Resolution #26.11.12
A RESOLUTION OF THE BOARD OF DIRECTORS
OF AQUA WATER SUPPLY CORPORATION
RECOGNIZING THE FEASIBILITY OF PROVIDING WATER SERVICE TO
569 Waugh Way

Whereas, Angel Navarrete ("Developer") submitted a request for a Feasibility Study for a subdivision located in Bastrop County and has paid the appropriate fee pursuant to the Rules and Regulations Concerning Aqua's Service to Subdivisions;

Whereas, Developer desires to obtain domestic water service for two (2) single family residential lots resulting from the subdivision;

Whereas, Developer desires to reserve water supply capacity for two (2) single family residential lots created within the boundaries of the proposed subdivision;

Whereas Aqua's engineer has reviewed the information submitted by the Developer and has determined that sufficient capacity exists in Aqua's System in accordance with the report attached as Exhibit A to this Resolution;

Whereas, the Board of Directors has reviewed the engineer's report and the information submitted by the Developer;

Whereas, the Board of Directors has determined that sufficient capacity exists in Aqua's System to provide service as requested for up to two (2) single family residential lots created within the boundaries of the proposed subdivision in accordance with the engineer's report attached as Exhibit A to this Resolution, and

Whereas, the Board of Directors has determined that providing water service to the subdivision is feasible.

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 application by Angel Navarrete is approved and service may be provided to two (2) single family residential lots created within the boundaries of the proposed subdivision in accordance with the Rules and Regulations Concerning Aqua's Service to Subdivisions which is contained as Section 8 Water Service to Subdivisions to Aqua's Tariff which is on file with the Public Utility Commission of Texas.

3. This determination that providing water service to the proposed subdivision is feasible does not reserve capacity for use with the proposed subdivision. Uncommitted water supply capacity that exists in Aqua's System is available on a first come, first served basis and may be reserved only in accordance with the Rules and Regulations Concerning Aqua's Service to Subdivisions, which require the Developer to pay a $600 per requested LUE capacity reservation fee.

4. To proceed with development of a Non-Standard Service Agreement (NSSA), the Developer is required to pay Aqua WSC a legal deposit of $1,000.00 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.

5. 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 AND APPROVED this 4th day of November 2026.

_____
David Glass, President

ATTEST:

_____
William F. Tomsu, Secretary/Treasurer

AQUA
Water Supply Corporation
Safe • Reliable • Sustainable

September 18, 2026

RE: Request for Water Feasibility Study
569 Waugh Way

Zone:	*4*
Type of Service:	*Retail Service*
Applicant:	*Angel Navarrete*
LUE Count:	*2*
Fire Flow Requested:	*none*
Irrigation Requested:	*none*

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located at *569 Waugh Way* in *Bastrop*, 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 retail service the development will be served by *individual meters*. If the applicant chooses to proceed, Aqua WSC will provide a construction cost estimate for inclusion in an Agreement to Reserve Capacity.

Estimated Fees Due Upon Agreement Execution

All fees listed below, plus construction costs (TBD), are due at the time the Agreement to Construct Facilities and Reserve Capacity is executed. A description of all fees can be found in Aqua WSC Tariff.

Capacity Reservation Fee ($600 × *2* LUEs)	$1,200
Legal Fee (Deposit)	$1,000
TOTAL AQUA WSC FEES	$ 2200
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 Agreement to Reserve Capacity is executed.

Please note that the table above reflects the estimated cost to enter into an agreement with Aqua WSC to create a compliant subdivision for which water service is available. This table does not include fees or meter costs applicable to each lot created by the subdivision. Resulting lot owners will separately enter into a water service agreement with Aqua WSC and pay the applicable fees.

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. [If within habitat: Development of these lots should conform to the Lost Pines HCP, and construction of any infrastructure by Aqua WSC shall conform to Aqua WSC's Habitat Conservation Plan and Incidental Take Permit.]
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 would like to move forward with presenting the feasibility study to Aqua WSC's Board of Directors and receiving a board resolution, please let me know. Any changes to the study will require a new application and fee.

If you have any questions, please do not hesitate to contact me.

Thank you,

Emily Allen
Development Services Manager
512-304-0370 | eallen@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.*

Water Supply Corporation

415 Old Austin Hwy.
Drawer P
Bastrop, TX 78602
512-303-3943
www.aquawsc.com

FEASIBILITY STUDY
569 Waugh Way
September 15th, 2026

Aqua WSC has reviewed the application by Angel Navarrete on 08/28/2026 to determine if adequate water capacity is available to serve the above proposed development without adversely impacting Aqua's system, or if additional infrastructure improvements are required. The review is based on TCEQ rules and regulations and AWWA standards. The property is completely within the Aqua WSC certificated service area as per CCN No. 10294 on file with the Public Utility Commission of Texas.

Property Description

Address	569 WAUGH WAY BASTROP,TX 78602
County	Bastrop
]Property ID	85292[Lot 1] & 8740663 [Lot 2]
Acreage	2.5120 [Lot 1] ac & 2.1520 [Lot 2]
Owned by	NAVARRETE, ANGEL & JAZMIN NAVARRETE [Lot 1] RODRIGUEZ, ANGELICA NAVARRETE & BRENDA LILIANA NAVARRETE [Lot 2]

Mapping

Aqua Zone	4
Aqua Pressure Plane	Camp Swift
Approx maximum property elevation	443 feet above MSL

Proposed Water Use

Type of development	Residential
Type of service	Retail
Existing meters	None
Number of lots	2
Requested Living Unit Equivalents (LUEs)	2
Requested Fire Flow:	none

Aqua WSC has an existing 4-inch water line along the same side of Waugh Way. To provide service to the proposed development, one dual residential meter box set with traffic rated boxes will need to be installed. [The study was run for 2 LUEs, and capacity must be reserved for 2 lots to bring the subdivided properties into compliance with Aqua's Tariff.]

A hydraulic simulation of the existing Aqua WSC water system under peak-day conditions showed that, with the demand for the proposed development included, residual dynamic pressure will remain above the minimum required by the Texas Commission on Environmental Quality. No system improvements are recommended to provide service.

Ethan Porter
Civil Engineer



Proposed service connection