

**Resolution #26.08.02**  
**A RESOLUTION OF THE BOARD OF THE DIRECTORS**  
**OF AQUA WATER SUPPLY CORPORATION**  
**APPROVING LARGE VOLUME WATER SERVICE TO**  
**Pacifico Energy Development LLC**

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, Nayanika Dipak Panickar (“Developer”) has requested large volume water service with Aqua in order to serve an approximate 2,841 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 data center 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 data center.

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 Nayanika Dipak Panickar.
3. The Board of Directors hereby requires the payment by Nayanika Dipak Panickar 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 may result in revocation of this resolution.

PASSED, APPROVED AND ADOPTED this the 4th day of August 2026.

\_\_\_\_\_  
David Glass, President

ATTEST:

\_\_\_\_\_  
William F. Tomsu, Secretary/Treasurer

June 26, 2026

**RE: Request for Water Feasibility Study  
Pacifico Energy Development LLC  
Nayanika Dipak Panickar**

**Zone: 2  
Type of Service: LVS  
LUE Count: 23  
Fire Flow Request: None**

To the Applicant,

Aqua has conducted a water feasibility study to determine if adequate water capacity is available to serve the above referenced development. Attached, please find a copy of our engineer's written recommendation.

**PLEASE NOTE:** You have 5 business days from today, 06.26.2026 to review and decide if any changes are needed before the study is placed on the agenda for the next scheduled board meeting for approval. If any changes are needed, a new study will be required at the expense of the developer.

Considerations:

1. This Feasibility Study is only valid 90 days from the date of this letter. Service from Aqua WSC is contingent upon the developer's compliance with Federal, State and County rules and regulations as per Aqua's tariff.
2. If the applicant chooses to enter into a Non-Standard Service Agreement with Aqua WSC for service, a construction cost estimate will be provided by Aqua WSC for the purposes of the agreement.
3. The developer is responsible for all costs associated with necessary title research, easement negotiation and acquisition. These costs are **not** included in our cost estimate.
4. This Feasibility Study and subsequent Preliminary Cost Summary assume no additional R.O.W. dedication. If R.O.W. dedication is required that affects Aqua's existing water lines, the Preliminary Cost Estimate will be revised based on the relocation of those lines out of the dedicated R.O.W.
5. Due to the uncertainties of easement acquisition, design requirements, construction contractors' availability, construction materials and equipment availability, inclement weather, etc., Aqua Water Supply Corporation is unable to predict or guarantee the timing of the provision of water services to developments.
6. FEMA Flood Insurance Rate Map 48021C0335F, dated 5.9.2023, depicts no portion of the property to be in a special flood hazard area. Therefore, Aqua would not be in violation of federal funding restrictions regarding 100-year flood plain.
7. The property does not fall within the limits of a defined habitat of an endangered species the Houston Toad known to exist in Aqua's service area, according to U.S. Fish and Wildlife Service publications and Lost Pines Habitat Conservation Plan. Therefore, Aqua will not be in violation of federal funding guidelines regarding an endangered species.

8. There is an existing Aqua water line that runs through the property. The developer will be required to sign an updated easement document.
9. The developer must provide and test a Texas Commission on Environmental Quality (TCEQ) approved Reduced Pressure Zone (RPZ) Backflow Prevention Device at the applicant's cost. The RPZ is to be installed on the customer side of the meter. Upon installation and testing of the TCEQ approved RPZ by a licensed backflow assembly tester, the applicant must provide a Test and Maintenance Report to Aqua prior to setting the meter.
10. Please be aware that service may not be available for this development until a Development Permit from Bastrop County is provided to our office. 512-581-7176 or [development.services@co.bastrop.tx.us](mailto:development.services@co.bastrop.tx.us)
11. Please be aware that service may not be provided to this development until a Final Plat from the Development County is provided to our office.
12. Key findings of the feasibility study are listed in the Feasibility Study Report Table 5-1.
13. Required infrastructure improvements are uniquely necessitated by this development and, as such, will be the sole financial responsibility of the developer.

All estimated fees listed below, plus any construction costs, will be due at the time the agreement is executed.

Fees due upon execution of the agreement are as follows:

|                                                        |           |                |
|--------------------------------------------------------|-----------|----------------|
| System Development Fee (\$8400 x 23 LUEs)              | \$        | 193,200        |
| Customer Service Inspection Fee (\$100 per connection) | \$        | 100            |
| Membership Fee (\$100 per connection)                  | \$        | 100            |
| Backflow Prevention Fee (\$25 per connection)          | \$        | 25             |
| Legal Fee                                              | \$        | 2,000          |
| Easements & Right-of-Way                               | \$        | By Developer   |
| <hr/>                                                  |           |                |
| <b>Total Aqua Fees</b>                                 | <b>\$</b> | <b>195,425</b> |
| <b>Construction Costs</b>                              | <b>\$</b> | <b>TBD</b>     |

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

Thank you,

**Emily Allen**  
Development Services Manager





3755 S. Capital of Texas Highway  
Suite 325  
Austin, TX 78704  
TEL 512.485.0009  
FAX 512.485.0010

# FEASIBILITY STUDY REPORT

**Date:** June 22, 2026

**To:** Aqua Water Supply Corporation

**Attn:** Nayanika Dipak Panickar

**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 Nayanika Dipak Panickar's (developer) request for feasibility study. The proposed Pacifico Energy Development LLC (development) is located at 382 Earl Callahan Rd in Cedar Creek, TX. The development will connect to a proposed water line extending from the existing 6-inch water line along Walter Hoffman Rd in the Nuse Zone, shown in Figure 1-1. Additional information about the development is listed in Table 1-1.

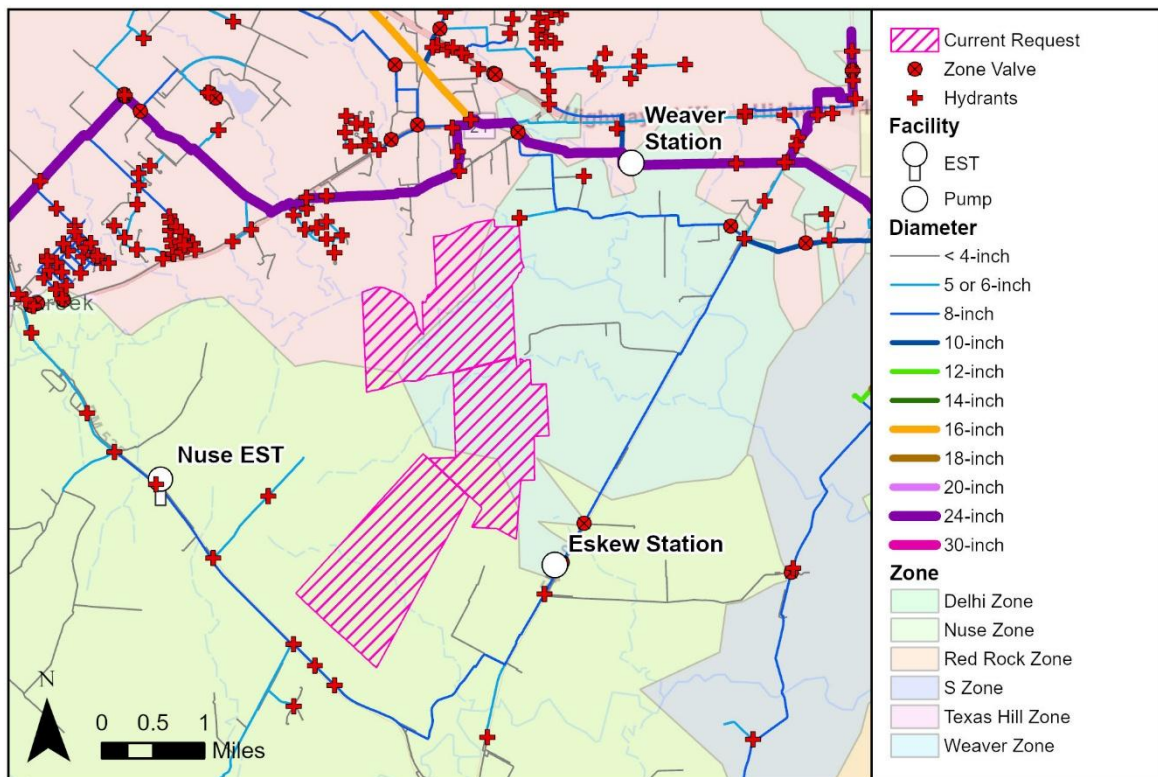


Figure 1-1: Location Map

**Table 1-1: Development Information**

| Developer               | Development                     | Address                                     | Parcel Number(s)                                   | Area (acres) | LUEs Requested | Max Elevation (feet) |
|-------------------------|---------------------------------|---------------------------------------------|----------------------------------------------------|--------------|----------------|----------------------|
| Nayanika Dipak Panickar | Pacifico Energy Development LLC | 382 Earl Callahan Rd, Cedar Creek, TX 78612 | 24484<br>42020<br>42286<br>73320<br>73556<br>82519 | 2,841        | 23             | 493                  |

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) |
|-----------------------|-------------------------------|
| 50 to 100             | 4                             |

## 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**

| LUEs Evaluated | Maximum Day Demand Evaluated | Peak Hour Demand Evaluated |
|----------------|------------------------------|----------------------------|
| 23             | 9 gpm                        | 14 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

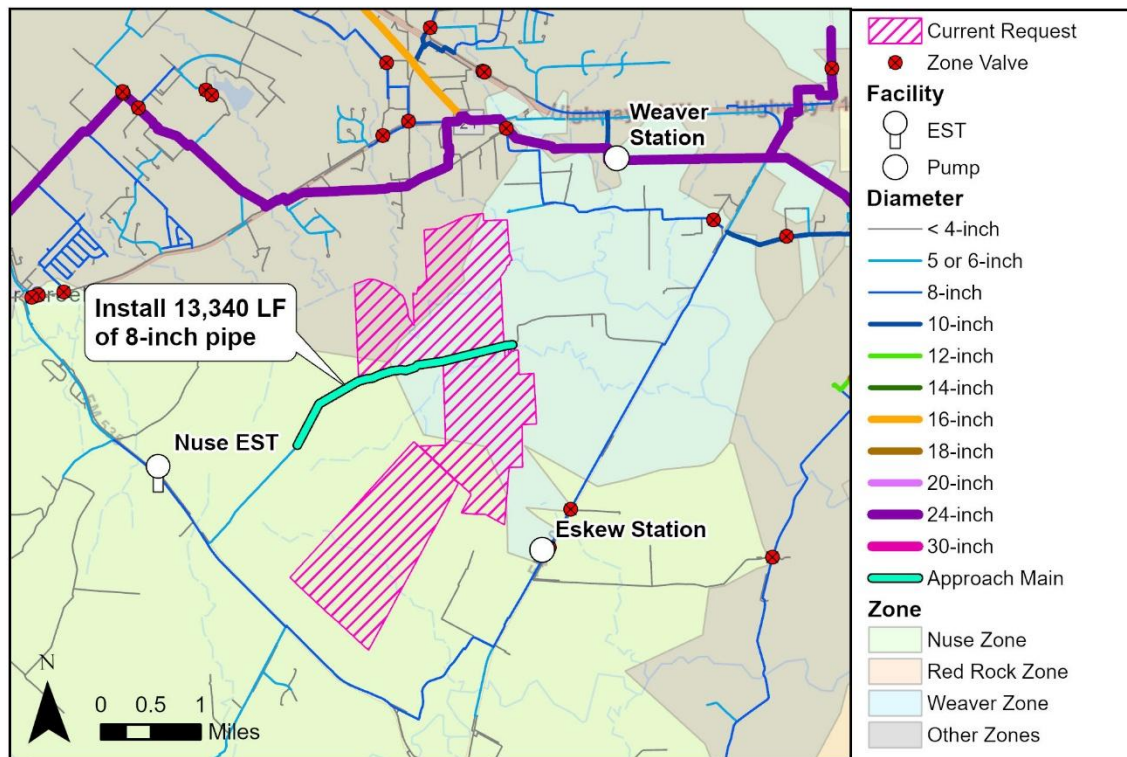
- **Scenario 2 – Development:**
  - Existing demands and demands associated with the development as listed in Table 2-1
  - Existing infrastructure
- **Scenario 3 – Future:**
  - Existing demands, demands associated with the current development, and demands associated with previous developments
  - Existing infrastructure, infrastructure improvements required to serve the development, and infrastructure improvements required to serve previous developments
  -

**Table 3-1: Model Results**

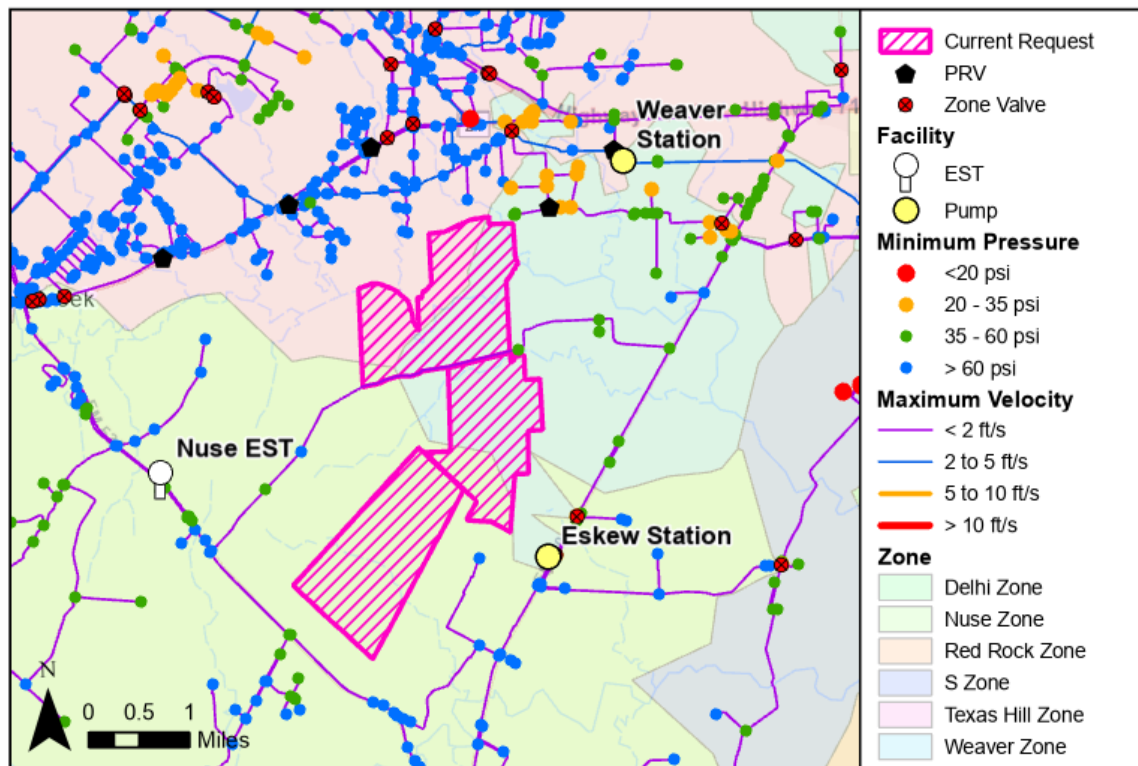
| Scenario        | Peak Hour Velocity (ft/s) | Peak Hour Pressure (psi) |
|-----------------|---------------------------|--------------------------|
| 1 – Existing    | n/a                       | n/a                      |
| 2 – Development | 0.1                       | 53                       |
| 3 – Future      | 0.1                       | 71                       |

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

- Construction of 13,340 LF of 8-inch pipe extending from the existing 6-inch water line along Walter Hoffman Rd to the end of the property frontage.
  - Aqua will upsize to a 12-inch water line as part of existing CIP project NU-3.

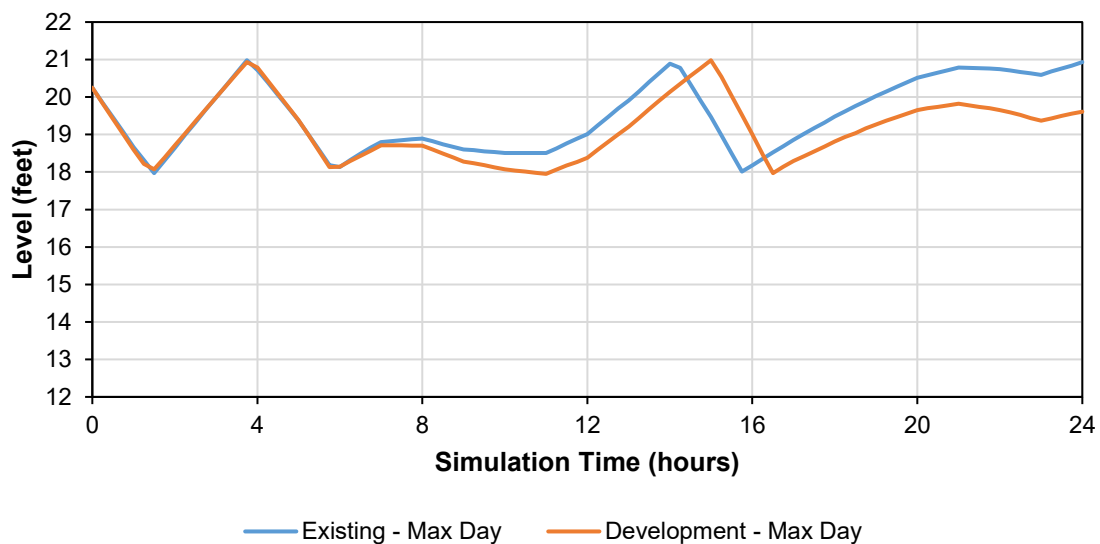


**Figure 3-1: Recommended Improvements**



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

Elevated storage within Nuse Zone is sufficient to supply all demands associated with the development. During peak hours, the level in Nuse EST decreases to 18 feet but quickly recovers (see Figure 3-3).



**Figure 3-3: Nuse Elevated Storage Tank Levels**

Additional water line projects are planned for Nuse 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):

- NU-1: Construction of 48,560 LF of 36-inch water line from the proposed Watterson Station to the Nuse Zone.
- NU-2: Construction of 18,060 LF of 24-inch water line from FM 535 to Nuse EST 2.
- NU-3: Construction of 26,030 LF of 12-inch water line along Walter Hoffman Rd.
- NU-4: Construction of 33,440 LF of 16-inch water line along FM 20.
- NU-6: Construction of 17,000 LF of 24-inch water line from FM 535 to HWY 21.
- RR-1: Construction of 15,460 LF of 12-inch water line from FM 535 to the Red Rock EST.

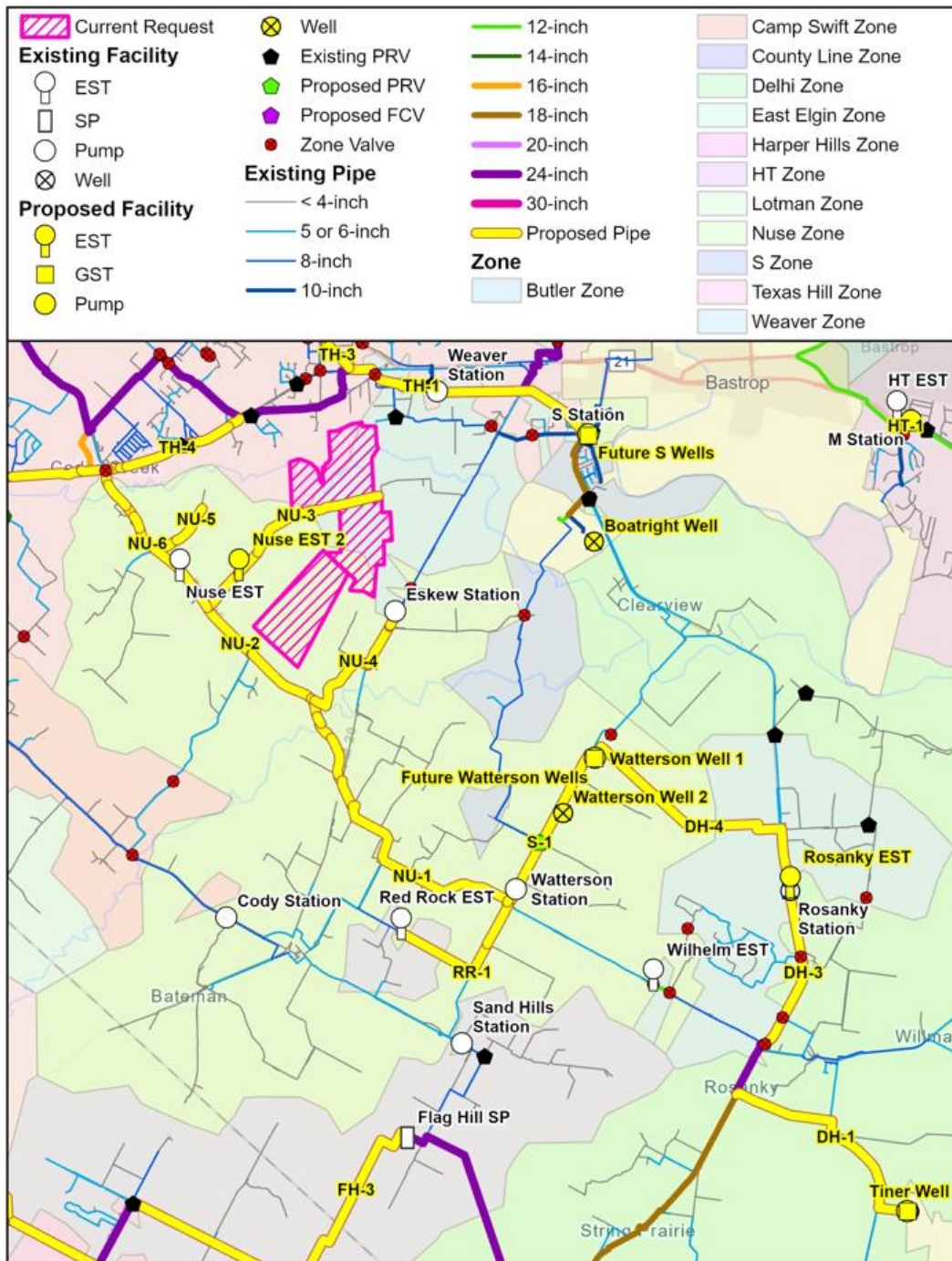


Figure 3-4: Future System Map

## 4.0 Capacity Evaluations

The existing and planned supply, storage, and pumping capacity for Nuse 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.

**Table 4-2: TCEQ Capacity Evaluation of Existing Infrastructure**

| Parameter        | Capacity    | Requirement  | Existing    |                         | Existing and Development |                         |
|------------------|-------------|--------------|-------------|-------------------------|--------------------------|-------------------------|
|                  |             |              | Connections | Capacity per Connection | Connections              | Capacity per Connection |
| Supply           | 5,350 gpm   | 0.6 gpm/conn | 13,813      | 0.39 gpm/conn           | 13,836                   | 0.39 gpm/conn           |
| Total Storage    | 177,000 gal | 200 gal/conn | 697         | 254 gal/conn            | 720                      | 246 gal/conn            |
| Elevated Storage | 75,000 gal  | 100 gal/conn | 697         | 108 gal/conn            | 720                      | 104 gal/conn            |
| Firm Pumping     | 220 gpm     | 1 gpm/conn   | 697         | 0.32 gpm/conn           | 720                      | 0.31 gpm/conn           |

Total and elevated storage for Nuse Zone are above the TCEQ requirements, whereas supply and pumping capacity for Nuse Zone are below the TCEQ requirements. The projects listed below are planned as part of Aqua's CIP to bring Nuse 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 (aggregate) Watterson wells and corresponding treatment system.

- **Pumping**
  - Construction of the new Watterson Station with three new 6,000-gpm pumps.
- **Storage**
  - Construction of one new 1-MG ground storage tank at Watterson Station.
    - Tank is required for operation of Watterson Station.

#### 4.2 Capacity Evaluation of Existing and Planned Infrastructure

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

- **Supply**
  - Construction of the remaining 1,000-gpm (aggregate) Watterson wells.
- **Storage**
  - Construction of a new 1.5-MG elevated storage tank for Nuse Zone.
  - Construction of one new 1-MG ground storage tank at Watterson 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 Nuse 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**

| Parameter        | Capacity      | Requirement  | Existing + Previously Committed |                         | Existing + Previously Committed + Development |                         |
|------------------|---------------|--------------|---------------------------------|-------------------------|-----------------------------------------------|-------------------------|
|                  |               |              | Connections                     | Capacity per Connection | Connections                                   | Capacity per Connection |
| Supply           | 4,000 gpm     | 0.6 gpm/conn | 1,532                           | 2.61 gpm/conn           | 1,555                                         | 2.57 gpm/conn           |
| Total Storage    | 3,700,000 gal | 200 gal/conn | 1,532                           | 2415 gal/conn           | 1,555                                         | 2,379 gal/conn          |
| Elevated Storage | 1,700,000 gal | 100 gal/conn | 1,532                           | 1110 gal/conn           | 1,555                                         | 1,093 gal/conn          |
| Firm Pumping     | 13,425 gpm    | 0.6 gpm/conn | 1,532                           | 8.76 gpm/conn           | 1,555                                         | 8.63 gpm/conn           |

With all the planned projects in place, supply, total storage, elevated storage, and pumping capacity for Nuse 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 Nuse 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           | 4,000 gpm     | 0.6 gpm/conn | 1,548                                              | 2.58 gpm/conn           | 1,571                                                            | 2.55 gpm/conn           |
| Total Storage    | 3,700,000 gal | 200 gal/conn | 1,548                                              | 2,390 gal/conn          | 1,571                                                            | 2,355 gal/conn          |
| Elevated Storage | 1,700,000 gal | 100 gal/conn | 1,548                                              | 1,098 gal/conn          | 1,571                                                            | 1,082 gal/conn          |
| Firm Pumping     | 13,425 gpm    | 0.6 gpm/conn | 1,548                                              | 8.67 gpm/conn           | 1,571                                                            | 8.55 gpm/conn           |

With all the planned projects in place, supply, total storage, elevated storage and pumping capacity for Nuse 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 proposed approach main are adequate to convey existing demands plus demands associated with the development, while meeting all pressure and velocity requirements.

- Installation of an approach main is required to service the development.
- Capacity improvements to meet TCEQ capacity requirements are required

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

**Table 5-1: Required Improvements for Existing System**

| Improvements Required for Hydraulic Operation                                                                                                                                                 |                    | Capacity Improvements Required for TCEQ Compliance                                                        |                                                                              |                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Pipeline Improvements                                                                                                                                                                         | Other Improvements | Supply                                                                                                    | Storage                                                                      | Pumping                                                                      |
| Construction of 13,340 LF of 8-inch pipe extending from the existing 6-inch water line along Walter Hoffman Rd to the end of the property frontage. (1)(2)                                    |                    | Construction of a minimum of 3,000-gpm (aggregate) Watterson wells and corresponding treatment system.(1) | Construction of one new 1-MG ground storage tank at Watterson Station.(1)(3) | Construction of the new Watterson Station with three new 6,000-gpm pumps.(1) |
| (1) Aqua Capital Improvement Project (CIP).<br>(2) Aqua will upsize to a 12-inch water line as part of existing CIP project NU-3.<br>(3) Tank is required for operation of Watterson Station. |                    |                                                                                                           |                                                                              |                                                                              |

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

- NU-1: Construction of 48,560 LF of 36-inch water line from the proposed Watterson Station to the Nuse Zone.
- NU-2: Construction of 18,060 LF of 24-inch water line from FM 535 to Nuse EST 2.
- NU-3: Construction of 26,030 LF of 12-inch water line along Walter Hoffman Rd.
- NU-4: Construction of 33,440 LF of 16-inch water line along FM 20.
- NU-6: Construction of 17,000 LF of 24-inch water line from FM 535 to HWY 21.
- RR-1: Construction of 15,460 LF of 12-inch water line from FM 535 to the Red Rock EST.

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<br>+<br>Previously Committed Developments |                                                                   |         | Full Development<br>+<br>Previously Committed Developments<br>+<br>Projected Growth |                                                                         |         |
|-----------------------|------------------------------------------------------------|-------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------|
|                       | Supply                                                     | Storage                                                           | Pumping | Supply                                                                              | Storage                                                                 | Pumping |
| Existing CIP Projects | -                                                          | Construction of a new 1.5-MG elevated storage tank for Nuse Zone. | -       | Construction of the remaining 1,000-gpm (aggregate) Watterson wells.                | Construction of a second 1-MG ground storage tank at Watterson Station. | -       |

Thank you,  
Michelle Dutt, PE  
Yushi Yasuda, EIT

GARVER