**Resolution #26.11.17**
**A RESOLUTION OF THE BOARD OF THE DIRECTORS OF AQUA WATER SUPPLY CORPORATION APPROVING COMMERCIAL WATER SERVICE TO Wild Roots Getaways & Gatherings**

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, Cezary Saxon ("Developer") has requested large volume water service with Aqua in order to serve an approximate 44 tract of land located in Caldwell 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 Cezary Saxon.

3. The Board of Directors hereby requires the payment by Cezary Saxon 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 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**
Wild Roots Getaways and Gatherings

| | |
|---|---|
| **Zone:** | 1 |
| **Type of Service:** | Commercial Service |
| **Applicant:** | Cezary Saxon |
| **LUE Count:** | 10 |
| **Fire Flow Requested:** | 0 |

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located at 10201 FM 86 in Caldwell 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.

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 CIP improvements. The summary includes only Aqua WSC projects, meaning projects that must be completed by Aqua WSC. Aqua WSC will be responsible for funding and completing these CIP 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. **The study was ran for 10 LUEs however you currently have 2 existing LUEs and will only be required to pay for the additional 8 LUEs.**

| | |
|---|---|
| System Development Fee ($8,400 × 8 LUEs) | $ 67,200 |
| Capacity Reservation Fee ($600 × 8 LUEs) | $ 608 |
| Membership Fee ($100 × 1 connection) | $ 100 |
| Backflow Prevention / Cross-Connection Permit Fee ($25 × 1 connection) | $ 25 |
| Legal Fee (Deposit) | $ 2,000 |
| **TOTAL AQUA WSC FEES** | $ 69,933 |
| 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 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,

**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 20, 2026

**To:** Aqua Water Supply Corporation

**Attn:** Cezary Saxon

**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 Cezary Saxon's (developer) request for feasibility study. The proposed Wild Roots Getaway and Gatherings (development) is located at 10201 FM 86 in Lockhart, TX. The development will connect to the existing 6-inch water line along FM 86 in the McMahan Zone, shown in Figure 1-1. Additional information about the development is listed in Table 1-1.

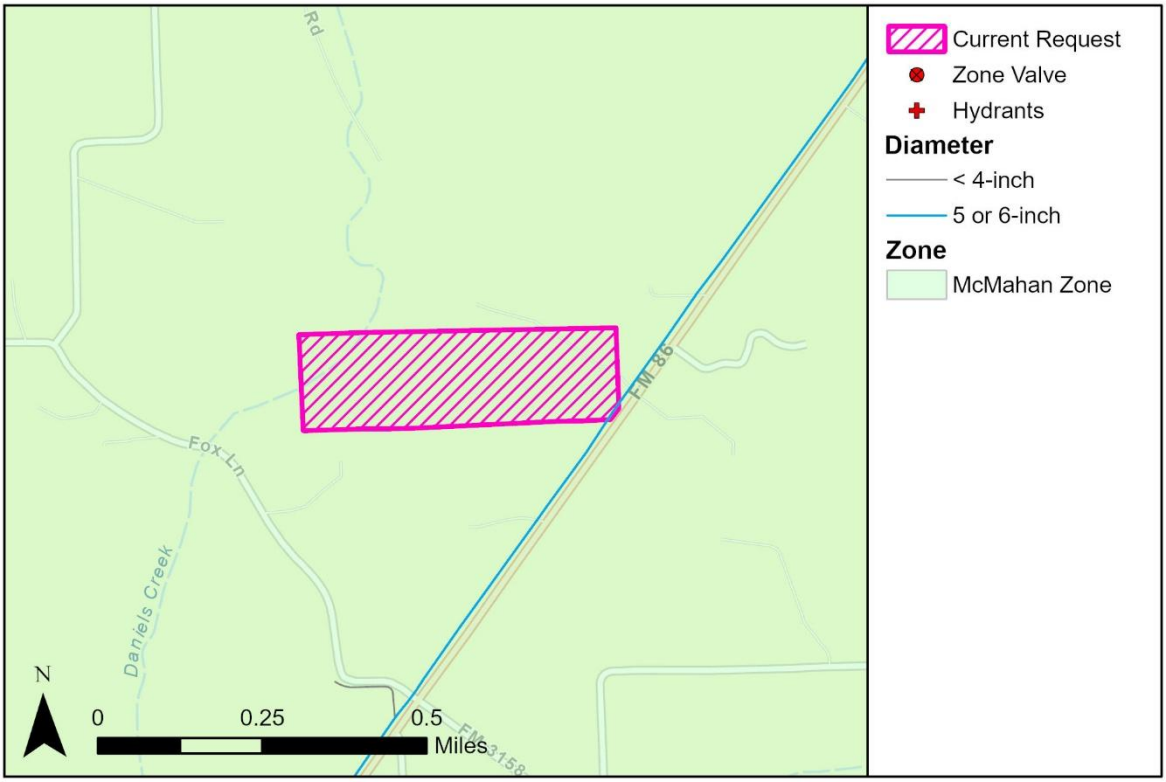



**Figure 1-1: Location Map**

**Table 1-1: Development Information**

| Developer | Development | Address | Parcel Number(s) | Area (acres) | Max Elevation (feet) |
|---|---|---|---|---|---|
| Cezary Saxon | Wild Roots Getaways and Gatherings | 10201 FM 86, Lockhart, TX 78644 | 14748 | 44 | 453 |

## 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 1.55 (see Table 2-1).

**Table 2-1: Water Demand Assumptions**

| Maximum Day Demand Evaluated | Peak Hour Demand Evaluated |
|---|---|
| 4 gpm | 6 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.
- An additional simulation was performed to evaluate the system's ability to provide 250 gpm for two hours while maintaining a minimum residual pressure of 20 psi at all modeled service locations and limiting pipe velocities to 10 ft/s under emergency conditions. The evaluation criteria reference TCEQ and AWWA guidance for minimum residual pressure and recommended maximum velocity during emergency conditions.

## 3.0 Water Line Evaluations

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 – 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.

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 | | Emergency Scenario | |
|---|---|---|---|---|
| | Peak Hour Velocity (ft/s) | Peak Hour Pressure (psi) | Max Velocity (ft/s) | Min Pressure (psi) |
| 1 – Existing | 0.1 | 70 | n/a | n/a |
| 2 – Development | 0.2 | 70 | 2.9 | 5 |
| 3 – Improvements | 0.2 | 70 | 2.9 | 40 |
| 4 – Future | 0.2 | 113 | 2.9 | 108 |

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).

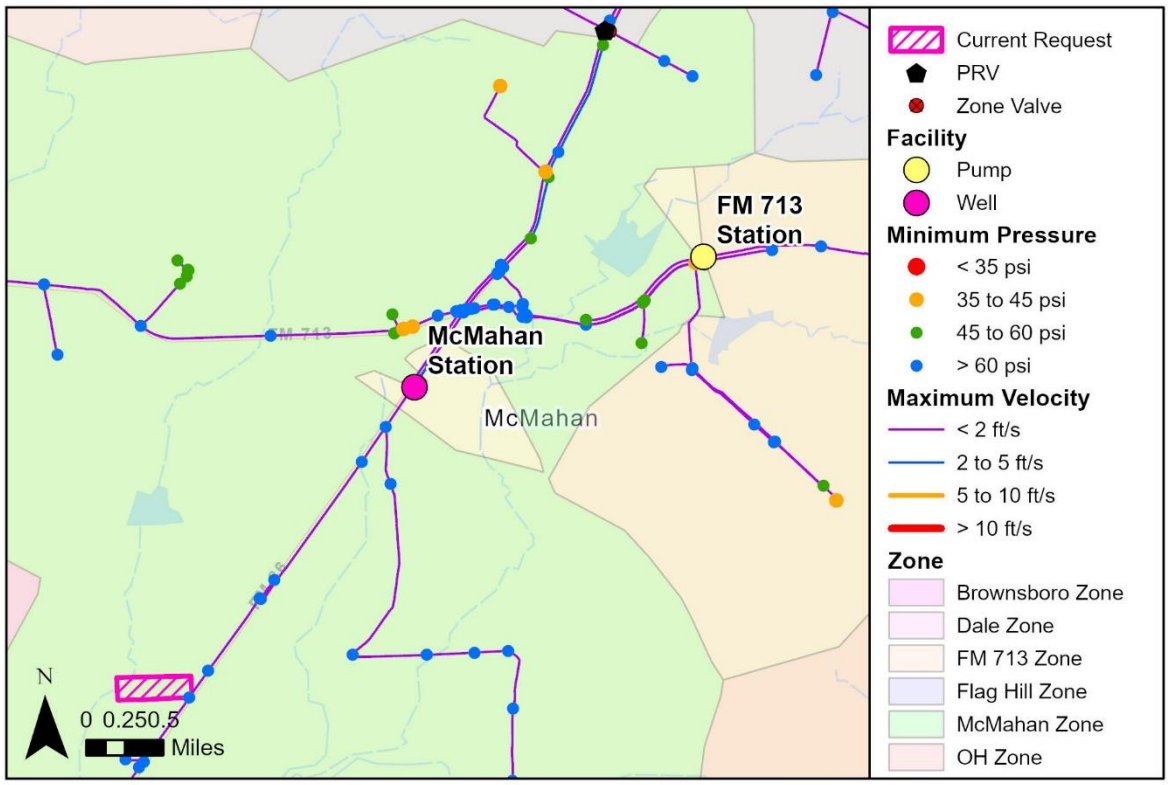



**Figure 3-1. Scenario 2 (Development) Peak Hour Pressure and Velocity**

The existing infrastructure cannot convey the emergency flow evaluated while maintaining pressures of at least 20 psi and velocities less than 10 ft/s (see Figure 3-2).

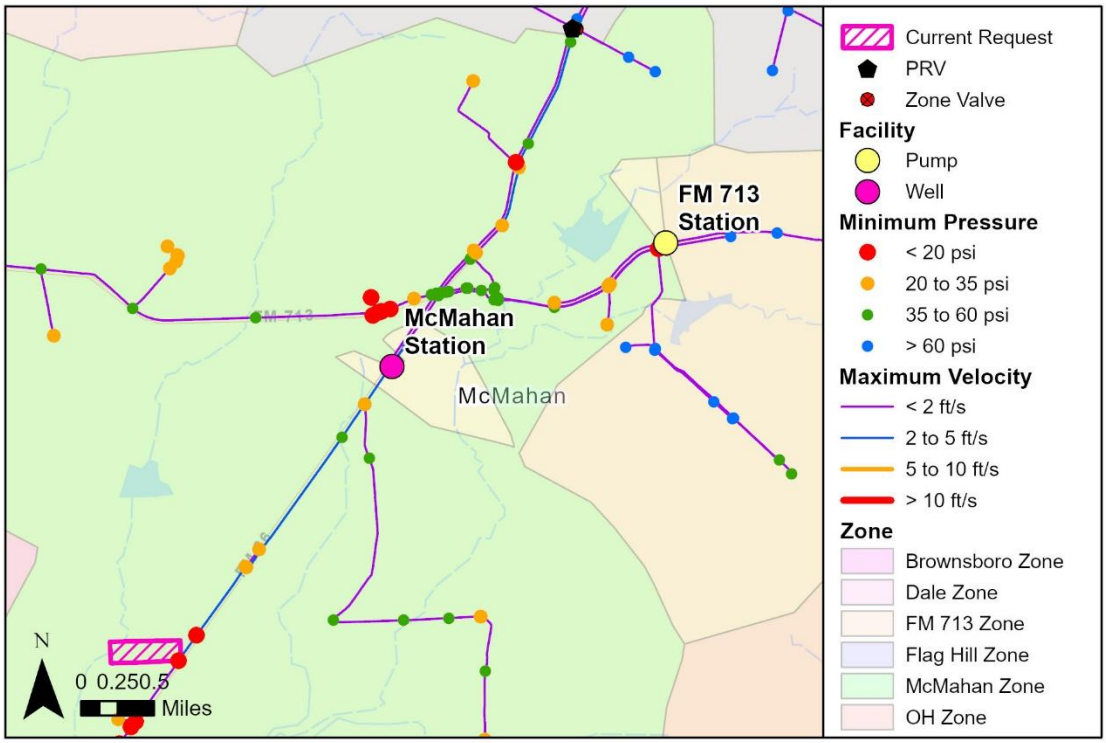



**Figure 3-2: Scenario 2 (Development) – Emergency Scenario Pressure and Velocity at Development Site**

The following improvements were evaluated to convey the required peak hour and emergency flow while maintaining a minimum service pressure and velocity of 35 psi and 5 ft/s during peak hour demand conditions and a minimum of 20 psi and 10 ft/s during emergency conditions (see Figure 3-3).

- Open zone valves at the intersection of FM 86 and Pettytown Rd to allow flow through the existing PRV
- Install a new PRV on the 4-inch water line downstream of the existing open zone valve along FM 86 to provide additional regulation of downstream system pressures.

With the improvements in place, the pressure is increased to 40 psi (see Figure 3-4).

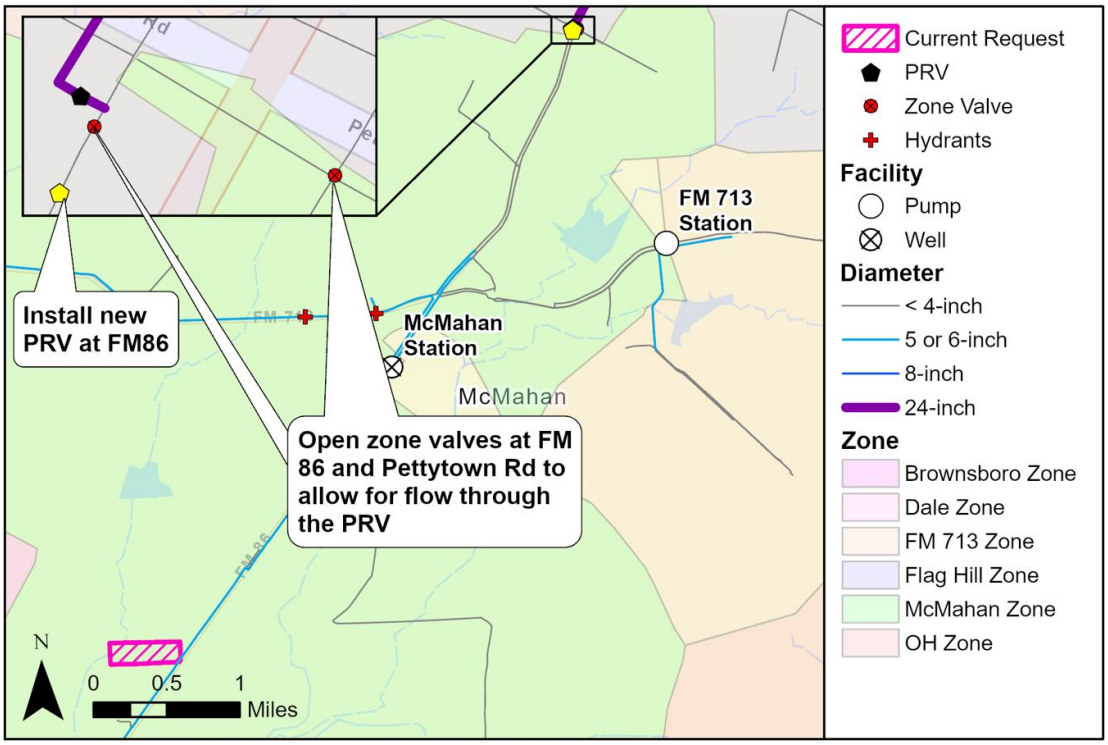



**Figure 3-3: Recommended Improvements**

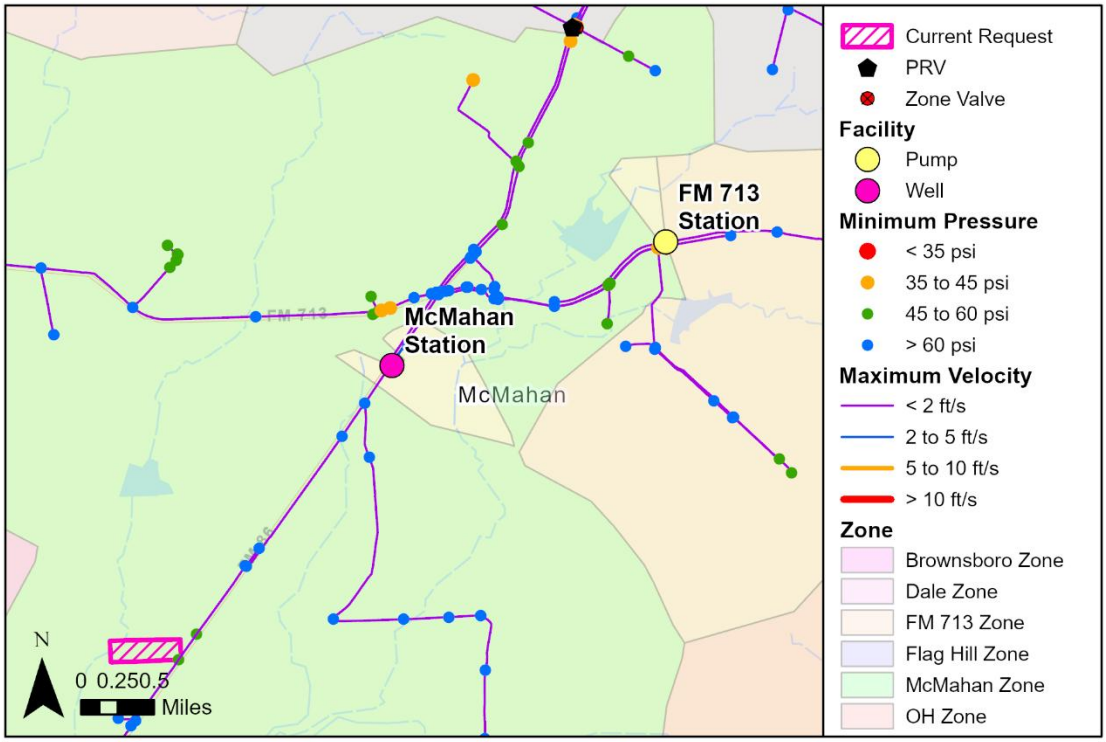



**Figure 3-4: Scenario 2 (Development) – Pressure and Velocity at Development Site after Improvements**

In the future, the McMahan Zone will become part of the Brownsboro Zone. Additional water line projects are planned for Brownsboro/McMahan 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):

- BB-1: Construction of 21,570 LF of 12-inch water line from Brownsboro Station to the proposed HWY 183 EST.
- BB-2: Construction of 27,660 LF of 6-inch water line from Brownsboro Zone to McMahan Zone as a northern connection.
- BB-3: Construction of 20,010 LF of 6-inch water line and 9,690 LF of 12-inch water line from Brownsboro Station to McMahan Zone as a central connection.
- BB-4: Construction of 34,360 LF of 12-inch water line from Young Ln to McNeil Station.
- BB-5: Construction of 15,860 LF of 6-inch water line along Harwood Rd.
- BB-6: Construction of 8,030 LF of 6-inch water line along FM 1322.
- BB-7: Construction of 9,650 LF of 6-inch water line along FM 86.

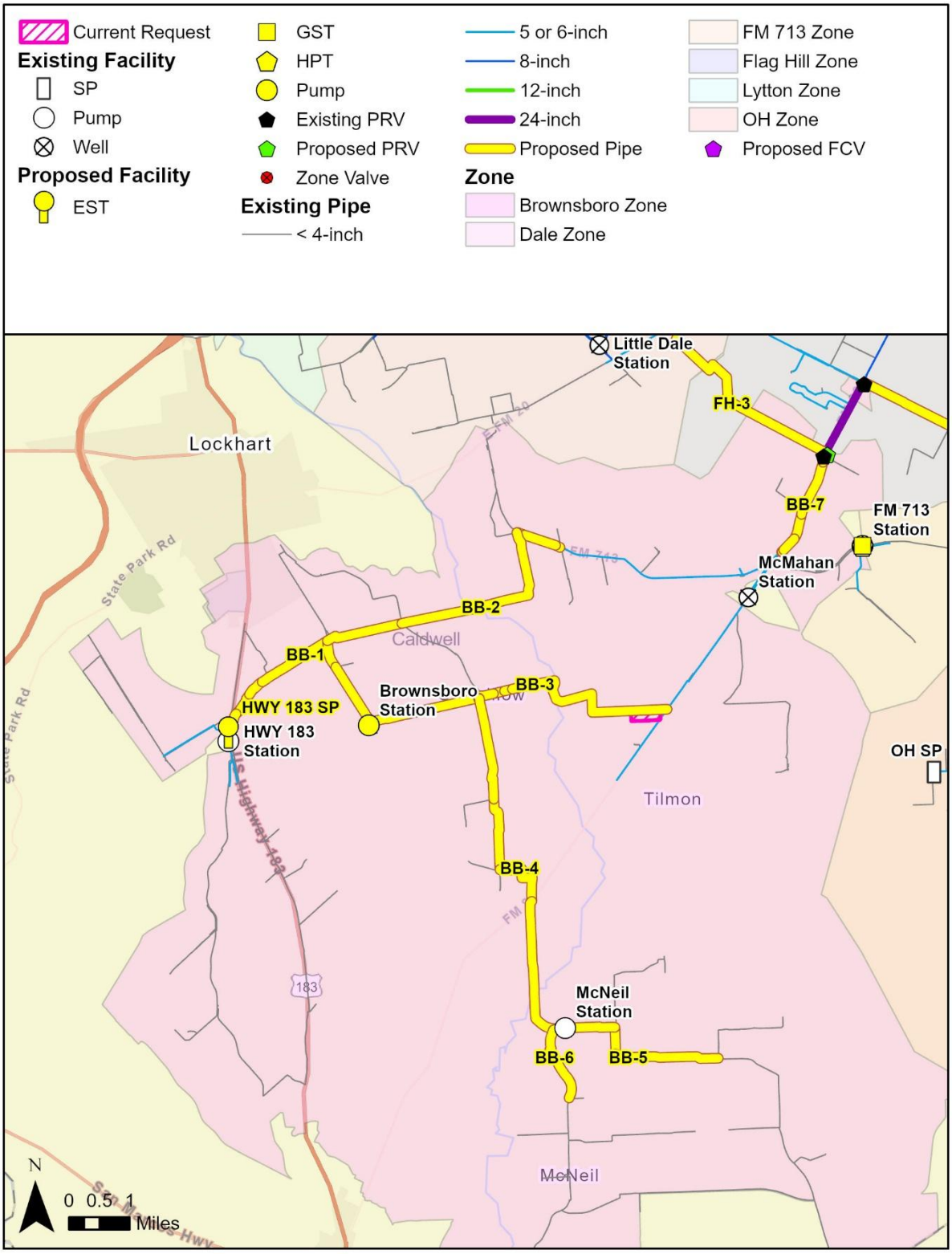



**Figure 3-5: Future System Map**

## 4.0 Capacity Evaluations

The existing and planned supply, storage, and pumping capacity for the existing McMahan Zone and future Brownsboro 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) | |
| High Pressure Storage | 20 gal/conn | §290.45(b)(1)(D)(iv) | |
| 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 | 528 gpm | 0.6 gpm/conn | 328 | 1.61 gpm/conn | 338 | 1.56 gpm/conn |
| Total Storage | 69,000 gal | 200 gal/conn | 281 | 246 gal/conn | 291 | 237 gal/conn |
| High Pressure Storage | 8,000 gal | 20 gal/conn | 281 | 28 gal/conn | 291 | 27 gal/conn |
| Firm Pumping | 330 gpm | 1 gpm/conn | 328 | 1.01 gpm/conn | 338 | 0.98 gpm/conn |

Supply, total storage and high pressure storage for McMahan Zone are above the TCEQ requirements, whereas pumping capacity for McMahan Zone is below the TCEQ requirements. McMahan Zone will be incorporated into Brownsboro Zone in the future. The project listed below is planned as part of Aqua's CIP to bring Brownsboro Zone into compliance or to improve operations. Service to the development is contingent upon the completion of this capacity-related CIP project:

- **Pumping**
  - Replacement of the existing Brownsboro pumps with two new 1,200-gpm pumps.
- **Storage**
  - Construction of a new 750,000-gal elevated storage tank at Hwy 183 Station.

## 4.2 Capacity Evaluation of Existing and Planned Infrastructure

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 Brownsboro 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 | 1,068 gpm | 0.6 gpm/conn | 1,156 | 0.92 gpm/conn | 1,166 | 0.92 gpm/conn |
| Total Storage | 1,000,000 gal | 200 gal/conn | 1,109 | 902 gal/conn | 1,119 | 894 gal/conn |
| Elevated Storage | 750,000 gal | 100 gal/conn | 1,109 | 676 gal/conn | 1,119 | 670 gal/conn |
| Firm Pumping | 1,540 gpm | 0.6 gpm/conn | 1,156 | 1.33 gpm/conn | 1,166 | 1.32 gpm/conn |

With all the planned projects in place, supply, total storage, elevated storage, and pumping capacity for Brownsboro 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 Brownsboro 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**

| Parameter | Capacity | Requirement | Existing + Previously Committed + Projected Growth | | Existing + Previously Committed + Projected Growth + Development | |
|---|---|---|---|---|---|---|
| | | | Connections | Capacity per Connection | Connections | Capacity per Connection |
| Supply | 1,068 gpm | 0.6 gpm/conn | 1,447 | 0.74 gpm/conn | 1,457 | 0.73 gpm/conn |
| Total Storage | 1,000,000 gal | 200 gal/conn | 1,400 | 714 gal/conn | 1,410 | 709 gal/conn |
| Elevated Storage | 750,000 gal | 100 gal/conn | 1,400 | 536 gal/conn | 1,410 | 532 gal/conn |
| Firm Pumping | 1,540 gpm | 0.6 gpm/conn | 1,447 | 1.06 gpm/conn | 1,457 | 1.06 gpm/conn |

With all the planned projects in place, supply, total storage, elevated storage and pumping capacity for Brownsboro 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 cannot convey the emergency flow evaluated while maintaining pressures of at least 20 psi and velocities less than 10 ft/s.
- Facility improvements are required.
- 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: Recommended Pipeline and Facility Improvements**

| Pipeline Improvements | Facility Improvements |
|---|---|
| - | Open zone valves at the intersection of FM 86 and Pettytown Rd to allow flow through the existing PRV.<br><br>Install a new PRV on the 4-inch water line downstream of the existing open zone valve along FM 86 to provide additional regulation of downstream system pressures. |

**Table 5-2: System Capacity Improvements Required for TCEQ Compliance**

| Supply | Storage | Pumping |
|---|---|---|
| - | Construction of a new 750,000-gal elevated storage tank at Hwy 183 Station. (1) | Replacement of the existing Brownsboro pumps with two new 1,200-gpm pumps.(1) |
| (1) Aqua Capital Improvement Plan (CIP) Project. | | |

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

- BB-1: Construction of 21,570 LF of 12-inch water line from Brownsboro Station to the proposed HWY 183 EST.
- BB-2: Construction of 27,660 LF of 6-inch water line from Brownsboro Zone to McMahan Zone as a northern connection.
- BB-3: Construction of 20,010 LF of 6-inch water line and 9,690 LF of 12-inch water line from Brownsboro Station to McMahan Zone as a central connection.
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- BB-5: Construction of 15,860 LF of 6-inch water line along Harwood Rd.
- BB-6: Construction of 8,030 LF of 6-inch water line along FM 1322.
- BB-7: Construction of 9,650 LF of 6-inch water line along FM 86.

Thank you,

Daniela Hernandez, PE
Yushi Yasuda, EIT
GARVER