Resolution #26.11.11
A RESOLUTION OF THE BOARD OF THE DIRECTORS
OF AQUA WATER SUPPLY CORPORATION
APPROVING COMMERCIAL WATER SERVICE TO
EdgeConneX Austin Campus

WHEREAS, Aqua Water Supply Corporation ("Aqua") is a non-profit water supply corporation, operating under the authority of Chapter 67 of the Texas Water Code and the holder of Certificate of Convenience No. 10294 ("CCN") issued by the Texas Commission on Environmental Quality; and

WHEREAS, Nick Ward ("Developer") has requested large volume water service with Aqua in order to serve an approximate 2,634 acre tract of land located in Bastrop County, within Aqua's CCN; and

WHEREAS, a feasibility study regarding the provision of water service from Aqua to determine water supply capacity availability sufficient to serve a commercial development has been prepared by Aqua's engineers, a copy of which is attached as Exhibit A; and

WHEREAS, the feasibility study reflects that Aqua has sufficient capacity to provide water service to the commercial development.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF AQUA WATER SUPPLY CORPORATION THAT:

1. The above recitals are true and correct.

2. The General Manager, or her designee, is hereby authorized to negotiate and execute, on behalf of Aqua, a Non-Standard Service Agreement (NSSA), with Nick Ward.

3. The Board of Directors hereby requires the payment by Nick Ward to Aqua for the costs as set out in Exhibit A attached hereto for a large volume water service meter, as requested.

4. The Board of Directors hereby authorizes the General Manager and Aqua's attorneys and engineers to take any action necessary to implement the terms of this resolution.

5. To proceed with development of a Non-Standard Service Agreement (NSSA), the Developer is required to pay Aqua WSC a legal deposit of $5,000.00 within 90 days of the date of this executed resolution. Failure to pay the legal deposit may result in revocation of this resolution and feasibility study.

6. The General Manager is authorized to negotiate and execute a Non-Standard Service Agreement (NSSA) with the Developer that defines the terms of service and the terms for reserving water supply capacity for this development. Within 180 days of the execution of this resolution, the Developer shall enter into a Non-Standard Service Agreement (NSSA) with Aqua WSC. Failure to enter into a NSSA and pay any amount due at execution of the NSSA within 180 days of the execution of this resolution, may result in revocation of this resolution.

PASSED, APPROVED AND ADOPTED this the 4th day of November 2026.

_____
David Glass, President

ATTEST:

_____
William F. Tomsu, Secretary/Treasurer

October 14, 2026

RE: Request for Water Feasibility Study
EdgeConneX Austin Campus

Zone:	8
Type of Service:	Commercial Service
Applicant:	Nick Ward
LUE Count:	833
Fire Flow Requested:	On-site Fire Tank 500 gpm fill rate for 8 hours

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located at FM 535 in Bastrop County, Texas. This letter summarizes the key findings and the required improvements identified by our engineers so that you and your team have the information needed to make an informed decision about how to proceed.

Agreement Type

Based on the request for commercial service, the development will be served by *a single master meter*. If the applicant chooses to proceed, Aqua WSC will provide a construction cost estimate for inclusion in a Commercial Water Service Agreement.

Developer-Funded Improvements

Table 5-1 of the feasibility study outlines water system improvements which the developer will be responsible for funding to serve the development.

The improvements required to serve the development have also been identified as Aqua Capital Improvement Plan (CIP) projects. As such, the developer will be required to contribute their pro-rata share of the costs associated with each project, both to account for the development's demand on the system and to enable Aqua to expedite these improvements outside of its normal capital budgeting constraints. The specific cost-sharing arrangements may be further refined and negotiated during the agreement negotiation process.

Because these improvements must be completed before service can be provided, the developer may alternatively elect to fully fund the projects to accommodate their anticipated demand schedule.

Please note a final design will determine if any road or railroad crossings are needed. This will be included in the construction cost estimate.

Aqua WSC System Improvements

Table 5-2 of the feasibility study summarizes the infrastructure improvements required to serve the proposed development. The summary includes only contingent Aqua WSC projects, meaning projects that must be completed by Aqua WSC before water service can be made available to the proposed development. Aqua WSC will be responsible for funding and completing these contingent projects.

Estimated Fees Due Upon Agreement Execution

All fees listed below, plus construction costs (TBD), are due at the time the Commercial Water Service Agreement is executed. A description of all fees can be found in Aqua WSC's Tariff.

AFC Semper Remote	$ 5,220
System Development Fee ($8,400 × 833 LUEs)	$6,997,200
Capacity Reservation Fee ($600 × 833 LUEs)	$499,800
Membership Fee ($100 × 2 connections)	$200
Backflow Prevention / Cross-Connection Permit Fee ($25 × 2 connections)	$50
Legal Fee (Deposit)	$5,000
TOTAL AQUA WSC FEES	$7,507,470
Construction Costs	TBD

Note on Construction Costs: Upon board approval of the feasibility study and payment of a legal deposit, the Preliminary Cost Estimate (PCE) will be created outlining construction costs, to include the cost of easement acquisition, if applicable. Construction costs are due at the time the Commercial Water Service Agreement is executed.

Conditions and Requirements

The following conditions apply to this Feasibility Study and any resulting service agreement.

1. **Feasibility Study Validity:** This study is valid for 90 days from the date of this letter.
2. **Service Contingency:** Service from Aqua WSC is contingent upon the developer's compliance with all applicable Federal, State, and County rules and regulations per Aqua WSC's Tariff.
3. **Endangered Species:** The property does not fall within the limits of a defined habitat of the Houston Toad or other endangered species known to exist in Aqua WSC's service area, according to U.S. Fish and Wildlife Service publications and the Lost Pines Habitat Conservation Plan.
4. **Existing Aqua WSC Infrastructure on the Property:** There is an existing Aqua WSC water line running through the property. The developer will be required to either sign an updated easement document or relocate the water line outside of any proposed pavement, at the developer's expense.
5. **Development Permit Required:** Service may not be available until a County Development Permit is provided to Aqua WSC's office.
6. **Final Plat Required:** Service may not be provided until a Final Plat is submitted to Aqua WSC's office.

If you have any questions or would like to schedule a call to discuss the results of the feasibility study, please provide an agenda and prefered dates and times that work best for the developer and Aqua WSC will coordinate a call.

Thank you,

Jody Pruitt
Development Services Administrator
512-581-3110 | jpruitt@aquawsc.com

DISCLAIMER: *This cover letter is provided as an informational summary only and is intended to assist the applicant in understanding the key findings of the attached engineering feasibility study. While Aqua WSC has made reasonable efforts to accurately summarize the study's contents, this letter may contain errors, omissions, or simplifications. In the event of any conflict or inconsistency between this cover letter and the attached engineering Feasibility Study Report, the engineering report controls. This letter does not constitute a binding commitment, guarantee, or offer of water service, and shall not be construed as a contract or agreement of any kind. Any commitment to providing water service is subject to Board approval, execution of a written Service Agreement and satisfaction with all conditions identified in this letter and the engineering report.*

3755 S. Capital of Texas Highway
Suite 325
Austin, TX 78704

TEL 512.485.0009
FAX 512.485.0010

FEASIBILITY STUDY REPORT

Date: October 13, 2026

To: Aqua Water Supply Corporation

Attn: Nick Ward

From: Michelle Dutt, PE
Yushi Yasuda, EIT

RE: Request for Feasibility Study

1.0 Introduction

The purpose of this memorandum is to document the model and capacity evaluations performed for Nick Ward's (developer) request for feasibility study. The proposed EdgeConneX Austin Campus (development) is located along FM 535 in Cedar Creek, TX. The development will connect to the existing 24-inch water line extending south from FM 535 in the Texas Hill Zone, shown in Figure 1-1. Additional information about the development is listed in Table 1-1.

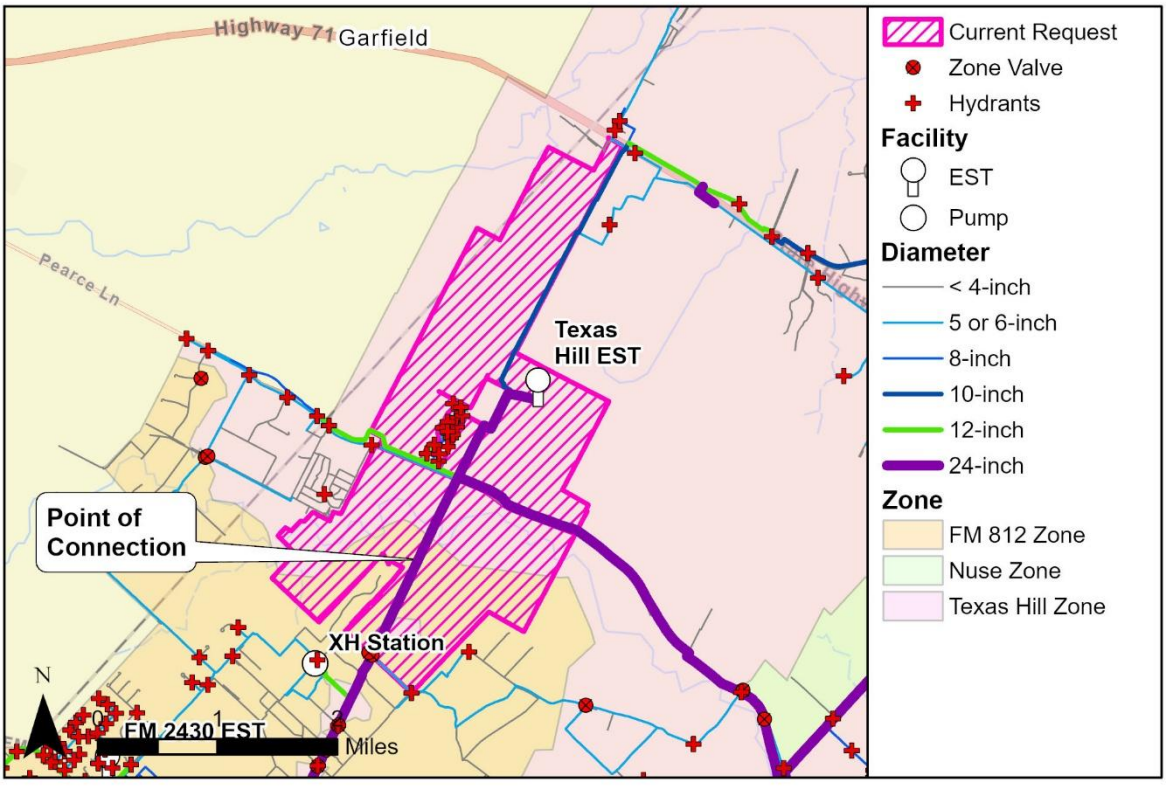


Figure 1-1: Location Map

Table 1-1: Development Information

Developer	Development	Address	Parcel Number(s)	Area (acres)	Max Elevation (feet)
Nick Ward	EdgeConneX Austin Campus	FM 535, Cedar Creek, TX 78612	22339, 25532, 34648, 35120, 55674	2,634	531

2.0 Model Setup and Assumptions

Hydraulic model evaluations were performed for the development using Bentley's WaterGEMS hydraulic modeling software. The following steps were taken to set up the model for analysis:

- Anticipated water demands were added to the model, as provided by the developer and based on a maximum day demand of 0.4 gpm per living unit equivalent (LUE) and a peak hour demand factor of 1.5 (see Table 2-1).

Table 2-1: Water Demand Assumptions

Maximum Day Demand Evaluated	Peak Hour Demand Evaluated	Fire Tank Flow Evaluated (1)
333 gpm	500 gpm	500 gpm
(1) The developer indicated they will provide an on-site fire tank with a specified 500-gpm fill rate for 8 hours. Fire tank filling was modeled from 6 AM to 2 PM, in addition to the domestic maximum day demand.		

- A 24-hour maximum day demand simulation was run to evaluate the system's performance under peak hour demand conditions. TCEQ requires minimum service pressures of 35 psi per §290.45(a)(2). The American Water Works Association (AWWA) recommends maximum pipe velocities less than 5 ft/s during normal operations.
- A simulation was also performed to evaluate the system's performance under peak hour demand conditions while refilling the fire tank, maintaining a minimum pressure of 35 psi and limiting pipe velocities to less than 5 ft/s.

3.0 Water Line Evaluations

The scenarios listed below were evaluated in the hydraulic model. The results for each scenario in the immediate vicinity of the development are listed in Table 3-1.

- **Scenario 1 – Existing:**
  - Existing demands
  - Existing infrastructure
- **Scenario 2 – Development:**
  - Existing demands and demands associated with the development as listed in Table 2-1
  - Existing infrastructure
- **Scenario 3 – Improvements:**
  - Existing demands and demands associated with the development
  - Existing infrastructure and infrastructure improvements required to serve the development
- **Scenario 4 – Future:**
  - Existing demands, demands associated with the current development, and demands associated with previous developments
  - Existing infrastructure, infrastructure improvements required to serve the development, and infrastructure improvements required to serve previous developments

Table 3-1: Model Results

Scenario	Peak Hour Velocity (ft/s)	Peak Hour Pressure (psi)	Velocity at Fire Flow Evaluated (ft/s)	Residual Pressure at Fire Flow Evaluated (psi)
1 – Existing	2.4	55	n/a	n/a
2 – Development	2.6	53	2.9	51
3 – Improvements	2.8	56	3.2	54
4 – Future	2.9	54	3.0	54

The existing infrastructure is inadequate to convey existing demands plus demands associated with the development, while maintaining at least 35 psi during the fire tank filling period per TCEQ requirements. (see Figure 3-1). Additionally, Weaver Elevated Storage Tank (EST), which supplies Texas Hill Zone completely drains during both peak hour demand and fire tank filling scenarios (see Figure 3-2).

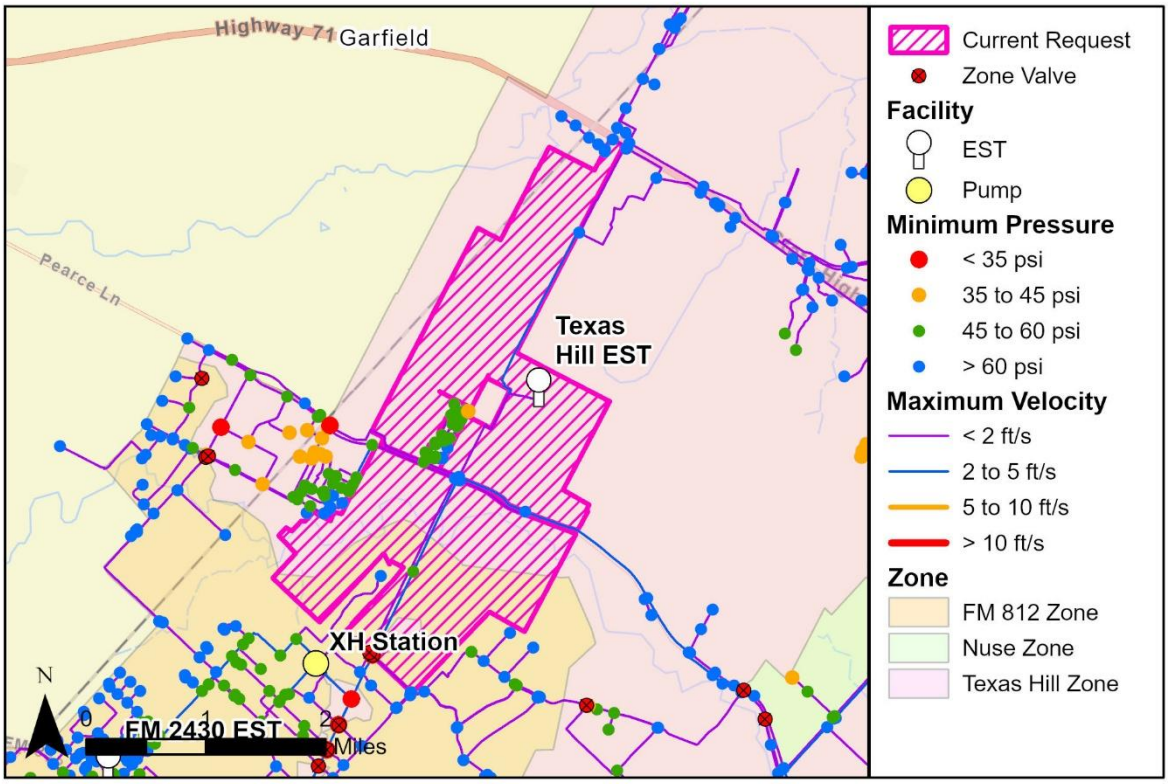


Figure 3-1: Scenario 2 (Development) - Pressure and Velocity at Development Site During Highest Modeled Flow

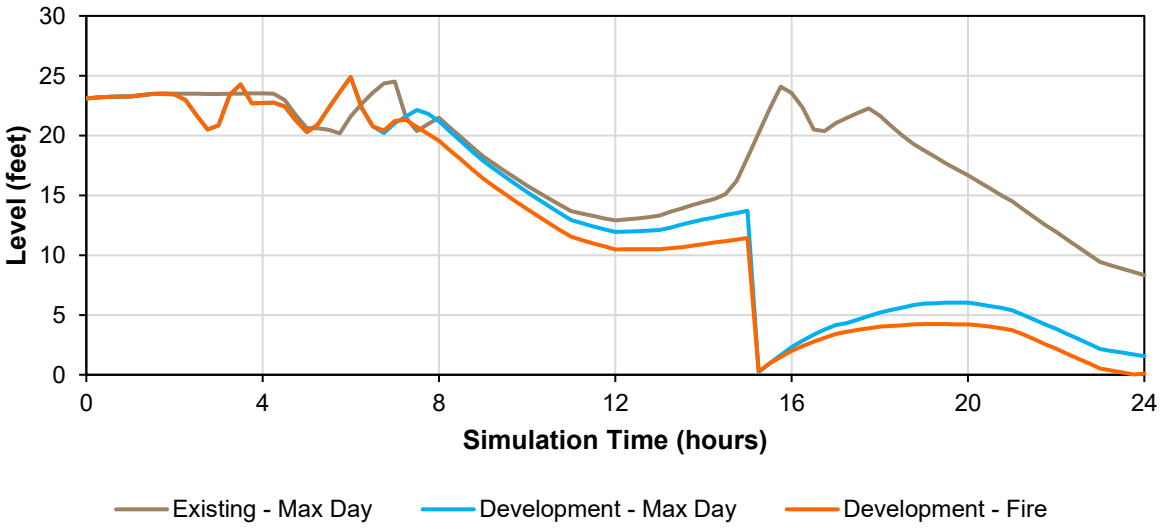


Figure 3-2: Weaver Elevated Storage Tank Levels

The following improvements were evaluated to convey the required flow while maintaining a minimum service pressure and velocity of 35 psi and 5 ft/s during peak hour demand conditions and fire tank filling conditions (see Figure 3-3):

- **Supply:**
  - Construction of the proposed 3,000-gpm (aggregate) Boatright, Pacheco, and Lower Red Rock Rd Wells.
  - Construction of 3,100 gpm of additional wells at Camp Swift Station.
  - Installation of a flow control valve along FM 969 downstream of CS-3 to deliver supply from Camp Swift Zone to Weaver Zone.
- **Pumping:**
  - Replacement of the existing S pumps with three new 5,000 gpm pumps and installation of two new 5,000 gpm pumps at S Station.
  - Replacement of four of the existing Camp Swift pumps with new 2,000-gpm pumps.
- **Water Lines:**
  - Construction of 25,730 LF of 48-inch water line from S Station to HWY 21 as part of existing CIP project TH-1.
  - Construction of 53,770 LF of 18-inch water line along HWY 71.
    - Aqua will upsize as part of existing CIP project TH-3.
  - Construction of approximately 41,100 LF of 24-inch pipe from Pershing Blvd to FM 969 with a bore under the Colorado River as part of existing CIP project CS-3.

With the improvements in place, the pressure is increased to 51 psi (see Figure 3-4). After improvements, Weaver EST is isolated from Texas Hill Zone and is not affected during peak hour demand and the fire tank filling period (see Figure 3-5).

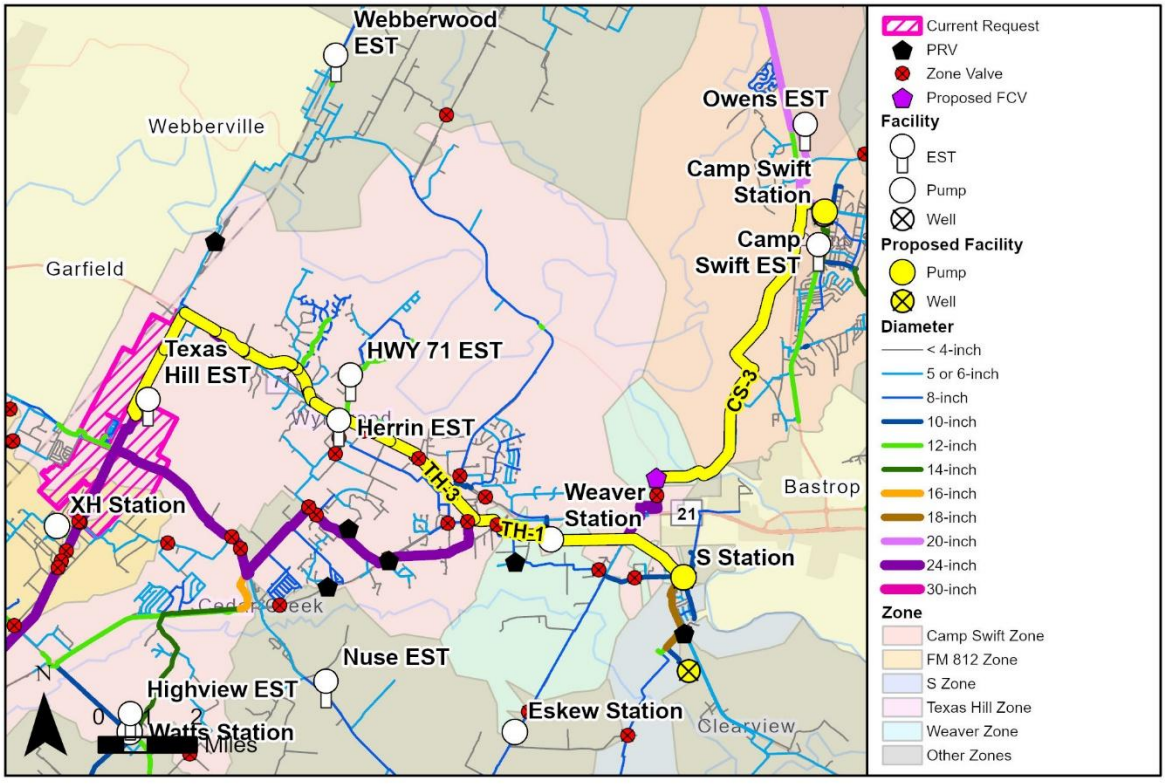


Figure 3-3: Recommended Improvements

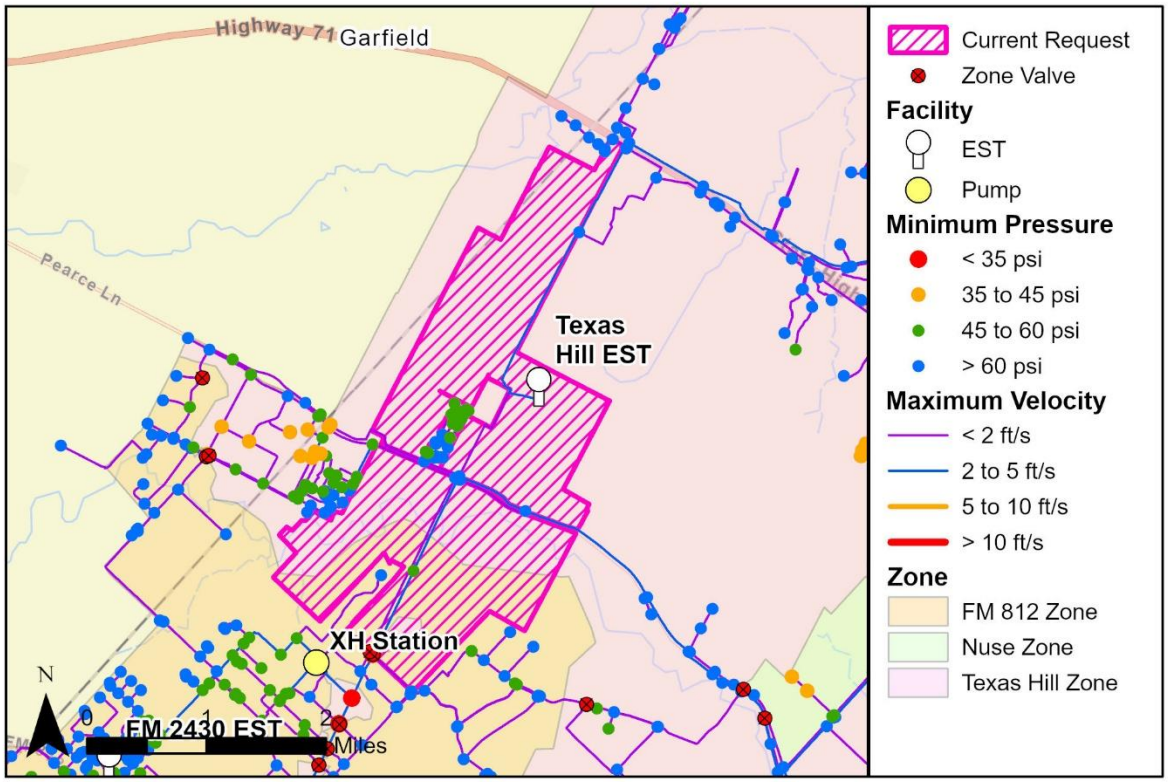


Figure 3-4: Scenario 3 (Improvements) - Pressure and Velocity at Highest Modeled Flow after Improvements

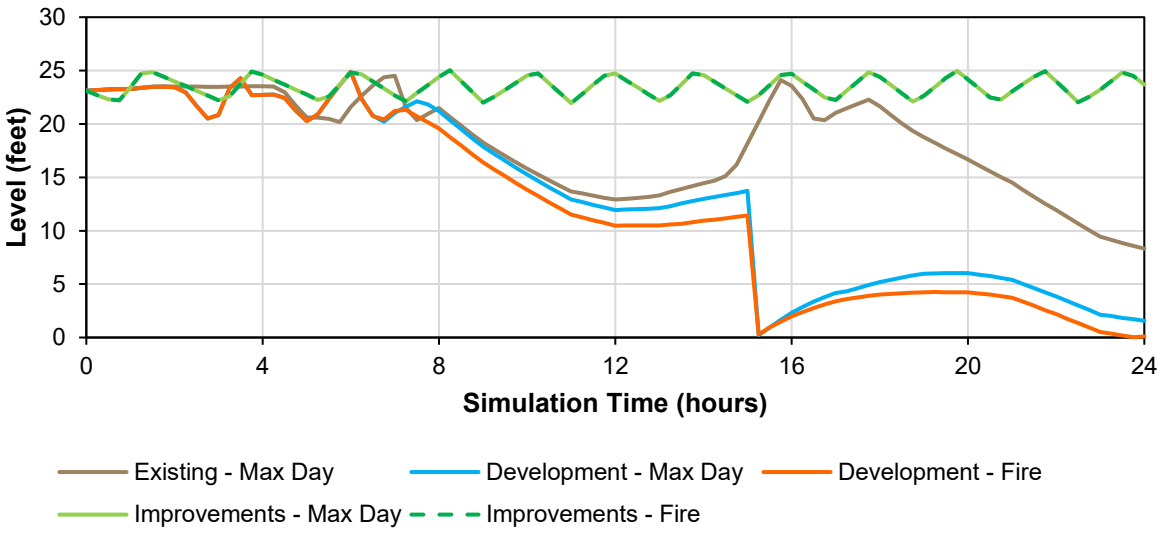


Figure 3-5: Weaver Elevated Storage Tank Levels With and Without Improvements

Elevated storage within Texas Hill Zone is insufficient to supply all demands associated with the development. Fire tank filling was modeled over an 8-hour period from 6 am to 2pm. During this period, the level in Texas Hill EST drops to 12 feet and is shown to keep draining. However, after the improvements listed above are implemented, EST levels drop to a minimum of 22 feet before recovering (see Figure 3-6).

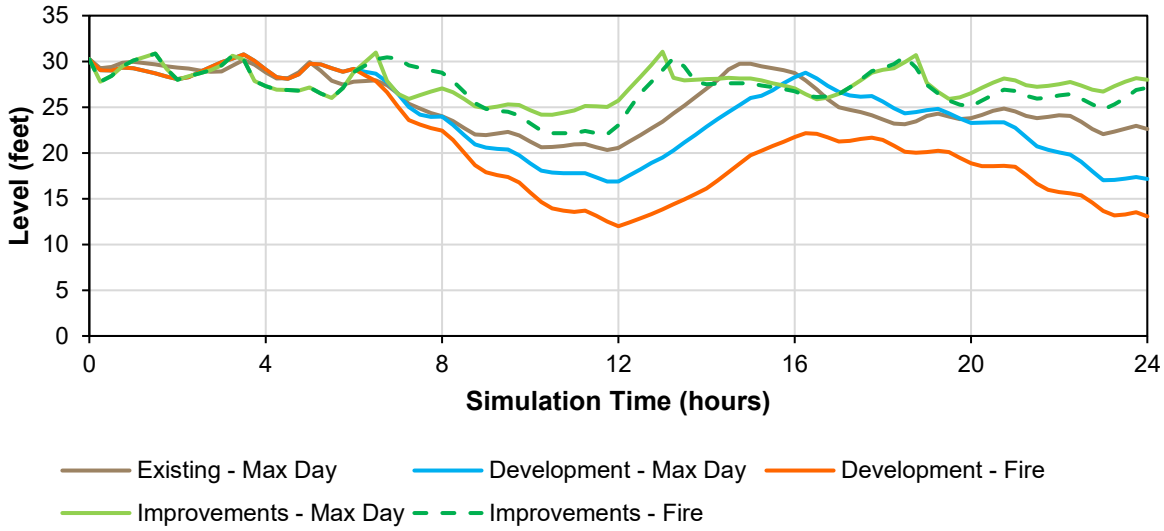


Figure 3-6: Texas Hill Elevated Storage Tank Levels

Additional water line projects are planned for Texas Hill Zone as part of Aqua's Capital Improvement Plan (CIP). The following water line CIP projects are required to accommodate future growth (see Figure 3-7):

- TH-3: Construction of 53,770 LF of 24-inch water line along HWY 71.
- TH-4: Construction of 43,950 LF of 24-inch water line along HWY 21 to the proposed Marrs EST.
- TH-5: Construction of 5,820 LF of 24-inch water line along Saint Mary's Rd.

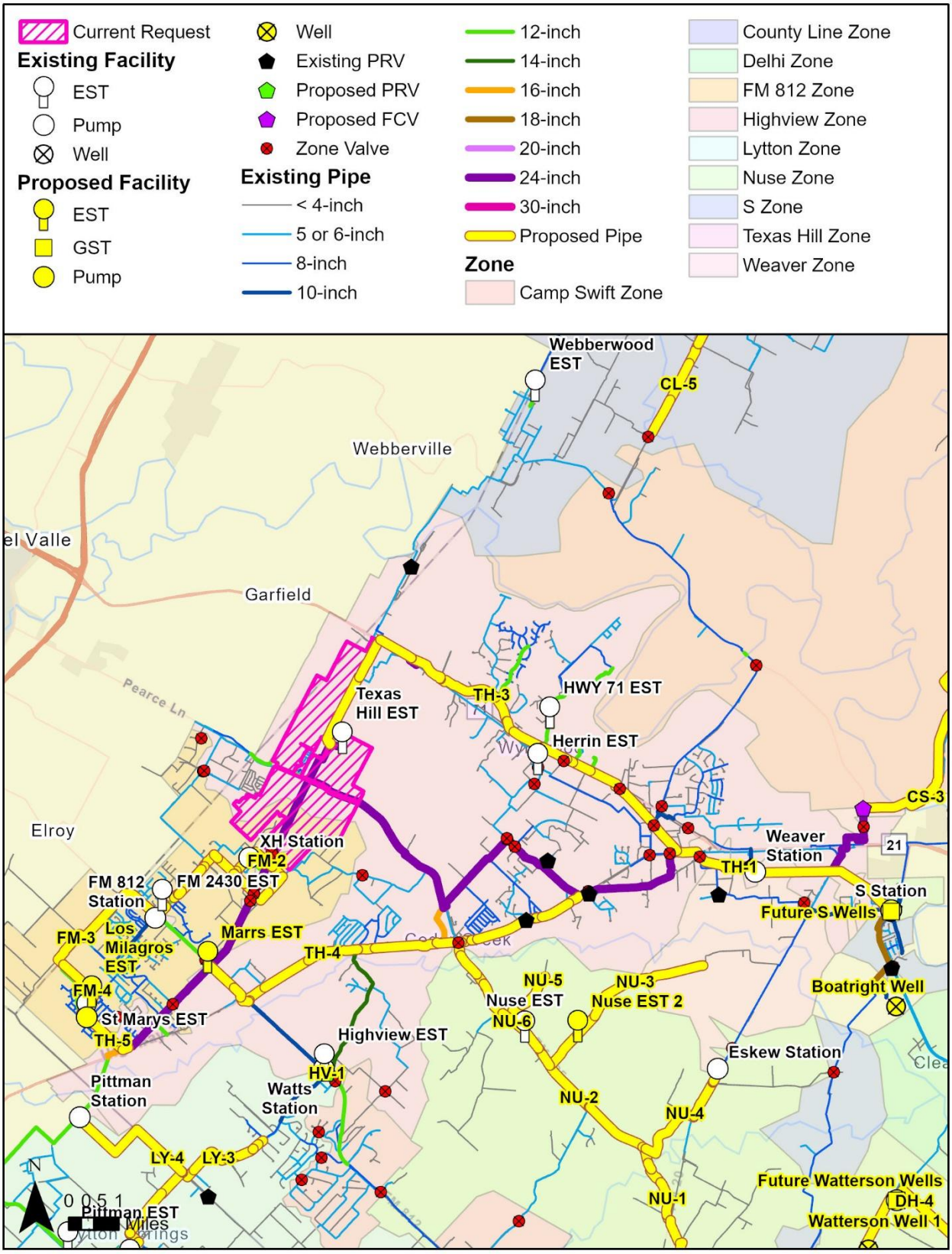


Figure 3-7: Future System Map

4.0 Capacity Evaluations

The existing and planned supply, storage, and pumping capacity for Texas Hill Zone were evaluated relative to the TCEQ requirements listed in Table 4-1.

Table 4-1: TCEQ Supply, Storage, and Pumping Capacity Requirements

Parameter	Requirement	Regulation	Notes
Supply	0.6 gpm/conn	§290.45(b)(1)(D)(i)	
Total Storage	200 gal/conn	§290.45(b)(1)(D)(ii)	
Elevated Storage	100 gal/conn	§290.45(b)(1)(D)(iv)	
Firm Pumping	1 gpm/conn	§290.45(b)(1)(D)(iii)	If elevated storage capacity is less than 200 gal/conn
	0.6 gpm/conn	§290.45(b)(1)(D)(iii)	If elevated storage capacity is greater than 200 gal/conn

Total and elevated storage capacity must cover connections in the zone. Firm pumping capacity must cover connections in the zone and in downstream, dependent zones. Supply must cover all connections that receive water from the source.

4.1 Capacity Evaluation of Existing Infrastructure

An initial capacity evaluation was completed including existing infrastructure only (see Table 4-2). The evaluation was performed for existing connections plus LUEs associated with the development.

Table 4-2: TCEQ Capacity Evaluation of Existing Infrastructure

			Existing		Existing and Development	
Parameter	Capacity	Requirement	Connections	Capacity per Connection	Connections	Capacity per Connection
Supply	5,350 gpm	0.6 gpm/conn	13,804	0.39 gpm/conn	14,637	0.37 gpm/conn
Total Storage	1,950,000 gal	200 gal/conn	7,345	265 gal/conn	8,178	238 gal/conn
Elevated Storage	1,950,000 gal	100 gal/conn	7,345	265 gal/conn	8,178	238 gal/conn
Firm Pumping	4,600 gpm	0.6 gpm/conn	12,898	0.36 gpm/conn	13,731	0.34 gpm/conn

Total and elevated storage for Texas Hill Zone are above the TCEQ requirements, whereas supply and pumping capacity for Texas Hill Zone are below the TCEQ requirements. The projects listed below are planned as part of Aqua's CIP to bring Texas Hill Zone into compliance or to improve operations. Service to the development is contingent upon the completion of these capacity-related CIP projects:

- **Supply**
  - Construction of the proposed 3,000-gpm (aggregate) Boatright, Pacheco, and Lower Red Rock Rd Wells.
  - Construction of a minimum of 450 gpm of additional wells at S Station or other supplies to Texas Hill Zone.
- **Pumping**
  - Replacement of the existing S pumps with three new 5,000 gpm pumps and installation of two new 5,000 gpm pumps at S Station.

4.2 Capacity Evaluation of Existing and Planned Infrastructure

The following additional capacity related CIP projects are planned for Texas Hill Zone to accommodate future growth:

- **Supply**
  - Construction of 9,550 gpm of additional wells at S Station or other supplies to Texas Hill Zone.
- **Storage**
  - Construction of a new 1-MG ground storage tank at S Station.
  - Construction of a new 2-MG elevated storage tank along FM812.

Two capacity evaluations were completed including existing infrastructure and all the planned projects in place.

4.2.1 Capacity Evaluation with Previously Committed Developments

Table 4-3 shows the future capacities for Texas Hill Zone with the planned projects in place. The evaluation was performed for existing connections plus LUEs associated with previously committed development requests and the proposed development.

Table 4-3: TCEQ Capacity Evaluation of Existing and Planned Infrastructure

			Existing + Previously Committed		Existing + Previously Committed + Development	
Parameter	**Capacity**	**Requirement**	**Connections**	**Capacity per Connection**	**Connections**	**Capacity per Connection**
Supply	18,350 gpm	0.6 gpm/conn	20,559	0.89 gpm/conn	21,392	0.86 gpm/conn
Total Storage	6,396,000 gal	200 gal/conn	13,268	482 gal/conn	14,101	454 gal/conn
Elevated Storage	3,700,000 gal	100 gal/conn	13,268	279 gal/conn	14,101	262 gal/conn
Firm Pumping	26,900 gpm	0.6 gpm/conn	21,702	1.24 gpm/conn	22,535	1.19 gpm/conn

With all the planned projects in place, supply, total storage, elevated storage, and pumping capacity for Texas Hill Zone will remain above the TCEQ requirements.

4.2.2 Capacity Evaluation with Previously Committed Developments and Projected Growth

Table 4-4 shows the future capacities for Texas Hill Zone with the planned projects in place. The evaluation was performed for existing connections plus LUEs associated with previously committed development requests, projected zone growth, and the proposed development.

Table 4-4: TCEQ Capacity Evaluation of Existing and Planned Infrastructure

			Existing + Previously Committed + Projected Growth		Existing + Previously Committed + Projected Growth + Development	
Parameter	**Capacity**	**Requirement**	**Connections**	**Capacity per Connection**	**Connections**	**Capacity per Connection**
Supply	18,350 gpm	0.6 gpm/conn	22,964	0.8 gpm/conn	23,797	0.77 gpm/conn
Total Storage	6,396,000 gal	200 gal/conn	15,606	410 gal/conn	16,439	389 gal/conn
Elevated Storage	3,700,000 gal	100 gal/conn	15,606	237 gal/conn	16,439	225 gal/conn
Firm Pumping	26,900 gpm	0.6 gpm/conn	24,350	1.1 gpm/conn	25,183	1.07 gpm/conn

With all the planned projects in place, supply, total storage, elevated storage and pumping capacity for Texas Hill Zone will remain above the TCEQ requirements.

5.0 Conclusion

Key findings of the feasibility study are listed below. Please note that these results apply to the development and immediate vicinity only.

The existing infrastructure is not adequate to convey existing demands plus demands associated with the development, while meeting all pressure and velocity requirements.

- Water pipeline improvements are required.
- Capacity improvements to meet TCEQ capacity requirements are required.

Service to the development is contingent upon the completion of the improvements listed in Table 5-1 and Table 5-2.

Table 5-1: Improvements Required for Hydraulic Operation

Pipeline Improvements	Facility Improvements
Construction of 25,730 LF of 48-inch water line from S Station to HWY 21. (1) Construction of approximately 41,100 LF of 24-inch pipe from Pershing Blvd to FM 969 with a bore under the Colorado River. (1) Construction of 53,770 LF of 18-inch water line along HWY 71. (1)(3)	Construction of the proposed 3,000-gpm (aggregate) Boatright, Pacheco, and Lower Red Rock Rd Wells. (1) Installation of a flow control valve along FM 969 downstream of CS-3 to deliver supply from Camp Swift Zone to Weaver Zone. (1) Construction of 3,100 gpm of additional wells at Camp Swift Station. (1) Replacement of the existing S pumps with three new 5,000 gpm pumps and installation of two new 5,000 gpm pumps at S Station. (1) Replacement of four of the existing Camp Swift pumps with new 2,000-gpm pumps. (1)
(1) Aqua CIP Project. (2) Aqua will upsize to a 24-inch as a part of existing CIP Project.	

Table 5-2: Capacity Improvements Required for TCEQ Compliance

Supply	Storage	Pumping
Construction of the proposed 3,000-gpm (aggregate) Boatright, Pacheco, and Lower Red Rock Rd Wells. (1) Construction of a minimum of 150 gpm of additional wells at S Station or other supplies to Texas Hill Zone. (1)	-	Replacement of the existing S pumps with three new 5,000 gpm pumps and installation of two new 5,000 gpm pumps at S Station. (1)
(1) Aqua Capital Improvement Plan (CIP) Project.		

Additional capacity-related projects are required to accommodate projected zone growth (see Table 5-3).

Table 5-3: Capacity Improvements Required for TCEQ Compliance Considering Future Growth

Full Development + Previously Committed Developments			Full Development + Previously Committed Developments + Projected Growth		
Supply	**Storage**	**Pumping**	**Supply**	**Storage**	**Pumping**
Construction of 4,050 gpm of additional wells at S Station or other supplies to Texas Hill Zone.	-	-	Construction of 5,800 gpm of additional wells at S Station or other supplies to Texas Hill Zone.	Construction of a new 1-MG ground storage tank at S Station. Construction of a new 2-MG elevated storage tank along FM812.	-

The following water line CIP projects are required to accommodate future growth:

- TH-4: Construction of 43,950 LF of 24-inch water line along HWY 21 to the proposed Marrs EST.
- TH-5: Construction of 5,820 LF of 24-inch water line along Saint Mary's Rd.

Thank you,

Michelle Dutt, PE
Yushi Yasuda, EIT
GARVER