



Filing Receipt

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PURCHASE AGREEMENT

I. The Parties. This Purchase Agreement ("Agreement") made on April 20, 2024 between:

Clearwater Operating Services , (Mark Vargus managing owner) ("Buyer") with a mailing address of 831 Carrie Ln, Town of Lakewood Village, State of Texas who agrees to buy

AND

Karen Long-Desmit ("Seller") with a mailing address of 2861 High Meadow Dr, Little Elm, Texas , who agrees to sell and convey real and personal property as described in Sections II & III. Buyer and Seller shall be collectively known as the "Parties."

II. Legal Description. The real property is

1. Knob Hill Lake Estates, Block D, Lot 12,
Quail Run Drive, Little Elm, 75068
DCAD # 45847
2. Knob Hill Lake Estates, Block A, Lot 27,
Knob Hill Drive, Little Elm, 75068
DCAD # 45719
3. Knob Hill Lake Estates, Block A, Lot 26,
Knob Hill, Little Elm, 75068
DCAD # 45718
4. Knob Hill Lake Estates, Block A, Lot 25 (N67.19'),
4598 Wild Valley Dr, Little Elm, 75068
DCAD # 138178

III. Personal Property. In addition to the real property described in Section II, the Seller agrees to sell all assets of the Knob Hill Water System including the CCN and service area, and all pipes, buildings, equipment, wells and associated infrastructure.

IV. Purchase Price and Terms. The Buyer agrees to purchase the Property by payment of \$ 66,000



Buyer's Initials

Seller's Initials

Signatures

Date: 4/20/24

Karen Long-DeSmit
Seller's Signature

KAREN LONG-DeSmit
Print Name

Date: 4/20/24

Jorge C. DeSmit
Seller's Signature

Print Name

Date: 4/20/24

Mark E. Vargas
Buyer's Signature

MARK E. VARGAS
Print Name



Buyer's Initials M Seller's Initials JD