° 53' 04" West for a distance of 64.50 feet to a point;
- 88) South 83° 28' 14" West for a distance of 66.02 feet to a point;
- 89) North 22° 14' 15" West for a distance of 160.57 feet to a point;
- 90) North 22° 37' 55" West for a distance of 26.98 feet to a point;
- 91) North 22° 35' 34" West for a distance of 98.33 feet to a point;
- 92) North 19° 47' 55" West for a distance of 32.35 feet to a point;
- 93) North 22° 37' 11" West for a distance of 101.98 feet to a point;
- 94) North 73° 00' 59" West for a distance of 298.39 feet to a point;
- 95) North 25° 31' 39" West for a distance of 261.43 feet to a point;
- 96) North 04° 11' 05" East for a distance of 26.36 feet to a point;
- 97) North 07° 52' 49" East for a distance of 96.50 feet to a point;
- 98) North 07° 14' 40" East for a distance of 143.96 feet to a point;
- 99) North 25° 02' 40" West for a distance of 153.22 feet to a point;
- 100) North 17° 39' 15" West for a distance of 3.94 feet to a point;
- 101) North 24° 16' 40" West for a distance of 154.11 feet to a point;
- 102) North 31° 18' 15" East for a distance of 85.75 feet to a point;
- 103) North 26° 01' 47" East for a distance of 69.49 feet to a point;
- 104) North 16° 37' 35" East for a distance of 73.05 feet to a point;
- 105) North 22° 17' 48" East for a distance of 72.32 feet to a point;
- 106) North 54° 24' 02" East for a distance of 71.21 feet to a point;
- 107) North 54° 32' 17" East for a distance of 35.53 feet to a point;
- 108) North 54° 56' 33" East for a distance of 33.76 feet to a point;
- 109) North 43° 27' 07" East for a distance of 122.15 feet to a point;
- 110) North 42° 34' 50" East for a distance of 78.03 feet to a point;
- 111) North 30° 04' 51" East for a distance of 109.62 feet to a point;
- 112) North 29° 38' 17" East for a distance of 37.27 feet to a point;
- 113) South 68° 46' 19" East for a distance of 69.96 feet to a point;
- 114) South 73° 20' 12" East for a distance of 78.83 feet to a point;
- 115) North 75° 30' 56" East for a distance of 63.69 feet to a point;
- 116) North 78° 52' 42" East for a distance of 61.77 feet to a point;
- 117) North 66° 52' 08" East for a distance of 57.81 feet to a point;
- 118) North 62° 30' 48" East for a distance of 86.80 feet to a point;
- 119) North 68° 55' 21" East for a distance of 54.10 feet to a point;
- 120) North 85° 33' 11" East for a distance of 24.08 feet to a point;
- 121) North 33° 49' 20" East for a distance of 53.02 feet to a point;
- 122) North 56° 22' 06" East for a distance of 22.02 feet to a point;
- 123) North 14° 02' 10" East for a distance of 40.23 feet to a point;
- 124) North 20° 11' 10" East for a distance of 36.40 feet to a point;
- 125) North 20° 40' 12" East for a distance of 59.50 feet to a point;

- 126) North 47° 11' 26" East for a distance of 33.11 feet to a point;
- 127) North 48° 22' 00" East for a distance of 18.65 feet to a point;
- 128) North 69° 14' 45" East for a distance of 52.28 feet to a point;
- 129) South 76° 25' 47" East for a distance of 30.73 feet to a point;
- 130) South 77° 41' 31" East for a distance of 56.27 feet to a point;
- 131) South 77° 20' 04" East for a distance of 24.14 feet to a point;
- 132) South 29° 36' 15" East for a distance of 13.82 feet to a point;
- 133) South 35° 47' 08" East for a distance of 74.77 feet to a point;
- 134) South 00° 00' 01" West for a distance of 37.83 feet to a point;
- 135) South 32° 00' 19" West for a distance of 47.58 feet to a point;
- 136) South 14° 53' 36" West for a distance of 49.70 feet to a point;
- 137) South 68° 31' 24" West for a distance of 35.36 feet to a point;
- 138) North 72° 12' 58" West for a distance of 56.34 feet to a point;
- 139) North 87° 00' 25" West for a distance of 38.90 feet to a point;
- 140) North 50° 31' 39" West for a distance of 31.33 feet to a point;
- 141) South 45° 44' 11" West for a distance of 65.70 feet to a point;
- 142) South 31° 08' 23" West for a distance of 10.15 feet to a point;
- 143) South 67° 25' 58" East for a distance of 19.85 feet to a point;
- 144) South 12° 03' 14" West for a distance of 51.99 feet to a point;
- 145) South 27° 35' 51" West for a distance of 40.11 feet to a point;
- 146) North 73° 35' 28" West for a distance of 14.95 feet to a point;
- 147) South 13° 31' 48" West for a distance of 106.51 feet to a point;
- 148) South 44° 31' 36" West for a distance of 89.94 feet to a point;
- 149) South 49° 36' 05" West for a distance of 91.64 feet to a point;
- 150) South 43° 48' 23" West for a distance of 43.95 feet to a point;
- 151) South 42° 42' 33" West for a distance of 46.30 feet to a point;
- 152) South 55° 24' 26" West for a distance of 24.73 feet to a point;
- 153) North 71° 33' 54" West for a distance of 69.56 feet to a point;
- 154) North 62° 23' 36" West for a distance of 79.93 feet to a point;
- 155) North 72° 08' 59" West for a distance of 39.79 feet to a point;
- 156) North 81° 18' 48" West for a distance of 27.42 feet to a point;
- 157) South 71° 01' 00" West for a distance of 67.40 feet to a point;
- 158) South 48° 39' 43" West for a distance of 68.14 feet to a point;
- 159) South 35° 43' 12" West for a distance of 70.72 feet to a point;
- 160) South 28° 39' 07" West for a distance of 71.72 feet to a point;
- 161) South 31° 13' 55" West for a distance of 71.35 feet to a point;
- 162) South 25° 08' 40" West for a distance of 70.13 feet to a point;
- 163) South 22° 17' 37" West for a distance of 69.60 feet to a point;
- 164) South 00° 55' 54" West for a distance of 77.15 feet to a point;
- 165) South 72° 25' 43" East for a distance of 39.17 feet to a point;
- 166) South 53° 31' 51" East for a distance of 74.86 feet to a point;
- 167) South 53° 07' 57" East for a distance of 6.76 feet to a point;
- 168) South 43° 41' 52" East for a distance of 80.21 feet to a point;
- 169) South 78° 23' 19" East for a distance of 96.27 feet to a point;
- 170) South 65° 44' 18" East for a distance of 51.50 feet to a point;
- 171) South 45° 00' 01" East for a distance of 31.64 feet to a point;
- 172) South 16° 37' 53" East for a distance of 53.62 feet to a point;
- 173) South 07° 15' 12" West for a distance of 36.62 feet to a point;
- 174) South 05° 17' 26" West for a distance of 35.87 feet to a point;
- 175) South 30° 50' 14" West for a distance of 52.36 feet to a point;
- 176) South 66° 25' 06" West for a distance of 90.40 feet to a point;

- 177) South 69° 34' 02" West for a distance of 35.50 feet to a point;
- 178) South 71° 08' 33" West for a distance of 32.83 feet to a point;
- 179) South 62° 55' 40" West for a distance of 61.34 feet to a point;
- 180) South 63° 26' 09" West for a distance of 14.94 feet to a point;
- 181) South 61° 33' 25" West for a distance of 49.16 feet to a point;
- 182) South 37° 21' 53" West for a distance of 41.83 feet to the **POINT OF BEGINNING**, and containing 37.401 acres of land, more or less.

AFTER RECORDING PLEASE RETURN TO:

Armburst & Brown, PLLC
Attn: Kevin M. Flahive
100 Congress Avenue, Suite 1300
Austin, Texas 78701

GENERAL ASSIGNMENT

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

This General Assignment (“Assignment”) is executed as of the 7th day of December, 2023 by MASTER TRADE, INC., a Nevada corporation a/k/a MASTER TRADE CORPORATION, a Nevada corporation, (“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, Concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Llano County, Texas and described in a General Warranty Deed, dated on today’s date, between the parties, which is incorporated herein by this reference, together with the improvements located thereon, and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on today’s date, between the parties, which is also incorporated herein by this reference (herein collectively referred to as the “Property”), pursuant to that certain Agreement for Sale of Utility System dated May 10, 2021, by and between Cody Brent Lewis and Anita Lewis, as Seller, and Assignee or its affiliate, as Buyer (“Purchase Agreement”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement, which by this reference is incorporated herein.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor’s right, title and interest in and to the and water system main lines, appurtenances and other assets, up to the point of interconnection between the utility and the customer, pertaining to the provision of water service in and to the System, as such term is defined in the Purchase Agreement, which provides water service to the area described on **EXHIBIT A**, attached hereto and incorporated herein, located in Burnet County and Llano County, Texas (the “System”).

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor’s rights to operate, maintain and service the main lines of the 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 Assets or 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 and to 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:

- A. Easements in the System;
- B. The main lines of the water system, appurtenances and other assets pertaining to the provision of the water service in and to the System, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases;
 - b. All water lines, pipes, wells, well houses, 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 Burnet County and Llano County, Texas, and used or held for use 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;
 - 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; and
 - i. All assets not described which are located in Burnet County and Llano 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, **BUT EXPRESSLY EXCLUDING ANY OBLIGATIONS CREATED BY THE SAME:**
 - 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 documents;

- c. Deed recorded in Volume 685, Page 774, on March 11, 1996 in the Public Records of Burnet County;
- d. Deed recorded in Volume 720, Page 27, on March 11, 1996 in the Public Records of Llano County.

D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.

Assignor hereby represents to and assures Assignee that Assignor, or its predecessor(s) in interest, have owned, operated and maintained the System in a continuous, uninterrupted, open, notorious and adverse manner for a time period in excess of ten (10) years prior to the date of this Assignment.

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

3. Further Assurances. Assignor agrees to execute and deliver to Assignee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment.

4. 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.

5. 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.

6. 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.

7. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees 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.

8. 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).

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:

MASTER TRADE, INC., a Nevada corporation
a/k/a MASTER TRADE CORPORATION, a
Nevada corporation

By: *Cody B Lewis*
Cody B. Lewis

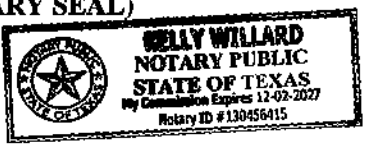
Title: President

STATE OF TEXAS)
) SCT.
COUNTY OF LLANO)

The foregoing Deed of Easement was acknowledged, signed and sworn to before me on this 7th day of ~~October~~ ^{December}, 2023 by Cody B. Lewis, as President of Master Trade, Inc., a Nevada corporation a/k/a Master Trade Corporation, a Nevada corporation, who stated that he was authorized to execute this document on behalf of the corporation.

Kelly Willard
NOTARY PUBLIC

(AFFIX NOTARY SEAL)

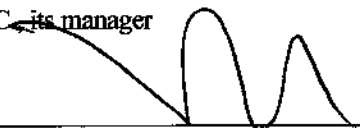


My Commission Expires: 12-02-2027

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 14th day of December, 2023 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: 3.1.26

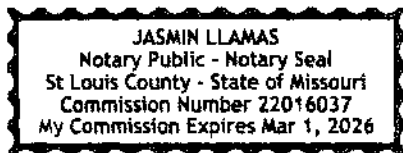


EXHIBIT A

Lewis Systems – Cassie Water Service Area

The area served is approximately 10.7 miles West of the City of Burnet, Texas, located in the Jamey Olney Jr. Survey (A-664), GD Simpson Survey (A-1620) and the G.W. Banta Survey (A-1369) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 20, Block 4 of the Cassie Subdivision, per plat recorded in Volume 1, Page 32 of the Burnet County Plat Records;

THENCE, the following one hundred sixty-five (165) courses:

- 1) North 67° 20' 13" East for a distance of 100.00 feet to a point;
- 2) South 59° 52' 45" East for a distance of 102.47 feet to a point;
- 3) South 23° 42' 44" East for a distance of 100.33 feet to a point;
- 4) South 47° 53' 51" East for a distance of 99.26 feet to a point;
- 5) South 51° 37' 40" East for a distance of 99.60 feet to a point;
- 6) South 62° 59' 49" East for a distance of 98.67 feet to a point;
- 7) North 79° 08' 16" East for a distance of 96.97 feet to a point;
- 8) North 11° 40' 17" East for a distance of 97.88 feet to a point;
- 9) North 07° 08' 14" East for a distance of 100.65 feet to a point;
- 10) North 36° 02' 07" East for a distance of 99.56 feet to a point;
- 11) North 07° 51' 49" West for a distance of 98.04 feet to a point;
- 12) North 35° 51' 41" West for a distance of 99.80 feet to a point;
- 13) North 15° 10' 47" West for a distance of 92.18 feet to a point;
- 14) North 15° 10' 49" West for a distance of 9.05 feet to a point;
- 15) North 10° 17' 13" East for a distance of 102.89 feet to a point;
- 16) North 83° 13' 08" East for a distance of 103.27 feet to a point;
- 17) South 58° 01' 45" East for a distance of 99.09 feet to a point;
- 18) North 55° 34' 12" East for a distance of 96.53 feet to a point;
- 19) North 02° 25' 19" East for a distance of 99.64 feet to a point;
- 20) North 43° 57' 13" East for a distance of 101.73 feet to a point;
- 21) North 66° 32' 13" East for a distance of 100.68 feet to a point;
- 22) North 69° 33' 11" East for a distance of 87.49 feet to a point;
- 23) North 69° 33' 14" East for a distance of 12.69 feet to a point;
- 24) North 73° 27' 16" East for a distance of 97.60 feet to a point;
- 25) North 06° 16' 47" West for a distance of 98.23 feet to a point;
- 26) North 21° 13' 09" East for a distance of 99.11 feet to a point;
- 27) North 35° 48' 41" West for a distance of 65.02 feet to a point;
- 28) North 38° 19' 47" West for a distance of 102.57 feet to a point;
- 29) North 44° 20' 23" East for a distance of 96.98 feet to a point;
- 30) South 75° 13' 44" East for a distance of 133.48 feet to a point;
- 31) South 75° 04' 08" East for a distance of 56.27 feet to a point;
- 32) North 55° 05' 57" East for a distance of 75.68 feet to a point;
- 33) South 70° 20' 59" East for a distance of 215.97 feet to a point;
- 34) North 19° 39' 00" East for a distance of 105.00 feet to a point;
- 35) South 70° 20' 57" East for a distance of 244.19 feet to a point;
- 36) South 31° 13' 14" West for a distance of 21.41 feet to a point;
- 37) South 30° 27' 12" West for a distance of 17.71 feet to a point;
- 38) South 29° 41' 02" West for a distance of 17.71 feet to a point;

- 39) South 28° 54' 55" West for a distance of 17.71 feet to a point;
- 40) South 28° 08' 48" West for a distance of 17.71 feet to a point;
- 41) South 27° 22' 41" West for a distance of 17.72 feet to a point;
- 42) South 26° 38' 21" West for a distance of 16.45 feet to a point;
- 43) South 25° 55' 26" West for a distance of 16.46 feet to a point;
- 44) South 25° 12' 33" West for a distance of 16.46 feet to a point;
- 45) South 24° 29' 41" West for a distance of 16.46 feet to a point;
- 46) South 23° 46' 46" West for a distance of 16.45 feet to a point;
- 47) South 22° 42' 28" West for a distance of 32.91 feet to a point;
- 48) South 20° 57' 10" West for a distance of 39.95 feet to a point;
- 49) South 20° 41' 15" West for a distance of 39.99 feet to a point;
- 50) South 20° 25' 21" West for a distance of 39.99 feet to a point;
- 51) South 20° 15' 45" West for a distance of 11.91 feet to a point;
- 52) South 21° 31' 02" West for a distance of 108.21 feet to a point;
- 53) South 21° 31' 03" West for a distance of 88.68 feet to a point;
- 54) South 23° 06' 07" West for a distance of 12.27 feet to a point;
- 55) South 22° 36' 05" West for a distance of 12.22 feet to a point;
- 56) South 21° 58' 28" West for a distance of 18.40 feet to a point;
- 57) South 21° 13' 15" West for a distance of 18.40 feet to a point;
- 58) South 20° 28' 07" West for a distance of 18.40 feet to a point;
- 59) South 19° 42' 51" West for a distance of 18.40 feet to a point;
- 60) South 18° 57' 42" West for a distance of 18.40 feet to a point;
- 61) South 18° 12' 29" West for a distance of 18.40 feet to a point;
- 62) South 17° 27' 19" West for a distance of 18.40 feet to a point;
- 63) South 16° 42' 06" West for a distance of 18.40 feet to a point;
- 64) South 15° 56' 53" West for a distance of 18.40 feet to a point;
- 65) South 15° 11' 42" West for a distance of 18.40 feet to a point;
- 66) South 14° 26' 33" West for a distance of 18.40 feet to a point;
- 67) South 13° 41' 15" West for a distance of 18.70 feet to a point;
- 68) South 12° 55' 22" West for a distance of 18.70 feet to a point;
- 69) South 12° 09' 23" West for a distance of 18.70 feet to a point;
- 70) South 11° 23' 25" West for a distance of 18.70 feet to a point;
- 71) South 10° 37' 29" West for a distance of 18.70 feet to a point;
- 72) South 09° 51' 32" West for a distance of 18.70 feet to a point;
- 73) South 09° 05' 37" West for a distance of 18.70 feet to a point;
- 74) South 08° 19' 47" West for a distance of 18.61 feet to a point;
- 75) South 07° 34' 05" West for a distance of 18.61 feet to a point;
- 76) South 06° 48' 25" West for a distance of 18.61 feet to a point;
- 77) South 06° 02' 39" West for a distance of 18.61 feet to a point;
- 78) South 05° 17' 02" West for a distance of 18.61 feet to a point;
- 79) South 04° 31' 17" West for a distance of 18.61 feet to a point;
- 80) South 03° 45' 33" West for a distance of 18.61 feet to a point;
- 81) South 03° 02' 05" West for a distance of 16.77 feet to a point;
- 82) South 02° 20' 54" West for a distance of 16.78 feet to a point;
- 83) South 01° 39' 41" West for a distance of 16.78 feet to a point;
- 84) South 00° 58' 25" West for a distance of 16.78 feet to a point;
- 85) South 00° 17' 19" West for a distance of 16.78 feet to a point;
- 86) South 00° 23' 55" East for a distance of 16.78 feet to a point;
- 87) South 01° 04' 56" East for a distance of 16.64 feet to a point;
- 88) South 01° 45' 48" East for a distance of 16.64 feet to a point;
- 89) South 02° 26' 47" East for a distance of 16.64 feet to a point;

- 90) South 03° 07' 36" East for a distance of 16.64 feet to a point;
- 91) South 03° 48' 34" East for a distance of 16.64 feet to a point;
- 92) South 04° 29' 29" East for a distance of 16.64 feet to a point;
- 93) South 05° 09' 08" East for a distance of 16.05 feet to a point;
- 94) South 05° 48' 35" East for a distance of 16.05 feet to a point;
- 95) South 06° 28' 09" East for a distance of 16.05 feet to a point;
- 96) South 07° 07' 37" East for a distance of 16.05 feet to a point;
- 97) South 07° 47' 08" East for a distance of 16.05 feet to a point;
- 98) South 08° 26' 38" East for a distance of 16.05 feet to a point;
- 99) South 09° 06' 07" East for a distance of 16.49 feet to a point;
- 100) South 09° 46' 43" East for a distance of 16.49 feet to a point;
- 101) South 10° 27' 12" East for a distance of 16.49 feet to a point;
- 102) South 11° 07' 46" East for a distance of 16.49 feet to a point;
- 103) South 11° 48' 21" East for a distance of 16.49 feet to a point;
- 104) South 12° 28' 50" East for a distance of 16.48 feet to a point;
- 105) South 13° 52' 18" East for a distance of 51.34 feet to a point;
- 106) South 15° 16' 52" East for a distance of 17.68 feet to a point;
- 107) South 16° 00' 21" East for a distance of 17.69 feet to a point;
- 108) South 16° 43' 52" East for a distance of 17.69 feet to a point;
- 109) South 17° 27' 24" East for a distance of 17.69 feet to a point;
- 110) South 18° 10' 54" East for a distance of 19.75 feet to a point;
- 111) South 50° 15' 37" West for a distance of 50.91 feet to a point;
- 112) South 50° 15' 44" West for a distance of 90.00 feet to a point;
- 113) South 50° 15' 27" West for a distance of 100.00 feet to a point;
- 114) South 50° 15' 41" West for a distance of 110.00 feet to a point;
- 115) South 50° 15' 19" West for a distance of 26.70 feet to a point;
- 116) South 27° 08' 09" East for a distance of 40.60 feet to a point;
- 117) South 27° 08' 28" East for a distance of 50.81 feet to a point;
- 118) South 27° 08' 20" East for a distance of 113.60 feet to a point;
- 119) South 18° 59' 31" East for a distance of 151.57 feet to a point;
- 120) South 13° 09' 39" West for a distance of 101.35 feet to a point;
- 121) South 31° 27' 31" West for a distance of 103.36 feet to a point;
- 122) North 60° 59' 23" West for a distance of 102.75 feet to a point;
- 123) North 65° 53' 19" West for a distance of 49.87 feet to a point;
- 124) North 65° 53' 31" West for a distance of 49.88 feet to a point;
- 125) North 70° 26' 24" West for a distance of 49.88 feet to a point;
- 126) North 70° 26' 25" West for a distance of 49.70 feet to a point;
- 127) North 81° 49' 24" West for a distance of 99.75 feet to a point;
- 128) North 79° 55' 24" West for a distance of 100.41 feet to a point;
- 129) North 66° 17' 27" West for a distance of 101.47 feet to a point;
- 130) North 25° 44' 16" West for a distance of 101.55 feet to a point;
- 131) North 08° 54' 29" West for a distance of 100.40 feet to a point;
- 132) North 10° 31' 26" West for a distance of 99.34 feet to a point;
- 133) North 33° 37' 28" West for a distance of 99.30 feet to a point;
- 134) North 37° 01' 19" West for a distance of 98.90 feet to a point;
- 135) North 74° 14' 19" West for a distance of 97.15 feet to a point;
- 136) South 42° 49' 35" West for a distance of 98.10 feet to a point;
- 137) South 40° 22' 43" West for a distance of 100.18 feet to a point;
- 138) South 49° 51' 31" West for a distance of 100.46 feet to a point;
- 139) South 57° 57' 35" West for a distance of 99.32 feet to a point;
- 140) South 24° 47' 40" West for a distance of 49.11 feet to a point;

- 141) South 24° 47' 34" West for a distance of 50.41 feet to a point;
- 142) South 40° 07' 37" West for a distance of 70.67 feet to a point;
- 143) South 40° 07' 48" West for a distance of 30.57 feet to a point;
- 144) South 71° 22' 34" West for a distance of 100.72 feet to a point;
- 145) South 66° 44' 35" West for a distance of 101.54 feet to a point;
- 146) North 55° 19' 26" West for a distance of 100.47 feet to a point;
- 147) South 81° 29' 41" West for a distance of 98.36 feet to a point;
- 148) South 64° 14' 50" West for a distance of 44.34 feet to a point;
- 149) North 85° 10' 45" West for a distance of 101.23 feet to a point;
- 150) North 34° 56' 43" West for a distance of 42.15 feet to a point;
- 151) North 00° 08' 14" East for a distance of 101.07 feet to a point;
- 152) North 04° 42' 10" East for a distance of 100.60 feet to a point;
- 153) North 22° 43' 10" East for a distance of 101.15 feet to a point;
- 154) North 48° 14' 18" East for a distance of 100.69 feet to a point;
- 155) North 48° 40' 11" East for a distance of 101.27 feet to a point;
- 156) South 85° 56' 44" East for a distance of 51.28 feet to a point;
- 157) South 85° 56' 46" East for a distance of 48.82 feet to a point;
- 158) North 52° 14' 13" East for a distance of 98.83 feet to a point;
- 159) North 51° 28' 11" East for a distance of 100.22 feet to a point;
- 160) North 60° 30' 14" East for a distance of 96.86 feet to a point;
- 161) North 36° 13' 44" West for a distance of 96.96 feet to a point;
- 162) North 23° 32' 51" West for a distance of 101.60 feet to a point;
- 163) North 22° 21' 11" East for a distance of 99.66 feet to a point;
- 164) North 34° 02' 45" West for a distance of 85.45 feet to a point;
- 165) North 31° 38' 45" West for a distance of 103.57 feet to the **POINT OF BEGINNING**, and containing 53.294 acres of land, more or less.

Lewis Systems – Deer Springs Service Area

The area served is approximately 5.6 miles West of the City of Burnet, Texas, located in the Absolom Gray Survey (A-343) and the S.F.I.W. CO. Survey (A-847) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 41 of the Deer Springs Subdivision, per plat recorded in Volume 4, Page 43 of the Burnet County Plat Records;

THENCE, the following eighty-seven (87) courses:

- 1) With a circular curve to the right, having a radius of 1,587.45 feet, a central angle of 22° 44' 17", whose long chord bears South 76° 15' 02" East, a distance of 625.86 feet, for an arc length of 629.99 feet to a point;
- 2) South 63° 16' 00" East for a distance of 330.77 feet to a point;
- 3) With a circular curve to the left, having a radius of 1,190.92 feet, a central angle of 28° 41' 24", whose long chord bears South 77° 39' 09" East, a distance of 590.13 feet, for an arc length of 596.34 feet to a point;
- 4) South 11 °07' 00" East for a distance of 134.45 feet to a point;
- 5) South 11 °07' 00" East for a distance of 200.00 feet to a point;
- 6) South 11 °07' 00" East for a distance of 147.55 feet to a point;
- 7) South 23 °36' 00" East for a distance of 72.19 feet to a point;
- 8) South 06 °53' 00" East for a distance of 40.73 feet to a point;
- 9) South 06 °53' 00" East for a distance of 148.76 feet to a point;

- 10) South 12 °19' 00" East for a distance of 262.04 feet to a point;
- 11) South 10 °39' 00" East for a distance of 159.47 feet to a point;
- 12) South 10 °47' 58" East for a distance of 169.90 feet to a point;
- 13) South 12 °00' 00" East for a distance of 302.03 feet to a point;
- 14) South 12 °21' 00" East for a distance of 290.38 feet to a point;
- 15) South 12 °33' 00" East for a distance of 480.53 feet to a point;
- 16) South 77 °52' 00" West for a distance of 200.94 feet to a point;
- 17) South 77 °52' 00" West for a distance of 215.82 feet to a point;
- 18) South 11 °57' 00" East for a distance of 86.78 feet to a point;
- 19) South 12 °41' 00" East for a distance of 239.99 feet to a point;
- 20) South 12 °07' 00" East for a distance of 309.93 feet to a point;
- 21) South 12 °02' 00" East for a distance of 129.20 feet to a point;
- 22) South 12 °02' 00" East for a distance of 284.12 feet to a point;
- 23) South 11 °34' 00" East for a distance of 392.52 feet to a point;
- 24) South 11 °34' 00" East for a distance of 306.98 feet to a point;
- 25) South 12 °00' 23" East for a distance of 302.56 feet to a point;
- 26) South 12 °14' 00" East for a distance of 417.42 feet to a point;
- 27) South 14 °06' 00" East for a distance of 186.16 feet to a point;
- 28) South 78 °33' 00" West for a distance of 116.47 feet to a point;
- 29) South 77 °05' 00" West for a distance of 277.41 feet to a point;
- 30) South 77 °05' 00" West for a distance of 250.00 feet to a point;
- 31) South 77 °05' 00" West for a distance of 125.30 feet to a point;
- 32) South 77 °05' 00" West for a distance of 225.26 feet to a point;
- 33) South 78 °21' 43" West for a distance of 318.02 feet to a point;
- 34) South 78 °40' 00" West for a distance of 446.71 feet to a point;
- 35) South 78 °40' 00" West for a distance of 8.49 feet to a point;
- 36) South 73 °55' 00" West for a distance of 89.02 feet to a point;
- 37) South 79 °02' 00" West for a distance of 143.69 feet to a point;
- 38) South 66 °52' 00" West for a distance of 78.38 feet to a point;
- 39) North 77 °19' 00" West for a distance of 35.58 feet to a point;
- 40) South 79 °18' 00" West for a distance of 142.83 feet to a point;
- 41) North 81 °09' 00" West for a distance of 17.21 feet to a point;
- 42) North 13 °32' 00" West for a distance of 89.05 feet to a point;
- 43) North 13 °32' 00" West for a distance of 146.26 feet to a point;
- 44) North 10 °30' 00" East for a distance of 164.77 feet to a point;
- 45) North 26 °36' 00" East for a distance of 35.50 feet to a point;
- 46) North 00 °28' 00" West for a distance of 188.45 feet to a point;
- 47) North 08 °25' 00" West for a distance of 65.75 feet to a point;
- 48) North 08 °25' 00" West for a distance of 175.51 feet to a point;
- 49) South 85 °11' 00" East for a distance of 43.29 feet to a point;
- 50) North 17 °28' 00" West for a distance of 34.95 feet to a point;
- 51) North 00 °05' 13" East for a distance of 128.82 feet to a point;
- 52) North 01 °19' 00" East for a distance of 153.65 feet to a point;
- 53) North 01 °19' 00" East for a distance of 127.38 feet to a point;
- 54) North 00 °54' 25" East for a distance of 195.35 feet to a point;
- 55) North 00 °11' 07" East for a distance of 378.43 feet to a point;
- 56) North 00 °26' 00" West for a distance of 196.65 feet to a point;
- 57) North 05 °26' 00" West for a distance of 142.35 feet to a point;
- 58) North 07 °33' 00" East for a distance of 60.37 feet to a point;
- 59) North 03 °01' 00" East for a distance of 159.68 feet to a point;
- 60) North 00 °09' 00" East for a distance of 62.58 feet to a point;

- 61) North 00 °17' 11" East for a distance of 348.03 feet to a point;
- 62) North 01 °03' 00" East for a distance of 55.34 feet to a point;
- 63) South 83 °23' 00" East for a distance of 10.35 feet to a point;
- 64) North 00 °32' 00" East for a distance of 147.13 feet to a point;
- 65) North 00 °19' 00" East for a distance of 180.72 feet to a point;
- 66) North 76 °33' 00" West for a distance of 43.32 feet to a point;
- 67) North 13 °18' 00" East for a distance of 102.30 feet to a point;
- 68) North 09 °03' 00" East for a distance of 106.72 feet to a point;
- 69) North 06 °51' 00" East for a distance of 137.73 feet to a point;
- 70) North 02 °49' 00" East for a distance of 128.57 feet to a point;
- 71) North 03 °02' 00" West for a distance of 54.89 feet to a point;
- 72) North 22 °31' 00" West for a distance of 43.94 feet to a point;
- 73) North 27 °09' 00" West for a distance of 110.54 feet to a point;
- 74) North 30 °25' 00" East for a distance of 112.25 feet to a point;
- 75) North 30 °25' 00" East for a distance of 66.95 feet to a point;
- 76) North 06 °08' 00" West for a distance of 98.95 feet to a point;
- 77) North 07 °41' 00" East for a distance of 168.64 feet to a point;
- 78) North 00 °36' 14" West for a distance of 466.54 feet to a point;
- 79) North 00 °37' 00" East for a distance of 61.38 feet to a point;
- 80) North 04 °45' 00" East for a distance of 13.01 feet to a point;
- 81) North 04 °45' 00" East for a distance of 80.30 feet to a point;
- 82) North 04 °45' 00" East for a distance of 206.56 feet to a point;
- 83) North 01 °30' 00" East for a distance of 112.56 feet to a point;
- 84) North 01 °30' 00" East for a distance of 181.17 feet to a point;
- 85) North 01 °29' 00" West for a distance of 74.94 feet to a point;
- 86) North 00 °01' 00" East for a distance of 151.18 feet to a point;
- 87) North 00 °21' 25" East for a distance of 280.59 feet to the **POINT OF BEGINNING**, and containing 234.817 acres of land, more or less.

Lewis Systems – Floyd Acres Service Area

The area served is approximately 12.6 miles East of the City of Llano, Texas, located in the Stewart Perry Survey (A-1105) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 1 of the Floyd Acres Subdivision, Revised, per plat recorded in Volume 91, Page 493 of the Llano County Deed Records;

THENCE, the following twenty-five (25) courses:

- 1) North 75° 37' 00" West for a distance of 112.21 feet to a point;
- 2) North 75° 26' 31" West for a distance of 32.87 feet to a point;
- 3) North 73° 54' 40" West for a distance of 48.26 feet to a point;
- 4) North 73° 45' 00" West for a distance of 150.24 feet to a point;
- 5) North 70° 10' 00" West for a distance of 96.08 feet to a point;
- 6) North 65° 05' 00" West for a distance of 110.06 feet to a point;
- 7) With a circular curve to the right, having a radius of 920.00 feet, a central angle of 51° 23' 35", whose long chord bears North 36° 15' 52" West, a distance of 797.83 feet, for an arc length of 825.22 feet to a point;
- 8) North 06° 50' 00" West for a distance of 65.76 feet to a point;
- 9) North 04° 40' 43" West for a distance of 50.38 feet to a point;
- 10) North 02° 05' 00" West for a distance of 145.68 feet to a point;

- 11) North 01° 41' 00" East for a distance of 136.02 feet to a point;
- 12) South 69° 20' 00" East for a distance of 153.98 feet to a point;
- 13) South 55° 30' 00" East for a distance of 94.47 feet to a point;
- 14) South 54° 00' 00" East for a distance of 120.07 feet to a point;
- 15) South 54° 00' 00" East for a distance of 69.74 feet to a point;
- 16) South 60° 00' 00" East for a distance of 69.74 feet to a point;
- 17) South 60° 00' 00" East for a distance of 69.36 feet to a point;
- 18) South 74° 30' 00" East for a distance of 88.39 feet to a point;
- 19) North 83° 30' 00" East for a distance of 89.13 feet to a point;
- 20) North 83° 30' 00" East for a distance of 100.00 feet to a point;
- 21) North 83° 30' 00" East for a distance of 99.89 feet to a point;
- 22) North 80° 53' 00" East for a distance of 109.89 feet to a point;
- 23) North 80° 53' 00" East for a distance of 100.16 feet to a point;
- 24) North 84° 28' 00" East for a distance of 183.49 feet to a point;
- 25) South 14° 23' 00" West for a distance of 1,013.73 feet to the **POINT OF BEGINNING**, and containing 20.471 acres of land, more or less.

Lewis Systems – Island Lodges Service Area

The area served is approximately 14.5 miles East of the City of Llano, Texas, located in the J. Henne Survey (A-326), F. Monken Survey (A-509), and H. Ottens Survey (A-575) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 46 and Lot 47 of the Island Lodges Subdivision, per plat recorded in Plat Book 1, Page 66 of the Llano County Plat Records;

THENCE, the following one hundred eighty-two (182) courses:

- 1) South 50° 52' 25" East for a distance of 61.33 feet to a point;
- 2) South 70° 51' 15" East for a distance of 70.74 feet to a point;
- 3) South 71° 32' 29" East for a distance of 66.33 feet to a point;
- 4) South 77° 35' 12" East for a distance of 72.24 feet to a point;
- 5) South 86° 05' 59" East for a distance of 79.85 feet to a point;
- 6) North 75° 35' 35" East for a distance of 67.98 feet to a point;
- 7) North 73° 28' 45" East for a distance of 74.80 feet to a point;
- 8) North 70° 30' 24" East for a distance of 73.29 feet to a point;
- 9) North 85° 01' 37" East for a distance of 68.20 feet to a point;
- 10) North 02° 31' 37" East for a distance of 23.87 feet to a point;
- 11) North 87° 34' 07" East for a distance of 16.07 feet to a point;
- 12) North 89° 09' 37" East for a distance of 65.79 feet to a point;
- 13) North 09° 20' 24" East for a distance of 50.50 feet to a point;
- 14) South 14° 02' 11" East for a distance of 71.04 feet to a point;
- 15) North 71° 29' 22" East for a distance of 60.80 feet to a point;
- 16) South 00° 26' 52" West for a distance of 68.69 feet to a point;
- 17) South 18° 54' 38" West for a distance of 28.47 feet to a point;
- 18) South 02° 02' 42" East for a distance of 25.49 feet to a point;
- 19) South 68° 46' 49" East for a distance of 65.36 feet to a point;
- 20) South 89° 59' 59" East for a distance of 24.19 feet to a point;
- 21) North 51° 54' 40" East for a distance of 45.49 feet to a point;
- 22) North 48° 00' 49" East for a distance of 11.22 feet to a point;
- 23) North 19° 58' 59" West for a distance of 67.81 feet to a point;

- 24) North 12° 54' 27" West for a distance of 47.77 feet to a point;
- 25) North 58° 10' 22" West for a distance of 33.59 feet to a point;
- 26) North 21° 48' 05" West for a distance of 29.78 feet to a point;
- 27) North 47° 51' 45" East for a distance of 28.05 feet to a point;
- 28) North 22° 42' 52" West for a distance of 43.43 feet to a point;
- 29) North 48° 10' 47" West for a distance of 25.70 feet to a point;
- 30) North 08° 16' 33" West for a distance of 57.13 feet to a point;
- 31) North 25° 42' 35" East for a distance of 29.09 feet to a point;
- 32) North 28° 47' 19" West for a distance of 81.74 feet to a point;
- 33) North 72° 21' 35" West for a distance of 2.10 feet to a point;
- 34) North 39° 41' 07" West for a distance of 63.34 feet to a point;
- 35) North 24° 37' 26" East for a distance of 54.72 feet to a point;
- 36) North 42° 21' 26" East for a distance of 46.70 feet to a point;
- 37) North 64° 56' 33" East for a distance of 84.84 feet to a point;
- 38) North 62° 39' 08" East for a distance of 17.18 feet to a point;
- 39) North 67° 48' 24" East for a distance of 81.35 feet to a point;
- 40) North 70° 04' 54" East for a distance of 50.43 feet to a point;
- 41) North 65° 47' 54" East for a distance of 40.32 feet to a point;
- 42) North 32° 30' 23" West for a distance of 7.24 feet to a point;
- 43) North 51° 37' 39" East for a distance of 48.16 feet to a point;
- 44) South 76° 19' 34" East for a distance of 62.18 feet to a point;
- 45) South 78° 36' 22" East for a distance of 36.10 feet to a point;
- 46) South 89° 23' 10" East for a distance of 20.72 feet to a point;
- 47) North 81° 36' 37" East for a distance of 31.54 feet to a point;
- 48) North 61° 18' 37" East for a distance of 51.73 feet to a point;
- 49) North 47° 26' 16" East for a distance of 82.85 feet to a point;
- 50) North 68° 26' 52" East for a distance of 74.44 feet to a point;
- 51) North 46° 11' 22" East for a distance of 111.52 feet to a point;
- 52) North 38° 53' 08" East for a distance of 86.69 feet to a point;
- 53) North 50° 58' 39" West for a distance of 4.30 feet to a point;
- 54) North 52° 00' 02" East for a distance of 52.28 feet to a point;
- 55) South 55° 09' 58" East for a distance of 49.97 feet to a point;
- 56) South 83° 01' 57" East for a distance of 80.77 feet to a point;
- 57) North 60° 45' 46" East for a distance of 50.64 feet to a point;
- 58) South 06° 51' 59" West for a distance of 714.64 feet to a point;
- 59) South 01° 16' 23" East for a distance of 46.01 feet to a point;
- 60) North 84° 53' 04" West for a distance of 90.00 feet to a point;
- 61) South 10° 47' 18" West for a distance of 46.64 feet to a point;
- 62) South 14° 12' 40" West for a distance of 78.87 feet to a point;
- 63) South 10° 22' 41" East for a distance of 90.58 feet to a point;
- 64) North 86° 54' 49" West for a distance of 77.38 feet to a point;
- 65) North 64° 56' 19" West for a distance of 170.78 feet to a point;
- 66) North 64° 56' 18" West for a distance of 19.76 feet to a point;
- 67) South 88° 33' 58" West for a distance of 81.71 feet to a point;
- 68) South 88° 33' 56" West for a distance of 83.74 feet to a point;
- 69) South 88° 33' 57" West for a distance of 35.46 feet to a point;
- 70) South 17° 27' 24" West for a distance of 165.39 feet to a point;
- 71) North 79° 49' 34" West for a distance of 76.28 feet to a point;
- 72) South 09° 24' 30" West for a distance of 96.56 feet to a point;
- 73) South 06° 55' 12" East for a distance of 99.24 feet to a point;
- 74) South 77° 34' 27" East for a distance of 82.63 feet to a point;

- 75) South 69° 48' 31" East for a distance of 19.68 feet to a point;
- 76) South 51° 59' 25" East for a distance of 59.55 feet to a point;
- 77) North 89° 36' 15" East for a distance of 62.22 feet to a point;
- 78) South 84° 24' 58" East for a distance of 130.65 feet to a point;
- 79) South 84° 24' 55" East for a distance of 267.16 feet to a point;
- 80) South 82° 11' 51" West for a distance of 552.81 feet to a point;
- 81) South 88° 15' 29" West for a distance of 35.76 feet to a point;
- 82) South 83° 17' 25" West for a distance of 83.22 feet to a point;
- 83) South 82° 34' 06" West for a distance of 84.74 feet to a point;
- 84) South 83° 27' 26" West for a distance of 170.99 feet to a point;
- 85) South 83° 05' 19" West for a distance of 40.45 feet to a point;
- 86) South 82° 31' 49" West for a distance of 100.24 feet to a point;
- 87) South 83° 53' 04" West for a distance of 64.50 feet to a point;
- 88) South 83° 28' 14" West for a distance of 66.02 feet to a point;
- 89) North 22° 14' 15" West for a distance of 160.57 feet to a point;
- 90) North 22° 37' 55" West for a distance of 26.98 feet to a point;
- 91) North 22° 35' 34" West for a distance of 98.33 feet to a point;
- 92) North 19° 47' 55" West for a distance of 32.35 feet to a point;
- 93) North 22° 37' 11" West for a distance of 101.98 feet to a point;
- 94) North 73° 00' 59" West for a distance of 298.39 feet to a point;
- 95) North 25° 31' 39" West for a distance of 261.43 feet to a point;
- 96) North 04° 11' 05" East for a distance of 26.36 feet to a point;
- 97) North 07° 52' 49" East for a distance of 96.50 feet to a point;
- 98) North 07° 14' 40" East for a distance of 143.96 feet to a point;
- 99) North 25° 02' 40" West for a distance of 153.22 feet to a point;
- 100) North 17° 39' 15" West for a distance of 3.94 feet to a point;
- 101) North 24° 16' 40" West for a distance of 154.11 feet to a point;
- 102) North 31° 18' 15" East for a distance of 85.75 feet to a point;
- 103) North 26° 01' 47" East for a distance of 69.49 feet to a point;
- 104) North 16° 37' 35" East for a distance of 73.05 feet to a point;
- 105) North 22° 17' 48" East for a distance of 72.32 feet to a point;
- 106) North 54° 24' 02" East for a distance of 71.21 feet to a point;
- 107) North 54° 32' 17" East for a distance of 35.53 feet to a point;
- 108) North 54° 56' 33" East for a distance of 33.76 feet to a point;
- 109) North 43° 27' 07" East for a distance of 122.15 feet to a point;
- 110) North 42° 34' 50" East for a distance of 78.03 feet to a point;
- 111) North 30° 04' 51" East for a distance of 109.62 feet to a point;
- 112) North 29° 38' 17" East for a distance of 37.27 feet to a point;
- 113) South 68° 46' 19" East for a distance of 69.96 feet to a point;
- 114) South 73° 20' 12" East for a distance of 78.83 feet to a point;
- 115) North 75° 30' 56" East for a distance of 63.69 feet to a point;
- 116) North 78° 52' 42" East for a distance of 61.77 feet to a point;
- 117) North 66° 52' 08" East for a distance of 57.81 feet to a point;
- 118) North 62° 30' 48" East for a distance of 86.80 feet to a point;
- 119) North 68° 55' 21" East for a distance of 54.10 feet to a point;
- 120) North 85° 33' 11" East for a distance of 24.08 feet to a point;
- 121) North 33° 49' 20" East for a distance of 53.02 feet to a point;
- 122) North 56° 22' 06" East for a distance of 22.02 feet to a point;
- 123) North 14° 02' 10" East for a distance of 40.23 feet to a point;
- 124) North 20° 11' 10" East for a distance of 36.40 feet to a point;
- 125) North 20° 40' 12" East for a distance of 59.50 feet to a point;

- 126) North 47° 11' 26" East for a distance of 33.11 feet to a point;
- 127) North 48° 22' 00" East for a distance of 18.65 feet to a point;
- 128) North 69° 14' 45" East for a distance of 52.28 feet to a point;
- 129) South 76° 25' 47" East for a distance of 30.73 feet to a point;
- 130) South 77° 41' 31" East for a distance of 56.27 feet to a point;
- 131) South 77° 20' 04" East for a distance of 24.14 feet to a point;
- 132) South 29° 36' 15" East for a distance of 13.82 feet to a point;
- 133) South 35° 47' 08" East for a distance of 74.77 feet to a point;
- 134) South 00° 00' 01" West for a distance of 37.83 feet to a point;
- 135) South 32° 00' 19" West for a distance of 47.58 feet to a point;
- 136) South 14° 53' 36" West for a distance of 49.70 feet to a point;
- 137) South 68° 31' 24" West for a distance of 35.36 feet to a point;
- 138) North 72° 12' 58" West for a distance of 56.34 feet to a point;
- 139) North 87° 00' 25" West for a distance of 38.90 feet to a point;
- 140) North 50° 31' 39" West for a distance of 31.33 feet to a point;
- 141) South 45° 44' 11" West for a distance of 65.70 feet to a point;
- 142) South 31° 08' 23" West for a distance of 10.15 feet to a point;
- 143) South 67° 25' 58" East for a distance of 19.85 feet to a point;
- 144) South 12° 03' 14" West for a distance of 51.99 feet to a point;
- 145) South 27° 35' 51" West for a distance of 40.11 feet to a point;
- 146) North 73° 35' 28" West for a distance of 14.95 feet to a point;
- 147) South 13° 31' 48" West for a distance of 106.51 feet to a point;
- 148) South 44° 31' 36" West for a distance of 89.94 feet to a point;
- 149) South 49° 36' 05" West for a distance of 91.64 feet to a point;
- 150) South 43° 48' 23" West for a distance of 43.95 feet to a point;
- 151) South 42° 42' 33" West for a distance of 46.30 feet to a point;
- 152) South 55° 24' 26" West for a distance of 24.73 feet to a point;
- 153) North 71° 33' 54" West for a distance of 69.56 feet to a point;
- 154) North 62° 23' 36" West for a distance of 79.93 feet to a point;
- 155) North 72° 08' 59" West for a distance of 39.79 feet to a point;
- 156) North 81° 18' 48" West for a distance of 27.42 feet to a point;
- 157) South 71° 01' 00" West for a distance of 67.40 feet to a point;
- 158) South 48° 39' 43" West for a distance of 68.14 feet to a point;
- 159) South 35° 43' 12" West for a distance of 70.72 feet to a point;
- 160) South 28° 39' 07" West for a distance of 71.72 feet to a point;
- 161) South 31° 13' 55" West for a distance of 71.35 feet to a point;
- 162) South 25° 08' 40" West for a distance of 70.13 feet to a point;
- 163) South 22° 17' 37" West for a distance of 69.60 feet to a point;
- 164) South 00° 55' 54" West for a distance of 77.15 feet to a point;
- 165) South 72° 25' 43" East for a distance of 39.17 feet to a point;
- 166) South 53° 31' 51" East for a distance of 74.86 feet to a point;
- 167) South 53° 07' 57" East for a distance of 6.76 feet to a point;
- 168) South 43° 41' 52" East for a distance of 80.21 feet to a point;
- 169) South 78° 23' 19" East for a distance of 96.27 feet to a point;
- 170) South 65° 44' 18" East for a distance of 51.50 feet to a point;
- 171) South 45° 00' 01" East for a distance of 31.64 feet to a point;
- 172) South 16° 37' 53" East for a distance of 53.62 feet to a point;
- 173) South 07° 15' 12" West for a distance of 36.62 feet to a point;
- 174) South 05° 17' 26" West for a distance of 35.87 feet to a point;
- 175) South 30° 50' 14" West for a distance of 52.36 feet to a point;
- 176) South 66° 25' 06" West for a distance of 90.40 feet to a point;

- 177) South 69° 34' 02" West for a distance of 35.50 feet to a point;
- 178) South 71° 08' 33" West for a distance of 32.83 feet to a point;
- 179) South 62° 55' 40" West for a distance of 61.34 feet to a point;
- 180) South 63° 26' 09" West for a distance of 14.94 feet to a point;
- 181) South 61° 33' 25" West for a distance of 49.16 feet to a point;
- 182) South 37° 21' 53" West for a distance of 41.83 feet to the **POINT OF BEGINNING**, and containing 37.401 acres of land, more or less.

AFTER RECORDING PLEASE RETURN TO:

Ambrust & Brown, PLLC
Attn: Kevin M. Flahive
100 Congress Avenue, Suite 1300
Austin, Texas 78701

GENERAL ASSIGNMENT

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

This General Assignment (“Assignment”) is executed as of the 7th day of December, 2023 by TINACO PACIFIC CORPORATION, a Nevada corporation, (“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, Concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Llano County, Texas and described in an Easement Deed, dated on today’s date, between the parties, which is incorporated herein by this reference, together with the improvements located thereon, and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on today’s date, between the parties, which is also incorporated herein by this reference (herein collectively referred to as the “Property”), pursuant to that certain Agreement for Sale of Utility System dated May 10, 2021, by and between Cody Brent Lewis and Anita Lewis, as Seller, and Assignee or its affiliate, as Buyer (“Purchase Agreement”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement, which by this reference is incorporated herein.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor’s right, title and interest in and to the and water system main lines, appurtenances and other assets, up to the point of interconnection between the utility and the customer, pertaining to the provision of water service in and to the System, as such term is defined in the Purchase Agreement, which provides water service to the area described on **EXHIBIT A**, attached hereto and incorporated herein, located in Burnet County and Llano County, Texas (the “System”).

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor’s rights to operate, maintain and service the main lines of the 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 Assets or 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 and to 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:

- A. Easements in the System;
- B. The main lines of the water system, appurtenances and other assets pertaining to the provision of the water service in and to the System, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases;
 - b. All water lines, pipes, wells, well houses, 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 Burnet County and Llano County, Texas, and used or held for use 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;
 - 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; and
 - i. All assets not described which are located in Burnet County and Llano 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, **BUT EXPRESSLY EXCLUDING ANY OBLIGATIONS CREATED BY THE SAME:**
 - 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 documents;

c. Deed recorded in Volume 548, Page 325, on December 13, 1993 in the Public Records of Llano County.

D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.

Assignor hereby represents to and assures Assignee that Assignor, or its predecessor(s) in interest, have owned, operated and maintained the System in a continuous, uninterrupted, open, notorious and adverse manner for a time period in excess of ten (10) years prior to the date of this Assignment.

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

3. Further Assurances. Assignor agrees to execute and deliver to Assignee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment.

4. 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.

5. 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.

6. 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.

7. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees 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.

8. 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).

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]

GRANTOR:

TINACO PACIFIC CORPORATION, a Nevada corporation

By: *Cody B Lewis*
Cody B. Lewis

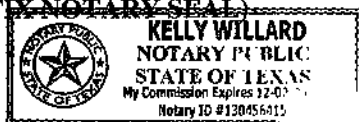
Title: President

STATE OF TEXAS)
) SCT.
COUNTY OF LLANO)

The foregoing Deed of Easement was acknowledged, signed and sworn to before me on this 7 day of ~~October~~ ^{December}, 2023 by Cody B. Lewis, as President of Tinaco Pacific Corporation, a Nevada corporation, who stated that he was authorized to execute this document on behalf of the corporation.

Kelly Willard
NOTARY PUBLIC

(AFFIX NOTARY SEAL)



My Commission Expires: 12-07-2023

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

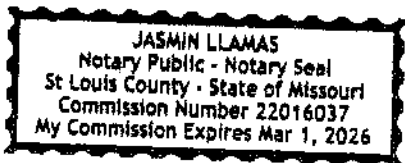
STATE OF MISSOURI §

COUNTY OF ST. LOUIS §

 JMC The foregoing General Assignment was acknowledged, signed and sworn to before me on this day of December, 2023 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.

 Jasmin Llamas
NOTARY PUBLIC

(AFFIX NOTARY SEAL)



My Commission Expires: 3-1-26

EXHIBIT A

Lewis Systems – Cassie Water Service Area

The area served is approximately 10.7 miles West of the City of Burnet, Texas, located in the Jamey Olney Jr. Survey (A-664), GD Simpson Survey (A-1620) and the GW Banta Survey (A-1369) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 20, Block 4 of the Cassie Subdivision, per plat recorded in Volume 1, Page 32 of the Burnet County Plat Records;

THENCE, the following one hundred sixty-five (165) courses:

- 1) North 67° 20' 13" East for a distance of 100.00 feet to a point;
- 2) South 59° 52' 45" East for a distance of 102.47 feet to a point;
- 3) South 23° 42' 44" East for a distance of 100.33 feet to a point;
- 4) South 47° 53' 51" East for a distance of 99.26 feet to a point;
- 5) South 51° 37' 40" East for a distance of 99.60 feet to a point;
- 6) South 62° 59' 49" East for a distance of 98.67 feet to a point;
- 7) North 79° 08' 16" East for a distance of 96.97 feet to a point;
- 8) North 11° 40' 17" East for a distance of 97.88 feet to a point;
- 9) North 07° 08' 14" East for a distance of 100.65 feet to a point;
- 10) North 36° 02' 07" East for a distance of 99.56 feet to a point;
- 11) North 07° 51' 49" West for a distance of 98.04 feet to a point;
- 12) North 35° 51' 41" West for a distance of 99.80 feet to a point;
- 13) North 15° 10' 47" West for a distance of 92.18 feet to a point;
- 14) North 15° 10' 49" West for a distance of 9.05 feet to a point;
- 15) North 10° 17' 13" East for a distance of 102.89 feet to a point;
- 16) North 83° 13' 08" East for a distance of 103.27 feet to a point;
- 17) South 58° 01' 45" East for a distance of 99.09 feet to a point;
- 18) North 55° 34' 12" East for a distance of 96.53 feet to a point;
- 19) North 02° 25' 19" East for a distance of 99.64 feet to a point;
- 20) North 43° 57' 13" East for a distance of 101.73 feet to a point;
- 21) North 66° 32' 13" East for a distance of 100.68 feet to a point;
- 22) North 69° 33' 11" East for a distance of 87.49 feet to a point;
- 23) North 69° 33' 14" East for a distance of 12.69 feet to a point;
- 24) North 73° 27' 16" East for a distance of 97.60 feet to a point;
- 25) North 06° 16' 47" West for a distance of 98.23 feet to a point;
- 26) North 21° 13' 09" East for a distance of 99.11 feet to a point;
- 27) North 35° 48' 41" West for a distance of 65.02 feet to a point;
- 28) North 38° 19' 47" West for a distance of 102.57 feet to a point;
- 29) North 44° 20' 23" East for a distance of 96.98 feet to a point;
- 30) South 75° 13' 44" East for a distance of 133.48 feet to a point;
- 31) South 75° 04' 08" East for a distance of 56.27 feet to a point;
- 32) North 55° 05' 57" East for a distance of 75.68 feet to a point;
- 33) South 70° 20' 59" East for a distance of 215.97 feet to a point;
- 34) North 19° 39' 00" East for a distance of 105.00 feet to a point;
- 35) South 70° 20' 57" East for a distance of 244.19 feet to a point;
- 36) South 31° 13' 14" West for a distance of 21.41 feet to a point;
- 37) South 30° 27' 12" West for a distance of 17.71 feet to a point;
- 38) South 29° 41' 02" West for a distance of 17.71 feet to a point;

- 39) South 28° 54' 55" West for a distance of 17.71 feet to a point;
- 40) South 28° 08' 48" West for a distance of 17.71 feet to a point;
- 41) South 27° 22' 41" West for a distance of 17.72 feet to a point;
- 42) South 26° 38' 21" West for a distance of 16.45 feet to a point;
- 43) South 25° 55' 26" West for a distance of 16.46 feet to a point;
- 44) South 25° 12' 33" West for a distance of 16.46 feet to a point;
- 45) South 24° 29' 41" West for a distance of 16.46 feet to a point;
- 46) South 23° 46' 46" West for a distance of 16.45 feet to a point;
- 47) South 22° 42' 28" West for a distance of 32.91 feet to a point;
- 48) South 20° 57' 10" West for a distance of 39.95 feet to a point;
- 49) South 20° 41' 15" West for a distance of 39.99 feet to a point;
- 50) South 20° 25' 21" West for a distance of 39.99 feet to a point;
- 51) South 20° 15' 45" West for a distance of 11.91 feet to a point;
- 52) South 21° 31' 02" West for a distance of 108.21 feet to a point;
- 53) South 21° 31' 03" West for a distance of 88.68 feet to a point;
- 54) South 23° 06' 07" West for a distance of 12.27 feet to a point;
- 55) South 22° 36' 05" West for a distance of 12.22 feet to a point;
- 56) South 21° 58' 28" West for a distance of 18.40 feet to a point;
- 57) South 21° 13' 15" West for a distance of 18.40 feet to a point;
- 58) South 20° 28' 07" West for a distance of 18.40 feet to a point;
- 59) South 19° 42' 51" West for a distance of 18.40 feet to a point;
- 60) South 18° 57' 42" West for a distance of 18.40 feet to a point;
- 61) South 18° 12' 29" West for a distance of 18.40 feet to a point;
- 62) South 17° 27' 19" West for a distance of 18.40 feet to a point;
- 63) South 16° 42' 06" West for a distance of 18.40 feet to a point;
- 64) South 15° 56' 53" West for a distance of 18.40 feet to a point;
- 65) South 15° 11' 42" West for a distance of 18.40 feet to a point;
- 66) South 14° 26' 33" West for a distance of 18.40 feet to a point;
- 67) South 13° 41' 15" West for a distance of 18.70 feet to a point;
- 68) South 12° 55' 22" West for a distance of 18.70 feet to a point;
- 69) South 12° 09' 23" West for a distance of 18.70 feet to a point;
- 70) South 11° 23' 25" West for a distance of 18.70 feet to a point;
- 71) South 10° 37' 29" West for a distance of 18.70 feet to a point;
- 72) South 09° 51' 32" West for a distance of 18.70 feet to a point;
- 73) South 09° 05' 37" West for a distance of 18.70 feet to a point;
- 74) South 08° 19' 47" West for a distance of 18.61 feet to a point;
- 75) South 07° 34' 05" West for a distance of 18.61 feet to a point;
- 76) South 06° 48' 25" West for a distance of 18.61 feet to a point;
- 77) South 06° 02' 39" West for a distance of 18.61 feet to a point;
- 78) South 05° 17' 02" West for a distance of 18.61 feet to a point;
- 79) South 04° 31' 17" West for a distance of 18.61 feet to a point;
- 80) South 03° 45' 33" West for a distance of 18.61 feet to a point;
- 81) South 03° 02' 05" West for a distance of 16.77 feet to a point;
- 82) South 02° 20' 54" West for a distance of 16.78 feet to a point;
- 83) South 01° 39' 41" West for a distance of 16.78 feet to a point;
- 84) South 00° 58' 25" West for a distance of 16.78 feet to a point;
- 85) South 00° 17' 19" West for a distance of 16.78 feet to a point;
- 86) South 00° 23' 55" East for a distance of 16.78 feet to a point;
- 87) South 01° 04' 56" East for a distance of 16.64 feet to a point;
- 88) South 01° 45' 48" East for a distance of 16.64 feet to a point;
- 89) South 02° 26' 47" East for a distance of 16.64 feet to a point;

- 90) South 03° 07' 36" East for a distance of 16.64 feet to a point;
- 91) South 03° 48' 34" East for a distance of 16.64 feet to a point;
- 92) South 04° 29' 29" East for a distance of 16.64 feet to a point;
- 93) South 05° 09' 08" East for a distance of 16.05 feet to a point;
- 94) South 05° 48' 35" East for a distance of 16.05 feet to a point;
- 95) South 06° 28' 09" East for a distance of 16.05 feet to a point;
- 96) South 07° 07' 37" East for a distance of 16.05 feet to a point;
- 97) South 07° 47' 08" East for a distance of 16.05 feet to a point;
- 98) South 08° 26' 38" East for a distance of 16.05 feet to a point;
- 99) South 09° 06' 07" East for a distance of 16.49 feet to a point;
- 100) South 09° 46' 43" East for a distance of 16.49 feet to a point;
- 101) South 10° 27' 12" East for a distance of 16.49 feet to a point;
- 102) South 11° 07' 46" East for a distance of 16.49 feet to a point;
- 103) South 11° 48' 21" East for a distance of 16.49 feet to a point;
- 104) South 12° 28' 50" East for a distance of 16.48 feet to a point;
- 105) South 13° 52' 18" East for a distance of 51.34 feet to a point;
- 106) South 15° 16' 52" East for a distance of 17.68 feet to a point;
- 107) South 16° 00' 21" East for a distance of 17.69 feet to a point;
- 108) South 16° 43' 52" East for a distance of 17.69 feet to a point;
- 109) South 17° 27' 24" East for a distance of 17.69 feet to a point;
- 110) South 18° 10' 54" East for a distance of 19.75 feet to a point;
- 111) South 50° 15' 37" West for a distance of 50.91 feet to a point;
- 112) South 50° 15' 44" West for a distance of 90.00 feet to a point;
- 113) South 50° 15' 27" West for a distance of 100.00 feet to a point;
- 114) South 50° 15' 41" West for a distance of 110.00 feet to a point;
- 115) South 50° 15' 19" West for a distance of 26.70 feet to a point;
- 116) South 27° 08' 09" East for a distance of 40.60 feet to a point;
- 117) South 27° 08' 28" East for a distance of 50.81 feet to a point;
- 118) South 27° 08' 20" East for a distance of 113.60 feet to a point;
- 119) South 18° 59' 31" East for a distance of 151.57 feet to a point;
- 120) South 13° 09' 39" West for a distance of 101.35 feet to a point;
- 121) South 31° 27' 31" West for a distance of 103.36 feet to a point;
- 122) North 60° 59' 23" West for a distance of 102.75 feet to a point;
- 123) North 65° 53' 19" West for a distance of 49.87 feet to a point;
- 124) North 65° 53' 31" West for a distance of 49.88 feet to a point;
- 125) North 70° 26' 24" West for a distance of 49.88 feet to a point;
- 126) North 70° 26' 25" West for a distance of 49.70 feet to a point;
- 127) North 81° 49' 24" West for a distance of 99.75 feet to a point;
- 128) North 79° 55' 24" West for a distance of 100.41 feet to a point;
- 129) North 66° 17' 27" West for a distance of 101.47 feet to a point;
- 130) North 25° 44' 16" West for a distance of 101.55 feet to a point;
- 131) North 08° 54' 29" West for a distance of 100.40 feet to a point;
- 132) North 10° 31' 26" West for a distance of 99.34 feet to a point;
- 133) North 33° 37' 28" West for a distance of 99.30 feet to a point;
- 134) North 37° 01' 19" West for a distance of 98.90 feet to a point;
- 135) North 74° 14' 19" West for a distance of 97.15 feet to a point;
- 136) South 42° 49' 35" West for a distance of 98.10 feet to a point;
- 137) South 40° 22' 43" West for a distance of 100.18 feet to a point;
- 138) South 49° 51' 31" West for a distance of 100.46 feet to a point;
- 139) South 57° 57' 35" West for a distance of 99.32 feet to a point;
- 140) South 24° 47' 40" West for a distance of 49.11 feet to a point;

- 141) South 24° 47' 34" West for a distance of 50.41 feet to a point;
- 142) South 40° 07' 37" West for a distance of 70.67 feet to a point;
- 143) South 40° 07' 48" West for a distance of 30.57 feet to a point;
- 144) South 71° 22' 34" West for a distance of 100.72 feet to a point;
- 145) South 66° 44' 35" West for a distance of 101.54 feet to a point;
- 146) North 55° 19' 26" West for a distance of 100.47 feet to a point;
- 147) South 81° 29' 41" West for a distance of 98.36 feet to a point;
- 148) South 64° 14' 50" West for a distance of 44.34 feet to a point;
- 149) North 85° 10' 45" West for a distance of 101.23 feet to a point;
- 150) North 34° 56' 43" West for a distance of 42.15 feet to a point;
- 151) North 00° 08' 14" East for a distance of 101.07 feet to a point;
- 152) North 04° 42' 10" East for a distance of 100.60 feet to a point;
- 153) North 22° 43' 10" East for a distance of 101.15 feet to a point;
- 154) North 48° 14' 18" East for a distance of 100.69 feet to a point;
- 155) North 48° 40' 11" East for a distance of 101.27 feet to a point;
- 156) South 85° 56' 44" East for a distance of 51.28 feet to a point;
- 157) South 85° 56' 46" East for a distance of 48.82 feet to a point;
- 158) North 52° 14' 13" East for a distance of 98.83 feet to a point;
- 159) North 51° 28' 11" East for a distance of 100.22 feet to a point;
- 160) North 60° 30' 14" East for a distance of 96.86 feet to a point;
- 161) North 36° 13' 44" West for a distance of 96.96 feet to a point;
- 162) North 23° 32' 51" West for a distance of 101.60 feet to a point;
- 163) North 22° 21' 11" East for a distance of 99.66 feet to a point;
- 164) North 34° 02' 45" West for a distance of 85.45 feet to a point;
- 165) North 31° 38' 45" West for a distance of 103.57 feet to the **POINT OF BEGINNING**, and containing 53.294 acres of land, more or less.

Lewis Systems – Deer Springs Service Area

The area served is approximately 5.6 miles West of the City of Burnet, Texas, located in the Absolom Gray Survey (A-343) and the S.F.I.W. CO. Survey (A-847) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 41 of the Deer Springs Subdivision, per plat recorded in Volume 4, Page 43 of the Burnet County Plat Records;

THENCE, the following eighty-seven (87) courses:

- 1) With a circular curve to the right, having a radius of 1,587.45 feet, a central angle of 22° 44' 17", whose long chord bears South 76° 15' 02" East, a distance of 625.86 feet, for an arc length of 629.99 feet to a point;
- 2) South 63° 16' 00" East for a distance of 330.77 feet to a point;
- 3) With a circular curve to the left, having a radius of 1,190.92 feet, a central angle of 28° 41' 24", whose long chord bears South 77° 39' 09" East, a distance of 590.13 feet, for an arc length of 596.34 feet to a point;
- 4) South 11° 07' 00" East for a distance of 134.45 feet to a point;
- 5) South 11° 07' 00" East for a distance of 200.00 feet to a point;
- 6) South 11° 07' 00" East for a distance of 147.55 feet to a point;
- 7) South 23° 36' 00" East for a distance of 72.19 feet to a point;
- 8) South 06° 53' 00" East for a distance of 40.73 feet to a point;
- 9) South 06° 53' 00" East for a distance of 148.76 feet to a point;

- 10) South 12 °19' 00" East for a distance of 262.04 feet to a point;
- 11) South 10 °39' 00" East for a distance of 159.47 feet to a point;
- 12) South 10 °47' 58" East for a distance of 169.90 feet to a point;
- 13) South 12 °00' 00" East for a distance of 302.03 feet to a point;
- 14) South 12 °21' 00" East for a distance of 290.38 feet to a point;
- 15) South 12 °33' 00" East for a distance of 480.53 feet to a point;
- 16) South 77 °52' 00" West for a distance of 200.94 feet to a point;
- 17) South 77 °52' 00" West for a distance of 215.82 feet to a point;
- 18) South 11 °57' 00" East for a distance of 86.78 feet to a point;
- 19) South 12 °41' 00" East for a distance of 239.99 feet to a point;
- 20) South 12 °07' 00" East for a distance of 309.93 feet to a point;
- 21) South 12 °02' 00" East for a distance of 129.20 feet to a point;
- 22) South 12 °02' 00" East for a distance of 284.12 feet to a point;
- 23) South 11 °34' 00" East for a distance of 392.52 feet to a point;
- 24) South 11 °34' 00" East for a distance of 306.98 feet to a point;
- 25) South 12 °00' 23" East for a distance of 302.56 feet to a point;
- 26) South 12 °14' 00" East for a distance of 417.42 feet to a point;
- 27) South 14 °06' 00" East for a distance of 186.16 feet to a point;
- 28) South 78 °33' 00" West for a distance of 116.47 feet to a point;
- 29) South 77 °05' 00" West for a distance of 277.41 feet to a point;
- 30) South 77 °05' 00" West for a distance of 250.00 feet to a point;
- 31) South 77 °05' 00" West for a distance of 125.30 feet to a point;
- 32) South 77 °05' 00" West for a distance of 225.26 feet to a point;
- 33) South 78 °21' 43" West for a distance of 318.02 feet to a point;
- 34) South 78 °40' 00" West for a distance of 446.71 feet to a point;
- 35) South 78 °40' 00" West for a distance of 8.49 feet to a point;
- 36) South 73 °55' 00" West for a distance of 89.02 feet to a point;
- 37) South 79 °02' 00" West for a distance of 143.69 feet to a point;
- 38) South 66 °52' 00" West for a distance of 78.38 feet to a point;
- 39) North 77 °19' 00" West for a distance of 35.58 feet to a point;
- 40) South 79 °18' 00" West for a distance of 142.83 feet to a point;
- 41) North 81 °09' 00" West for a distance of 17.21 feet to a point;
- 42) North 13 °32' 00" West for a distance of 89.05 feet to a point;
- 43) North 13 °32' 00" West for a distance of 146.26 feet to a point;
- 44) North 10 °30' 00" East for a distance of 164.77 feet to a point;
- 45) North 26 °36' 00" East for a distance of 35.50 feet to a point;
- 46) North 00 °28' 00" West for a distance of 188.45 feet to a point;
- 47) North 08 °25' 00" West for a distance of 65.75 feet to a point;
- 48) North 08 °25' 00" West for a distance of 175.51 feet to a point;
- 49) South 85 °11' 00" East for a distance of 43.29 feet to a point;
- 50) North 17 °28' 00" West for a distance of 34.95 feet to a point;
- 51) North 00 °05' 13" East for a distance of 128.82 feet to a point;
- 52) North 01 °19' 00" East for a distance of 153.65 feet to a point;
- 53) North 01 °19' 00" East for a distance of 127.38 feet to a point;
- 54) North 00 °54' 25" East for a distance of 195.35 feet to a point;
- 55) North 00 °11' 07" East for a distance of 378.43 feet to a point;
- 56) North 00 °26' 00" West for a distance of 196.65 feet to a point;
- 57) North 05 °26' 00" West for a distance of 142.35 feet to a point;
- 58) North 07 °33' 00" East for a distance of 60.37 feet to a point;
- 59) North 03 °01' 00" East for a distance of 159.68 feet to a point;
- 60) North 00 °09' 00" East for a distance of 62.58 feet to a point;

- 61) North 00 °17' 11" East for a distance of 348.03 feet to a point;
- 62) North 01 °03' 00" East for a distance of 55.34 feet to a point;
- 63) South 83 °23' 00" East for a distance of 10.35 feet to a point;
- 64) North 00 °32' 00" East for a distance of 147.13 feet to a point;
- 65) North 00 °19' 00" East for a distance of 180.72 feet to a point;
- 66) North 76 °33' 00" West for a distance of 43.32 feet to a point;
- 67) North 13 °18' 00" East for a distance of 102.30 feet to a point;
- 68) North 09 °03' 00" East for a distance of 106.72 feet to a point;
- 69) North 06 °51' 00" East for a distance of 137.73 feet to a point;
- 70) North 02 °49' 00" East for a distance of 128.57 feet to a point;
- 71) North 03 °02' 00" West for a distance of 54.89 feet to a point;
- 72) North 22 °31' 00" West for a distance of 43.94 feet to a point;
- 73) North 27 °09' 00" West for a distance of 110.54 feet to a point;
- 74) North 30 °25' 00" East for a distance of 112.25 feet to a point;
- 75) North 30 °25' 00" East for a distance of 66.95 feet to a point;
- 76) North 06 °08' 00" West for a distance of 98.95 feet to a point;
- 77) North 07 °41' 00" East for a distance of 168.64 feet to a point;
- 78) North 00 °36' 14" West for a distance of 466.54 feet to a point;
- 79) North 00 °37' 00" East for a distance of 61.38 feet to a point;
- 80) North 04 °45' 00" East for a distance of 13.01 feet to a point;
- 81) North 04 °45' 00" East for a distance of 80.30 feet to a point;
- 82) North 04 °45' 00" East for a distance of 206.56 feet to a point;
- 83) North 01 °30' 00" East for a distance of 112.56 feet to a point;
- 84) North 01 °30' 00" East for a distance of 181.17 feet to a point;
- 85) North 01 °29' 00" West for a distance of 74.94 feet to a point;
- 86) North 00 °01' 00" East for a distance of 151.18 feet to a point;
- 87) North 00 °21' 25" East for a distance of 280.59 feet to the **POINT OF BEGINNING**, and containing 234.817 acres of land, more or less.

Lewis Systems – Floyd Acres Service Area

The area served is approximately 12.6 miles East of the City of Llano, Texas, located in the Stewart Perry Survey (A-1105) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 1 of the Floyd Acres Subdivision, Revised, per plat recorded in Volume 91, Page 493 of the Llano County Deed Records;

THENCE, the following twenty-five (25) courses:

- 1) North 75° 37' 00" West for a distance of 112.21 feet to a point;
- 2) North 75° 26' 31" West for a distance of 32.87 feet to a point;
- 3) North 73° 54' 40" West for a distance of 48.26 feet to a point;
- 4) North 73° 45' 00" West for a distance of 150.24 feet to a point;
- 5) North 70° 10' 00" West for a distance of 96.08 feet to a point;
- 6) North 65° 05' 00" West for a distance of 110.06 feet to a point;
- 7) With a circular curve to the right, having a radius of 920.00 feet, a central angle of 51° 23' 35", whose long chord bears North 36° 15' 52" West, a distance of 797.83 feet, for an arc length of 825.22 feet to a point;
- 8) North 06° 50' 00" West for a distance of 65.76 feet to a point;
- 9) North 04° 40' 43" West for a distance of 50.38 feet to a point;
- 10) North 02° 05' 00" West for a distance of 145.68 feet to a point;

- 11) North 01° 41' 00" East for a distance of 136.02 feet to a point;
- 12) South 69° 20' 00" East for a distance of 153.98 feet to a point;
- 13) South 55° 30' 00" East for a distance of 94.47 feet to a point;
- 14) South 54° 00' 00" East for a distance of 120.07 feet to a point;
- 15) South 54° 00' 00" East for a distance of 69.74 feet to a point;
- 16) South 60° 00' 00" East for a distance of 69.74 feet to a point;
- 17) South 60° 00' 00" East for a distance of 69.36 feet to a point;
- 18) South 74° 30' 00" East for a distance of 88.39 feet to a point;
- 19) North 83° 30' 00" East for a distance of 89.13 feet to a point;
- 20) North 83° 30' 00" East for a distance of 100.00 feet to a point;
- 21) North 83° 30' 00" East for a distance of 99.89 feet to a point;
- 22) North 80° 53' 00" East for a distance of 109.89 feet to a point;
- 23) North 80° 53' 00" East for a distance of 100.16 feet to a point;
- 24) North 84° 28' 00" East for a distance of 183.49 feet to a point;
- 25) South 14° 23' 00" West for a distance of 1,013.73 feet to the **POINT OF BEGINNING**, and containing 20.471 acres of land, more or less.

Lewis Systems – Island Lodges Service Area

The area served is approximately 14.5 miles East of the City of Llano, Texas, located in the J. Henne Survey (A-326), F. Monken Survey (A-509), and H. Ottens Survey (A-575) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 46 and Lot 47 of the Island Lodges Subdivision, per plat recorded in Plat Book 1, Page 66 of the Llano County Plat Records;

THENCE, the following one hundred eighty-two (182) courses:

- 1) South 50° 52' 25" East for a distance of 61.33 feet to a point;
- 2) South 70° 51' 15" East for a distance of 70.74 feet to a point;
- 3) South 71° 32' 29" East for a distance of 66.33 feet to a point;
- 4) South 77° 35' 12" East for a distance of 72.24 feet to a point;
- 5) South 86° 05' 59" East for a distance of 79.85 feet to a point;
- 6) North 75° 35' 35" East for a distance of 67.98 feet to a point;
- 7) North 73° 28' 45" East for a distance of 74.80 feet to a point;
- 8) North 70° 30' 24" East for a distance of 73.29 feet to a point;
- 9) North 85° 01' 37" East for a distance of 68.20 feet to a point;
- 10) North 02° 31' 37" East for a distance of 23.87 feet to a point;
- 11) North 87° 34' 07" East for a distance of 16.07 feet to a point;
- 12) North 89° 09' 37" East for a distance of 65.79 feet to a point;
- 13) North 09° 20' 24" East for a distance of 50.50 feet to a point;
- 14) South 14° 02' 11" East for a distance of 71.04 feet to a point;
- 15) North 71° 29' 22" East for a distance of 60.80 feet to a point;
- 16) South 00° 26' 52" West for a distance of 68.69 feet to a point;
- 17) South 18° 54' 38" West for a distance of 28.47 feet to a point;
- 18) South 02° 02' 42" East for a distance of 25.49 feet to a point;
- 19) South 68° 46' 49" East for a distance of 65.36 feet to a point;
- 20) South 89° 59' 59" East for a distance of 24.19 feet to a point;
- 21) North 51° 54' 40" East for a distance of 45.49 feet to a point;
- 22) North 48° 00' 49" East for a distance of 11.22 feet to a point;
- 23) North 19° 58' 59" West for a distance of 67.81 feet to a point;

- 24) North 12° 54' 27" West for a distance of 47.77 feet to a point;
- 25) North 58° 10' 22" West for a distance of 33.59 feet to a point;
- 26) North 21° 48' 05" West for a distance of 29.78 feet to a point;
- 27) North 47° 51' 45" East for a distance of 28.05 feet to a point;
- 28) North 22° 42' 52" West for a distance of 43.43 feet to a point;
- 29) North 48° 10' 47" West for a distance of 25.70 feet to a point;
- 30) North 08° 16' 33" West for a distance of 57.13 feet to a point;
- 31) North 25° 42' 35" East for a distance of 29.09 feet to a point;
- 32) North 28° 47' 19" West for a distance of 81.74 feet to a point;
- 33) North 72° 21' 35" West for a distance of 2.10 feet to a point;
- 34) North 39° 41' 07" West for a distance of 63.34 feet to a point;
- 35) North 24° 37' 26" East for a distance of 54.72 feet to a point;
- 36) North 42° 21' 26" East for a distance of 46.70 feet to a point;
- 37) North 64° 56' 33" East for a distance of 84.84 feet to a point;
- 38) North 62° 39' 08" East for a distance of 17.18 feet to a point;
- 39) North 67° 48' 24" East for a distance of 81.35 feet to a point;
- 40) North 70° 04' 54" East for a distance of 50.43 feet to a point;
- 41) North 65° 47' 54" East for a distance of 40.32 feet to a point;
- 42) North 32° 30' 23" West for a distance of 7.24 feet to a point;
- 43) North 51° 37' 39" East for a distance of 48.16 feet to a point;
- 44) South 76° 19' 34" East for a distance of 62.18 feet to a point;
- 45) South 78° 36' 22" East for a distance of 36.10 feet to a point;
- 46) South 89° 23' 10" East for a distance of 20.72 feet to a point;
- 47) North 81° 36' 37" East for a distance of 31.54 feet to a point;
- 48) North 61° 18' 37" East for a distance of 51.73 feet to a point;
- 49) North 47° 26' 16" East for a distance of 82.85 feet to a point;
- 50) North 68° 26' 52" East for a distance of 74.44 feet to a point;
- 51) North 46° 11' 22" East for a distance of 111.52 feet to a point;
- 52) North 38° 53' 08" East for a distance of 86.69 feet to a point;
- 53) North 50° 58' 39" West for a distance of 4.30 feet to a point;
- 54) North 52° 00' 02" East for a distance of 52.28 feet to a point;
- 55) South 55° 09' 58" East for a distance of 49.97 feet to a point;
- 56) South 83° 01' 57" East for a distance of 80.77 feet to a point;
- 57) North 60° 45' 46" East for a distance of 50.64 feet to a point;
- 58) South 06° 51' 59" West for a distance of 714.64 feet to a point;
- 59) South 01° 16' 23" East for a distance of 46.01 feet to a point;
- 60) North 84° 53' 04" West for a distance of 90.00 feet to a point;
- 61) South 10° 47' 18" West for a distance of 46.64 feet to a point;
- 62) South 14° 12' 40" West for a distance of 78.87 feet to a point;
- 63) South 10° 22' 41" East for a distance of 90.58 feet to a point;
- 64) North 86° 54' 49" West for a distance of 77.38 feet to a point;
- 65) North 64° 56' 19" West for a distance of 170.78 feet to a point;
- 66) North 64° 56' 18" West for a distance of 19.76 feet to a point;
- 67) South 88° 33' 58" West for a distance of 81.71 feet to a point;
- 68) South 88° 33' 56" West for a distance of 83.74 feet to a point;
- 69) South 88° 33' 57" West for a distance of 35.46 feet to a point;
- 70) South 17° 27' 24" West for a distance of 165.39 feet to a point;
- 71) North 79° 49' 34" West for a distance of 76.28 feet to a point;
- 72) South 09° 24' 30" West for a distance of 96.56 feet to a point;
- 73) South 06° 55' 12" East for a distance of 99.24 feet to a point;
- 74) South 77° 34' 27" East for a distance of 82.63 feet to a point;

- 75) South 69° 48' 31" East for a distance of 19.68 feet to a point;
- 76) South 51° 59' 25" East for a distance of 59.55 feet to a point;
- 77) North 89° 36' 15" East for a distance of 62.22 feet to a point;
- 78) South 84° 24' 58" East for a distance of 130.65 feet to a point;
- 79) South 84° 24' 55" East for a distance of 267.16 feet to a point;
- 80) South 82° 11' 51" West for a distance of 552.81 feet to a point;
- 81) South 88° 15' 29" West for a distance of 35.76 feet to a point;
- 82) South 83° 17' 25" West for a distance of 83.22 feet to a point;
- 83) South 82° 34' 06" West for a distance of 84.74 feet to a point;
- 84) South 83° 27' 26" West for a distance of 170.99 feet to a point;
- 85) South 83° 05' 19" West for a distance of 40.45 feet to a point;
- 86) South 82° 31' 49" West for a distance of 100.24 feet to a point;
- 87) South 83° 53' 04" West for a distance of 64.50 feet to a point;
- 88) South 83° 28' 14" West for a distance of 66.02 feet to a point;
- 89) North 22° 14' 15" West for a distance of 160.57 feet to a point;
- 90) North 22° 37' 55" West for a distance of 26.98 feet to a point;
- 91) North 22° 35' 34" West for a distance of 98.33 feet to a point;
- 92) North 19° 47' 55" West for a distance of 32.35 feet to a point;
- 93) North 22° 37' 11" West for a distance of 101.98 feet to a point;
- 94) North 73° 00' 59" West for a distance of 298.39 feet to a point;
- 95) North 25° 31' 39" West for a distance of 261.43 feet to a point;
- 96) North 04° 11' 05" East for a distance of 26.36 feet to a point;
- 97) North 07° 52' 49" East for a distance of 96.50 feet to a point;
- 98) North 07° 14' 40" East for a distance of 143.96 feet to a point;
- 99) North 25° 02' 40" West for a distance of 153.22 feet to a point;
- 100) North 17° 39' 15" West for a distance of 3.94 feet to a point;
- 101) North 24° 16' 40" West for a distance of 154.11 feet to a point;
- 102) North 31° 18' 15" East for a distance of 85.75 feet to a point;
- 103) North 26° 01' 47" East for a distance of 69.49 feet to a point;
- 104) North 16° 37' 35" East for a distance of 73.05 feet to a point;
- 105) North 22° 17' 48" East for a distance of 72.32 feet to a point;
- 106) North 54° 24' 02" East for a distance of 71.21 feet to a point;
- 107) North 54° 32' 17" East for a distance of 35.53 feet to a point;
- 108) North 54° 56' 33" East for a distance of 33.76 feet to a point;
- 109) North 43° 27' 07" East for a distance of 122.15 feet to a point;
- 110) North 42° 34' 50" East for a distance of 78.03 feet to a point;
- 111) North 30° 04' 51" East for a distance of 109.62 feet to a point;
- 112) North 29° 38' 17" East for a distance of 37.27 feet to a point;
- 113) South 68° 46' 19" East for a distance of 69.96 feet to a point;
- 114) South 73° 20' 12" East for a distance of 78.83 feet to a point;
- 115) North 75° 30' 56" East for a distance of 63.69 feet to a point;
- 116) North 78° 52' 42" East for a distance of 61.77 feet to a point;
- 117) North 66° 52' 08" East for a distance of 57.81 feet to a point;
- 118) North 62° 30' 48" East for a distance of 86.80 feet to a point;
- 119) North 68° 55' 21" East for a distance of 54.10 feet to a point;
- 120) North 85° 33' 11" East for a distance of 24.08 feet to a point;
- 121) North 33° 49' 20" East for a distance of 53.02 feet to a point;
- 122) North 56° 22' 06" East for a distance of 22.02 feet to a point;
- 123) North 14° 02' 10" East for a distance of 40.23 feet to a point;
- 124) North 20° 11' 10" East for a distance of 36.40 feet to a point;
- 125) North 20° 40' 12" East for a distance of 59.50 feet to a point;

- 126) North 47° 11' 26" East for a distance of 33.11 feet to a point;
- 127) North 48° 22' 00" East for a distance of 18.65 feet to a point;
- 128) North 69° 14' 45" East for a distance of 52.28 feet to a point;
- 129) South 76° 25' 47" East for a distance of 30.73 feet to a point;
- 130) South 77° 41' 31" East for a distance of 56.27 feet to a point;
- 131) South 77° 20' 04" East for a distance of 24.14 feet to a point;
- 132) South 29° 36' 15" East for a distance of 13.82 feet to a point;
- 133) South 35° 47' 08" East for a distance of 74.77 feet to a point;
- 134) South 00° 00' 01" West for a distance of 37.83 feet to a point;
- 135) South 32° 00' 19" West for a distance of 47.58 feet to a point;
- 136) South 14° 53' 36" West for a distance of 49.70 feet to a point;
- 137) South 68° 31' 24" West for a distance of 35.36 feet to a point;
- 138) North 72° 12' 58" West for a distance of 56.34 feet to a point;
- 139) North 87° 00' 25" West for a distance of 38.90 feet to a point;
- 140) North 50° 31' 39" West for a distance of 31.33 feet to a point;
- 141) South 45° 44' 11" West for a distance of 65.70 feet to a point;
- 142) South 31° 08' 23" West for a distance of 10.15 feet to a point;
- 143) South 67° 25' 58" East for a distance of 19.85 feet to a point;
- 144) South 12° 03' 14" West for a distance of 51.99 feet to a point;
- 145) South 27° 35' 51" West for a distance of 40.11 feet to a point;
- 146) North 73° 35' 28" West for a distance of 14.95 feet to a point;
- 147) South 13° 31' 48" West for a distance of 106.51 feet to a point;
- 148) South 44° 31' 36" West for a distance of 89.94 feet to a point;
- 149) South 49° 36' 05" West for a distance of 91.64 feet to a point;
- 150) South 43° 48' 23" West for a distance of 43.95 feet to a point;
- 151) South 42° 42' 33" West for a distance of 46.30 feet to a point;
- 152) South 55° 24' 26" West for a distance of 24.73 feet to a point;
- 153) North 71° 33' 54" West for a distance of 69.56 feet to a point;
- 154) North 62° 23' 36" West for a distance of 79.93 feet to a point;
- 155) North 72° 08' 59" West for a distance of 39.79 feet to a point;
- 156) North 81° 18' 48" West for a distance of 27.42 feet to a point;
- 157) South 71° 01' 00" West for a distance of 67.40 feet to a point;
- 158) South 48° 39' 43" West for a distance of 68.14 feet to a point;
- 159) South 35° 43' 12" West for a distance of 70.72 feet to a point;
- 160) South 28° 39' 07" West for a distance of 71.72 feet to a point;
- 161) South 31° 13' 55" West for a distance of 71.35 feet to a point;
- 162) South 25° 08' 40" West for a distance of 70.13 feet to a point;
- 163) South 22° 17' 37" West for a distance of 69.60 feet to a point;
- 164) South 00° 55' 54" West for a distance of 77.15 feet to a point;
- 165) South 72° 25' 43" East for a distance of 39.17 feet to a point;
- 166) South 53° 31' 51" East for a distance of 74.86 feet to a point;
- 167) South 53° 07' 57" East for a distance of 6.76 feet to a point;
- 168) South 43° 41' 52" East for a distance of 80.21 feet to a point;
- 169) South 78° 23' 19" East for a distance of 96.27 feet to a point;
- 170) South 65° 44' 18" East for a distance of 51.50 feet to a point;
- 171) South 45° 00' 01" East for a distance of 31.64 feet to a point;
- 172) South 16° 37' 53" East for a distance of 53.62 feet to a point;
- 173) South 07° 15' 12" West for a distance of 36.62 feet to a point;
- 174) South 05° 17' 26" West for a distance of 35.87 feet to a point;
- 175) South 30° 50' 14" West for a distance of 52.36 feet to a point;
- 176) South 66° 25' 06" West for a distance of 90.40 feet to a point;

- 177) South 69° 34' 02" West for a distance of 35.50 feet to a point;
- 178) South 71° 08' 33" West for a distance of 32.83 feet to a point;
- 179) South 62° 55' 40" West for a distance of 61.34 feet to a point;
- 180) South 63° 26' 09" West for a distance of 14.94 feet to a point;
- 181) South 61° 33' 25" West for a distance of 49.16 feet to a point;
- 182) South 37° 21' 53" West for a distance of 41.83 feet to the **POINT OF BEGINNING**, and containing 37.401 acres of land, more or less.

AFTER RECORDING PLEASE RETURN TO:

Armbrust & Brown, PLLC
Attn: Kevin M. Flahive
100 Congress Avenue, Suite 1300
Austin, Texas 78701

GENERAL ASSIGNMENT

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

This General Assignment ("Assignment") is executed as of the 7th day of December, 2023 by CODY B. LEWIS and ANITA H. LEWIS, a married couple d/b/a WATER WORKS I & II, ("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, Concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Burnet County, Texas and described in a General Warranty Deed, dated on today's date, between the parties, which is incorporated herein by this reference, together with the improvements located thereon, and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on today's date, between the parties, which is also incorporated herein by this reference (herein collectively referred to as the "Property"), pursuant to that certain Agreement for Sale of Utility System dated May 10, 2021, by and between Assignor, as Seller, and Assignee or its affiliate, as Buyer ("Purchase Agreement"). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement, which by this reference is incorporated herein.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor's right, title and interest in and to the and water system main lines, appurtenances and other assets, up to the point of interconnection between the utility and the customer, pertaining to the provision of water service in and to the System, as such term is defined in the Purchase Agreement, which provides water service to the area described on **EXHIBIT A**, attached hereto and incorporated herein, located in Burnet County and Llano County, Texas (the "System").

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor's rights to operate, maintain and service the main lines of the 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 Assets or 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 and to 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:

- A. Easements in the System;
- B. The main lines of the water system, appurtenances and other assets pertaining to the provision of the water service in and to the System, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases;
 - b. All water lines, pipes, wells, well houses, 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 Burnet County and Llano County, Texas, and used or held for use 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;
 - 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; and
 - i. All assets not described which are located in Burnet County and Llano 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, BUT EXPRESSLY EXCLUDING ANY OBLIGATIONS CREATED BY THE SAME:
 - 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 documents.

D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.

Assignor hereby represents to and assures Assignee that Assignor, or its predecessor(s) in interest, have owned, operated and maintained the System in a continuous, uninterrupted, open, notorious and adverse manner for a time period in excess of ten (10) years prior to the date of this Assignment.

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

3. Further Assurances. Assignor agrees to execute and deliver to Assignee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment.

4. 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.

5. 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.

6. 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.

7. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees 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.

8. 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).

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:

Cody B Lewis
Cody B. Lewis, d/b/a Water Works I & II

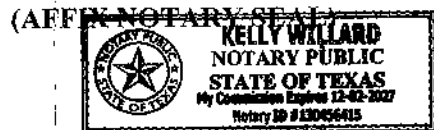
Anita H. Lewis, d/b/a Water Works I & II

STATE OF TEXAS §

COUNTY OF LLANO §

This instrument was acknowledged before me this 18th day of December, 2023, by Cody B. Lewis and Anita H. Lewis, husband and wife.

Kelly Willard
NOTARY PUBLIC




My Commission Expires: 12-02-2027

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 12th day of December, 2023 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: 3-1-26

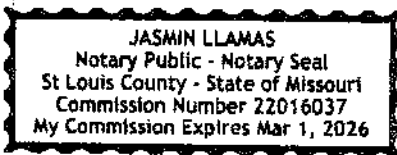


EXHIBIT A

Lewis Systems – Cassie Water Service Area

The area served is approximately 10.7 miles West of the City of Burnet, Texas, located in the Jamey Olney Jr. Survey (A-664), GD Simpson Survey (A-1620) and the GW Banta Survey (A-1369) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 20, Block 4 of the Cassie Subdivision, per plat recorded in Volume 1, Page 32 of the Burnet County Plat Records;

THENCE, the following one hundred sixty-five (165) courses:

- 1) North 67° 20' 13" East for a distance of 100.00 feet to a point;
- 2) South 59° 52' 45" East for a distance of 102.47 feet to a point;
- 3) South 23° 42' 44" East for a distance of 100.33 feet to a point;
- 4) South 47° 53' 51" East for a distance of 99.26 feet to a point;
- 5) South 51° 37' 40" East for a distance of 99.60 feet to a point;
- 6) South 62° 59' 49" East for a distance of 98.67 feet to a point;
- 7) North 79° 08' 16" East for a distance of 96.97 feet to a point;
- 8) North 11° 40' 17" East for a distance of 97.88 feet to a point;
- 9) North 07° 08' 14" East for a distance of 100.65 feet to a point;
- 10) North 36° 02' 07" East for a distance of 99.56 feet to a point;
- 11) North 07° 51' 49" West for a distance of 98.04 feet to a point;
- 12) North 35° 51' 41" West for a distance of 99.80 feet to a point;
- 13) North 15° 10' 47" West for a distance of 92.18 feet to a point;
- 14) North 15° 10' 49" West for a distance of 9.05 feet to a point;
- 15) North 10° 17' 13" East for a distance of 102.89 feet to a point;
- 16) North 83° 13' 08" East for a distance of 103.27 feet to a point;
- 17) South 58° 01' 45" East for a distance of 99.09 feet to a point;
- 18) North 55° 34' 12" East for a distance of 96.53 feet to a point;
- 19) North 02° 25' 19" East for a distance of 99.64 feet to a point;
- 20) North 43° 57' 13" East for a distance of 101.73 feet to a point;
- 21) North 66° 32' 13" East for a distance of 100.68 feet to a point;
- 22) North 69° 33' 11" East for a distance of 87.49 feet to a point;
- 23) North 69° 33' 14" East for a distance of 12.69 feet to a point;
- 24) North 73° 27' 16" East for a distance of 97.60 feet to a point;
- 25) North 06° 16' 47" West for a distance of 98.23 feet to a point;
- 26) North 21° 13' 09" East for a distance of 99.11 feet to a point;
- 27) North 35° 48' 41" West for a distance of 65.02 feet to a point;
- 28) North 38° 19' 47" West for a distance of 102.57 feet to a point;
- 29) North 44° 20' 23" East for a distance of 96.98 feet to a point;
- 30) South 75° 13' 44" East for a distance of 133.48 feet to a point;
- 31) South 75° 04' 08" East for a distance of 56.27 feet to a point;
- 32) North 55° 05' 57" East for a distance of 75.68 feet to a point;
- 33) South 70° 20' 59" East for a distance of 215.97 feet to a point;
- 34) North 19° 39' 00" East for a distance of 105.00 feet to a point;
- 35) South 70° 20' 57" East for a distance of 244.19 feet to a point;
- 36) South 31° 13' 14" West for a distance of 21.41 feet to a point;
- 37) South 30° 27' 12" West for a distance of 17.71 feet to a point;
- 38) South 29° 41' 02" West for a distance of 17.71 feet to a point;

- 39) South 28° 54' 55" West for a distance of 17.71 feet to a point;
- 40) South 28° 08' 48" West for a distance of 17.71 feet to a point;
- 41) South 27° 22' 41" West for a distance of 17.72 feet to a point;
- 42) South 26° 38' 21" West for a distance of 16.45 feet to a point;
- 43) South 25° 55' 26" West for a distance of 16.46 feet to a point;
- 44) South 25° 12' 33" West for a distance of 16.46 feet to a point;
- 45) South 24° 29' 41" West for a distance of 16.46 feet to a point;
- 46) South 23° 46' 46" West for a distance of 16.45 feet to a point;
- 47) South 22° 42' 28" West for a distance of 32.91 feet to a point;
- 48) South 20° 57' 10" West for a distance of 39.95 feet to a point;
- 49) South 20° 41' 15" West for a distance of 39.99 feet to a point;
- 50) South 20° 25' 21" West for a distance of 39.99 feet to a point;
- 51) South 20° 15' 45" West for a distance of 11.91 feet to a point;
- 52) South 21° 31' 02" West for a distance of 108.21 feet to a point;
- 53) South 21° 31' 03" West for a distance of 88.68 feet to a point;
- 54) South 23° 06' 07" West for a distance of 12.27 feet to a point;
- 55) South 22° 36' 05" West for a distance of 12.22 feet to a point;
- 56) South 21° 58' 28" West for a distance of 18.40 feet to a point;
- 57) South 21° 13' 15" West for a distance of 18.40 feet to a point;
- 58) South 20° 28' 07" West for a distance of 18.40 feet to a point;
- 59) South 19° 42' 51" West for a distance of 18.40 feet to a point;
- 60) South 18° 57' 42" West for a distance of 18.40 feet to a point;
- 61) South 18° 12' 29" West for a distance of 18.40 feet to a point;
- 62) South 17° 27' 19" West for a distance of 18.40 feet to a point;
- 63) South 16° 42' 06" West for a distance of 18.40 feet to a point;
- 64) South 15° 56' 53" West for a distance of 18.40 feet to a point;
- 65) South 15° 11' 42" West for a distance of 18.40 feet to a point;
- 66) South 14° 26' 33" West for a distance of 18.40 feet to a point;
- 67) South 13° 41' 15" West for a distance of 18.70 feet to a point;
- 68) South 12° 55' 22" West for a distance of 18.70 feet to a point;
- 69) South 12° 09' 23" West for a distance of 18.70 feet to a point;
- 70) South 11° 23' 25" West for a distance of 18.70 feet to a point;
- 71) South 10° 37' 29" West for a distance of 18.70 feet to a point;
- 72) South 09° 51' 32" West for a distance of 18.70 feet to a point;
- 73) South 09° 05' 37" West for a distance of 18.70 feet to a point;
- 74) South 08° 19' 47" West for a distance of 18.61 feet to a point;
- 75) South 07° 34' 05" West for a distance of 18.61 feet to a point;
- 76) South 06° 48' 25" West for a distance of 18.61 feet to a point;
- 77) South 06° 02' 39" West for a distance of 18.61 feet to a point;
- 78) South 05° 17' 02" West for a distance of 18.61 feet to a point;
- 79) South 04° 31' 17" West for a distance of 18.61 feet to a point;
- 80) South 03° 45' 33" West for a distance of 18.61 feet to a point;
- 81) South 03° 02' 05" West for a distance of 16.77 feet to a point;
- 82) South 02° 20' 54" West for a distance of 16.78 feet to a point;
- 83) South 01° 39' 41" West for a distance of 16.78 feet to a point;
- 84) South 00° 58' 25" West for a distance of 16.78 feet to a point;
- 85) South 00° 17' 19" West for a distance of 16.78 feet to a point;
- 86) South 00° 23' 55" East for a distance of 16.78 feet to a point;
- 87) South 01° 04' 56" East for a distance of 16.64 feet to a point;
- 88) South 01° 45' 48" East for a distance of 16.64 feet to a point;
- 89) South 02° 26' 47" East for a distance of 16.64 feet to a point;

- 90) South 03° 07' 36" East for a distance of 16.64 feet to a point;
- 91) South 03° 48' 34" East for a distance of 16.64 feet to a point;
- 92) South 04° 29' 29" East for a distance of 16.64 feet to a point;
- 93) South 05° 09' 08" East for a distance of 16.05 feet to a point;
- 94) South 05° 48' 35" East for a distance of 16.05 feet to a point;
- 95) South 06° 28' 09" East for a distance of 16.05 feet to a point;
- 96) South 07° 07' 37" East for a distance of 16.05 feet to a point;
- 97) South 07° 47' 08" East for a distance of 16.05 feet to a point;
- 98) South 08° 26' 38" East for a distance of 16.05 feet to a point;
- 99) South 09° 06' 07" East for a distance of 16.49 feet to a point;
- 100) South 09° 46' 43" East for a distance of 16.49 feet to a point;
- 101) South 10° 27' 12" East for a distance of 16.49 feet to a point;
- 102) South 11° 07' 46" East for a distance of 16.49 feet to a point;
- 103) South 11° 48' 21" East for a distance of 16.49 feet to a point;
- 104) South 12° 28' 50" East for a distance of 16.48 feet to a point;
- 105) South 13° 52' 18" East for a distance of 51.34 feet to a point;
- 106) South 15° 16' 52" East for a distance of 17.68 feet to a point;
- 107) South 16° 00' 21" East for a distance of 17.69 feet to a point;
- 108) South 16° 43' 52" East for a distance of 17.69 feet to a point;
- 109) South 17° 27' 24" East for a distance of 17.69 feet to a point;
- 110) South 18° 10' 54" East for a distance of 19.75 feet to a point;
- 111) South 50° 15' 37" West for a distance of 50.91 feet to a point;
- 112) South 50° 15' 44" West for a distance of 90.00 feet to a point;
- 113) South 50° 15' 27" West for a distance of 100.00 feet to a point;
- 114) South 50° 15' 41" West for a distance of 110.00 feet to a point;
- 115) South 50° 15' 19" West for a distance of 26.70 feet to a point;
- 116) South 27° 08' 09" East for a distance of 40.60 feet to a point;
- 117) South 27° 08' 28" East for a distance of 50.81 feet to a point;
- 118) South 27° 08' 20" East for a distance of 113.60 feet to a point;
- 119) South 18° 59' 31" East for a distance of 151.57 feet to a point;
- 120) South 13° 09' 39" West for a distance of 101.35 feet to a point;
- 121) South 31° 27' 31" West for a distance of 103.36 feet to a point;
- 122) North 60° 59' 23" West for a distance of 102.75 feet to a point;
- 123) North 65° 53' 19" West for a distance of 49.87 feet to a point;
- 124) North 65° 53' 31" West for a distance of 49.88 feet to a point;
- 125) North 70° 26' 24" West for a distance of 49.88 feet to a point;
- 126) North 70° 26' 25" West for a distance of 49.70 feet to a point;
- 127) North 81° 49' 24" West for a distance of 99.75 feet to a point;
- 128) North 79° 55' 24" West for a distance of 100.41 feet to a point;
- 129) North 66° 17' 27" West for a distance of 101.47 feet to a point;
- 130) North 25° 44' 16" West for a distance of 101.55 feet to a point;
- 131) North 08° 54' 29" West for a distance of 100.40 feet to a point;
- 132) North 10° 31' 26" West for a distance of 99.34 feet to a point;
- 133) North 33° 37' 28" West for a distance of 99.30 feet to a point;
- 134) North 37° 01' 19" West for a distance of 98.90 feet to a point;
- 135) North 74° 14' 19" West for a distance of 97.15 feet to a point;
- 136) South 42° 49' 35" West for a distance of 98.10 feet to a point;
- 137) South 40° 22' 43" West for a distance of 100.18 feet to a point;
- 138) South 49° 51' 31" West for a distance of 100.46 feet to a point;
- 139) South 57° 57' 35" West for a distance of 99.32 feet to a point;
- 140) South 24° 47' 40" West for a distance of 49.11 feet to a point;

- 141) South 24° 47' 34" West for a distance of 50.41 feet to a point;
- 142) South 40° 07' 37" West for a distance of 70.67 feet to a point;
- 143) South 40° 07' 48" West for a distance of 30.57 feet to a point;
- 144) South 71° 22' 34" West for a distance of 100.72 feet to a point;
- 145) South 66° 44' 35" West for a distance of 101.54 feet to a point;
- 146) North 55° 19' 26" West for a distance of 100.47 feet to a point;
- 147) South 81° 29' 41" West for a distance of 98.36 feet to a point;
- 148) South 64° 14' 50" West for a distance of 44.34 feet to a point;
- 149) North 85° 10' 45" West for a distance of 101.23 feet to a point;
- 150) North 34° 56' 43" West for a distance of 42.15 feet to a point;
- 151) North 00° 08' 14" East for a distance of 101.07 feet to a point;
- 152) North 04° 42' 10" East for a distance of 100.60 feet to a point;
- 153) North 22° 43' 10" East for a distance of 101.15 feet to a point;
- 154) North 48° 14' 18" East for a distance of 100.69 feet to a point;
- 155) North 48° 40' 11" East for a distance of 101.27 feet to a point;
- 156) South 85° 56' 44" East for a distance of 51.28 feet to a point;
- 157) South 85° 56' 46" East for a distance of 48.82 feet to a point;
- 158) North 52° 14' 13" East for a distance of 98.83 feet to a point;
- 159) North 51° 28' 11" East for a distance of 100.22 feet to a point;
- 160) North 60° 30' 14" East for a distance of 96.86 feet to a point;
- 161) North 36° 13' 44" West for a distance of 96.96 feet to a point;
- 162) North 23° 32' 51" West for a distance of 101.60 feet to a point;
- 163) North 22° 21' 11" East for a distance of 99.66 feet to a point;
- 164) North 34° 02' 45" West for a distance of 85.45 feet to a point;
- 165) North 31° 38' 45" West for a distance of 103.57 feet to the **POINT OF BEGINNING**, and containing 53.294 acres of land, more or less.

Lewis Systems – Deer Springs Service Area

The area served is approximately 5.6 miles West of the City of Burnet, Texas, located in the Absolom Gray Survey (A-343) and the S.F.I.W. CO. Survey (A-847) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 41 of the Deer Springs Subdivision, per plat recorded in Volume 4, Page 43 of the Burnet County Plat Records;

THENCE, the following eighty-seven (87) courses:

- 1) With a circular curve to the right, having a radius of 1,587.45 feet, a central angle of 22° 44' 17", whose long chord bears South 76° 15' 02" East, a distance of 625.86 feet, for an arc length of 629.99 feet to a point;
- 2) South 63° 16' 00" East for a distance of 330.77 feet to a point;
- 3) With a circular curve to the left, having a radius of 1,190.92 feet, a central angle of 28° 41' 24", whose long chord bears South 77° 39' 09" East, a distance of 590.13 feet, for an arc length of 596.34 feet to a point;
- 4) South 11 °07' 00" East for a distance of 134.45 feet to a point;
- 5) South 11 °07' 00" East for a distance of 200.00 feet to a point;
- 6) South 11 °07' 00" East for a distance of 147.55 feet to a point;
- 7) South 23 °36' 00" East for a distance of 72.19 feet to a point;
- 8) South 06 °53' 00" East for a distance of 40.73 feet to a point;
- 9) South 06 °53' 00" East for a distance of 148.76 feet to a point;

- 10) South 12 °19' 00" East for a distance of 262.04 feet to a point;
- 11) South 10 °39' 00" East for a distance of 159.47 feet to a point;
- 12) South 10 °47' 58" East for a distance of 169.90 feet to a point;
- 13) South 12 °00' 00" East for a distance of 302.03 feet to a point;
- 14) South 12 °21' 00" East for a distance of 290.38 feet to a point;
- 15) South 12 °33' 00" East for a distance of 480.53 feet to a point;
- 16) South 77 °52' 00" West for a distance of 200.94 feet to a point;
- 17) South 77 °52' 00" West for a distance of 215.82 feet to a point;
- 18) South 11 °57' 00" East for a distance of 86.78 feet to a point;
- 19) South 12 °41' 00" East for a distance of 239.99 feet to a point;
- 20) South 12 °07' 00" East for a distance of 309.93 feet to a point;
- 21) South 12 °02' 00" East for a distance of 129.20 feet to a point;
- 22) South 12 °02' 00" East for a distance of 284.12 feet to a point;
- 23) South 11 °34' 00" East for a distance of 392.52 feet to a point;
- 24) South 11 °34' 00" East for a distance of 306.98 feet to a point;
- 25) South 12 °00' 23" East for a distance of 302.56 feet to a point;
- 26) South 12 °14' 00" East for a distance of 417.42 feet to a point;
- 27) South 14 °06' 00" East for a distance of 186.16 feet to a point;
- 28) South 78 °33' 00" West for a distance of 116.47 feet to a point;
- 29) South 77 °05' 00" West for a distance of 277.41 feet to a point;
- 30) South 77 °05' 00" West for a distance of 250.00 feet to a point;
- 31) South 77 °05' 00" West for a distance of 125.30 feet to a point;
- 32) South 77 °05' 00" West for a distance of 225.26 feet to a point;
- 33) South 78 °21' 43" West for a distance of 318.02 feet to a point;
- 34) South 78 °40' 00" West for a distance of 446.71 feet to a point;
- 35) South 78 °40' 00" West for a distance of 8.49 feet to a point;
- 36) South 73 °55' 00" West for a distance of 89.02 feet to a point;
- 37) South 79 °02' 00" West for a distance of 143.69 feet to a point;
- 38) South 66 °52' 00" West for a distance of 78.38 feet to a point;
- 39) North 77 °19' 00" West for a distance of 35.58 feet to a point;
- 40) South 79 °18' 00" West for a distance of 142.83 feet to a point;
- 41) North 81 °09' 00" West for a distance of 17.21 feet to a point;
- 42) North 13 °32' 00" West for a distance of 89.05 feet to a point;
- 43) North 13 °32' 00" West for a distance of 146.26 feet to a point;
- 44) North 10 °30' 00" East for a distance of 164.77 feet to a point;
- 45) North 26 °36' 00" East for a distance of 35.50 feet to a point;
- 46) North 00 °28' 00" West for a distance of 188.45 feet to a point;
- 47) North 08 °25' 00" West for a distance of 65.75 feet to a point;
- 48) North 08 °25' 00" West for a distance of 175.51 feet to a point;
- 49) South 85 °11' 00" East for a distance of 43.29 feet to a point;
- 50) North 17 °28' 00" West for a distance of 34.95 feet to a point;
- 51) North 00 °05' 13" East for a distance of 128.82 feet to a point;
- 52) North 01 °19' 00" East for a distance of 153.65 feet to a point;
- 53) North 01 °19' 00" East for a distance of 127.38 feet to a point;
- 54) North 00 °54' 25" East for a distance of 195.35 feet to a point;
- 55) North 00 °11' 07" East for a distance of 378.43 feet to a point;
- 56) North 00 °26' 00" West for a distance of 196.65 feet to a point;
- 57) North 05 °26' 00" West for a distance of 142.35 feet to a point;
- 58) North 07 °33' 00" East for a distance of 60.37 feet to a point;
- 59) North 03 °01' 00" East for a distance of 159.68 feet to a point;
- 60) North 00 °09' 00" East for a distance of 62.58 feet to a point;

- 61) North 00 °17' 11" East for a distance of 348.03 feet to a point;
- 62) North 01 °03' 00" East for a distance of 55.34 feet to a point;
- 63) South 83 °23' 00" East for a distance of 10.35 feet to a point;
- 64) North 00 °32' 00" East for a distance of 147.13 feet to a point;
- 65) North 00 °19' 00" East for a distance of 180.72 feet to a point;
- 66) North 76 °33' 00" West for a distance of 43.32 feet to a point;
- 67) North 13 °18' 00" East for a distance of 102.30 feet to a point;
- 68) North 09 °03' 00" East for a distance of 106.72 feet to a point;
- 69) North 06 °51' 00" East for a distance of 137.73 feet to a point;
- 70) North 02 °49' 00" East for a distance of 128.57 feet to a point;
- 71) North 03 °02' 00" West for a distance of 54.89 feet to a point;
- 72) North 22 °31' 00" West for a distance of 43.94 feet to a point;
- 73) North 27 °09' 00" West for a distance of 110.54 feet to a point;
- 74) North 30 °25' 00" East for a distance of 112.25 feet to a point;
- 75) North 30 °25' 00" East for a distance of 66.95 feet to a point;
- 76) North 06 °08' 00" West for a distance of 98.95 feet to a point;
- 77) North 07 °41' 00" East for a distance of 168.64 feet to a point;
- 78) North 00 °36' 14" West for a distance of 466.54 feet to a point;
- 79) North 00 °37' 00" East for a distance of 61.38 feet to a point;
- 80) North 04 °45' 00" East for a distance of 13.01 feet to a point;
- 81) North 04 °45' 00" East for a distance of 80.30 feet to a point;
- 82) North 04 °45' 00" East for a distance of 206.56 feet to a point;
- 83) North 01 °30' 00" East for a distance of 112.56 feet to a point;
- 84) North 01 °30' 00" East for a distance of 181.17 feet to a point;
- 85) North 01 °29' 00" West for a distance of 74.94 feet to a point;
- 86) North 00 °01' 00" East for a distance of 151.18 feet to a point;
- 87) North 00 °21' 25" East for a distance of 280.59 feet to the **POINT OF BEGINNING**, and containing 234.817 acres of land, more or less.

Lewis Systems – Floyd Acres Service Area

The area served is approximately 12.6 miles East of the City of Llano, Texas, located in the Stewart Perry Survey (A-1105) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 1 of the Floyd Acres Subdivision, Revised, per plat recorded in Volume 91, Page 493 of the Llano County Deed Records;

THENCE, the following twenty-five (25) courses:

- 1) North 75° 37' 00" West for a distance of 112.21 feet to a point;
- 2) North 75° 26' 31" West for a distance of 32.87 feet to a point;
- 3) North 73° 54' 40" West for a distance of 48.26 feet to a point;
- 4) North 73° 45' 00" West for a distance of 150.24 feet to a point;
- 5) North 70° 10' 00" West for a distance of 96.08 feet to a point;
- 6) North 65° 05' 00" West for a distance of 110.06 feet to a point;
- 7) With a circular curve to the right, having a radius of 920.00 feet, a central angle of 51° 23' 35", whose long chord bears North 36° 15' 52" West, a distance of 797.83 feet, for an arc length of 825.22 feet to a point;
- 8) North 06° 50' 00" West for a distance of 65.76 feet to a point;
- 9) North 04° 40' 43" West for a distance of 50.38 feet to a point;
- 10) North 02° 05' 00" West for a distance of 145.68 feet to a point;

- 11) North 01° 41' 00" East for a distance of 136.02 feet to a point;
- 12) South 69° 20' 00" East for a distance of 153.98 feet to a point;
- 13) South 55° 30' 00" East for a distance of 94.47 feet to a point;
- 14) South 54° 00' 00" East for a distance of 120.07 feet to a point;
- 15) South 54° 00' 00" East for a distance of 69.74 feet to a point;
- 16) South 60° 00' 00" East for a distance of 69.74 feet to a point;
- 17) South 60° 00' 00" East for a distance of 69.36 feet to a point;
- 18) South 74° 30' 00" East for a distance of 88.39 feet to a point;
- 19) North 83° 30' 00" East for a distance of 89.13 feet to a point;
- 20) North 83° 30' 00" East for a distance of 100.00 feet to a point;
- 21) North 83° 30' 00" East for a distance of 99.89 feet to a point;
- 22) North 80° 53' 00" East for a distance of 109.89 feet to a point;
- 23) North 80° 53' 00" East for a distance of 100.16 feet to a point;
- 24) North 84° 28' 00" East for a distance of 183.49 feet to a point;
- 25) South 14° 23' 00" West for a distance of 1,013.73 feet to the **POINT OF BEGINNING**, and containing 20.471 acres of land, more or less.

Lewis Systems – Island Lodges Service Area

The area served is approximately 14.5 miles East of the City of Llano, Texas, located in the J. Henne Survey (A-326), F. Monken Survey (A-509), and H. Ottens Survey (A-575) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 46 and Lot 47 of the Island Lodges Subdivision, per plat recorded in Plat Book 1, Page 66 of the Llano County Plat Records;

THENCE, the following one hundred eighty-two (182) courses:

- 1) South 50° 52' 25" East for a distance of 61.33 feet to a point;
- 2) South 70° 51' 15" East for a distance of 70.74 feet to a point;
- 3) South 71° 32' 29" East for a distance of 66.33 feet to a point;
- 4) South 77° 35' 12" East for a distance of 72.24 feet to a point;
- 5) South 86° 05' 59" East for a distance of 79.85 feet to a point;
- 6) North 75° 35' 35" East for a distance of 67.98 feet to a point;
- 7) North 73° 28' 45" East for a distance of 74.80 feet to a point;
- 8) North 70° 30' 24" East for a distance of 73.29 feet to a point;
- 9) North 85° 01' 37" East for a distance of 68.20 feet to a point;
- 10) North 02° 31' 37" East for a distance of 23.87 feet to a point;
- 11) North 87° 34' 07" East for a distance of 16.07 feet to a point;
- 12) North 89° 09' 37" East for a distance of 65.79 feet to a point;
- 13) North 09° 20' 24" East for a distance of 50.50 feet to a point;
- 14) South 14° 02' 11" East for a distance of 71.04 feet to a point;
- 15) North 71° 29' 22" East for a distance of 60.80 feet to a point;
- 16) South 00° 26' 52" West for a distance of 68.69 feet to a point;
- 17) South 18° 54' 38" West for a distance of 28.47 feet to a point;
- 18) South 02° 02' 42" East for a distance of 25.49 feet to a point;
- 19) South 68° 46' 49" East for a distance of 65.36 feet to a point;
- 20) South 89° 59' 59" East for a distance of 24.19 feet to a point;
- 21) North 51° 54' 40" East for a distance of 45.49 feet to a point;
- 22) North 48° 00' 49" East for a distance of 11.22 feet to a point;
- 23) North 19° 58' 59" West for a distance of 67.81 feet to a point;

- 24) North 12° 54' 27" West for a distance of 47.77 feet to a point;
- 25) North 58° 10' 22" West for a distance of 33.59 feet to a point;
- 26) North 21° 48' 05" West for a distance of 29.78 feet to a point;
- 27) North 47° 51' 45" East for a distance of 28.05 feet to a point;
- 28) North 22° 42' 52" West for a distance of 43.43 feet to a point;
- 29) North 48° 10' 47" West for a distance of 25.70 feet to a point;
- 30) North 08° 16' 33" West for a distance of 57.13 feet to a point;
- 31) North 25° 42' 35" East for a distance of 29.09 feet to a point;
- 32) North 28° 47' 19" West for a distance of 81.74 feet to a point;
- 33) North 72° 21' 35" West for a distance of 2.10 feet to a point;
- 34) North 39° 41' 07" West for a distance of 63.34 feet to a point;
- 35) North 24° 37' 26" East for a distance of 54.72 feet to a point;
- 36) North 42° 21' 26" East for a distance of 46.70 feet to a point;
- 37) North 64° 56' 33" East for a distance of 84.84 feet to a point;
- 38) North 62° 39' 08" East for a distance of 17.18 feet to a point;
- 39) North 67° 48' 24" East for a distance of 81.35 feet to a point;
- 40) North 70° 04' 54" East for a distance of 50.43 feet to a point;
- 41) North 65° 47' 54" East for a distance of 40.32 feet to a point;
- 42) North 32° 30' 23" West for a distance of 7.24 feet to a point;
- 43) North 51° 37' 39" East for a distance of 48.16 feet to a point;
- 44) South 76° 19' 34" East for a distance of 62.18 feet to a point;
- 45) South 78° 36' 22" East for a distance of 36.10 feet to a point;
- 46) South 89° 23' 10" East for a distance of 20.72 feet to a point;
- 47) North 81° 36' 37" East for a distance of 31.54 feet to a point;
- 48) North 61° 18' 37" East for a distance of 51.73 feet to a point;
- 49) North 47° 26' 16" East for a distance of 82.85 feet to a point;
- 50) North 68° 26' 52" East for a distance of 74.44 feet to a point;
- 51) North 46° 11' 22" East for a distance of 111.52 feet to a point;
- 52) North 38° 53' 08" East for a distance of 86.69 feet to a point;
- 53) North 50° 58' 39" West for a distance of 4.30 feet to a point;
- 54) North 52° 00' 02" East for a distance of 52.28 feet to a point;
- 55) South 55° 09' 58" East for a distance of 49.97 feet to a point;
- 56) South 83° 01' 57" East for a distance of 80.77 feet to a point;
- 57) North 60° 45' 46" East for a distance of 50.64 feet to a point;
- 58) South 06° 51' 59" West for a distance of 714.64 feet to a point;
- 59) South 01° 16' 23" East for a distance of 46.01 feet to a point;
- 60) North 84° 53' 04" West for a distance of 90.00 feet to a point;
- 61) South 10° 47' 18" West for a distance of 46.64 feet to a point;
- 62) South 14° 12' 40" West for a distance of 78.87 feet to a point;
- 63) South 10° 22' 41" East for a distance of 90.58 feet to a point;
- 64) North 86° 54' 49" West for a distance of 77.38 feet to a point;
- 65) North 64° 56' 19" West for a distance of 170.78 feet to a point;
- 66) North 64° 56' 18" West for a distance of 19.76 feet to a point;
- 67) South 88° 33' 58" West for a distance of 81.71 feet to a point;
- 68) South 88° 33' 56" West for a distance of 83.74 feet to a point;
- 69) South 88° 33' 57" West for a distance of 35.46 feet to a point;
- 70) South 17° 27' 24" West for a distance of 165.39 feet to a point;
- 71) North 79° 49' 34" West for a distance of 76.28 feet to a point;
- 72) South 09° 24' 30" West for a distance of 96.56 feet to a point;
- 73) South 06° 55' 12" East for a distance of 99.24 feet to a point;
- 74) South 77° 34' 27" East for a distance of 82.63 feet to a point;

- 75) South 69° 48' 31" East for a distance of 19.68 feet to a point;
- 76) South 51° 59' 25" East for a distance of 59.55 feet to a point;
- 77) North 89° 36' 15" East for a distance of 62.22 feet to a point;
- 78) South 84° 24' 58" East for a distance of 130.65 feet to a point;
- 79) South 84° 24' 55" East for a distance of 267.16 feet to a point;
- 80) South 82° 11' 51" West for a distance of 552.81 feet to a point;
- 81) South 88° 15' 29" West for a distance of 35.76 feet to a point;
- 82) South 83° 17' 25" West for a distance of 83.22 feet to a point;
- 83) South 82° 34' 06" West for a distance of 84.74 feet to a point;
- 84) South 83° 27' 26" West for a distance of 170.99 feet to a point;
- 85) South 83° 05' 19" West for a distance of 40.45 feet to a point;
- 86) South 82° 31' 49" West for a distance of 100.24 feet to a point;
- 87) South 83° 53' 04" West for a distance of 64.50 feet to a point;
- 88) South 83° 28' 14" West for a distance of 66.02 feet to a point;
- 89) North 22° 14' 15" West for a distance of 160.57 feet to a point;
- 90) North 22° 37' 55" West for a distance of 26.98 feet to a point;
- 91) North 22° 35' 34" West for a distance of 98.33 feet to a point;
- 92) North 19° 47' 55" West for a distance of 32.35 feet to a point;
- 93) North 22° 37' 11" West for a distance of 101.98 feet to a point;
- 94) North 73° 00' 59" West for a distance of 298.39 feet to a point;
- 95) North 25° 31' 39" West for a distance of 261.43 feet to a point;
- 96) North 04° 11' 05" East for a distance of 26.36 feet to a point;
- 97) North 07° 52' 49" East for a distance of 96.50 feet to a point;
- 98) North 07° 14' 40" East for a distance of 143.96 feet to a point;
- 99) North 25° 02' 40" West for a distance of 153.22 feet to a point;
- 100) North 17° 39' 15" West for a distance of 3.94 feet to a point;
- 101) North 24° 16' 40" West for a distance of 154.11 feet to a point;
- 102) North 31° 18' 15" East for a distance of 85.75 feet to a point;
- 103) North 26° 01' 47" East for a distance of 69.49 feet to a point;
- 104) North 16° 37' 35" East for a distance of 73.05 feet to a point;
- 105) North 22° 17' 48" East for a distance of 72.32 feet to a point;
- 106) North 54° 24' 02" East for a distance of 71.21 feet to a point;
- 107) North 54° 32' 17" East for a distance of 35.53 feet to a point;
- 108) North 54° 56' 33" East for a distance of 33.76 feet to a point;
- 109) North 43° 27' 07" East for a distance of 122.15 feet to a point;
- 110) North 42° 34' 50" East for a distance of 78.03 feet to a point;
- 111) North 30° 04' 51" East for a distance of 109.62 feet to a point;
- 112) North 29° 38' 17" East for a distance of 37.27 feet to a point;
- 113) South 68° 46' 19" East for a distance of 69.96 feet to a point;
- 114) South 73° 20' 12" East for a distance of 78.83 feet to a point;
- 115) North 75° 30' 56" East for a distance of 63.69 feet to a point;
- 116) North 78° 52' 42" East for a distance of 61.77 feet to a point;
- 117) North 66° 30' 08" East for a distance of 57.81 feet to a point;
- 118) North 62° 30' 48" East for a distance of 86.80 feet to a point;
- 119) North 68° 55' 21" East for a distance of 54.10 feet to a point;
- 120) North 85° 33' 11" East for a distance of 24.08 feet to a point;
- 121) North 33° 49' 20" East for a distance of 53.02 feet to a point;
- 122) North 56° 22' 06" East for a distance of 22.02 feet to a point;
- 123) North 14° 02' 10" East for a distance of 40.23 feet to a point;
- 124) North 20° 11' 10" East for a distance of 36.40 feet to a point;
- 125) North 20° 40' 12" East for a distance of 59.50 feet to a point;

- 126) North 47° 11' 26" East for a distance of 33.11 feet to a point;
- 127) North 48° 22' 00" East for a distance of 18.65 feet to a point;
- 128) North 69° 14' 45" East for a distance of 52.28 feet to a point;
- 129) South 76° 25' 47" East for a distance of 30.73 feet to a point;
- 130) South 77° 41' 31" East for a distance of 56.27 feet to a point;
- 131) South 77° 20' 04" East for a distance of 24.14 feet to a point;
- 132) South 29° 36' 15" East for a distance of 13.82 feet to a point;
- 133) South 35° 47' 08" East for a distance of 74.77 feet to a point;
- 134) South 00° 00' 01" West for a distance of 37.83 feet to a point;
- 135) South 32° 00' 19" West for a distance of 47.58 feet to a point;
- 136) South 14° 53' 36" West for a distance of 49.70 feet to a point;
- 137) South 68° 31' 24" West for a distance of 35.36 feet to a point;
- 138) North 72° 12' 58" West for a distance of 56.34 feet to a point;
- 139) North 87° 00' 25" West for a distance of 38.90 feet to a point;
- 140) North 50° 31' 39" West for a distance of 31.33 feet to a point;
- 141) South 45° 44' 11" West for a distance of 65.70 feet to a point;
- 142) South 31° 08' 23" West for a distance of 10.15 feet to a point;
- 143) South 67° 25' 58" East for a distance of 19.85 feet to a point;
- 144) South 12° 03' 14" West for a distance of 51.99 feet to a point;
- 145) South 27° 35' 51" West for a distance of 40.11 feet to a point;
- 146) North 73° 35' 28" West for a distance of 14.95 feet to a point;
- 147) South 13° 31' 48" West for a distance of 106.51 feet to a point;
- 148) South 44° 31' 36" West for a distance of 89.94 feet to a point;
- 149) South 49° 36' 05" West for a distance of 91.64 feet to a point;
- 150) South 43° 48' 23" West for a distance of 43.95 feet to a point;
- 151) South 42° 42' 33" West for a distance of 46.30 feet to a point;
- 152) South 55° 24' 26" West for a distance of 24.73 feet to a point;
- 153) North 71° 33' 54" West for a distance of 69.56 feet to a point;
- 154) North 62° 23' 36" West for a distance of 79.93 feet to a point;
- 155) North 72° 08' 59" West for a distance of 39.79 feet to a point;
- 156) North 81° 18' 48" West for a distance of 27.42 feet to a point;
- 157) South 71° 01' 00" West for a distance of 67.40 feet to a point;
- 158) South 48° 39' 43" West for a distance of 68.14 feet to a point;
- 159) South 35° 43' 12" West for a distance of 70.72 feet to a point;
- 160) South 28° 39' 07" West for a distance of 71.72 feet to a point;
- 161) South 31° 13' 55" West for a distance of 71.35 feet to a point;
- 162) South 25° 08' 40" West for a distance of 70.13 feet to a point;
- 163) South 22° 17' 37" West for a distance of 69.60 feet to a point;
- 164) South 00° 55' 54" West for a distance of 77.15 feet to a point;
- 165) South 72° 25' 43" East for a distance of 39.17 feet to a point;
- 166) South 53° 31' 51" East for a distance of 74.86 feet to a point;
- 167) South 53° 07' 57" East for a distance of 6.76 feet to a point;
- 168) South 43° 41' 52" East for a distance of 80.21 feet to a point;
- 169) South 78° 23' 19" East for a distance of 96.27 feet to a point;
- 170) South 65° 44' 18" East for a distance of 51.50 feet to a point;
- 171) South 45° 00' 01" East for a distance of 31.64 feet to a point;
- 172) South 16° 37' 53" East for a distance of 53.62 feet to a point;
- 173) South 07° 15' 12" West for a distance of 36.62 feet to a point;
- 174) South 05° 17' 26" West for a distance of 35.87 feet to a point;
- 175) South 30° 50' 14" West for a distance of 52.36 feet to a point;
- 176) South 66° 25' 06" West for a distance of 90.40 feet to a point;

- 177) South 69° 34' 02" West for a distance of 35.50 feet to a point;
- 178) South 71° 08' 33" West for a distance of 32.83 feet to a point;
- 179) South 62° 55' 40" West for a distance of 61.34 feet to a point;
- 180) South 63° 26' 09" West for a distance of 14.94 feet to a point;
- 181) South 61° 33' 25" West for a distance of 49.16 feet to a point;
- 182) South 37° 21' 53" West for a distance of 41.83 feet to the **POINT OF BEGINNING**, and containing 37.401 acres of land, more or less.

AFTER RECORDING PLEASE RETURN TO:

Armbrust & Brown, PLLC
Attn: Kevin M. Flahive
100 Congress Avenue, Suite 1300
Austin, Texas 78701

GENERAL ASSIGNMENT

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

This General Assignment ("Assignment") is executed as of the 27th day of December, 2023 by MASTER TRADE, INC., a Nevada corporation a/k/a MASTER TRADE CORPORATION, a Nevada corporation, ("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, Concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Llano County, Texas and described in a General Warranty Deed, dated on today's date, between the parties, which is incorporated herein by this reference, together with the improvements located thereon, and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on today's date, between the parties, which is also incorporated herein by this reference (herein collectively referred to as the "Property"), pursuant to that certain Agreement for Sale of Utility System dated May 10, 2021, by and between Cody Brent Lewis and Anita Lewis, as Seller, and Assignee or its affiliate, as Buyer ("Purchase Agreement"). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement, which by this reference is incorporated herein.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor's right, title and interest in and to the and water system main lines, appurtenances and other assets, up to the point of interconnection between the utility and the customer, pertaining to the provision of water service in and to the System, as such term is defined in the Purchase Agreement, which provides water service to the area described on **EXHIBIT A**, attached hereto and incorporated herein, located in Burnet County and Llano County, Texas (the "System").

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor's rights to operate, maintain and service the main lines of the 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 Assets or 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 and to 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:

- A. Easements in the System;
- B. The main lines of the water system, appurtenances and other assets pertaining to the provision of the water service in and to the System, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases;
 - b. All water lines, pipes, wells, well houses, 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 Burnet County and Llano County, Texas, and used or held for use 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;
 - 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; and
 - i. All assets not described which are located in Burnet County and Llano 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, BUT EXPRESSLY EXCLUDING ANY OBLIGATIONS CREATED BY THE SAME:
 - 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 documents;

- c. Deed recorded in Volume 685, Page 774, on March 11, 1996 in the Public Records of Burnet County;
- d. Deed recorded in Volume 720, Page 27, on March 11, 1996 in the Public Records of Llano County.

D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.

Assignor hereby represents to and assures Assignee that Assignor, or its predecessor(s) in interest, have owned, operated and maintained the System in a continuous, uninterrupted, open, notorious and adverse manner for a time period in excess of ten (10) years prior to the date of this Assignment.

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

3. Further Assurances. Assignor agrees to execute and deliver to Assignee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment.

4. 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.

5. 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.

6. 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.

7. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees 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.

8. 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).

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:

MASTER TRADE, INC., a Nevada corporation
a/k/a MASTER TRADE CORPORATION, a
Nevada corporation

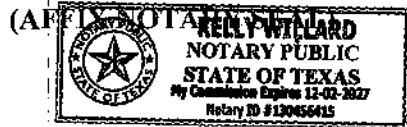
By: *Cody B Lewis*
Cody B. Lewis

Title: President

STATE OF TEXAS)
) SCT.
COUNTY OF LLANO)

The foregoing Deed of Easement was acknowledged, signed and sworn to before me on this 18th day of December, 2023 by Cody B. Lewis, as President of Master Trade, Inc., a Nevada corporation a/k/a Master Trade Corporation, a Nevada corporation, who stated that he was authorized to execute this document on behalf of the corporation.

Kelly Willard
NOTARY PUBLIC



My Commission Expires: 12-02-2027

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 §

John The foregoing General Assignment was acknowledged, signed and sworn to before me on this day of December, 2023 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: 3.1.26

EXHIBIT A

Lewis Systems -- Cassie Water Service Area

The area served is approximately 10.7 miles West of the City of Burnet, Texas, located in the Jamey Olney Jr. Survey (A-664), GD Simpson Survey (A-1620) and the GW Banta Survey (A-1369) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 20, Block 4 of the Cassie Subdivision, per plat recorded in Volume 1, Page 32 of the Burnet County Plat Records;

THENCE, the following one hundred sixty-five (165) courses:

- 1) North 67° 20' 13" East for a distance of 100.00 feet to a point;
- 2) South 59° 52' 45" East for a distance of 102.47 feet to a point;
- 3) South 23° 42' 44" East for a distance of 100.33 feet to a point;
- 4) South 47° 53' 51" East for a distance of 99.26 feet to a point;
- 5) South 51° 37' 40" East for a distance of 99.60 feet to a point;
- 6) South 62° 59' 49" East for a distance of 98.67 feet to a point;
- 7) North 79° 08' 16" East for a distance of 96.97 feet to a point;
- 8) North 11° 40' 17" East for a distance of 97.88 feet to a point;
- 9) North 07° 08' 14" East for a distance of 100.65 feet to a point;
- 10) North 36° 02' 07" East for a distance of 99.56 feet to a point;
- 11) North 07° 51' 49" West for a distance of 98.04 feet to a point;
- 12) North 35° 51' 41" West for a distance of 99.80 feet to a point;
- 13) North 15° 10' 47" West for a distance of 92.18 feet to a point;
- 14) North 15° 10' 49" West for a distance of 9.05 feet to a point;
- 15) North 10° 17' 13" East for a distance of 102.89 feet to a point;
- 16) North 83° 13' 08" East for a distance of 103.27 feet to a point;
- 17) South 58° 01' 45" East for a distance of 99.09 feet to a point;
- 18) North 55° 34' 12" East for a distance of 96.53 feet to a point;
- 19) North 02° 25' 19" East for a distance of 99.64 feet to a point;
- 20) North 43° 57' 13" East for a distance of 101.73 feet to a point;
- 21) North 66° 32' 13" East for a distance of 100.68 feet to a point;
- 22) North 69° 33' 11" East for a distance of 87.49 feet to a point;
- 23) North 69° 33' 14" East for a distance of 12.69 feet to a point;
- 24) North 73° 27' 16" East for a distance of 97.60 feet to a point;
- 25) North 06° 16' 47" West for a distance of 98.23 feet to a point;
- 26) North 21° 13' 09" East for a distance of 99.11 feet to a point;
- 27) North 35° 48' 41" West for a distance of 65.02 feet to a point;
- 28) North 38° 19' 47" West for a distance of 102.57 feet to a point;
- 29) North 44° 20' 23" East for a distance of 96.98 feet to a point;
- 30) South 75° 13' 44" East for a distance of 133.48 feet to a point;
- 31) South 75° 04' 08" East for a distance of 56.27 feet to a point;
- 32) North 55° 05' 57" East for a distance of 75.68 feet to a point;
- 33) South 70° 20' 59" East for a distance of 215.97 feet to a point;
- 34) North 19° 39' 00" East for a distance of 105.00 feet to a point;
- 35) South 70° 20' 57" East for a distance of 244.19 feet to a point;
- 36) South 31° 13' 14" West for a distance of 21.41 feet to a point;
- 37) South 30° 27' 12" West for a distance of 17.71 feet to a point;
- 38) South 29° 41' 02" West for a distance of 17.71 feet to a point;

- 39) South 28° 54' 55" West for a distance of 17.71 feet to a point;
- 40) South 28° 08' 48" West for a distance of 17.71 feet to a point;
- 41) South 27° 22' 41" West for a distance of 17.72 feet to a point;
- 42) South 26° 38' 21" West for a distance of 16.45 feet to a point;
- 43) South 25° 55' 26" West for a distance of 16.46 feet to a point;
- 44) South 25° 12' 33" West for a distance of 16.46 feet to a point;
- 45) South 24° 29' 41" West for a distance of 16.46 feet to a point;
- 46) South 23° 46' 46" West for a distance of 16.45 feet to a point;
- 47) South 22° 42' 28" West for a distance of 32.91 feet to a point;
- 48) South 20° 57' 10" West for a distance of 39.95 feet to a point;
- 49) South 20° 41' 15" West for a distance of 39.99 feet to a point;
- 50) South 20° 25' 21" West for a distance of 39.99 feet to a point;
- 51) South 20° 15' 45" West for a distance of 11.91 feet to a point;
- 52) South 21° 31' 02" West for a distance of 108.21 feet to a point;
- 53) South 21° 31' 03" West for a distance of 88.68 feet to a point;
- 54) South 23° 06' 07" West for a distance of 12.27 feet to a point;
- 55) South 22° 36' 05" West for a distance of 12.22 feet to a point;
- 56) South 21° 58' 28" West for a distance of 18.40 feet to a point;
- 57) South 21° 13' 15" West for a distance of 18.40 feet to a point;
- 58) South 20° 28' 07" West for a distance of 18.40 feet to a point;
- 59) South 19° 42' 51" West for a distance of 18.40 feet to a point;
- 60) South 18° 57' 42" West for a distance of 18.40 feet to a point;
- 61) South 18° 12' 29" West for a distance of 18.40 feet to a point;
- 62) South 17° 27' 19" West for a distance of 18.40 feet to a point;
- 63) South 16° 42' 06" West for a distance of 18.40 feet to a point;
- 64) South 15° 56' 53" West for a distance of 18.40 feet to a point;
- 65) South 15° 11' 42" West for a distance of 18.40 feet to a point;
- 66) South 14° 26' 33" West for a distance of 18.40 feet to a point;
- 67) South 13° 41' 15" West for a distance of 18.70 feet to a point;
- 68) South 12° 55' 22" West for a distance of 18.70 feet to a point;
- 69) South 12° 09' 23" West for a distance of 18.70 feet to a point;
- 70) South 11° 23' 25" West for a distance of 18.70 feet to a point;
- 71) South 10° 37' 29" West for a distance of 18.70 feet to a point;
- 72) South 09° 51' 32" West for a distance of 18.70 feet to a point;
- 73) South 09° 05' 37" West for a distance of 18.70 feet to a point;
- 74) South 08° 19' 47" West for a distance of 18.61 feet to a point;
- 75) South 07° 34' 05" West for a distance of 18.61 feet to a point;
- 76) South 06° 48' 25" West for a distance of 18.61 feet to a point;
- 77) South 06° 02' 39" West for a distance of 18.61 feet to a point;
- 78) South 05° 17' 02" West for a distance of 18.61 feet to a point;
- 79) South 04° 31' 17" West for a distance of 18.61 feet to a point;
- 80) South 03° 45' 33" West for a distance of 18.61 feet to a point;
- 81) South 03° 02' 05" West for a distance of 16.77 feet to a point;
- 82) South 02° 20' 54" West for a distance of 16.78 feet to a point;
- 83) South 01° 39' 41" West for a distance of 16.78 feet to a point;
- 84) South 00° 58' 25" West for a distance of 16.78 feet to a point;
- 85) South 00° 17' 19" West for a distance of 16.78 feet to a point;
- 86) South 00° 23' 55" East for a distance of 16.78 feet to a point;
- 87) South 01° 04' 56" East for a distance of 16.64 feet to a point;
- 88) South 01° 45' 48" East for a distance of 16.64 feet to a point;
- 89) South 02° 26' 47" East for a distance of 16.64 feet to a point;

- 90) South 03° 07' 36" East for a distance of 16.64 feet to a point;
- 91) South 03° 48' 34" East for a distance of 16.64 feet to a point;
- 92) South 04° 29' 29" East for a distance of 16.64 feet to a point;
- 93) South 05° 09' 08" East for a distance of 16.05 feet to a point;
- 94) South 05° 48' 35" East for a distance of 16.05 feet to a point;
- 95) South 06° 28' 09" East for a distance of 16.05 feet to a point;
- 96) South 07° 07' 37" East for a distance of 16.05 feet to a point;
- 97) South 07° 47' 08" East for a distance of 16.05 feet to a point;
- 98) South 08° 26' 38" East for a distance of 16.05 feet to a point;
- 99) South 09° 06' 07" East for a distance of 16.49 feet to a point;
- 100) South 09° 46' 43" East for a distance of 16.49 feet to a point;
- 101) South 10° 27' 12" East for a distance of 16.49 feet to a point;
- 102) South 11° 07' 46" East for a distance of 16.49 feet to a point;
- 103) South 11° 48' 21" East for a distance of 16.49 feet to a point;
- 104) South 12° 28' 50" East for a distance of 16.48 feet to a point;
- 105) South 13° 52' 18" East for a distance of 51.34 feet to a point;
- 106) South 15° 16' 52" East for a distance of 17.68 feet to a point;
- 107) South 16° 00' 21" East for a distance of 17.69 feet to a point;
- 108) South 16° 43' 52" East for a distance of 17.69 feet to a point;
- 109) South 17° 27' 24" East for a distance of 17.69 feet to a point;
- 110) South 18° 10' 54" East for a distance of 19.75 feet to a point;
- 111) South 50° 15' 37" West for a distance of 50.91 feet to a point;
- 112) South 50° 15' 44" West for a distance of 90.00 feet to a point;
- 113) South 50° 15' 27" West for a distance of 100.00 feet to a point;
- 114) South 50° 15' 41" West for a distance of 110.00 feet to a point;
- 115) South 50° 15' 19" West for a distance of 26.70 feet to a point;
- 116) South 27° 08' 09" East for a distance of 40.60 feet to a point;
- 117) South 27° 08' 28" East for a distance of 50.81 feet to a point;
- 118) South 27° 08' 20" East for a distance of 113.60 feet to a point;
- 119) South 18° 59' 31" East for a distance of 151.57 feet to a point;
- 120) South 13° 09' 39" West for a distance of 101.35 feet to a point;
- 121) South 31° 27' 31" West for a distance of 103.36 feet to a point;
- 122) North 60° 59' 23" West for a distance of 102.75 feet to a point;
- 123) North 65° 53' 19" West for a distance of 49.87 feet to a point;
- 124) North 65° 53' 31" West for a distance of 49.88 feet to a point;
- 125) North 70° 26' 24" West for a distance of 49.88 feet to a point;
- 126) North 70° 26' 25" West for a distance of 49.70 feet to a point;
- 127) North 81° 49' 24" West for a distance of 99.75 feet to a point;
- 128) North 79° 55' 24" West for a distance of 100.41 feet to a point;
- 129) North 66° 17' 27" West for a distance of 101.47 feet to a point;
- 130) North 25° 44' 16" West for a distance of 101.55 feet to a point;
- 131) North 08° 54' 29" West for a distance of 100.40 feet to a point;
- 132) North 10° 31' 26" West for a distance of 99.34 feet to a point;
- 133) North 33° 37' 28" West for a distance of 99.30 feet to a point;
- 134) North 37° 01' 19" West for a distance of 98.90 feet to a point;
- 135) North 74° 14' 19" West for a distance of 97.15 feet to a point;
- 136) South 42° 49' 35" West for a distance of 98.10 feet to a point;
- 137) South 40° 22' 43" West for a distance of 100.18 feet to a point;
- 138) South 49° 51' 31" West for a distance of 100.46 feet to a point;
- 139) South 57° 57' 35" West for a distance of 99.32 feet to a point;
- 140) South 24° 47' 40" West for a distance of 49.11 feet to a point;

- 141) South 24° 47' 34" West for a distance of 50.41 feet to a point;
- 142) South 40° 07' 37" West for a distance of 70.67 feet to a point;
- 143) South 40° 07' 48" West for a distance of 30.57 feet to a point;
- 144) South 71° 22' 34" West for a distance of 100.72 feet to a point;
- 145) South 66° 44' 35" West for a distance of 101.54 feet to a point;
- 146) North 55° 19' 26" West for a distance of 100.47 feet to a point;
- 147) South 81° 29' 41" West for a distance of 98.36 feet to a point;
- 148) South 64° 14' 50" West for a distance of 44.34 feet to a point;
- 149) North 85° 10' 45" West for a distance of 101.23 feet to a point;
- 150) North 34° 56' 43" West for a distance of 42.15 feet to a point;
- 151) North 00° 08' 14" East for a distance of 101.07 feet to a point;
- 152) North 04° 42' 10" East for a distance of 100.60 feet to a point;
- 153) North 22° 43' 10" East for a distance of 101.15 feet to a point;
- 154) North 48° 14' 18" East for a distance of 100.69 feet to a point;
- 155) North 48° 40' 11" East for a distance of 101.27 feet to a point;
- 156) South 85° 56' 44" East for a distance of 51.28 feet to a point;
- 157) South 85° 56' 46" East for a distance of 48.82 feet to a point;
- 158) North 52° 14' 13" East for a distance of 98.83 feet to a point;
- 159) North 51° 28' 11" East for a distance of 100.22 feet to a point;
- 160) North 60° 30' 14" East for a distance of 96.86 feet to a point;
- 161) North 36° 13' 44" West for a distance of 96.96 feet to a point;
- 162) North 23° 32' 51" West for a distance of 101.60 feet to a point;
- 163) North 22° 21' 11" East for a distance of 99.66 feet to a point;
- 164) North 34° 02' 45" West for a distance of 85.45 feet to a point;
- 165) North 31° 38' 45" West for a distance of 103.57 feet to the **POINT OF BEGINNING**, and containing 53.294 acres of land, more or less.

Lewis Systems – Deer Springs Service Area

The area served is approximately 5.6 miles West of the City of Burnet, Texas, located in the Absolom Gray Survey (A-343) and the S.F.I.W. CO. Survey (A-847) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 41 of the Deer Springs Subdivision, per plat recorded in Volume 4, Page 43 of the Burnet County Plat Records;

THENCE, the following eighty-seven (87) courses:

- 1) With a circular curve to the right, having a radius of 1,587.45 feet, a central angle of 22° 44' 17", whose long chord bears South 76° 15' 02" East, a distance of 625.86 feet, for an arc length of 629.99 feet to a point;
- 2) South 63° 16' 00" East for a distance of 330.77 feet to a point;
- 3) With a circular curve to the left, having a radius of 1,190.92 feet, a central angle of 28° 41' 24", whose long chord bears South 77° 39' 09" East, a distance of 590.13 feet, for an arc length of 596.34 feet to a point;
- 4) South 11 °07' 00" East for a distance of 134.45 feet to a point;
- 5) South 11 °07' 00" East for a distance of 200.00 feet to a point;
- 6) South 11 °07' 00" East for a distance of 147.55 feet to a point;
- 7) South 23 °36' 00" East for a distance of 72.19 feet to a point;
- 8) South 06 °53' 00" East for a distance of 40.73 feet to a point;
- 9) South 06 °53' 00" East for a distance of 148.76 feet to a point;

- 10) South 12 °19' 00" East for a distance of 262.04 feet to a point;
- 11) South 10 °39' 00" East for a distance of 159.47 feet to a point;
- 12) South 10 °47' 58" East for a distance of 169.90 feet to a point;
- 13) South 12 °00' 00" East for a distance of 302.03 feet to a point;
- 14) South 12 °21' 00" East for a distance of 290.38 feet to a point;
- 15) South 12 °33' 00" East for a distance of 480.53 feet to a point;
- 16) South 77 °52' 00" West for a distance of 200.94 feet to a point;
- 17) South 77 °52' 00" West for a distance of 215.82 feet to a point;
- 18) South 11 °57' 00" East for a distance of 86.78 feet to a point;
- 19) South 12 °41' 00" East for a distance of 239.99 feet to a point;
- 20) South 12 °07' 00" East for a distance of 309.93 feet to a point;
- 21) South 12 °02' 00" East for a distance of 129.20 feet to a point;
- 22) South 12 °02' 00" East for a distance of 284.12 feet to a point;
- 23) South 11 °34' 00" East for a distance of 392.52 feet to a point;
- 24) South 11 °34' 00" East for a distance of 306.98 feet to a point;
- 25) South 12 °00' 23" East for a distance of 302.56 feet to a point;
- 26) South 12 °14' 00" East for a distance of 417.42 feet to a point;
- 27) South 14 °06' 00" East for a distance of 186.16 feet to a point;
- 28) South 78 °33' 00" West for a distance of 116.47 feet to a point;
- 29) South 77 °05' 00" West for a distance of 277.41 feet to a point;
- 30) South 77 °05' 00" West for a distance of 250.00 feet to a point;
- 31) South 77 °05' 00" West for a distance of 125.30 feet to a point;
- 32) South 77 °05' 00" West for a distance of 225.26 feet to a point;
- 33) South 78 °21' 43" West for a distance of 318.02 feet to a point;
- 34) South 78 °40' 00" West for a distance of 446.71 feet to a point;
- 35) South 78 °40' 00" West for a distance of 8.49 feet to a point;
- 36) South 73 °55' 00" West for a distance of 89.02 feet to a point;
- 37) South 79 °02' 00" West for a distance of 143.69 feet to a point;
- 38) South 66 °52' 00" West for a distance of 78.38 feet to a point;
- 39) North 77 °19' 00" West for a distance of 35.58 feet to a point;
- 40) South 79 °18' 00" West for a distance of 142.83 feet to a point;
- 41) North 81 °09' 00" West for a distance of 17.21 feet to a point;
- 42) North 13 °32' 00" West for a distance of 89.05 feet to a point;
- 43) North 13 °32' 00" West for a distance of 146.26 feet to a point;
- 44) North 10 °30' 00" East for a distance of 164.77 feet to a point;
- 45) North 26 °36' 00" East for a distance of 35.50 feet to a point;
- 46) North 00 °28' 00" West for a distance of 188.45 feet to a point;
- 47) North 08 °25' 00" West for a distance of 65.75 feet to a point;
- 48) North 08 °25' 00" West for a distance of 175.51 feet to a point;
- 49) South 85 °11' 00" East for a distance of 43.29 feet to a point;
- 50) North 17 °28' 00" West for a distance of 34.95 feet to a point;
- 51) North 00 °05' 13" East for a distance of 128.82 feet to a point;
- 52) North 01 °19' 00" East for a distance of 153.65 feet to a point;
- 53) North 01 °19' 00" East for a distance of 127.38 feet to a point;
- 54) North 00 °54' 25" East for a distance of 195.35 feet to a point;
- 55) North 00 °11' 07" East for a distance of 378.43 feet to a point;
- 56) North 00 °26' 00" West for a distance of 196.65 feet to a point;
- 57) North 05 °26' 00" West for a distance of 142.35 feet to a point;
- 58) North 07 °33' 00" East for a distance of 60.37 feet to a point;
- 59) North 03 °01' 00" East for a distance of 159.68 feet to a point;
- 60) North 00 °09' 00" East for a distance of 62.58 feet to a point;

- 61) North 00 °17' 11" East for a distance of 348.03 feet to a point;
- 62) North 01 °03' 00" East for a distance of 55.34 feet to a point;
- 63) South 83 °23' 00" East for a distance of 10.35 feet to a point;
- 64) North 00 °32' 00" East for a distance of 147.13 feet to a point;
- 65) North 00 °19' 00" East for a distance of 180.72 feet to a point;
- 66) North 76 °33' 00" West for a distance of 43.32 feet to a point;
- 67) North 13 °18' 00" East for a distance of 102.30 feet to a point;
- 68) North 09 °03' 00" East for a distance of 106.72 feet to a point;
- 69) North 06 °51' 00" East for a distance of 137.73 feet to a point;
- 70) North 02 °49' 00" East for a distance of 128.57 feet to a point;
- 71) North 03 °02' 00" West for a distance of 54.89 feet to a point;
- 72) North 22 °31' 00" West for a distance of 43.94 feet to a point;
- 73) North 27 °09' 00" West for a distance of 110.54 feet to a point;
- 74) North 30 °25' 00" East for a distance of 112.25 feet to a point;
- 75) North 30 °25' 00" East for a distance of 66.95 feet to a point;
- 76) North 06 °08' 00" West for a distance of 98.95 feet to a point;
- 77) North 07 °41' 00" East for a distance of 168.64 feet to a point;
- 78) North 00 °36' 14" West for a distance of 466.54 feet to a point;
- 79) North 00 °37' 00" East for a distance of 61.38 feet to a point;
- 80) North 04 °45' 00" East for a distance of 13.01 feet to a point;
- 81) North 04 °45' 00" East for a distance of 80.30 feet to a point;
- 82) North 04 °45' 00" East for a distance of 206.56 feet to a point;
- 83) North 01 °30' 00" East for a distance of 112.56 feet to a point;
- 84) North 01 °30' 00" East for a distance of 181.17 feet to a point;
- 85) North 01 °29' 00" West for a distance of 74.94 feet to a point;
- 86) North 00 °01' 00" East for a distance of 151.18 feet to a point;
- 87) North 00 °21' 25" East for a distance of 280.59 feet to the **POINT OF BEGINNING**, and containing 234.817 acres of land, more or less.

Lewis Systems – Floyd Acres Service Area

The area served is approximately 12.6 miles East of the City of Llano, Texas, located in the Stewart Perry Survey (A-1105) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 1 of the Floyd Acres Subdivision, Revised, per plat recorded in Volume 91, Page 493 of the Llano County Deed Records;

THENCE, the following twenty-five (25) courses:

- 1) North 75° 37' 00" West for a distance of 112.21 feet to a point;
- 2) North 75° 26' 31" West for a distance of 32.87 feet to a point;
- 3) North 73° 54' 40" West for a distance of 48.26 feet to a point;
- 4) North 73° 45' 00" West for a distance of 150.24 feet to a point;
- 5) North 70° 10' 00" West for a distance of 96.08 feet to a point;
- 6) North 65° 05' 00" West for a distance of 110.06 feet to a point;
- 7) With a circular curve to the right, having a radius of 920.00 feet, a central angle of 51° 23' 35", whose long chord bears North 36° 15' 52" West, a distance of 797.83 feet, for an arc length of 825.22 feet to a point;
- 8) North 06° 50' 00" West for a distance of 65.76 feet to a point;
- 9) North 04° 40' 43" West for a distance of 50.38 feet to a point;
- 10) North 02° 05' 00" West for a distance of 145.68 feet to a point;

- 11) North 01° 41' 00" East for a distance of 136.02 feet to a point;
- 12) South 69° 20' 00" East for a distance of 153.98 feet to a point;
- 13) South 55° 30' 00" East for a distance of 94.47 feet to a point;
- 14) South 54° 00' 00" East for a distance of 120.07 feet to a point;
- 15) South 54° 00' 00" East for a distance of 69.74 feet to a point;
- 16) South 60° 00' 00" East for a distance of 69.74 feet to a point;
- 17) South 60° 00' 00" East for a distance of 69.36 feet to a point;
- 18) South 74° 30' 00" East for a distance of 88.39 feet to a point;
- 19) North 83° 30' 00" East for a distance of 89.13 feet to a point;
- 20) North 83° 30' 00" East for a distance of 100.00 feet to a point;
- 21) North 83° 30' 00" East for a distance of 99.89 feet to a point;
- 22) North 80° 53' 00" East for a distance of 109.89 feet to a point;
- 23) North 80° 53' 00" East for a distance of 100.16 feet to a point;
- 24) North 84° 28' 00" East for a distance of 183.49 feet to a point;
- 25) South 14° 23' 00" West for a distance of 1,013.73 feet to the **POINT OF BEGINNING**, and containing 20.471 acres of land, more or less.

Lewis Systems – Island Lodges Service Area

The area served is approximately 14.5 miles East of the City of Llano, Texas, located in the J. Henne Survey (A-326), F. Monken Survey (A-509), and H. Ottens Survey (A-575) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 46 and Lot 47 of the Island Lodges Subdivision, per plat recorded in Plat Book 1, Page 66 of the Llano County Plat Records;

THENCE, the following one hundred eighty-two (182) courses:

- 1) South 50° 52' 25" East for a distance of 61.33 feet to a point;
- 2) South 70° 51' 15" East for a distance of 70.74 feet to a point;
- 3) South 71° 32' 29" East for a distance of 66.33 feet to a point;
- 4) South 77° 35' 12" East for a distance of 72.24 feet to a point;
- 5) South 86° 05' 59" East for a distance of 79.85 feet to a point;
- 6) North 75° 35' 35" East for a distance of 67.98 feet to a point;
- 7) North 73° 28' 45" East for a distance of 74.80 feet to a point;
- 8) North 70° 30' 24" East for a distance of 73.29 feet to a point;
- 9) North 85° 01' 37" East for a distance of 68.20 feet to a point;
- 10) North 02° 31' 37" East for a distance of 23.87 feet to a point;
- 11) North 87° 34' 07" East for a distance of 16.07 feet to a point;
- 12) North 89° 09' 37" East for a distance of 65.79 feet to a point;
- 13) North 09° 20' 24" East for a distance of 50.50 feet to a point;
- 14) South 14° 02' 11" East for a distance of 71.04 feet to a point;
- 15) North 71° 29' 22" East for a distance of 60.80 feet to a point;
- 16) South 00° 26' 52" West for a distance of 68.69 feet to a point;
- 17) South 18° 54' 38" West for a distance of 28.47 feet to a point;
- 18) South 02° 02' 42" East for a distance of 25.49 feet to a point;
- 19) South 68° 46' 49" East for a distance of 65.36 feet to a point;
- 20) South 89° 59' 59" East for a distance of 24.19 feet to a point;
- 21) North 51° 54' 40" East for a distance of 45.49 feet to a point;
- 22) North 48° 00' 49" East for a distance of 11.22 feet to a point;
- 23) North 19° 58' 59" West for a distance of 67.81 feet to a point;

- 24) North 12° 54' 27" West for a distance of 47.77 feet to a point;
- 25) North 58° 10' 22" West for a distance of 33.59 feet to a point;
- 26) North 21° 48' 05" West for a distance of 29.78 feet to a point;
- 27) North 47° 51' 45" East for a distance of 28.05 feet to a point;
- 28) North 22° 42' 52" West for a distance of 43.43 feet to a point;
- 29) North 48° 10' 47" West for a distance of 25.70 feet to a point;
- 30) North 08° 16' 33" West for a distance of 57.13 feet to a point;
- 31) North 25° 42' 35" East for a distance of 29.09 feet to a point;
- 32) North 28° 47' 19" West for a distance of 81.74 feet to a point;
- 33) North 72° 21' 35" West for a distance of 2.10 feet to a point;
- 34) North 39° 41' 07" West for a distance of 63.34 feet to a point;
- 35) North 24° 37' 26" East for a distance of 54.72 feet to a point;
- 36) North 42° 21' 26" East for a distance of 46.70 feet to a point;
- 37) North 64° 56' 33" East for a distance of 84.84 feet to a point;
- 38) North 62° 39' 08" East for a distance of 17.18 feet to a point;
- 39) North 67° 48' 24" East for a distance of 81.35 feet to a point;
- 40) North 70° 04' 54" East for a distance of 50.43 feet to a point;
- 41) North 65° 47' 54" East for a distance of 40.32 feet to a point;
- 42) North 32° 30' 23" West for a distance of 7.24 feet to a point;
- 43) North 51° 37' 39" East for a distance of 48.16 feet to a point;
- 44) South 76° 19' 34" East for a distance of 62.18 feet to a point;
- 45) South 78° 36' 22" East for a distance of 36.10 feet to a point;
- 46) South 89° 23' 10" East for a distance of 20.72 feet to a point;
- 47) North 81° 36' 37" East for a distance of 31.54 feet to a point;
- 48) North 61° 18' 37" East for a distance of 51.73 feet to a point;
- 49) North 47° 26' 16" East for a distance of 82.85 feet to a point;
- 50) North 68° 26' 52" East for a distance of 74.44 feet to a point;
- 51) North 46° 11' 22" East for a distance of 111.52 feet to a point;
- 52) North 38° 53' 08" East for a distance of 86.69 feet to a point;
- 53) North 50° 58' 39" West for a distance of 4.30 feet to a point;
- 54) North 52° 00' 02" East for a distance of 52.28 feet to a point;
- 55) South 55° 09' 58" East for a distance of 49.97 feet to a point;
- 56) South 83° 01' 57" East for a distance of 80.77 feet to a point;
- 57) North 60° 45' 46" East for a distance of 50.64 feet to a point;
- 58) South 06° 51' 59" West for a distance of 714.64 feet to a point;
- 59) South 01° 16' 23" East for a distance of 46.01 feet to a point;
- 60) North 84° 53' 04" West for a distance of 90.00 feet to a point;
- 61) South 10° 47' 18" West for a distance of 46.64 feet to a point;
- 62) South 14° 12' 40" West for a distance of 78.87 feet to a point;
- 63) South 10° 22' 41" East for a distance of 90.58 feet to a point;
- 64) North 86° 54' 49" West for a distance of 77.38 feet to a point;
- 65) North 64° 56' 19" West for a distance of 170.78 feet to a point;
- 66) North 64° 56' 18" West for a distance of 19.76 feet to a point;
- 67) South 88° 33' 58" West for a distance of 81.71 feet to a point;
- 68) South 88° 33' 56" West for a distance of 83.74 feet to a point;
- 69) South 88° 33' 57" West for a distance of 35.46 feet to a point;
- 70) South 17° 27' 24" West for a distance of 165.39 feet to a point;
- 71) North 79° 49' 34" West for a distance of 76.28 feet to a point;
- 72) South 09° 24' 30" West for a distance of 96.56 feet to a point;
- 73) South 06° 55' 12" East for a distance of 99.24 feet to a point;
- 74) South 77° 34' 27" East for a distance of 82.63 feet to a point;

- 75) South 69° 48' 31" East for a distance of 19.68 feet to a point;
- 76) South 51° 59' 25" East for a distance of 59.55 feet to a point;
- 77) North 89° 36' 15" East for a distance of 62.22 feet to a point;
- 78) South 84° 24' 58" East for a distance of 130.65 feet to a point;
- 79) South 84° 24' 55" East for a distance of 267.16 feet to a point;
- 80) South 82° 11' 51" West for a distance of 552.81 feet to a point;
- 81) South 88° 15' 29" West for a distance of 35.76 feet to a point;
- 82) South 83° 17' 25" West for a distance of 83.22 feet to a point;
- 83) South 82° 34' 06" West for a distance of 84.74 feet to a point;
- 84) South 83° 27' 26" West for a distance of 170.99 feet to a point;
- 85) South 83° 05' 19" West for a distance of 40.45 feet to a point;
- 86) South 82° 31' 49" West for a distance of 100.24 feet to a point;
- 87) South 83° 53' 04" West for a distance of 64.50 feet to a point;
- 88) South 83° 28' 14" West for a distance of 66.02 feet to a point;
- 89) North 22° 14' 15" West for a distance of 160.57 feet to a point;
- 90) North 22° 37' 55" West for a distance of 26.98 feet to a point;
- 91) North 22° 35' 34" West for a distance of 98.33 feet to a point;
- 92) North 19° 47' 55" West for a distance of 32.35 feet to a point;
- 93) North 22° 37' 11" West for a distance of 101.98 feet to a point;
- 94) North 73° 00' 59" West for a distance of 298.39 feet to a point;
- 95) North 25° 31' 39" West for a distance of 261.43 feet to a point;
- 96) North 04° 11' 05" East for a distance of 26.36 feet to a point;
- 97) North 07° 52' 49" East for a distance of 96.50 feet to a point;
- 98) North 07° 14' 40" East for a distance of 143.96 feet to a point;
- 99) North 25° 02' 40" West for a distance of 153.22 feet to a point;
- 100) North 17° 39' 15" West for a distance of 3.94 feet to a point;
- 101) North 24° 16' 40" West for a distance of 154.11 feet to a point;
- 102) North 31° 18' 15" East for a distance of 85.75 feet to a point;
- 103) North 26° 01' 47" East for a distance of 69.49 feet to a point;
- 104) North 16° 37' 35" East for a distance of 73.05 feet to a point;
- 105) North 22° 17' 48" East for a distance of 72.32 feet to a point;
- 106) North 54° 24' 02" East for a distance of 71.21 feet to a point;
- 107) North 54° 32' 17" East for a distance of 35.53 feet to a point;
- 108) North 54° 56' 33" East for a distance of 33.76 feet to a point;
- 109) North 43° 27' 07" East for a distance of 122.15 feet to a point;
- 110) North 42° 34' 50" East for a distance of 78.03 feet to a point;
- 111) North 30° 04' 51" East for a distance of 109.62 feet to a point;
- 112) North 29° 38' 17" East for a distance of 37.27 feet to a point;
- 113) South 68° 46' 19" East for a distance of 69.96 feet to a point;
- 114) South 73° 20' 12" East for a distance of 78.83 feet to a point;
- 115) North 75° 30' 56" East for a distance of 63.69 feet to a point;
- 116) North 78° 52' 42" East for a distance of 61.77 feet to a point;
- 117) North 66° 52' 08" East for a distance of 57.81 feet to a point;
- 118) North 62° 30' 48" East for a distance of 86.80 feet to a point;
- 119) North 68° 55' 21" East for a distance of 54.10 feet to a point;
- 120) North 85° 33' 11" East for a distance of 24.08 feet to a point;
- 121) North 33° 49' 20" East for a distance of 53.02 feet to a point;
- 122) North 56° 22' 06" East for a distance of 22.02 feet to a point;
- 123) North 14° 02' 10" East for a distance of 40.23 feet to a point;
- 124) North 20° 11' 10" East for a distance of 36.40 feet to a point;
- 125) North 20° 40' 12" East for a distance of 59.50 feet to a point;

- 126) North 47° 11' 26" East for a distance of 33.11 feet to a point;
- 127) North 48° 22' 00" East for a distance of 18.65 feet to a point;
- 128) North 69° 14' 45" East for a distance of 52.28 feet to a point;
- 129) South 76° 25' 47" East for a distance of 30.73 feet to a point;
- 130) South 77° 41' 31" East for a distance of 56.27 feet to a point;
- 131) South 77° 20' 04" East for a distance of 24.14 feet to a point;
- 132) South 29° 36' 15" East for a distance of 13.82 feet to a point;
- 133) South 35° 47' 08" East for a distance of 74.77 feet to a point;
- 134) South 00° 00' 01" West for a distance of 37.83 feet to a point;
- 135) South 32° 00' 19" West for a distance of 47.58 feet to a point;
- 136) South 14° 53' 36" West for a distance of 49.70 feet to a point;
- 137) South 68° 31' 24" West for a distance of 35.36 feet to a point;
- 138) North 72° 12' 58" West for a distance of 56.34 feet to a point;
- 139) North 87° 00' 25" West for a distance of 38.90 feet to a point;
- 140) North 50° 31' 39" West for a distance of 31.33 feet to a point;
- 141) South 45° 44' 11" West for a distance of 65.70 feet to a point;
- 142) South 31° 08' 23" West for a distance of 10.15 feet to a point;
- 143) South 67° 25' 58" East for a distance of 19.85 feet to a point;
- 144) South 12° 03' 14" West for a distance of 51.99 feet to a point;
- 145) South 27° 35' 51" West for a distance of 40.11 feet to a point;
- 146) North 73° 35' 28" West for a distance of 14.95 feet to a point;
- 147) South 13° 31' 48" West for a distance of 106.51 feet to a point;
- 148) South 44° 31' 36" West for a distance of 89.94 feet to a point;
- 149) South 49° 36' 05" West for a distance of 91.64 feet to a point;
- 150) South 43° 48' 23" West for a distance of 43.95 feet to a point;
- 151) South 42° 42' 33" West for a distance of 46.30 feet to a point;
- 152) South 55° 24' 26" West for a distance of 24.73 feet to a point;
- 153) North 71° 33' 54" West for a distance of 69.56 feet to a point;
- 154) North 62° 23' 36" West for a distance of 79.93 feet to a point;
- 155) North 72° 08' 59" West for a distance of 39.79 feet to a point;
- 156) North 81° 18' 48" West for a distance of 27.42 feet to a point;
- 157) South 71° 01' 00" West for a distance of 67.40 feet to a point;
- 158) South 48° 39' 43" West for a distance of 68.14 feet to a point;
- 159) South 35° 43' 12" West for a distance of 70.72 feet to a point;
- 160) South 28° 39' 07" West for a distance of 71.72 feet to a point;
- 161) South 31° 13' 55" West for a distance of 71.35 feet to a point;
- 162) South 25° 08' 40" West for a distance of 70.13 feet to a point;
- 163) South 22° 17' 37" West for a distance of 69.60 feet to a point;
- 164) South 00° 55' 54" West for a distance of 77.15 feet to a point;
- 165) South 72° 25' 43" East for a distance of 39.17 feet to a point;
- 166) South 53° 31' 51" East for a distance of 74.86 feet to a point;
- 167) South 53° 07' 57" East for a distance of 6.76 feet to a point;
- 168) South 43° 41' 52" East for a distance of 80.21 feet to a point;
- 169) South 78° 23' 19" East for a distance of 96.27 feet to a point;
- 170) South 65° 44' 18" East for a distance of 51.50 feet to a point;
- 171) South 45° 00' 01" East for a distance of 31.64 feet to a point;
- 172) South 16° 37' 53" East for a distance of 53.62 feet to a point;
- 173) South 07° 15' 12" West for a distance of 36.62 feet to a point;
- 174) South 05° 17' 26" West for a distance of 35.87 feet to a point;
- 175) South 30° 50' 14" West for a distance of 52.36 feet to a point;
- 176) South 66° 25' 06" West for a distance of 90.40 feet to a point;

- 177) South 69° 34' 02" West for a distance of 35.50 feet to a point;
- 178) South 71° 08' 33" West for a distance of 32.83 feet to a point;
- 179) South 62° 55' 40" West for a distance of 61.34 feet to a point;
- 180) South 63° 26' 09" West for a distance of 14.94 feet to a point;
- 181) South 61° 33' 25" West for a distance of 49.16 feet to a point;
- 182) South 37° 21' 53" West for a distance of 41.83 feet to the **POINT OF BEGINNING**, and containing 37.401 acres of land, more or less.

AFTER RECORDING PLEASE RETURN TO:

Armbrust & Brown, PLLC
Attn: Kevin M. Flahive
100 Congress Avenue, Suite 1300
Austin, Texas 78701

GENERAL ASSIGNMENT

THE STATE OF TEXAS §
 §
COUNTY OF LLANO §

KNOW ALL MEN BY THESE PRESENTS: THAT

This General Assignment (“Assignment”) is executed as of the 7th day of December, 2023 by TINACO PACIFIC CORPORATION, a Nevada corporation, (“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, Concurrently herewith, Assignor is conveying to Assignee its interest in certain real property located in Llano County, Texas and described in an Easement Deed, dated on today’s date, between the parties, which is incorporated herein by this reference, together with the improvements located thereon, and Assignor is also transferring to Assignee its interest in certain personal property referenced within a Bill of Sale, dated on today’s date, between the parties, which is also incorporated herein by this reference (herein collectively referred to as the “Property”), pursuant to that certain Agreement for Sale of Utility System dated May 10, 2021, by and between Cody Brent Lewis and Anita Lewis, as Seller, and Assignee or its affiliate, as Buyer (“Purchase Agreement”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement, which by this reference is incorporated herein.

WHEREAS, Assignor has agreed to assign to Assignee all of Assignor’s right, title and interest in and to the and water system main lines, appurtenances and other assets, up to the point of interconnection between the utility and the customer, pertaining to the provision of water service in and to the System, as such term is defined in the Purchase Agreement, which provides water service to the area described on **EXHIBIT A**, attached hereto and incorporated herein, located in Burnet County and Llano County, Texas (the “System”).

WHEREAS, Assignor has further agreed to assign to Assignee all of Assignor’s rights to operate, maintain and service the main lines of the 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 Assets or 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 and to 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:

- A. Easements in the System;
- B. The main lines of the water system, appurtenances and other assets pertaining to the provision of the water service in and to the System, including without limitation, the following:
 - a. Buildings, easements, rights of way, licenses, permits and leases;
 - b. All water lines, pipes, wells, well houses, 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 Burnet County and Llano County, Texas, and used or held for use 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;
 - 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; and
 - i. All assets not described which are located in Burnet County and Llano 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, **BUT EXPRESSLY EXCLUDING ANY OBLIGATIONS CREATED BY THE SAME:**
 - 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 documents;

c. Deed recorded in Volume 548, Page 325, on December 13, 1993 in the Public Records of Llano County.

D. The rights to operate, maintain and service the System, including but not limited to, the right to collect assessments and/or fees.

Assignor hereby represents to and assures Assignee that Assignor, or its predecessor(s) in interest, have owned, operated and maintained the System in a continuous, uninterrupted, open, notorious and adverse manner for a time period in excess of ten (10) years prior to the date of this Assignment.

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

3. Further Assurances. Assignor agrees to execute and deliver to Assignee, upon demand, such further documents, instruments or conveyances and shall take such further actions as are reasonably necessary to effectuate this Assignment.

4. 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.

5. 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.

6. 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.

7. Authority to Execute. Each person whose signature appears hereon represents, warrants and guarantees 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.

8. 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).

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:

TINACO PACIFIC CORPORATION, a Nevada corporation

By: *Cody B Lewis*
Cody B. Lewis

Title: President

STATE OF TEXAS)
) SCT.
COUNTY OF LLANO)

The foregoing Deed of Easement was acknowledged, signed and sworn to before me on this 7th day of ~~October~~ ^{December}, 2023 by Cody B. Lewis, as President of Tinaco Pacific Corporation, a Nevada corporation, who stated that he was authorized to execute this document on behalf of the corporation.

Kelley Hilliard
NOTARY PUBLIC


(AFFIX NOTARY SEAL)

My Commission Expires: 12-01-2023

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 day of December, 2023 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: 3-1-26

EXHIBIT A

Lewis Systems – Cassie Water Service Area

The area served is approximately 10.7 miles West of the City of Burnet, Texas, located in the Jamey Olney Jr. Survey (A-664), GD Simpson Survey (A-1620) and the GW Banta Survey (A-1369) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 20, Block 4 of the Cassie Subdivision, per plat recorded in Volume 1, Page 32 of the Burnet County Plat Records;

THENCE, the following one hundred sixty-five (165) courses:

- 1) North 67° 20' 13" East for a distance of 100.00 feet to a point;
- 2) South 59° 52' 45" East for a distance of 102.47 feet to a point;
- 3) South 23° 42' 44" East for a distance of 100.33 feet to a point;
- 4) South 47° 53' 51" East for a distance of 99.26 feet to a point;
- 5) South 51° 37' 40" East for a distance of 99.60 feet to a point;
- 6) South 62° 59' 49" East for a distance of 98.67 feet to a point;
- 7) North 79° 08' 16" East for a distance of 96.97 feet to a point;
- 8) North 11° 40' 17" East for a distance of 97.88 feet to a point;
- 9) North 07° 08' 14" East for a distance of 100.65 feet to a point;
- 10) North 36° 02' 07" East for a distance of 99.56 feet to a point;
- 11) North 07° 51' 49" West for a distance of 98.04 feet to a point;
- 12) North 35° 51' 41" West for a distance of 99.80 feet to a point;
- 13) North 15° 10' 47" West for a distance of 92.18 feet to a point;
- 14) North 15° 10' 49" West for a distance of 9.05 feet to a point;
- 15) North 10° 17' 13" East for a distance of 102.89 feet to a point;
- 16) North 83° 13' 08" East for a distance of 103.27 feet to a point;
- 17) South 58° 01' 45" East for a distance of 99.09 feet to a point;
- 18) North 55° 34' 12" East for a distance of 96.53 feet to a point;
- 19) North 02° 25' 19" East for a distance of 99.64 feet to a point;
- 20) North 43° 57' 13" East for a distance of 101.73 feet to a point;
- 21) North 66° 32' 13" East for a distance of 100.68 feet to a point;
- 22) North 69° 33' 11" East for a distance of 87.49 feet to a point;
- 23) North 69° 33' 14" East for a distance of 12.69 feet to a point;
- 24) North 73° 27' 16" East for a distance of 97.60 feet to a point;
- 25) North 06° 16' 47" West for a distance of 98.23 feet to a point;
- 26) North 21° 13' 09" East for a distance of 99.11 feet to a point;
- 27) North 35° 48' 41" West for a distance of 65.02 feet to a point;
- 28) North 38° 19' 47" West for a distance of 102.57 feet to a point;
- 29) North 44° 20' 23" East for a distance of 96.98 feet to a point;
- 30) South 75° 13' 44" East for a distance of 133.48 feet to a point;
- 31) South 75° 04' 08" East for a distance of 56.27 feet to a point;
- 32) North 55° 05' 57" East for a distance of 75.68 feet to a point;
- 33) South 70° 20' 59" East for a distance of 215.97 feet to a point;
- 34) North 19° 39' 00" East for a distance of 105.00 feet to a point;
- 35) South 70° 20' 57" East for a distance of 244.19 feet to a point;
- 36) South 31° 13' 14" West for a distance of 21.41 feet to a point;
- 37) South 30° 27' 12" West for a distance of 17.71 feet to a point;
- 38) South 29° 41' 02" West for a distance of 17.71 feet to a point;

- 39) South 28° 54' 55" West for a distance of 17.71 feet to a point;
- 40) South 28° 08' 48" West for a distance of 17.71 feet to a point;
- 41) South 27° 22' 41" West for a distance of 17.72 feet to a point;
- 42) South 26° 38' 21" West for a distance of 16.45 feet to a point;
- 43) South 25° 55' 26" West for a distance of 16.46 feet to a point;
- 44) South 25° 12' 33" West for a distance of 16.46 feet to a point;
- 45) South 24° 29' 41" West for a distance of 16.46 feet to a point;
- 46) South 23° 46' 46" West for a distance of 16.45 feet to a point;
- 47) South 22° 42' 28" West for a distance of 32.91 feet to a point;
- 48) South 20° 57' 10" West for a distance of 39.95 feet to a point;
- 49) South 20° 41' 15" West for a distance of 39.99 feet to a point;
- 50) South 20° 25' 21" West for a distance of 39.99 feet to a point;
- 51) South 20° 15' 45" West for a distance of 11.91 feet to a point;
- 52) South 21° 31' 02" West for a distance of 108.21 feet to a point;
- 53) South 21° 31' 03" West for a distance of 88.68 feet to a point;
- 54) South 23° 06' 07" West for a distance of 12.27 feet to a point;
- 55) South 22° 36' 05" West for a distance of 12.22 feet to a point;
- 56) South 21° 58' 28" West for a distance of 18.40 feet to a point;
- 57) South 21° 13' 15" West for a distance of 18.40 feet to a point;
- 58) South 20° 28' 07" West for a distance of 18.40 feet to a point;
- 59) South 19° 42' 51" West for a distance of 18.40 feet to a point;
- 60) South 18° 57' 42" West for a distance of 18.40 feet to a point;
- 61) South 18° 12' 29" West for a distance of 18.40 feet to a point;
- 62) South 17° 27' 19" West for a distance of 18.40 feet to a point;
- 63) South 16° 42' 06" West for a distance of 18.40 feet to a point;
- 64) South 15° 56' 53" West for a distance of 18.40 feet to a point;
- 65) South 15° 11' 42" West for a distance of 18.40 feet to a point;
- 66) South 14° 26' 33" West for a distance of 18.40 feet to a point;
- 67) South 13° 41' 15" West for a distance of 18.70 feet to a point;
- 68) South 12° 55' 22" West for a distance of 18.70 feet to a point;
- 69) South 12° 09' 23" West for a distance of 18.70 feet to a point;
- 70) South 11° 23' 25" West for a distance of 18.70 feet to a point;
- 71) South 10° 37' 29" West for a distance of 18.70 feet to a point;
- 72) South 09° 51' 32" West for a distance of 18.70 feet to a point;
- 73) South 09° 05' 37" West for a distance of 18.70 feet to a point;
- 74) South 08° 19' 47" West for a distance of 18.61 feet to a point;
- 75) South 07° 34' 05" West for a distance of 18.61 feet to a point;
- 76) South 06° 48' 25" West for a distance of 18.61 feet to a point;
- 77) South 06° 02' 39" West for a distance of 18.61 feet to a point;
- 78) South 05° 17' 02" West for a distance of 18.61 feet to a point;
- 79) South 04° 31' 17" West for a distance of 18.61 feet to a point;
- 80) South 03° 45' 33" West for a distance of 18.61 feet to a point;
- 81) South 03° 02' 05" West for a distance of 16.77 feet to a point;
- 82) South 02° 20' 54" West for a distance of 16.78 feet to a point;
- 83) South 01° 39' 41" West for a distance of 16.78 feet to a point;
- 84) South 00° 58' 25" West for a distance of 16.78 feet to a point;
- 85) South 00° 17' 19" West for a distance of 16.78 feet to a point;
- 86) South 00° 23' 55" East for a distance of 16.78 feet to a point;
- 87) South 01° 04' 56" East for a distance of 16.64 feet to a point;
- 88) South 01° 45' 48" East for a distance of 16.64 feet to a point;
- 89) South 02° 26' 47" East for a distance of 16.64 feet to a point;

- 90) South 03° 07' 36" East for a distance of 16.64 feet to a point;
- 91) South 03° 48' 34" East for a distance of 16.64 feet to a point;
- 92) South 04° 29' 29" East for a distance of 16.64 feet to a point;
- 93) South 05° 09' 08" East for a distance of 16.05 feet to a point;
- 94) South 05° 48' 35" East for a distance of 16.05 feet to a point;
- 95) South 06° 28' 09" East for a distance of 16.05 feet to a point;
- 96) South 07° 07' 37" East for a distance of 16.05 feet to a point;
- 97) South 07° 47' 08" East for a distance of 16.05 feet to a point;
- 98) South 08° 26' 38" East for a distance of 16.05 feet to a point;
- 99) South 09° 06' 07" East for a distance of 16.49 feet to a point;
- 100) South 09° 46' 43" East for a distance of 16.49 feet to a point;
- 101) South 10° 27' 12" East for a distance of 16.49 feet to a point;
- 102) South 11° 07' 46" East for a distance of 16.49 feet to a point;
- 103) South 11° 48' 21" East for a distance of 16.49 feet to a point;
- 104) South 12° 28' 50" East for a distance of 16.48 feet to a point;
- 105) South 13° 52' 18" East for a distance of 51.34 feet to a point;
- 106) South 15° 16' 52" East for a distance of 17.68 feet to a point;
- 107) South 16° 00' 21" East for a distance of 17.69 feet to a point;
- 108) South 16° 43' 52" East for a distance of 17.69 feet to a point;
- 109) South 17° 27' 24" East for a distance of 17.69 feet to a point;
- 110) South 18° 10' 54" East for a distance of 19.75 feet to a point;
- 111) South 50° 15' 37" West for a distance of 50.91 feet to a point;
- 112) South 50° 15' 44" West for a distance of 90.00 feet to a point;
- 113) South 50° 15' 27" West for a distance of 100.00 feet to a point;
- 114) South 50° 15' 41" West for a distance of 110.00 feet to a point;
- 115) South 50° 15' 19" West for a distance of 26.70 feet to a point;
- 116) South 27° 08' 09" East for a distance of 40.60 feet to a point;
- 117) South 27° 08' 28" East for a distance of 50.81 feet to a point;
- 118) South 27° 08' 20" East for a distance of 113.60 feet to a point;
- 119) South 18° 59' 31" East for a distance of 151.57 feet to a point;
- 120) South 13° 09' 39" West for a distance of 101.35 feet to a point;
- 121) South 31° 27' 31" West for a distance of 103.36 feet to a point;
- 122) North 60° 59' 23" West for a distance of 102.75 feet to a point;
- 123) North 65° 53' 19" West for a distance of 49.87 feet to a point;
- 124) North 65° 53' 31" West for a distance of 49.88 feet to a point;
- 125) North 70° 26' 24" West for a distance of 49.88 feet to a point;
- 126) North 70° 26' 25" West for a distance of 49.70 feet to a point;
- 127) North 81° 49' 24" West for a distance of 99.75 feet to a point;
- 128) North 79° 55' 24" West for a distance of 100.41 feet to a point;
- 129) North 66° 17' 27" West for a distance of 101.47 feet to a point;
- 130) North 25° 44' 16" West for a distance of 101.55 feet to a point;
- 131) North 08° 54' 29" West for a distance of 100.40 feet to a point;
- 132) North 10° 31' 26" West for a distance of 99.34 feet to a point;
- 133) North 33° 37' 28" West for a distance of 99.30 feet to a point;
- 134) North 37° 01' 19" West for a distance of 98.90 feet to a point;
- 135) North 74° 14' 19" West for a distance of 97.15 feet to a point;
- 136) South 42° 49' 35" West for a distance of 98.10 feet to a point;
- 137) South 40° 22' 43" West for a distance of 100.18 feet to a point;
- 138) South 49° 51' 31" West for a distance of 100.46 feet to a point;
- 139) South 57° 57' 35" West for a distance of 99.32 feet to a point;
- 140) South 24° 47' 40" West for a distance of 49.11 feet to a point;

- 141) South 24° 47' 34" West for a distance of 50.41 feet to a point;
- 142) South 40° 07' 37" West for a distance of 70.67 feet to a point;
- 143) South 40° 07' 48" West for a distance of 30.57 feet to a point;
- 144) South 71° 22' 34" West for a distance of 100.72 feet to a point;
- 145) South 66° 44' 35" West for a distance of 101.54 feet to a point;
- 146) North 55° 19' 26" West for a distance of 100.47 feet to a point;
- 147) South 81° 29' 41" West for a distance of 98.36 feet to a point;
- 148) South 64° 14' 50" West for a distance of 44.34 feet to a point;
- 149) North 85° 10' 45" West for a distance of 101.23 feet to a point;
- 150) North 34° 56' 43" West for a distance of 42.15 feet to a point;
- 151) North 00° 08' 14" East for a distance of 101.07 feet to a point;
- 152) North 04° 42' 10" East for a distance of 100.60 feet to a point;
- 153) North 22° 43' 10" East for a distance of 101.15 feet to a point;
- 154) North 48° 14' 18" East for a distance of 100.69 feet to a point;
- 155) North 48° 40' 11" East for a distance of 101.27 feet to a point;
- 156) South 85° 56' 44" East for a distance of 51.28 feet to a point;
- 157) South 85° 56' 46" East for a distance of 48.82 feet to a point;
- 158) North 52° 14' 13" East for a distance of 98.83 feet to a point;
- 159) North 51° 28' 11" East for a distance of 100.22 feet to a point;
- 160) North 60° 30' 14" East for a distance of 96.86 feet to a point;
- 161) North 36° 13' 44" West for a distance of 96.96 feet to a point;
- 162) North 23° 32' 51" West for a distance of 101.60 feet to a point;
- 163) North 22° 21' 11" East for a distance of 99.66 feet to a point;
- 164) North 34° 02' 45" West for a distance of 85.45 feet to a point;
- 165) North 31° 38' 45" West for a distance of 103.57 feet to the **POINT OF BEGINNING**, and containing 53.294 acres of land, more or less.

Lewis Systems – Deer Springs Service Area

The area served is approximately 5.6 miles West of the City of Burnet, Texas, located in the Absalom Gray Survey (A-343) and the S.F.I.W. CO. Survey (A-847) in Burnet County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the northwest corner of Lot 41 of the Deer Springs Subdivision, per plat recorded in Volume 4, Page 43 of the Burnet County Plat Records;

THENCE, the following eighty-seven (87) courses:

- 1) With a circular curve to the right, having a radius of 1,587.45 feet, a central angle of 22° 44' 17", whose long chord bears South 76° 15' 02" East, a distance of 625.86 feet, for an arc length of 629.99 feet to a point;
- 2) South 63° 16' 00" East for a distance of 330.77 feet to a point;
- 3) With a circular curve to the left, having a radius of 1,190.92 feet, a central angle of 28° 41' 24", whose long chord bears South 77° 39' 09" East, a distance of 590.13 feet, for an arc length of 596.34 feet to a point;
- 4) South 11° 07' 00" East for a distance of 134.45 feet to a point;
- 5) South 11° 07' 00" East for a distance of 200.00 feet to a point;
- 6) South 11° 07' 00" East for a distance of 147.55 feet to a point;
- 7) South 23° 36' 00" East for a distance of 72.19 feet to a point;
- 8) South 06° 53' 00" East for a distance of 40.73 feet to a point;
- 9) South 06° 53' 00" East for a distance of 148.76 feet to a point;

- 10) South 12 °19' 00" East for a distance of 262.04 feet to a point;
- 11) South 10 °39' 00" East for a distance of 159.47 feet to a point;
- 12) South 10 °47' 58" East for a distance of 169.90 feet to a point;
- 13) South 12 °00' 00" East for a distance of 302.03 feet to a point;
- 14) South 12 °21' 00" East for a distance of 290.38 feet to a point;
- 15) South 12 °33' 00" East for a distance of 480.53 feet to a point;
- 16) South 77 °52' 00" West for a distance of 200.94 feet to a point;
- 17) South 77 °52' 00" West for a distance of 215.82 feet to a point;
- 18) South 11 °57' 00" East for a distance of 86.78 feet to a point;
- 19) South 12 °41' 00" East for a distance of 239.99 feet to a point;
- 20) South 12 °07' 00" East for a distance of 309.93 feet to a point;
- 21) South 12 °02' 00" East for a distance of 129.20 feet to a point;
- 22) South 12 °02' 00" East for a distance of 284.12 feet to a point;
- 23) South 11 °34' 00" East for a distance of 392.52 feet to a point;
- 24) South 11 °34' 00" East for a distance of 306.98 feet to a point;
- 25) South 12 °00' 23" East for a distance of 302.56 feet to a point;
- 26) South 12 °14' 00" East for a distance of 417.42 feet to a point;
- 27) South 14 °06' 00" East for a distance of 186.16 feet to a point;
- 28) South 78 °33' 00" West for a distance of 116.47 feet to a point;
- 29) South 77 °05' 00" West for a distance of 277.41 feet to a point;
- 30) South 77 °05' 00" West for a distance of 250.00 feet to a point;
- 31) South 77 °05' 00" West for a distance of 125.30 feet to a point;
- 32) South 77 °05' 00" West for a distance of 225.26 feet to a point;
- 33) South 78 °21' 43" West for a distance of 318.02 feet to a point;
- 34) South 78 °40' 00" West for a distance of 446.71 feet to a point;
- 35) South 78 °40' 00" West for a distance of 8.49 feet to a point;
- 36) South 73 °55' 00" West for a distance of 89.02 feet to a point;
- 37) South 79 °02' 00" West for a distance of 143.69 feet to a point;
- 38) South 66 °52' 00" West for a distance of 78.38 feet to a point;
- 39) North 77 °19' 00" West for a distance of 35.58 feet to a point;
- 40) South 79 °18' 00" West for a distance of 142.83 feet to a point;
- 41) North 81 °09' 00" West for a distance of 17.21 feet to a point;
- 42) North 13 °32' 00" West for a distance of 89.05 feet to a point;
- 43) North 13 °32' 00" West for a distance of 146.26 feet to a point;
- 44) North 10 °30' 00" East for a distance of 164.77 feet to a point;
- 45) North 26 °36' 00" East for a distance of 35.50 feet to a point;
- 46) North 00 °28' 00" West for a distance of 188.45 feet to a point;
- 47) North 08 °25' 00" West for a distance of 65.75 feet to a point;
- 48) North 08 °25' 00" West for a distance of 175.51 feet to a point;
- 49) South 85 °11' 00" East for a distance of 43.29 feet to a point;
- 50) North 17 °28' 00" West for a distance of 34.95 feet to a point;
- 51) North 00 °05' 13" East for a distance of 128.82 feet to a point;
- 52) North 01 °19' 00" East for a distance of 153.65 feet to a point;
- 53) North 01 °19' 00" East for a distance of 127.38 feet to a point;
- 54) North 00 °54' 25" East for a distance of 195.35 feet to a point;
- 55) North 00 °11' 07" East for a distance of 378.43 feet to a point;
- 56) North 00 °26' 00" West for a distance of 196.65 feet to a point;
- 57) North 05 °26' 00" West for a distance of 142.35 feet to a point;
- 58) North 07 °33' 00" East for a distance of 60.37 feet to a point;
- 59) North 03 °01' 00" East for a distance of 159.68 feet to a point;
- 60) North 00 °09' 00" East for a distance of 62.58 feet to a point;

- 61) North 00 °17' 11" East for a distance of 348.03 feet to a point;
- 62) North 01 °03' 00" East for a distance of 55.34 feet to a point;
- 63) South 83 °23' 00" East for a distance of 10.35 feet to a point;
- 64) North 00 °32' 00" East for a distance of 147.13 feet to a point;
- 65) North 00 °19' 00" East for a distance of 180.72 feet to a point;
- 66) North 76 °33' 00" West for a distance of 43.32 feet to a point;
- 67) North 13 °18' 00" East for a distance of 102.30 feet to a point;
- 68) North 09 °03' 00" East for a distance of 106.72 feet to a point;
- 69) North 06 °51' 00" East for a distance of 137.73 feet to a point;
- 70) North 02 °49' 00" East for a distance of 128.57 feet to a point;
- 71) North 03 °02' 00" West for a distance of 54.89 feet to a point;
- 72) North 22 °31' 00" West for a distance of 43.94 feet to a point;
- 73) North 27 °09' 00" West for a distance of 110.54 feet to a point;
- 74) North 30 °25' 00" East for a distance of 112.25 feet to a point;
- 75) North 30 °25' 00" East for a distance of 66.95 feet to a point;
- 76) North 06 °08' 00" West for a distance of 98.95 feet to a point;
- 77) North 07 °41' 00" East for a distance of 168.64 feet to a point;
- 78) North 00 °36' 14" West for a distance of 466.54 feet to a point;
- 79) North 00 °37' 00" East for a distance of 61.38 feet to a point;
- 80) North 04 °45' 00" East for a distance of 13.01 feet to a point;
- 81) North 04 °45' 00" East for a distance of 80.30 feet to a point;
- 82) North 04 °45' 00" East for a distance of 206.56 feet to a point;
- 83) North 01 °30' 00" East for a distance of 112.56 feet to a point;
- 84) North 01 °30' 00" East for a distance of 181.17 feet to a point;
- 85) North 01 °29' 00" West for a distance of 74.94 feet to a point;
- 86) North 00 °01' 00" East for a distance of 151.18 feet to a point;
- 87) North 00 °21' 25" East for a distance of 280.59 feet to the **POINT OF BEGINNING**, and containing 234.817 acres of land, more or less.

Lewis Systems – Floyd Acres Service Area

The area served is approximately 12.6 miles East of the City of Llano, Texas, located in the Stewart Perry Survey (A-1105) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 1 of the Floyd Acres Subdivision, Revised, per plat recorded in Volume 91, Page 493 of the Llano County Deed Records;

THENCE, the following twenty-five (25) courses:

- 1) North 75° 37' 00" West for a distance of 112.21 feet to a point;
- 2) North 75° 26' 31" West for a distance of 32.87 feet to a point;
- 3) North 73° 54' 40" West for a distance of 48.26 feet to a point;
- 4) North 73° 45' 00" West for a distance of 150.24 feet to a point;
- 5) North 70° 10' 00" West for a distance of 96.08 feet to a point;
- 6) North 65° 05' 00" West for a distance of 110.06 feet to a point;
- 7) With a circular curve to the right, having a radius of 920.00 feet, a central angle of 51° 23' 35", whose long chord bears North 36° 15' 52" West, a distance of 797.83 feet, for an arc length of 825.22 feet to a point;
- 8) North 06° 50' 00" West for a distance of 65.76 feet to a point;
- 9) North 04° 40' 43" West for a distance of 50.38 feet to a point;
- 10) North 02° 05' 00" West for a distance of 145.68 feet to a point;

- 11) North 01° 41' 00" East for a distance of 136.02 feet to a point;
- 12) South 69° 20' 00" East for a distance of 153.98 feet to a point;
- 13) South 55° 30' 00" East for a distance of 94.47 feet to a point;
- 14) South 54° 00' 00" East for a distance of 120.07 feet to a point;
- 15) South 54° 00' 00" East for a distance of 69.74 feet to a point;
- 16) South 60° 00' 00" East for a distance of 69.74 feet to a point;
- 17) South 60° 00' 00" East for a distance of 69.36 feet to a point;
- 18) South 74° 30' 00" East for a distance of 88.39 feet to a point;
- 19) North 83° 30' 00" East for a distance of 89.13 feet to a point;
- 20) North 83° 30' 00" East for a distance of 100.00 feet to a point;
- 21) North 83° 30' 00" East for a distance of 99.89 feet to a point;
- 22) North 80° 53' 00" East for a distance of 109.89 feet to a point;
- 23) North 80° 53' 00" East for a distance of 100.16 feet to a point;
- 24) North 84° 28' 00" East for a distance of 183.49 feet to a point;
- 25) South 14° 23' 00" West for a distance of 1,013.73 feet to the **POINT OF BEGINNING**, and containing 20.471 acres of land, more or less.

Lewis Systems – Island Lodges Service Area

The area served is approximately 14.5 miles East of the City of Llano, Texas, located in the J. Henne Survey (A-326), F. Monken Survey (A-509), and H. Ottens Survey (A-575) in Llano County, Texas and being more particularly described as follows:

BEGINNING at a point at or near the southeast corner of Lot 46 and Lot 47 of the Island Lodges Subdivision, per plat recorded in Plat Book 1, Page 66 of the Llano County Plat Records;

THENCE, the following one hundred eighty-two (182) courses:

- 1) South 50° 52' 25" East for a distance of 61.33 feet to a point;
- 2) South 70° 51' 15" East for a distance of 70.74 feet to a point;
- 3) South 71° 32' 29" East for a distance of 66.33 feet to a point;
- 4) South 77° 35' 12" East for a distance of 72.24 feet to a point;
- 5) South 86° 05' 59" East for a distance of 79.85 feet to a point;
- 6) North 75° 35' 35" East for a distance of 67.98 feet to a point;
- 7) North 73° 28' 45" East for a distance of 74.80 feet to a point;
- 8) North 70° 30' 24" East for a distance of 73.29 feet to a point;
- 9) North 85° 01' 37" East for a distance of 68.20 feet to a point;
- 10) North 02° 31' 37" East for a distance of 23.87 feet to a point;
- 11) North 87° 34' 07" East for a distance of 16.07 feet to a point;
- 12) North 89° 09' 37" East for a distance of 65.79 feet to a point;
- 13) North 09° 20' 24" East for a distance of 50.50 feet to a point;
- 14) South 14° 02' 11" East for a distance of 71.04 feet to a point;
- 15) North 71° 29' 22" East for a distance of 60.80 feet to a point;
- 16) South 00° 26' 52" West for a distance of 68.69 feet to a point;
- 17) South 18° 54' 38" West for a distance of 28.47 feet to a point;
- 18) South 02° 02' 42" East for a distance of 25.49 feet to a point;
- 19) South 68° 46' 49" East for a distance of 65.36 feet to a point;
- 20) South 89° 59' 59" East for a distance of 24.19 feet to a point;
- 21) North 51° 54' 40" East for a distance of 45.49 feet to a point;
- 22) North 48° 00' 49" East for a distance of 11.22 feet to a point;
- 23) North 19° 58' 59" West for a distance of 67.81 feet to a point;

- 24) North 12° 54' 27" West for a distance of 47.77 feet to a point;
- 25) North 58° 10' 22" West for a distance of 33.59 feet to a point;
- 26) North 21° 48' 05" West for a distance of 29.78 feet to a point;
- 27) North 47° 51' 45" East for a distance of 28.05 feet to a point;
- 28) North 22° 42' 52" West for a distance of 43.43 feet to a point;
- 29) North 48° 10' 47" West for a distance of 25.70 feet to a point;
- 30) North 08° 16' 33" West for a distance of 57.13 feet to a point;
- 31) North 25° 42' 35" East for a distance of 29.09 feet to a point;
- 32) North 28° 47' 19" West for a distance of 81.74 feet to a point;
- 33) North 72° 21' 35" West for a distance of 2.10 feet to a point;
- 34) North 39° 41' 07" West for a distance of 63.34 feet to a point;
- 35) North 24° 37' 26" East for a distance of 54.72 feet to a point;
- 36) North 42° 21' 26" East for a distance of 46.70 feet to a point;
- 37) North 64° 56' 33" East for a distance of 84.84 feet to a point;
- 38) North 62° 39' 08" East for a distance of 17.18 feet to a point;
- 39) North 67° 48' 24" East for a distance of 81.35 feet to a point;
- 40) North 70° 04' 54" East for a distance of 50.43 feet to a point;
- 41) North 65° 47' 54" East for a distance of 40.32 feet to a point;
- 42) North 32° 30' 23" West for a distance of 7.24 feet to a point;
- 43) North 51° 37' 39" East for a distance of 48.16 feet to a point;
- 44) South 76° 19' 34" East for a distance of 62.18 feet to a point;
- 45) South 78° 36' 22" East for a distance of 36.10 feet to a point;
- 46) South 89° 23' 10" East for a distance of 20.72 feet to a point;
- 47) North 81° 36' 37" East for a distance of 31.54 feet to a point;
- 48) North 61° 18' 37" East for a distance of 51.73 feet to a point;
- 49) North 47° 26' 16" East for a distance of 82.85 feet to a point;
- 50) North 68° 26' 52" East for a distance of 74.44 feet to a point;
- 51) North 46° 11' 22" East for a distance of 111.52 feet to a point;
- 52) North 38° 53' 08" East for a distance of 86.69 feet to a point;
- 53) North 50° 58' 39" West for a distance of 4.30 feet to a point;
- 54) North 52° 00' 02" East for a distance of 52.28 feet to a point;
- 55) South 55° 09' 58" East for a distance of 49.97 feet to a point;
- 56) South 83° 01' 57" East for a distance of 80.77 feet to a point;
- 57) North 60° 45' 46" East for a distance of 50.64 feet to a point;
- 58) South 06° 51' 59" West for a distance of 714.64 feet to a point;
- 59) South 01° 16' 23" East for a distance of 46.01 feet to a point;
- 60) North 84° 53' 04" West for a distance of 90.00 feet to a point;
- 61) South 10° 47' 18" West for a distance of 46.64 feet to a point;
- 62) South 14° 12' 40" West for a distance of 78.87 feet to a point;
- 63) South 10° 22' 41" East for a distance of 90.58 feet to a point;
- 64) North 86° 54' 49" West for a distance of 77.38 feet to a point;
- 65) North 64° 56' 19" West for a distance of 170.78 feet to a point;
- 66) North 64° 56' 18" West for a distance of 19.76 feet to a point;
- 67) South 88° 33' 58" West for a distance of 81.71 feet to a point;
- 68) South 88° 33' 56" West for a distance of 83.74 feet to a point;
- 69) South 88° 33' 57" West for a distance of 35.46 feet to a point;
- 70) South 17° 27' 24" West for a distance of 165.39 feet to a point;
- 71) North 79° 49' 34" West for a distance of 76.28 feet to a point;
- 72) South 09° 24' 30" West for a distance of 96.56 feet to a point;
- 73) South 06° 55' 12" East for a distance of 99.24 feet to a point;
- 74) South 77° 34' 27" East for a distance of 82.63 feet to a point;

- 75) South 69° 48' 31" East for a distance of 19.68 feet to a point;
- 76) South 51° 59' 25" East for a distance of 59.55 feet to a point;
- 77) North 89° 36' 15" East for a distance of 62.22 feet to a point;
- 78) South 84° 24' 58" East for a distance of 130.65 feet to a point;
- 79) South 84° 24' 55" East for a distance of 267.16 feet to a point;
- 80) South 82° 11' 51" West for a distance of 552.81 feet to a point;
- 81) South 88° 15' 29" West for a distance of 35.76 feet to a point;
- 82) South 83° 17' 25" West for a distance of 83.22 feet to a point;
- 83) South 82° 34' 06" West for a distance of 84.74 feet to a point;
- 84) South 83° 27' 26" West for a distance of 170.99 feet to a point;
- 85) South 83° 05' 19" West for a distance of 40.45 feet to a point;
- 86) South 82° 31' 49" West for a distance of 100.24 feet to a point;
- 87) South 83° 53' 04" West for a distance of 64.50 feet to a point;
- 88) South 83° 28' 14" West for a distance of 66.02 feet to a point;
- 89) North 22° 14' 15" West for a distance of 160.57 feet to a point;
- 90) North 22° 37' 55" West for a distance of 26.98 feet to a point;
- 91) North 22° 35' 34" West for a distance of 98.33 feet to a point;
- 92) North 19° 47' 55" West for a distance of 32.35 feet to a point;
- 93) North 22° 37' 11" West for a distance of 101.98 feet to a point;
- 94) North 73° 00' 59" West for a distance of 298.39 feet to a point;
- 95) North 25° 31' 39" West for a distance of 261.43 feet to a point;
- 96) North 04° 11' 05" East for a distance of 26.36 feet to a point;
- 97) North 07° 52' 49" East for a distance of 96.50 feet to a point;
- 98) North 07° 14' 40" East for a distance of 143.96 feet to a point;
- 99) North 25° 02' 40" West for a distance of 153.22 feet to a point;
- 100) North 17° 39' 15" West for a distance of 3.94 feet to a point;
- 101) North 24° 16' 40" West for a distance of 154.11 feet to a point;
- 102) North 31° 18' 15" East for a distance of 85.75 feet to a point;
- 103) North 26° 01' 47" East for a distance of 69.49 feet to a point;
- 104) North 16° 37' 35" East for a distance of 73.05 feet to a point;
- 105) North 22° 17' 48" East for a distance of 72.32 feet to a point;
- 106) North 54° 24' 02" East for a distance of 71.21 feet to a point;
- 107) North 54° 32' 17" East for a distance of 35.53 feet to a point;
- 108) North 54° 56' 33" East for a distance of 33.76 feet to a point;
- 109) North 43° 27' 07" East for a distance of 122.15 feet to a point;
- 110) North 42° 34' 50" East for a distance of 78.03 feet to a point;
- 111) North 30° 04' 51" East for a distance of 109.62 feet to a point;
- 112) North 29° 38' 17" East for a distance of 37.27 feet to a point;
- 113) South 68° 46' 19" East for a distance of 69.96 feet to a point;
- 114) South 73° 20' 12" East for a distance of 78.83 feet to a point;
- 115) North 75° 30' 56" East for a distance of 63.69 feet to a point;
- 116) North 78° 52' 42" East for a distance of 61.77 feet to a point;
- 117) North 66° 52' 08" East for a distance of 57.81 feet to a point;
- 118) North 62° 30' 48" East for a distance of 86.80 feet to a point;
- 119) North 68° 55' 21" East for a distance of 54.10 feet to a point;
- 120) North 85° 33' 11" East for a distance of 24.08 feet to a point;
- 121) North 33° 49' 20" East for a distance of 53.02 feet to a point;
- 122) North 56° 22' 06" East for a distance of 22.02 feet to a point;
- 123) North 14° 02' 10" East for a distance of 40.23 feet to a point;
- 124) North 20° 11' 10" East for a distance of 36.40 feet to a point;
- 125) North 20° 40' 12" East for a distance of 59.50 feet to a point;