Resolution #26.11.14
A RESOLUTION OF THE BOARD OF THE DIRECTORS
OF AQUA WATER SUPPLY CORPORATION
APPROVING COMMERCIAL WATER SERVICE TO
FM 969 Retail Center

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, Paulina Reyes ("Developer") has requested large volume water service with Aqua in order to serve an approximate 11 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 Paulina Reyes.

3. The Board of Directors hereby requires the payment by Paulina Reyes 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 $2,000.00 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 21, 2026

RE: Request for Water Feasibility Study
FM 969 Retail Center

Zone:	2
Type of Service:	Commercial Service
Applicant:	Paulina Reyes
LUE Count:	10
Fire Flow Requested:	1,500 gpm for 2 hours

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located along FM 969 (Parcel ID 30094), 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

The existing infrastructure is adequate to convey existing peak hour demands, plus the developments peak hour demands, and can also convey the fire flow evaluated.

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 5-1 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.

AQUA
Water Supply Corporation
Safe • Reliable • Sustainable

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 × 10 LUEs)	$84,000
Capacity Reservation Fee ($600 × 10 LUEs)	$6,000
Membership Fee ($100 × 2 connections)	$200
Backflow Prevention / Cross-Connection Permit Fee ($25 × 2 connections)	$50
Legal Fee (Deposit)	$2,000
TOTAL AQUA WSC FEES	$92,250
Construction Costs	$211,483

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 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,

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.*

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

TEL 512.485.0009
FAX 512.485.0010

FEASIBILITY STUDY REPORT

Date: October 20, 2026

To: Aqua Water Supply Corporation

Attn: Paulina Reyes

From: Daniela Hernandez, 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 Paulina Reyes' (developer) request for feasibility study. The proposed FM 969 Retail Center (development) is located along FM 969 in Bastrop, TX. The development will connect to the existing 24-inch water line along FM 969 in the Weaver Zone, shown in Figure 1-1. Additional information about the development is listed in Table 1-1.

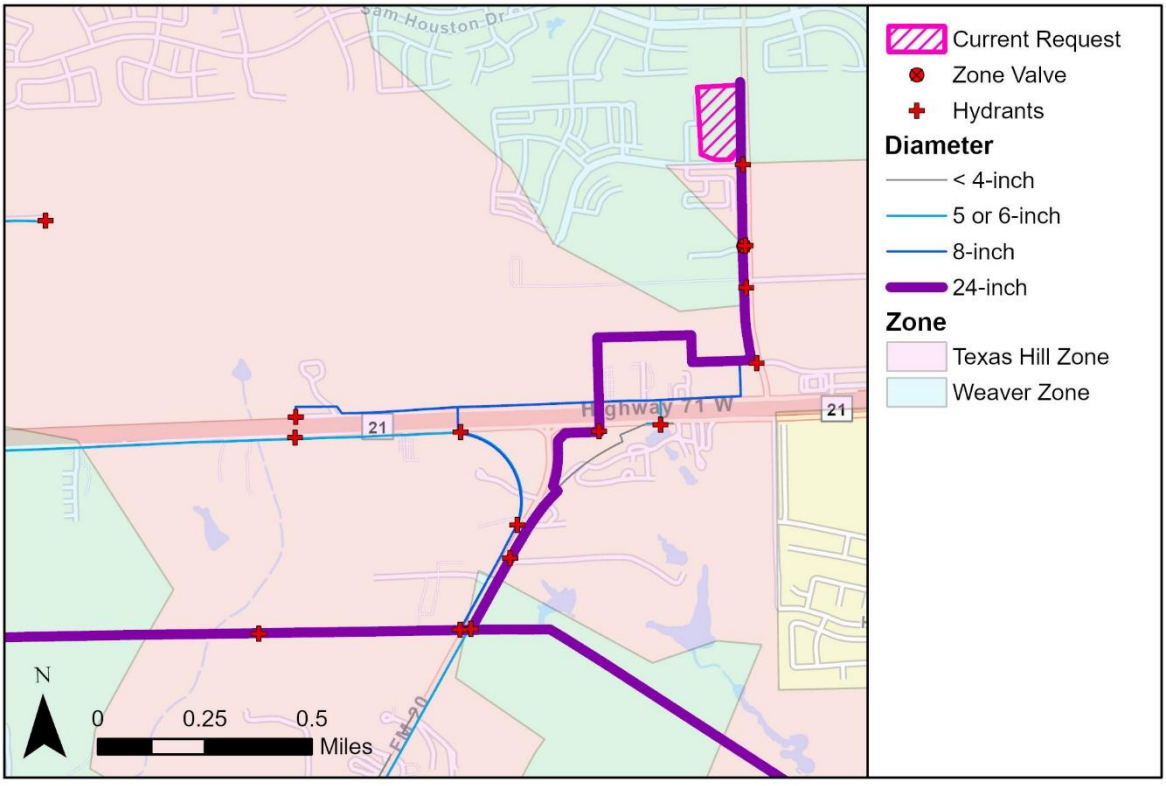


Figure 1-1: Location Map

Table 1-1: Development Information

Developer	Development	Address	Parcel Number(s)	Area (acres)	
Paulina Reyes	FM 969 Retail Center	FM 969, Bastrop, TX 78602	30094	11	420

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 Flow Evaluated
4 gpm	6 gpm	1,500 gpm

- 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 fire flow simulation was performed to evaluate the system's ability to meet the fire flow listed in Table 2-1 while maintaining at least 20 psi at all service locations per TCEQ requirements and pipe velocities less than 10 ft/s as recommended by AWWA under emergency conditions.

3.0 Water Line Evaluations1

The scenarios listed below were evaluated in the hydraulic model.

- **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 – 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.

The results for each scenario in the immediate vicinity of the development are listed in Table 3-1.

Table 3-1: Model Results

Scenario	Peak Hour Scenario		Fire Flow Scenario	
	Peak Hour Velocity (ft/s)	Peak Hour Pressure (psi)	Max Velocity (ft/s)	Min Pressure (psi)
1 – Existing	0.6	53	n/a	n/a
2 – Development	0.7	53	1.4	50
3 – Future	1.2	53	1.2	53

The existing infrastructure is adequate to convey existing peak hour demands plus peak hour demands associated with the development. Peak hour pressures at the development remain above 35 psi. Peak hour velocities are less than 5 ft/s (see Figure 3-1).

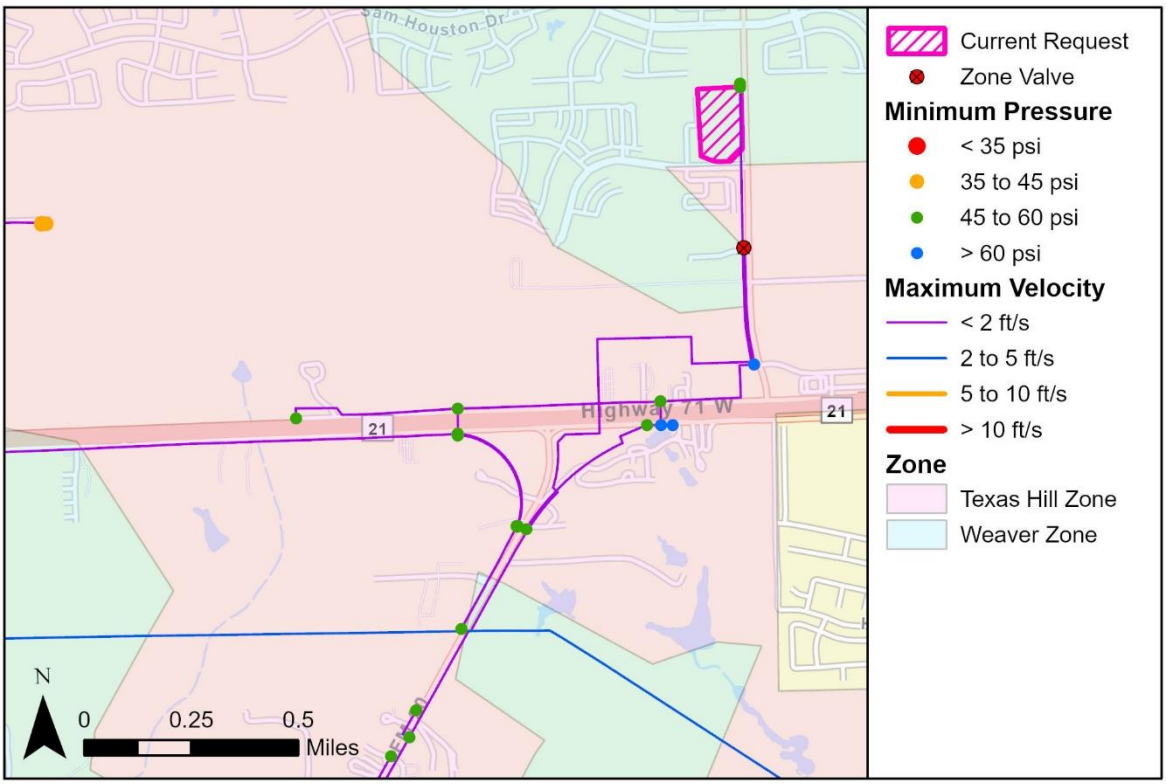


Figure 3-1. Scenario 2 (Development) Peak Hour Pressure and Velocity

The existing infrastructure can also convey the fire flow evaluated while maintaining pressures of at least 20 psi and velocities less than 10 ft/s (see Figure 3-2). No water line improvements are required.

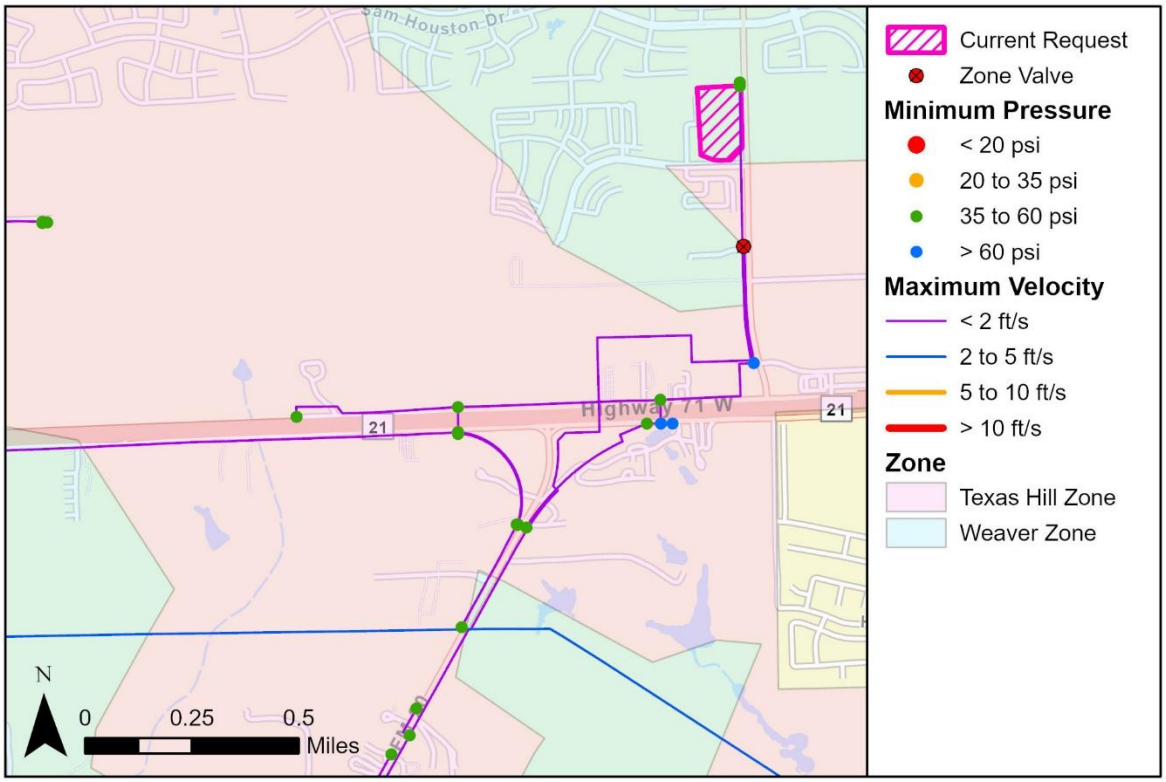


Figure 3-2: Scenario 2 (Development) – Pressure and Velocity at Fire Flow Evaluated

Elevated storage within Weaver Zone is sufficient to supply maximum day demands associated with the development and the fire flow evaluated for two hours. The fire event was modeled between 12 pm and 2 pm. During the fire the level in Weaver Elevated Storage Tank drops to 7 feet but is able to recover (see Figure 3-3).

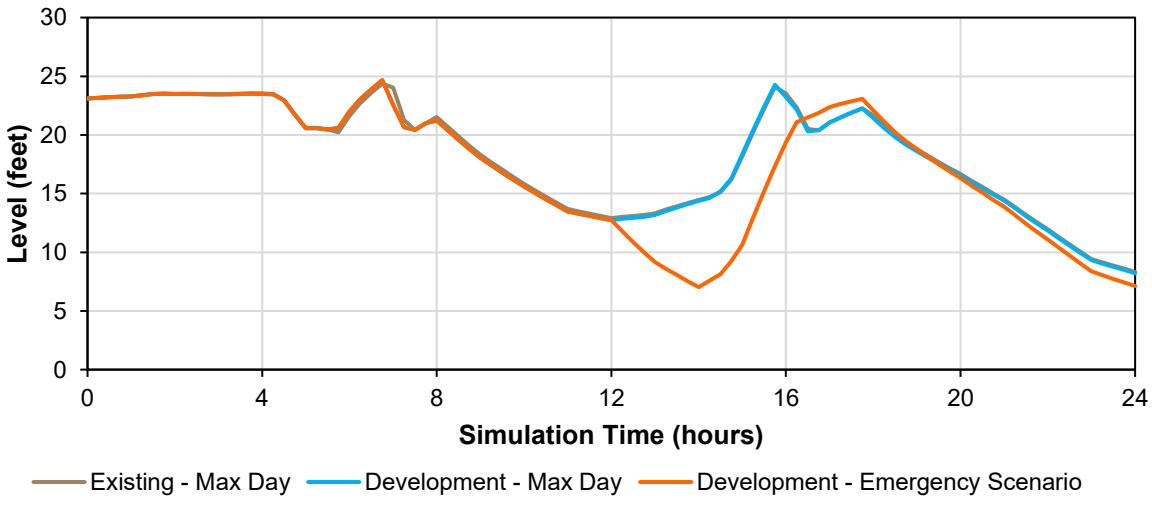


Figure 3-3: Weaver Elevated Storage Tank Levels

Additional water line projects are planned for Weaver Zone as part of Aqua's Capital Improvement Plan (CIP). The following water line CIP projects are required to accommodate future growth (see Figure 3-4):

- CS-3: Construction of approximately 41,100 LF of 24-inch pipe from Pershing Blvd to FM 969 with a bore under the Colorado River.

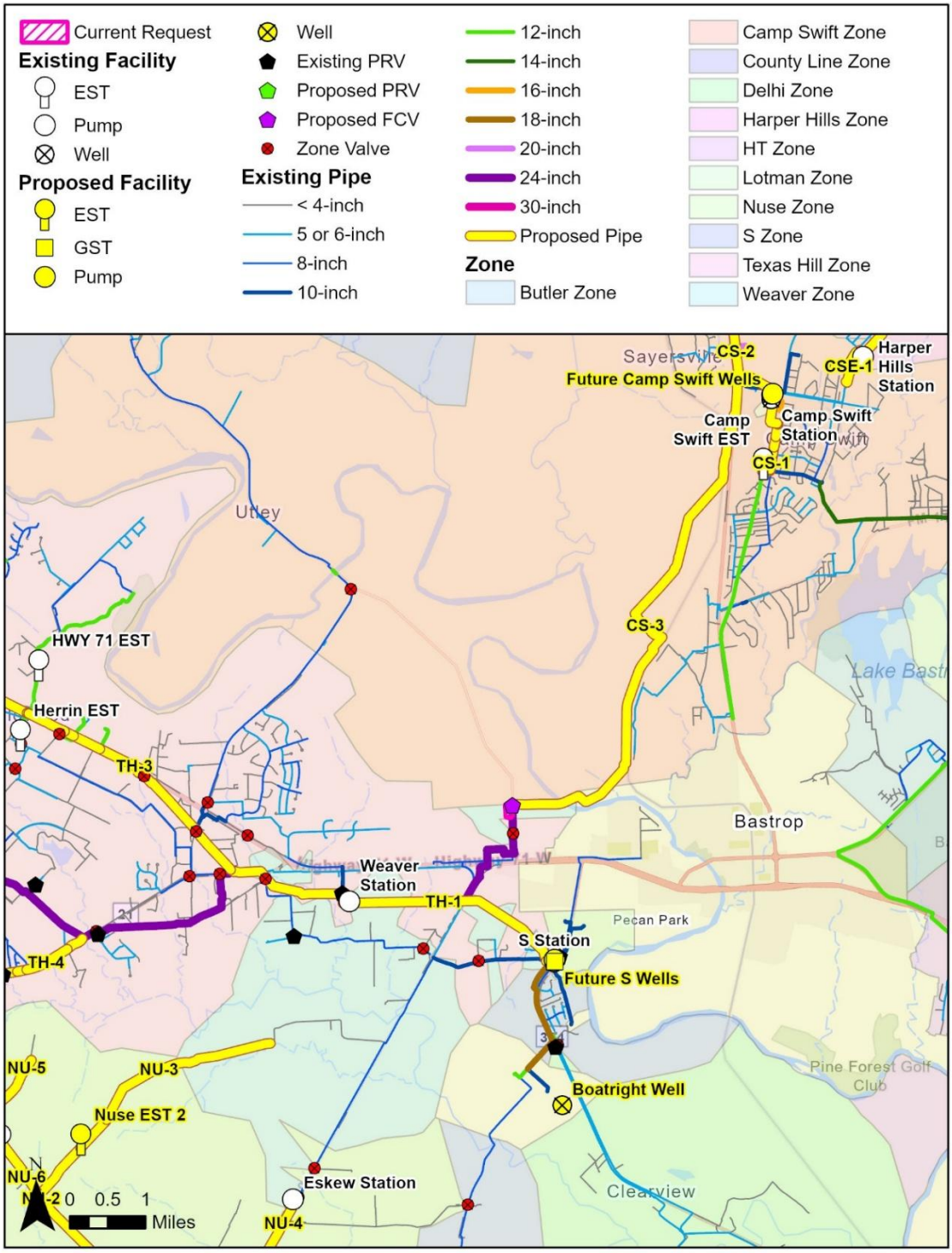


Figure 3-4: Future System Map

4.0 Capacity Evaluations

The existing and planned supply, storage, and pumping capacity for Weaver 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 (10 LUEs).

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	13,814	0.39 gpm/conn
Total Storage	2,196,000 gal	200 gal/conn	721	3,046 gal/conn	731	3,004 gal/conn
Elevated Storage	500,000 gal	100 gal/conn	721	693 gal/conn	731	684 gal/conn
Firm Pumping	7,302 gpm	0.6 gpm/conn	14,433	0.51 gpm/conn	14,443	0.51 gpm/conn

Total and elevated storage for Weaver Zone are above the TCEQ requirements, whereas supply and pumping capacity for Weaver Zone are below the TCEQ requirements. The projects listed below are planned as part of Aqua's CIP to bring Weaver 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 a minimum of 3,000 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 Butler Zone.
- **Pumping**
  - Replacement of four of the existing Camp Swift pumps with new 2,000-gpm pumps.
- **Water Lines**
  - 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 CIP project CS-3.
    - Water line is required to convey supply from Camp Swift to Weaver Zone.

4.2 Capacity Evaluation of Existing and Planned Infrastructure

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

- **Supply**
  - Construction of 100 gpm of additional wells at Camp Swift Station.

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 Weaver 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	8,550 gpm	0.6 gpm/conn	9,353	0.91 gpm/conn	9,363	0.91 gpm/conn
Total Storage	500,000 gal	200 gal/conn	770	649 gal/conn	780	641 gal/conn
Elevated Storage	500,000 gal	100 gal/conn	770	649 gal/conn	780	641 gal/conn
Firm Pumping	10,000 gpm	0.6 gpm/conn	11,323	0.88 gpm/conn	11,333	0.88 gpm/conn

With all the planned projects in place, supply, total storage, elevated storage, and pumping capacity for Weaver 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 Weaver 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	8,550 gpm	0.6 gpm/conn	11,426	0.75 gpm/conn	11,436	0.75 gpm/conn
Total Storage	500,000 gal	200 gal/conn	770	649 gal/conn	780	641 gal/conn
Elevated Storage	500,000 gal	100 gal/conn	770	649 gal/conn	780	641 gal/conn
Firm Pumping	10,000 gpm	0.6 gpm/conn	13,536	0.74 gpm/conn	13,546	0.74 gpm/conn

With all the planned projects in place, supply, total storage, elevated storage and pumping capacity for Weaver 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 adequate to convey existing peak hour demands plus peak hour demands associated with the development while maintaining pressures above 35 psi and velocities less than 5 ft/s.
- The existing infrastructure can also convey the fire flow evaluated while maintaining pressures of at least 20 psi and velocities less than 10 ft/s.
- System capacity improvements are required to meet TCEQ capacity requirements.

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

Table 5-1: System Capacity Improvements Required for TCEQ Compliance

Supply	Storage	Pumping	Water Lines
Construction of 3,000 gpm of additional wells at Camp Swift Station. (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)	-	Replacement of four of the existing Camp Swift pumps with new 2,000-gpm pumps. (1)	CS-3: Construction of approximately 41,100 LF of 24-inch pipe from Pershing Blvd to FM 969 with a bore under the Colorado River. (1) (2)
(1) Aqua Capital Improvement Project (CIP). (2) Water line CIP is required to convey supply from Camp Swift to Weaver Zone.			

Additional capacity-related projects are required to accommodate projected zone growth (see Table 5-2).

Table 5-2: 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 2,600 gpm of additional wells at Camp Swift Station.	-	-

Thank you,

Daniela Hernandez, PE
Yushi Yasuda, EIT
GARVER