Resolution #26.11.18
A RESOLUTION OF THE BOARD OF THE DIRECTORS
OF AQUA WATER SUPPLY CORPORATION
APPROVING COMMERCIAL WATER SERVICE TO
Elgin Supermercado

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, Bilkiis Manasia ("Developer") has requested large volume water service with Aqua in order to serve an approximate 5 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 Bilkiis Manasia.

3. The Board of Directors hereby requires the payment by Bilkiis Manasia 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
Elgin Supermercado

Zone:	3
Type of Service:	Commercial Service
Applicant:	Bilkiis Manasia
LUE Count:	13
Fire Flow Requested:	N/A

To the Applicant,

Aqua WSC has completed a water feasibility study for the above-named development located at 1852 FM 1704, 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

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
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 × 13 LUEs)	$109,200
Capacity Reservation Fee ($600 × 13 LUEs)	$7,800
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	$119,125
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.

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. **Development Permit Required:** Service may not be available until a County Development Permit is provided to Aqua WSC's office.
5. **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: Bilkiis Manasia

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 Bilkiis Manasia's (developer) request for feasibility study. The proposed Elgin Supermercado (development) is located at 1852 FM 1704 in Elgin, TX. The development will connect to a proposed water line extending from the existing 8-inch water line along FM 1704 in the County Line Zone, shown in Figure 1-1. Additional information about the development is listed in Table 1-1.

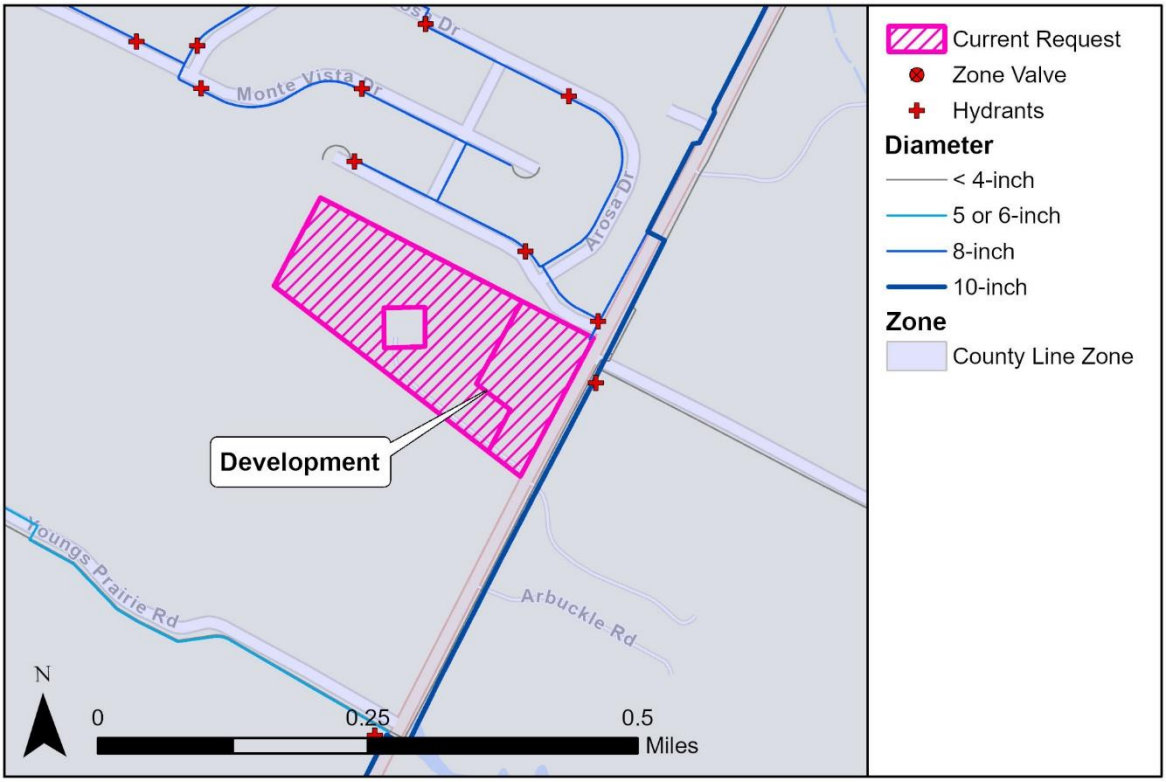


Figure 1-1: Location Map

Table 1-1: Development Information

Developer	Development	Address	Parcel Number(s)	Area (acres)	Max Elevation (feet)
Bilkiis Manasia	Elgin Supermercado	1852 FM 1704, Elgin, TX 78621	12117	5	515

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
5 gpm	8 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 – 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) (1)	Peak Hour Pressure (psi)	Max Velocity (ft/s) (1)	Min Pressure (psi)
1 – Existing	0.1	68 (2)	n/a	n/a
2 – Development	0.2	63	1.7	63
3 – Future	0.2	66	1.7	66
(1) Velocity is recorded along the existing 8-inch water line along FM 1704. (2) Existing pressure is recorded from the existing 8-inch dead end along FM 1704.				

The existing infrastructure and proposed approach main (see Figure 3-1) are 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 3-2). The following approach main is required to service the development:

- Installation of approximately 750 LF of 8-inch pipe along FM 1704 from the 8-inch dead end to the end of the property frontage.

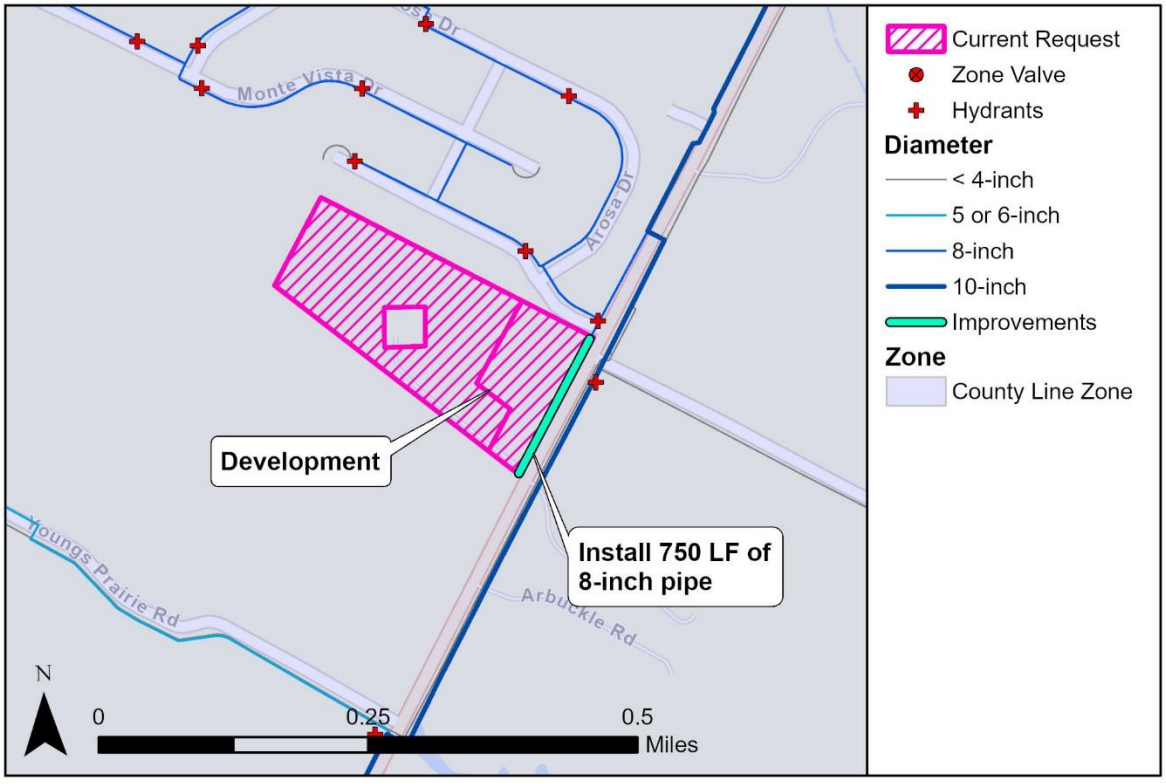


Figure 3-1: Proposed Approach Main



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

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

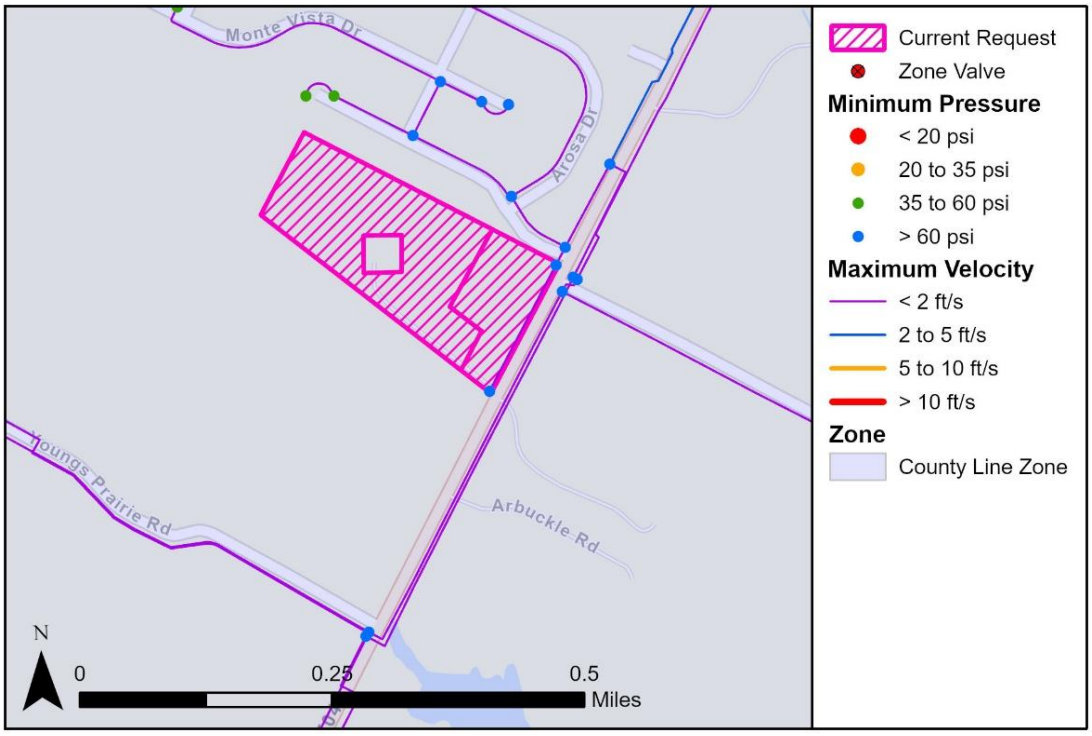


Figure 3-3: Scenario 2 (Development) – Emergency Scenario Pressure and Velocity at Development Site

Elevated storage within County Line Zone is sufficient to supply all demands associated with the development. The 250-gpm, 2-hour event was modeled between 12 pm and 2 pm. During this period, the level in County Line Elevated Storage Tank is minimally impacted (see Figure 3-4).

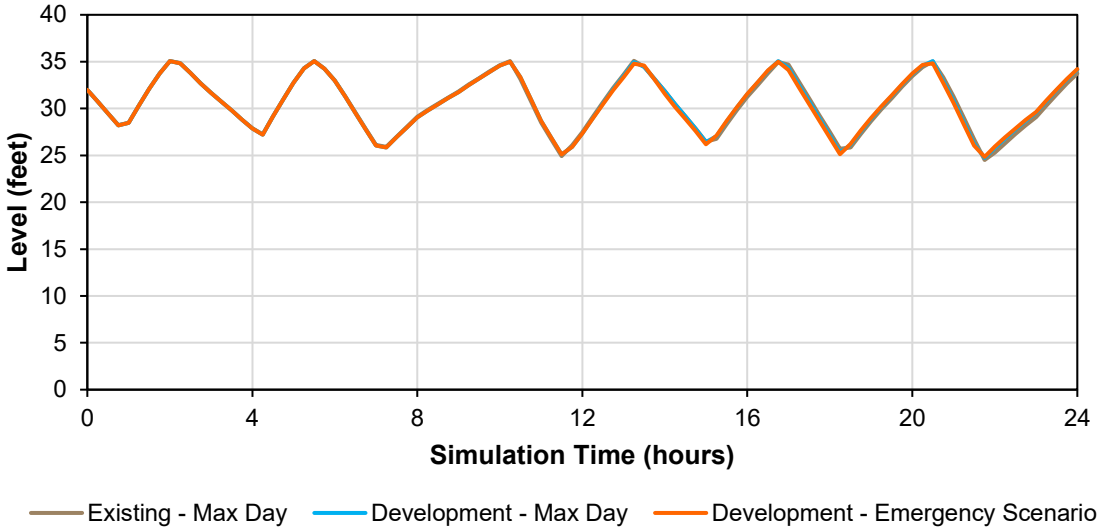


Figure 3-4: {Tank} Elevated Storage Tank Levels

Additional water line projects are planned for County Line 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):

- CL-1: Construction of 14,750 LF of 48-inch water line from ER Station to FM 1704.
- CL-2: Construction of 15,640 LF of 24-inch water line from FM 1704 to County Line Rd.
- CL-3: Construction of 18,350 LF of 18-inch water line from FM 1704 to Littig Rd.
- CL-4: Construction of 10,900 LF of 18-inch water line along County Line Rd.
- CL-5: Construction of 34,600 LF of 24-inch water line along FM 1704.
- CL-7: Construction of 15,480 LF of 24-inch water line from New Sweden Church Rd to Bohls EST.
- CL-8: Construction of 29,650 LF of 12-inch water line for the Johnson Rd loop.
- LU-1: Construction of 18,790 LF of 18-inch water line along Lund Rd N and County Line Rd from New Trail to the existing 18-inch pipe south of Bandara Woods.
- LU-2: Construction of 9,410 LF of 18-inch water line along New Trail from the proposed Lund Station to Lund Rd N.

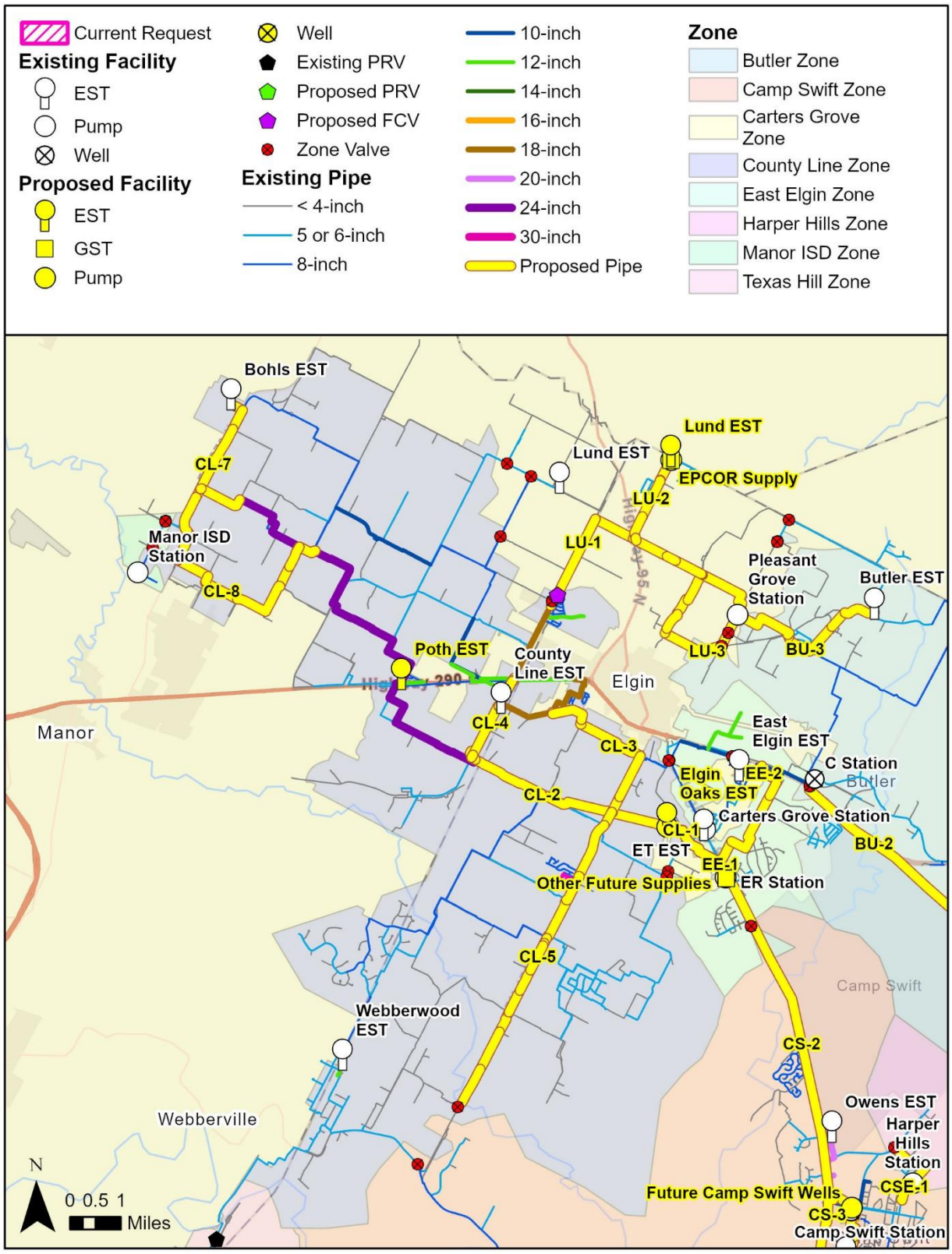


Figure 3-5: Future System Map

4.0 Capacity Evaluations

The existing and planned supply, storage, and pumping capacity for County Line 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 (13 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	5,800 gpm	0.6 gpm/conn	10,602	0.55 gpm/conn	10,615	0.55 gpm/conn
Total Storage	1,750,000 gal	200 gal/conn	4,644	377 gal/conn	4,657	376 gal/conn
Elevated Storage	750,000 gal	100 gal/conn	4,604	163 gal/conn	4,617	162 gal/conn
Firm Pumping	5,250 gpm	1 gpm/conn	4,708	1.12 gpm/conn	4,721	1.11 gpm/conn

Total storage, elevated storage, and pumping capacity for County Line Zone are above the TCEQ requirements, whereas supply for County Line Zone is below the TCEQ requirements. The projects listed below are planned as part of Aqua's CIP to bring County Line Zone into compliance or to improve operations. Service to the development is contingent upon the completion of these capacity-related CIP projects:

- **Supply**
  - Completion of a minimum of 600 gpm of additional supply to ER Station or County Line Zone.

4.2 Capacity Evaluation of Existing and Planned Infrastructure

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

- **Supply**
  - Addition of the proposed EPCOR supply at Lund Station for up to 2.5 MGD.
  - Installation of a pressure reducing valve along County Line Rd to deliver EPCOR supply from Lund Zone to County Line Zone.
  - Completion of 17,786 gpm of additional supply to ER Station or County Line Zone.
  - Construction of 3,100 gpm of additional wells at Camp Swift Station.
- **Pumping**
  - Construction of the proposed Lund Station with three 2,300-gpm pumps.
  - Replacement of the existing ER pumps with four new 7,000-gpm pumps.
  - Replacement of four of the existing Camp Swift pumps with new 2,000-gpm pumps.
- **Storage**
  - Construction of a new 2.5-MG ground storage tank at Lund Station.
  - Construction of a new 2-MG elevated storage tank at Lund Station.
  - Construction of a new 2-MG ground storage tank at ER Station.
  - Construction of new 2-MG elevated storage tank at HWY 290 and Albert Voelker Rd.
  - Replacement of the existing Webberwood elevated storage tank with a new 0.25-MG tank.
  - Construction of a new 1-MG elevated storage tank within Elgin Oaks.

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 County Line 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	19,500 gpm	0.6 gpm/conn	9,234	2.11 gpm/conn	9,247	2.11 gpm/conn
Total Storage	7,000,000 gal	200 gal/conn	10,390	674 gal/conn	10,403	673 gal/conn
Elevated Storage	4,000,000 gal	100 gal/conn	10,287	389 gal/conn	10,300	388 gal/conn
Firm Pumping	21,000 gpm	0.6 gpm/conn	11,291	1.86 gpm/conn	11,304	1.86 gpm/conn

With all the planned projects in place, supply, total storage, elevated storage, and pumping capacity for County Line 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 County Line 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	19,500 gpm	0.6 gpm/conn	10,314	1.89 gpm/conn	10,327	1.89 gpm/conn
Total Storage	7,000,000 gal	200 gal/conn	11,736	596 gal/conn	11,749	596 gal/conn
Elevated Storage	4,000,000 gal	100 gal/conn	11,633	344 gal/conn	11,646	343 gal/conn
Firm Pumping	21,000 gpm	0.6 gpm/conn	12,640	1.66 gpm/conn	12,653	1.66 gpm/conn

With all the planned projects in place, supply, total storage, elevated storage and pumping capacity for County Line 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 and the proposed approach main are 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 emergency 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 and Table 5-2.

Table 5-1: Recommended Pipeline and Facility Improvements

Pipeline Improvements	Facility Improvements
Installation of approximately 750 LF of 8-inch pipe along FM 1704 from the 8-inch dead end to the end of the property frontage.	-

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

Supply	Storage	Pumping
Completion of a minimum of 600 gpm of additional supply to ER Station or County Line Zone.(1)	-	-
(1) Aqua Capital Improvement Project (CIP).		

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

Full Development + Previously Committed Developments			Full Development + Previously Committed Developments + Projected Growth		
Supply	**Storage**	**Pumping**	**Supply**	**Storage**	**Pumping**
Completion of a minimum of 4,000 gpm of additional supply to ER Station.	Replacement of the existing Webberwood elevated storage tank with a new 0.25-MG tank.	Replacement of the existing ER pumps with four new 7,000-gpm pumps Replacement of four of the existing Camp Swift pumps with new 2,000-gpm pumps.	Completion of 13,999 gpm of additional supply to ER Station. Addition of the proposed EPCOR supply at Lund Station for up to 2.5 MGD. Installation of a pressure reducing valve along County Line Rd to deliver EPCOR supply from Lund Zone to County Line Zone. Construction of 3,100 gpm of additional wells at Camp Swift Station.	Construction of a new 2-MG ground storage tank at ER Station. Construction of new 2-MG elevated storage tank at HWY 290 and Albert Voelker Rd. Construction of a new 1-MG elevated storage tank within Elgin Oaks. Construction of a new 2.5-MG ground storage tank at Lund Station. Construction of a new 2-MG elevated storage tank at Lund Station.	Construction of the proposed Lund Station with three 2,300-gpm pumps.

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

- CL-1: Construction of 14,750 LF of 48-inch water line from ER Station to FM 1704.
- CL-2: Construction of 15,640 LF of 24-inch water line from FM 1704 to County Line Rd.
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Thank you,

Daniela Hernandez, PE
Yushi Yasuda, EIT
GARVER