Resolution #26.11.13
A RESOLUTION OF THE BOARD OF THE DIRECTORS
OF AQUA WATER SUPPLY CORPORATION
APPROVING COMMERCIAL WATER SERVICE TO
FM 1704 Convenience Mart

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, Christopher Gutierrez ("Developer") has requested large volume water service with Aqua in order to serve an approximate 2 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 Convenience Store 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 Convenience Store.

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 Christopher Gutierrez.

3. The Board of Directors hereby requires the payment by Christopher Gutierrez 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 $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.

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 22, 2026

RE: Request for Water Feasibility Study
FM 1704 Convenience Mart

Zone:	3
Type of Service:	Commercial Service
Applicant:	Christopher Gutierrez
LUE Count:	1
Fire Flow Requested:	N/A

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located at 2418 FM 1704, Elgin, 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

Aqua WSC has an existing 3-inch water line along the same side of FM 1704. To provide service to the proposed development, no hydraulic improvements are required. An RPZ must be installed on the existing water meter, and encasement of existing Aqua WSC facilities may be required.

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Water Supply Corporation
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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.

System Development Fee ($8,400 × 1 LUE)	$8,400
Capacity Reservation Fee ($600 × 1 LUE)	$600
Membership Fee ($100 × 1 connection)	$100
Backflow Prevention / Cross-Connection Permit Fee ($25 × 1 connection)	$25
Legal Fee (Deposit)	$1,000
TOTAL AQUA WSC FEES	$10,125
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.

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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 along the frontage of 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.

PLEASE NOTE: Meters must sit on the property they serve. This lot configuration will require combining the properties for this development. Please coordinate with Bastrop County to initiate platting.

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,

Ashley Abshier
Development Services Administrator
512-581-3115 | aabshier@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
FM 1704 Convenience Mart
October 20th, 2026

Aqua WSC has reviewed the application by Christopher Gutierrez 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	2418 FM 1704, Elgin, TX
County	Bastrop
Property ID	73531 & 68630
Acreage	2 ac
Owned by	CHURCH OF GOD COON NECK COMM CHURCH, COON NECK CHURCH

Mapping

Aqua Zone	3
Aqua Pressure Plane	County Line
Approx maximum property elevation	482 feet above MSL

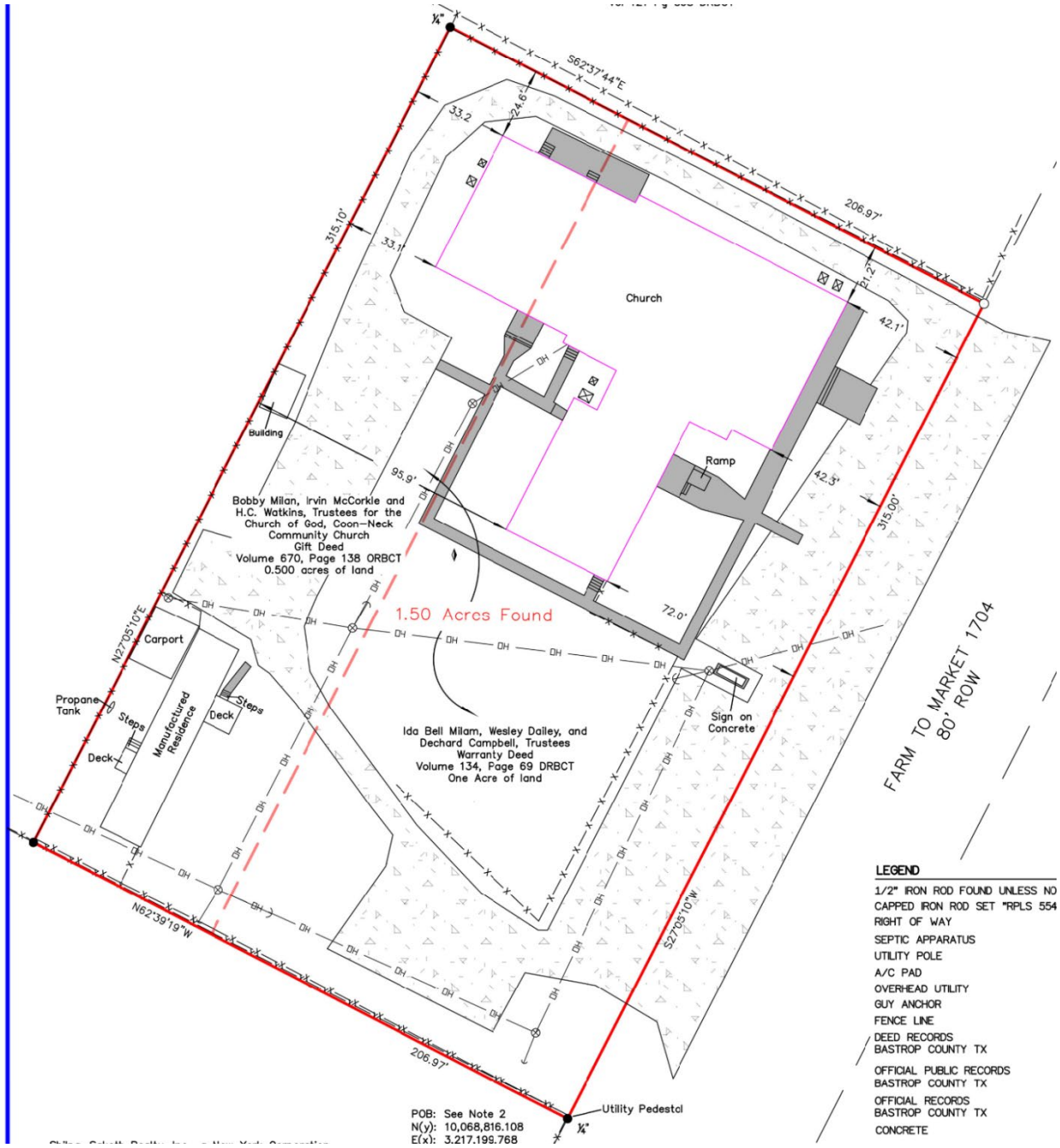
Proposed Water Use

Type of development	Commercial
Type of service	Commercial
Existing meters	1 (5/8")
Number of lots	2
Requested Living Unit Equivalents (LUEs)	1
Requested Fire Flow:	none

Aqua WSC has an existing 3-inch water line along the same side of FM 1704. To provide service to the proposed development, no hydraulic improvements are required. An RPZ must be installed on the existing water meter, and encasement of existing Aqua WSC facilities may be required.

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



Excerpt from concept plan



Proposed service connection