Resolution #26.11.16
A RESOLUTION OF THE BOARD OF THE DIRECTORS
OF AQUA WATER SUPPLY CORPORATION
APPROVING WHOLESALE SERVICE TO
Silverleaf Phase 2

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, Xavier Garza ("Developer") has requested wholesale water service with Aqua in order to serve an approximate55 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 wholesale 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 wholesale 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 Xavier Garza.

3. The Board of Directors hereby requires the payment by Xavier Garza 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 13, 2026

RE: Request for Water Feasibility Study
Silverleaf Phase 2

The

Zone:	2
Type of Service:	*Wholesale Service*
Applicant:	*Xavier Garza*
LUE Count:	Scenario 1) 300; Scenario 2) 427

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located at 2729 Hwy 71 in Bastrop County, Texas. This letter summarizes the key findings and the required improvements identified by our engineers to assist you in determining how you would like to proceed.

Service Agreement Type

Based on the request for wholesale 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 Wholesale 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.

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 Wholesale Water Service Agreement is executed. A description of all fees can be found in Aqua WSC Tariff.

System Development Fee ($7560 x 127 LUEs)	*$960,120*
Capacity Reservation Fee ($600 × 127 LUEs)	*$76,200*
Membership Fee ($100 × 1 connection)	*$100*
Legal Fee (Deposit)	$5,000
TOTAL AQUA WSC FEES	*$1,041,420*
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 Wholesale Water Service Agreement is executed.

Conditions and Requirements

The following conditions apply to this Feasibility Study and any resulting non-standard 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 study will require a new application and fee.

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

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
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FEASIBILITY STUDY REPORT

Date: October 5, 2026

To: Aqua Water Supply Corporation

Attn: Xavier Garza

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 Xavier Garza's (developer) request for feasibility study. The proposed Silverleaf Phase 2 (development) is located at 2729 Hwy 71 in Cedar Creek, TX (see Figure 1-1). The development will connect to a proposed approach main extending from the existing 10-inch water line along CR 214, within the Texas Hill Zone, to serve both Phases of the development. Additional information about the development is listed in Table 1-1.

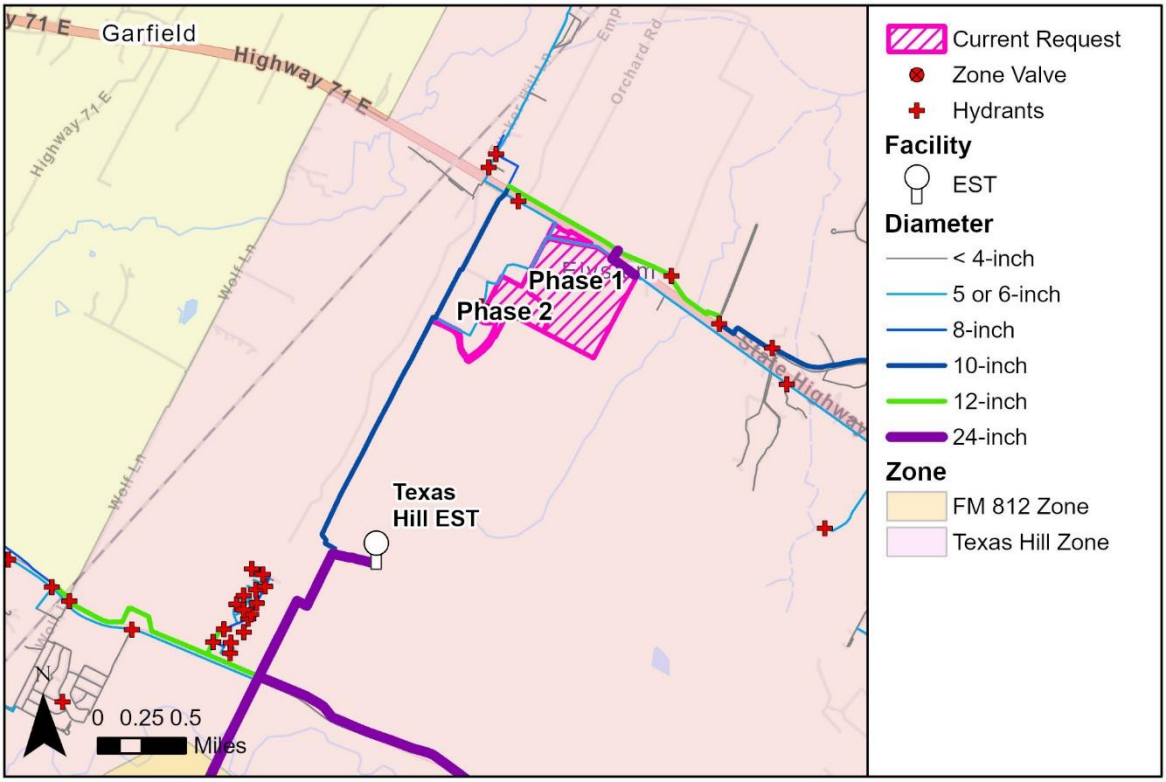


Figure 1-1: Location Map

Table 1-1: Development Information

Developer	Development	Address	Parcel Number(s)	Area (acres)	LUEs Requested	Point of Connection Elevation (feet)
Xavier Garza	Silverleaf Phase 2	2729 Hwy 71, Cedar Creek, TX 78612	25405 47546 47547 109133 117926	55	See Table 2-1	495

The Texas Commission on Environmental Quality (TCEQ) requires minimum waterline sizes for domestic flows based on the number of connections per §290.44(c) (see Table 1-2). Larger pipe sizes may be needed based on system hydraulics.

Table 1-2: Minimum Waterline Size Requirement

Number of Connections	Minimum Waterline Size (inch)
Greater than 250	8 or larger

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 constant demand of 0.6 gpm per living unit equivalent (LUE) (see Table 2-1).

Table 2-1: Water Demand Assumptions

Phase	LUEs	Total LUEs Evaluated	Total Demand Evaluated
1	300	300	180 gpm
2	127	427	256 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.

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 Phase 1:**
    - Existing demands and demands associated with Phase 1 of the development as listed in Table 2-1
    - Existing infrastructure
- **Scenario 3 – Development Phase 2:**
    - Existing demands and demands associated with Phase 1 and 2 of the development as listed in Table 2-1
    - Existing infrastructure
- **Scenario 4 – Future:**
    - Existing demands, demands associated with Phase 1 and 2 of the 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)
1 – Existing(1)	1.1	76
2 – Development Phase 1 (2)	2.3	72
3 – Development Phase 1 and 2 (2)	2.4	71
4 – Future (2)	2.4	73
(1) Results are recorded along the existing 6-inch water line at the West point of delivery (2) Results are recorded along the proposed 12-inch approach main at the West point of delivery.		

Service to Phase 1 of the development was evaluated by connecting to the existing 6-inch water line located along the west side of the property. The existing infrastructure can convey existing demands plus demands associated with Phase 1 while maintaining the minimum pressure and velocity requirements. However, the existing 6-inch water line does not meet TCEQ minimum water line sizing requirements for the proposed number of LUEs to be served by Phase 1. Therefore, service to the development will require installation of a new approach main since Phase 1.

The following improvement is required to extend service to the development:

- Installation of approximately 300 LF of 12-inch water main from the existing 10-inch water main along CR 214 to the development property (see Figure 3-1).

The existing infrastructure and proposed approach main are adequate to convey existing demands plus demands associated with Phases 1 and 2 of the development, while maintaining 35 psi during peak hour conditions. Velocities are below 5 ft/s (see Figure 3-1 and Figure 3-2).

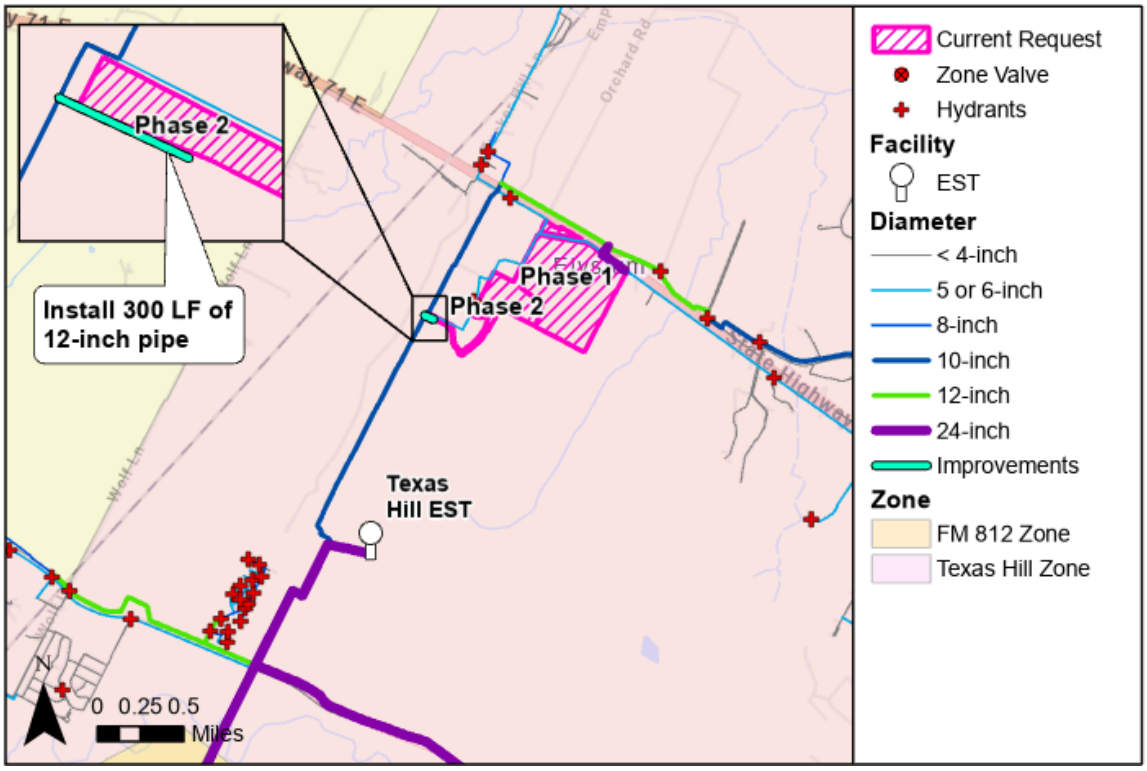


Figure 3-1: Recommended Approach Main

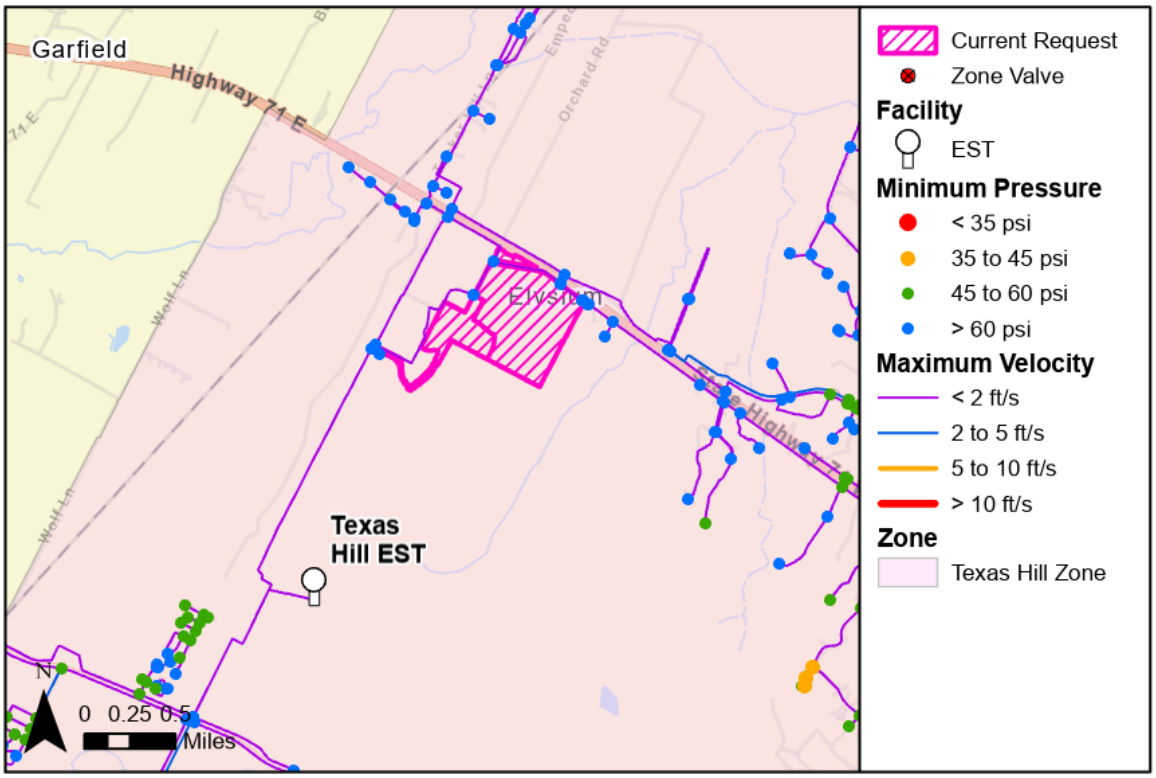


Figure 3-2: Development Phase 1- Pressure and Velocity

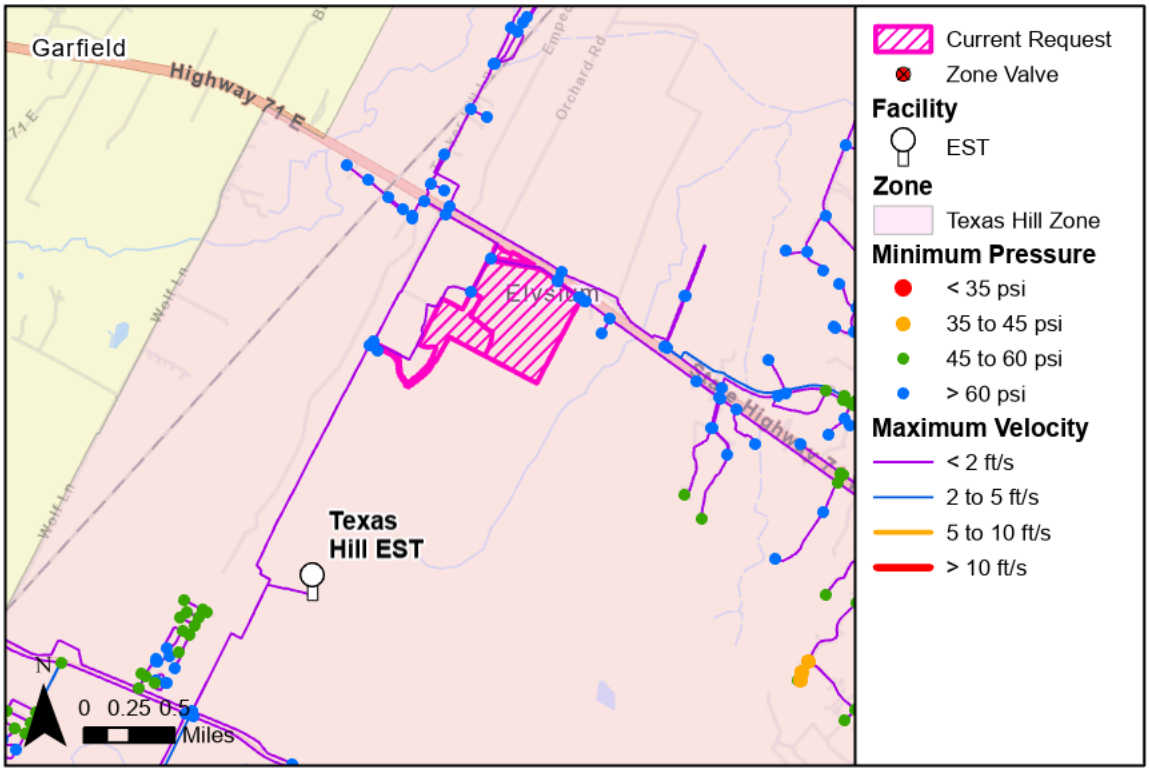


Figure 3-3: Development Phase 1 and 2 - Pressure and Velocity

Elevated storage within Texas Hill Zone is sufficient to supply all demands associated with Phases 1 and 2 of the development. The level in Texas Hill EST is minimally impacted (see Figure 3-4).

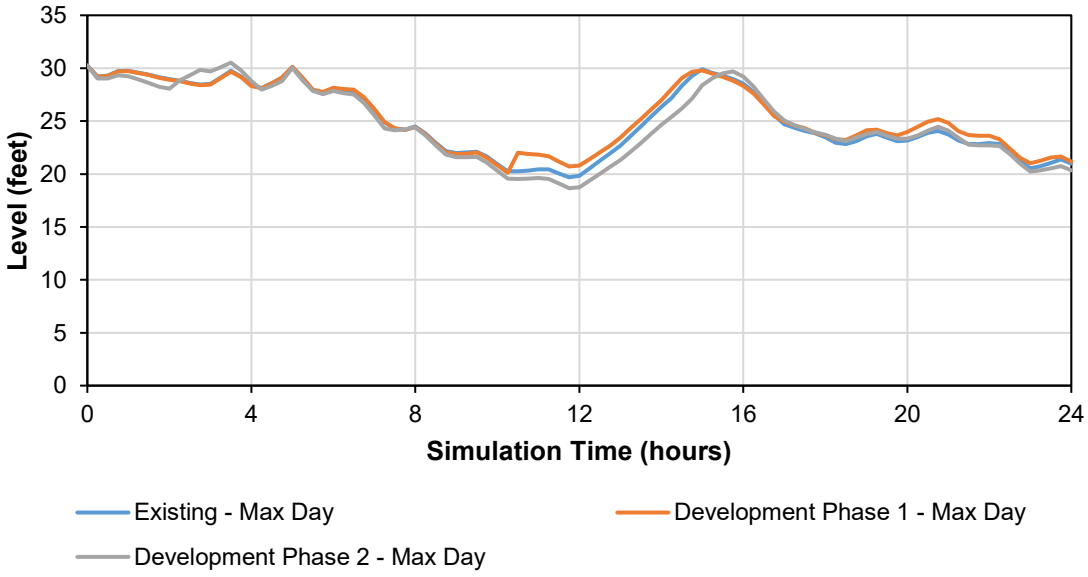


Figure 3-4: Texas Hill Elevated Storage Tank Levels

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 3-5):

- TH-1: Construction of 25,730 LF of 48-inch water line from S Station to HWY 21.
- 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.

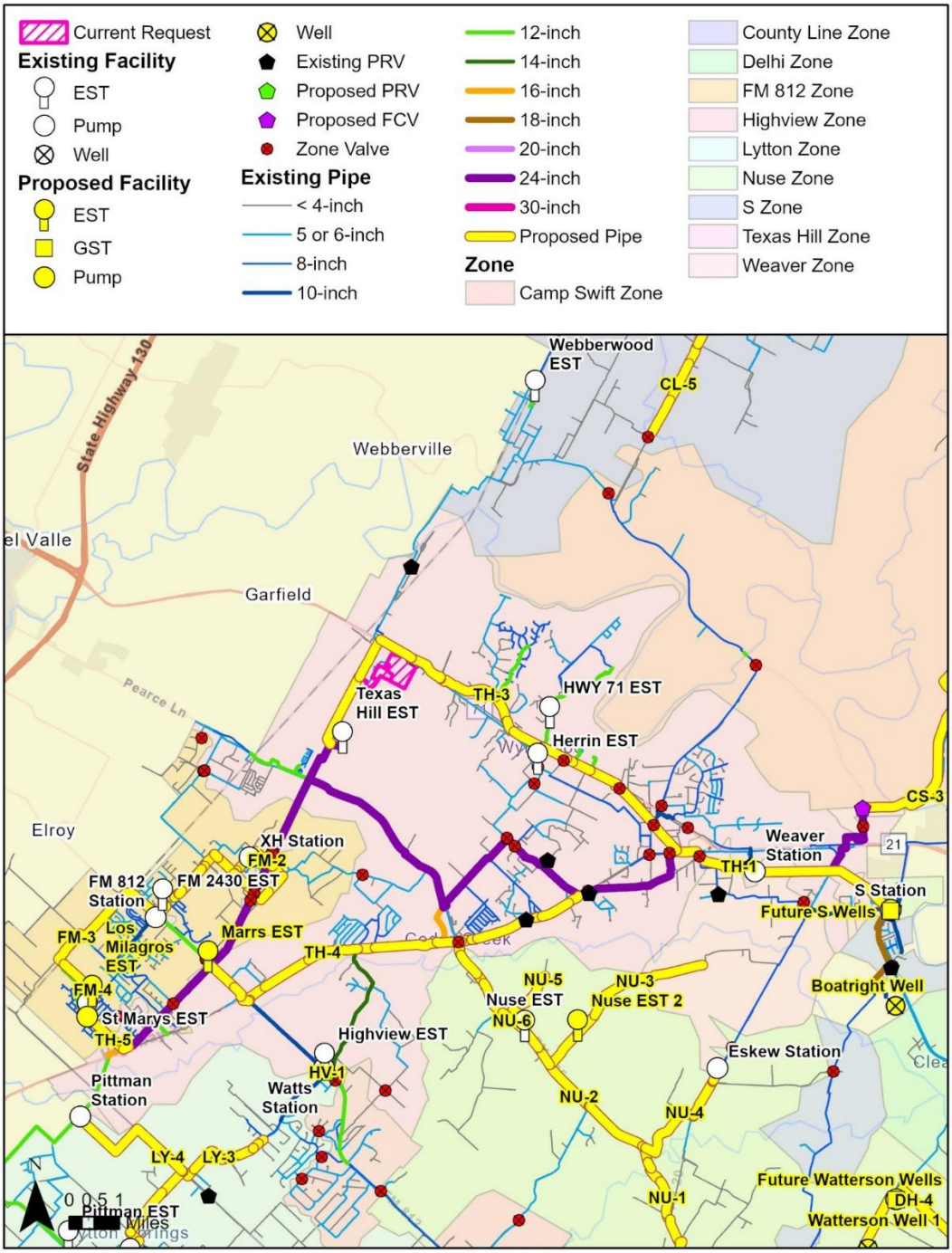


Figure 3-5: Future System Map

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 Phase 1 and 2 of the development.

Table 4-2: TCEQ Capacity Evaluation of Existing Infrastructure

			Existing		Existing and Development Phase 1 and 2	
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	14,231	0.38 gpm/conn
Total Storage	1,950,000 gal	200 gal/conn	7,345	265 gal/conn	7,772	251 gal/conn
Elevated Storage	1,950,000 gal	100 gal/conn	7,345	265 gal/conn	7,772	251 gal/conn
Firm Pumping	4,600 gpm	0.6 gpm/conn	12,898	0.36 gpm/conn	13,325	0.35 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 200 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 9,800 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. Phase 1 of the development is already committed and is included under the previously committed development requests category.

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

			Existing + Previously Committed		Existing + Previously Committed + Development Phase 2	
Parameter	**Capacity**	**Requirement**	**Connections**	**Capacity per Connection**	**Connections**	**Capacity per Connection**
Supply	18,350 gpm	0.6 gpm/conn	18,977	0.97 gpm/conn	19,104	0.96 gpm/conn
Total Storage	6,396,000 gal	200 gal/conn	11,690	547 gal/conn	11,817	541 gal/conn
Elevated Storage	3,700,000 gal	100 gal/conn	11,690	317 gal/conn	11,817	313 gal/conn
Firm Pumping	26,900 gpm	0.6 gpm/conn	20,098	1.34 pm/conn	20,225	1.33 pm/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 Phase 2	
Parameter	**Capacity**	**Requirement**	**Connections**	**Capacity per Connection**	**Connections**	**Capacity per Connection**
Supply	18,350 gpm	0.6 gpm/conn	25,794	0.71 gpm/conn	25,921	0.71 gpm/conn
Total Storage	6,396,000 gal	200 gal/conn	14,985	427 gal/conn	15,112	423 gal/conn
Elevated Storage	3,700,000 gal	100 gal/conn	14,985	247 gal/conn	15,112	245 gal/conn
Firm Pumping	26,900 gpm	0.6 gpm/conn	27,548	0.98 pm/conn	27,675	0.97 pm/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.
- Phase 1 of the development was initially evaluated by connecting to the existing 6-inch water line located along the west side of the property; however, the existing 6-inch water line does not meet TCEQ minimum sizing requirements for the proposed number of LUEs to be served by the development. Therefore, water line improvements are required since Phase 1.
- 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 and Table 5-2.

Table 5-1: Improvements Required for Hydraulic Operation

Phase	Pipeline Improvements (1)	Facility Improvements (1)
1	Installation of approximately 300 LF of 12-inch water main from the existing 10-inch water main along CR 214 to the development property.	-
2 (2)	-	-

(1) Improvements identified in each phase carry to all subsequent phases
(2) No additional pipeline improvements are needed for Phase 2.

Table 5-2: Capacity Improvements Required for TCEQ Compliance

Phase	Supply	Storage	Pumping
Phase 1 and 2	Construction of the proposed 3,000-gpm (aggregate) Boatright, Pacheco, and Lower Red Rock Rd Wells. (1) Construction of a minimum of 200 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 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

Phase 2 Development + Previously Committed Developments			Phase 2 Development + Previously Committed Developments + Projected Growth		
Supply	Storage	Pumping	Supply	Storage	Pumping
-	-	-	Construction of 6,800 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-1: Construction of 25,730 LF of 48-inch water line from S Station to HWY 21.
- 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.

Thank you,

Michelle Dutt, PE
Yushi Yasuda, EIT
GARVER