

**ASSIGNMENT OF ASSETS
(Arrowhead Ranch Utility Company LLC)**

This Assignment of Assets (this “Assignment”) is entered into effective as of May 22, 2023 by and between Arrowhead Ranch Utility Company LLC, a Texas limited liability company (“Assignor”) and The City of Dripping Springs, Texas (“Assignee”).

RECITALS

WHEREAS, Assignor owns all of the assets identified on Exhibit A (the “Assigned Assets”) of Arrowhead Ranch Utility Company LLC, a Texas limited liability company (the “Company”);

WHEREAS, Assignor is the lessee under that certain Equipment Lease Agreement between Assignor, as lessee, and AUC Group, Inc., a Delaware corporation dated August 12, 2019 for the lease of a 35,000 GPD Interim Wastewater Treatment Plant (the “Lease”); and

WHEREAS, Assignor desires to convey all of the Assigned Assets currently held by the Company and Assignor’s rights under the Lease to Assignee on the terms and conditions described herein.

NOW, THEREFORE, for a good and valuable consideration paid to Assignor, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Assignment. Assignor hereby assigns, transfers and conveys to Assignee all of the Assigned Assets, which are fully set-forth at Exhibit A, and all of Assignor’s rights under the Lease, to have and to hold unto Assignee, and Assignor does hereby bind itself and its successors and assigns to warrant and defend the title of said Assigned Assets and title to the rights of the lessee under the Lease, unto Assignee, its successors and assigns.

2. Assumption. Assignee accepts the assignment of Assigned Assets and Assignor’s rights under the Lease and Assignee hereby assumes all of the rights, obligations, and remedies of Assignor with respect to the Assigned Assets and the Lease from and after the effective date hereof; provided, however, Assignor is responsible for any payment that became due under the Lease prior to the effective date of this Assignment.

3. Transfer of Permit: Upon execution of this Agreement, Assignor shall file an application with the Texas Commission on Environmental Quality (“TCEQ”) to transfer Permit No. WQ0014824001 (“Permit”) to Assignee. Assignor shall be responsible for the costs associated with the transfer of the Permit, but Assignee shall cooperate and provide consents that may be necessary to facilitate TCEQ’s transfer of the Permit to Assignee. Assignor shall remain responsible for all compliance issues and any associated fines resulting from activities or actions that occurred prior to such transfer.

4. Counterparts. This Assignment may be executed in counterparts, all such executed counterparts shall constitute the same agreement, and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Signatures sent by email or fax may be used in place of original signatures on this Assignment. Each party hereto

intends to be bound by the signatures on any counterpart sent by email, pdf, fax, or other electronic transmission is aware that the other party will rely on such signatures, and hereby waives any defenses to the enforcement of the terms of this Assignment based on the form of signature.

[SIGNATURE PAGE FOLLOWS]

ASSIGNOR:

ARROWHEAD RANCH UTILITY COMPANY LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

ASSIGNEE:

THE CITY OF DRIPPING SPRINGS, TEXAS

By: _____
Name: _____
Title: _____

EXHIBIT A

1. All rights of the lessee under the Equipment Lease Agreement (“Lease Agreement”) dated the 12th day of August 2019, by and between AUC Group, Inc., a Delaware corporation with its principal place of business in Houston, Texas, and Arrowhead Ranch Utility Company, LLC, whose address is 6310 Capital Drive, Suite 130, Lakewood, Florida 34202, including the rights of the lessee thereunder in and to all equipment listed on Exhibit A of the Lease Agreement.
2. All rights, if any, of Assignor under any easement to the wastewater plant tract as shown at Schedule 1 attached hereto.
3. All rights, if any, of Assignor under any easement to the irrigation field tract as shown at Schedule 2 attached hereto.
4. All wastewater facilities, lines, equipment or related improvements owned by Arrowhead Ranch Utility Company LLC, if any, necessary to provide wastewater service with TCEQ Permit No. WQ0014824001.

SCHEDULE 1

5.782 ACRES
BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222
HAYS COUNTY, TEXAS
WW PLANT SITE

METES AND BOUNDS

BEING A 5.782 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 86, BLOCK D, ARROWHEAD RANCH PHASE 4, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 20037354, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 5.782 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at a northern corner of said Lot 86, being at the southwest corner of a called 15.229 acre tract of land conveyed to RWC Management Trust in Instrument Number 20042686, Official Public Records, Hays County, Texas, for the northernmost corner and the **POINT OF BEGINNING** of the herein described centerline description,

THENCE, with the common line of said Lot 86 and said 15.229 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S51°52'26"E, a distance of 243.62 feet to a 1/2 inch iron rod found for corner, and
- 2) S59°16'36"E, a distance of 147.61 feet to a calculated point for the northeast corner of the herein described tract of land,

THENCE, over and across said Lot 86, the following three (3) courses and distances, numbered 1 through 3,

- 1) S28°34'25"W, a distance of 651.64 feet to a calculated point for the southeast corner of the herein described tract of land,
- 2) N74°04'35"W, a distance of 171.94 feet to a calculated point for corner, and
- 3) N06°04'17"W, a distance of 523.43 feet to a 1/2 inch iron rod found at a northern interior corner of said Lot 86,

THENCE, N42°51'43"E, with the north line of said Lot 86, a distance of 314.36 feet to the **POINT OF BEGINNING** and containing 5.782 acres of land.

Surveyed by: _____

Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

J: \AC2004LP\4937\SURVEY\FIELD NOTES\M&B – 5.782 ACRES – WW PLANT SITE.DOC

SKETCH TO ACCOMPANY FIELD NOTES

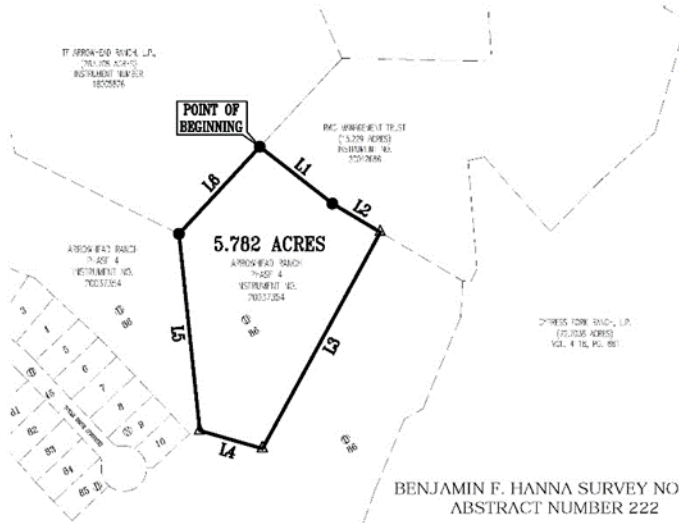


SCALE: 1" = 300'

LEGEND

● 1/2" IRON ROD FOUND

Line Table		
Line #	Length	Direction
L1	243.62	S51°52'26"E
L2	147.61	S59°16'36"E
L3	651.64	S28°34'25"W
L4	171.94	N74°04'35"W
L5	523.43	N06°04'17"W
L6	314.36	N42°51'43"E



BENJAMIN F. HANNA SURVEY NO. 28,
ABSTRACT NUMBER 222



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brignace & Doering, Inc.
 FIRM ID: 8173791 REG. # 10084920
 Civil Engineering Surveying
 5301 West Williams Canyon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SCHEDULE 2

39.010 ACRES
BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222
HAYS COUNTY, TEXAS
DRAIN FIELD TRACT

FIELD NOTES

BEING A 39.010 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 263.708 ACRE TRACT OF LAND CONVEYED TO TF ARROWHEAD RANCH, LP. IN INSTRUMENT NUMBER 18005877, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 39.010 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of Lot 7, Block J, Arrowhead Ranch Phase 2B, a subdivision recorded in Instrument Number 19036301, Official Public Records, Hays County, Texas, being at a western corner of Lot 8, Block J, Arrowhead Ranch Phase 2D, a subdivision recorded in Instrument Number 19015433, Official Public Records, Hays County, Texas, for a northern corner and the **POINT OF BEGINNING** of the herein described centerline description,

THENCE, over and across said 263.708 acre tract, and with the southern line of said Lot 8, Block J, the following nine (9) courses and distances, numbered 1 through 9,

- 1) S51°30'35"E, a distance of 424.62 feet to a 1/2 inch iron rod found for corner,
- 2) S22°54'57"W, a distance of 121.46 feet to a 1/2 inch iron rod found for corner,
- 3) S67°06'54"E, a distance of 137.05 feet to a 1/2 inch iron rod found for corner,
- 4) N22°53'26"E, a distance of 127.65 feet to a 1/2 inch iron rod found for corner,
- 5) N74°01'19"E, a distance of 944.70 feet to a 1/2 inch iron rod found for corner,
- 6) S53°35'45"E, a distance of 358.72 feet to a 1/2 inch iron rod found for corner,
- 7) S23°46'50"E, a distance of 467.51 feet to a 1/2 inch iron rod found for corner, being at the beginning of a curve to the left,
- 8) Along said curve to the left, having a radius of 140.00 feet, an arc length of 527.99 feet, and a chord that bears S23°46'50"E, a distance of 266.23 feet to a 1/2 inch iron rod found for corner, and
- 9) S23°46'50"E, a distance of 239.70 feet to a 1/2 inch iron rod found at a southeastern corner of said Lot 8, Block J, being at a southwestern corner of a called 15.229 acre tract of land conveyed to RWC Management Trust in Instrument Number 20042686, Official Public Records, Hays County, Texas, for the easternmost corner of the herein described tract of land,

THENCE, S42°51'43"W, continuing over and across said 263.708 acre tract, with a northwestern line of said 15.229 acre tract of land, passing the southwest corner of said 15.229 acre tract of land, being a northern corner of Lot 86, Block D, Arrowhead Ranch Phase 4, a subdivision recorded in Instrument Number 20037354, Official Public Records, Hays County, Texas, and continuing for a total distance of 633.29 feet to a 1/2 inch iron rod found for corner,

THENCE, over and across said 263.708 acre tract, and with the northeastern line of said Arrowhead Ranch Phase 4, the following fourteen (14) courses and distances, numbered 1 through 14,

- 1) N63°45'22"W, a distance of 482.67 feet to a 1/2 inch iron rod found for corner,
- 2) N12°10'21"W, a distance of 231.09 feet to a 1/2 inch iron rod found for corner,

J: \AC2004LP\4937\SURVEY\FIELD NOTES\M&B – 39.010 ACRES – DRAIN FIELD TRACT.DOC

- 3) S70°56'22"W, a distance of 251.46 feet to a 1/2 inch iron rod found for corner, being at the beginning of a curve to the left,
- 4) Along said curve to the left, having a radius of 325.00 feet, an arc length of 36.52 feet, and a chord that bears N22°09'41"W, a distance of 36.50 feet to a 1/2 inch iron rod found for corner,
- 5) N64°37'09"E, a distance of 246.85 feet to a 1/2 inch iron rod found for corner,
- 6) N26°18'15"W, a distance of 112.44 feet to a 1/2 inch iron rod found for corner,
- 7) N51°10'09"W, a distance of 200.05 feet to a 1/2 inch iron rod found for corner,
- 8) N67°51'19"W, a distance of 895.73 feet to a 1/2 inch iron rod found for corner,
- 9) N46°41'41"W, a distance of 177.11 feet to a 1/2 inch iron rod found for corner,
- 10) N24°31'06"W, a distance of 218.07 feet to a 1/2 inch iron rod found for corner,
- 11) N71°38'14"W, a distance of 109.17 feet to a 1/2 inch iron rod found for corner,
- 12) S65°28'54"W, a distance of 140.00 feet to a 1/2 inch iron rod found for corner,
- 13) N24°31'06"W, a distance of 263.72 feet to a 1/2 inch iron rod found for corner, being at the beginning of a curve to the right,
- 14) Along said curve to the right, having a radius of 274.00 feet, an arc length of 48.05 feet, and a chord that bears N19°35'31"W, a distance of 47.99 feet to a 1/2 inch iron rod found at the southwest corner of Lot 1, Block J, said Arrowhead Ranch Phase 2B, being on the east line of Arrowhead Ranch Boulevard (Private Road), for the northwest corner of the herein described tract of land,

THENCE, continuing over and across said 263.708 acre tract, and with the south line of said Arrowhead Ranch Phase 2B, the following three (3) courses and distances, numbered 1 through 3,

- 1) S83°39'13"E, a distance of 379.62 feet to a 1/2 inch iron rod found for corner,
- 2) N88°01'33"E, a distance of 99.89 feet to a 1/2 inch iron rod found for corner, and
- 1) N56°35'28"W, a distance of 29.39 feet to the **POINT OF BEGINNING** and containing 39.010 acres of land.

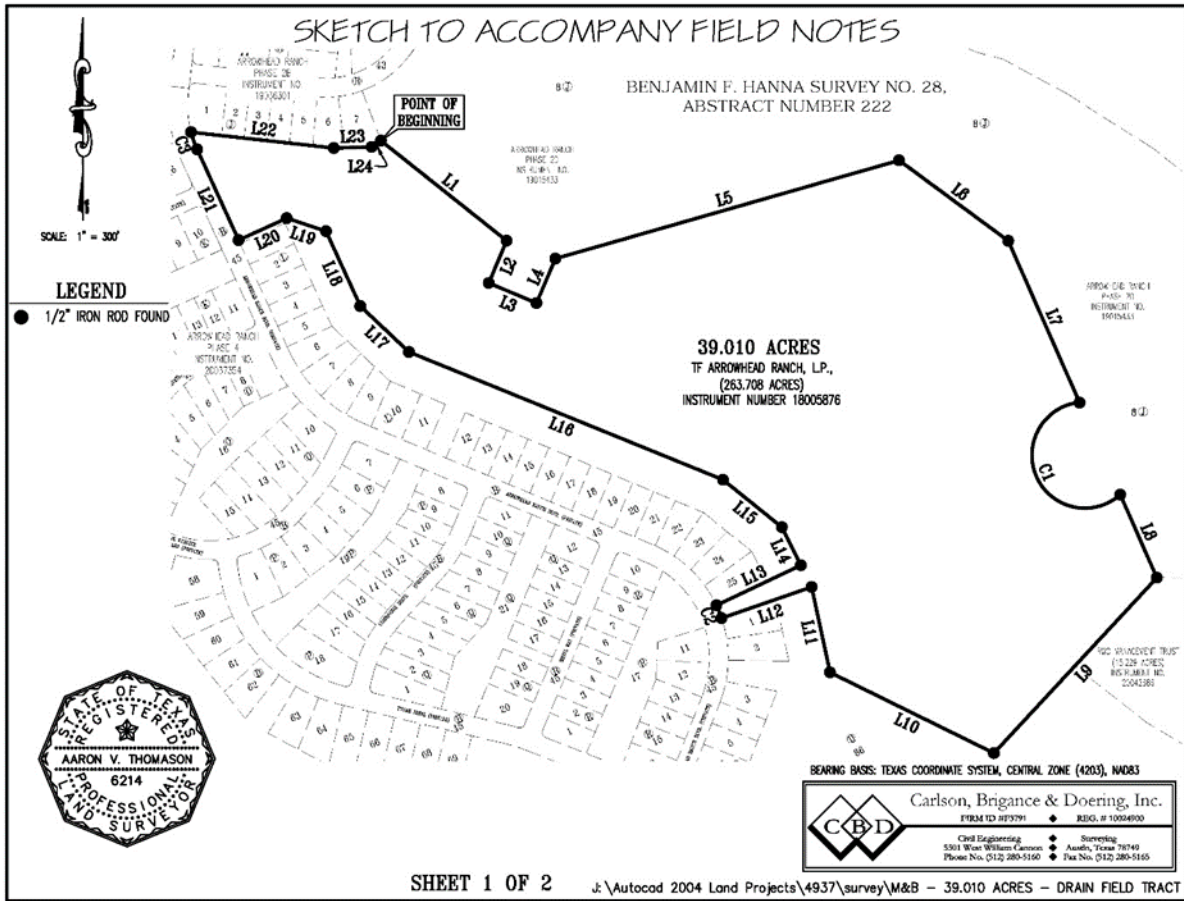
Surveyed by: _____

Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

J:\AC2004LP\4937\SURVEY\FIELD NOTES\M&B - 39.010 ACRES - DRAIN FIELD TRACT.DOC



SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	424.62	S51°30'35"E
L2	121.46	S22°54'57"W
L3	137.05	S67°06'54"E
L4	127.65	N22°53'26"E
L5	944.70	N74°01'19"E
L6	358.72	S53°35'45"E
L7	467.51	S23°46'50"E
L8	239.70	S23°46'50"E
L9	633.29	S42°51'43"W
L10	482.67	N63°45'22"W
L11	231.09	N12°10'21"W
L12	251.46	S70°56'22"W

Line Table		
Line #	Length	Direction
L13	246.85	N64°37'09"E
L14	112.44	N26°18'15"W
L15	200.05	N51°10'09"W
L16	895.73	N67°51'19"W
L17	177.11	N46°41'41"W
L18	218.07	N24°31'06"W
L19	109.17	N71°38'14"W
L20	140.00	S65°28'54"W
L21	263.72	N24°31'06"W
L22	379.62	S83°39'13"E
L23	99.89	N88°01'33"E
L24	29.39	N56°35'28"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	527.99	140.00	S23°46'50"E	266.23	429.84	216°04'53"
C2	36.52	325.00	N22°09'41"W	36.50	18.28	6°26'20"
C3	48.05	274.00	N19°35'31"W	47.99	24.09	10°02'52"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83



Carlson, Brigance & Doering, Inc.
 FIRM ID #193791 REG. # 10004900
 Civil Engineering Surveying
 5301 West Williams Lane Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET 2 OF 2

J:\Autocad 2004 Land Projects\4937\survey\M&B - 39.010 ACRES - DRAIN FIELD TRACT