



NEXSTREAM

Notice of Planned BOOT II Broadband Construction Activities Within Recorded Public Utility Easements

Edwards County BOOT II Broadband Project

This notice is provided in the spirit of transparency and cooperation regarding Nexstream's planned construction activities within recorded public utility easements located within your community. Our hope is that it serves as the foundation for a productive working relationship as we complete this important infrastructure project together.

Dear Property Owners Association Leadership,

On behalf of Nexstream, thank you for taking the time to review this notice and the enclosed documentation.

Nexstream is a locally owned and operated telecommunications provider headquartered in nearby Fredericksburg. For more than twenty years, our company has been committed to bringing world-class communications infrastructure to the rural communities we proudly call home. As a Hill Country company, we understand and appreciate the values that make communities like yours unique. We recognize the importance of private property rights, responsible stewardship of the land, and the security provided by gated communities. Those are values we share.

Nexstream was selected by the Texas Broadband Development Office to construct fiber broadband infrastructure throughout Edwards County as part of the Bringing Online Opportunities to Texas (BOOT II) Program. This state-funded initiative represents a significant investment in critical infrastructure that will benefit residents, businesses, emergency services, healthcare, education, agriculture, and future generations throughout the region.

Our planned construction within your subdivision is limited to existing public roadways and recorded public utility easements. We are not seeking access to private property outside of those established easement corridors.

Enclosed with this notice are copies of the recorded easement documents establishing the legal authority under which Nexstream is authorized to construct telecommunications facilities within these public utility easements.



Over the past several weeks, Nexstream and our representatives have made multiple efforts to coordinate access with your Association. Those efforts reflect our belief that communication and cooperation are always preferable to exercising legal rights without prior discussion.

Our request to coordinate access should not be interpreted as uncertainty regarding our legal authority. Rather, it reflects our longstanding commitment to treating the communities we serve with professionalism and respect.

We are extending this opportunity because we believe the strongest communities are built on communication, mutual respect, and good-faith cooperation. We would much rather be remembered for the relationships we built than for the legal rights we exercised.

Many Property Owners Associations throughout Edwards County have worked collaboratively with our construction teams to establish practical procedures for gate access, construction scheduling, and community communication. Those partnerships have allowed Nexstream projects to proceed efficiently while preserving the privacy and security of their residents.

We hope to establish that same cooperative relationship with your Association. We also recognize that construction activity naturally raises concerns about road conditions, property access, and restoration. Nexstream is committed to performing this work responsibly. Our construction teams document roadway conditions before work begins, utilize construction practices intended to minimize impacts wherever feasible, and restore any areas affected by our construction activities to a condition equal to or better than their documented pre-construction condition. Throughout the project, we strive to maintain safe access for residents, ranch operations, emergency responders, and visitors while communicating openly with the communities we serve. These commitments reflect the standards by which we conduct every project and the promises we make to the communities that place their trust in us.

To that end, we would welcome the opportunity to designate points of contact, provide advance notice of construction activities, coordinate scheduling, and develop any other reasonable procedures that allow construction to proceed while respecting your community's operations.

At the same time, Nexstream has contractual obligations to the State of Texas to complete this critical infrastructure project within established program deadlines. As a recipient of public funding, we are obligated to complete construction in accordance with those commitments.

Accordingly, Nexstream must ensure that our crews are able to access the public utility easements where construction has been authorized so that we can fulfill our contractual obligations to the State of Texas and deliver this important infrastructure investment to the residents of Edwards County.

We respectfully ask that your Association view this notice not as the beginning of a disagreement, but as an invitation to establish a productive working relationship. We remain confident that, through open communication and mutual respect, we can complete this project in a manner that benefits your community while honoring the rights and responsibilities of all parties involved.

Should we be unable to reach an agreement regarding access, Nexstream will proceed in accordance with its legal rights and obligations under the recorded public utility easements and applicable law. We sincerely hope that step will not be necessary and remain committed to finding a collaborative path forward.

Our goal has always been to build more than fiber, we want to build lasting relationships with the communities we serve.

When this project is complete, we hope residents remember not only the infrastructure we built, but the professionalism, transparency, and respect with which we built it.

We encourage you and your residents to visit nexstream.net/edwards, where you'll find project updates, construction information, frequently asked questions, contact resources, and a convenient way to report concerns or ask questions. We believe transparency and communication are essential to the success of this project.

We appreciate your consideration and invite the opportunity to meet with your leadership to answer questions, review the enclosed documentation, and establish an access process that benefits everyone involved.

Nexstream's Commitments to Your Community

Throughout this project, Nexstream is committed to:

- Respecting private property and constructing only within authorized public rights-of-way and utility easements.
- Coordinating construction activities with your Association whenever reasonably possible.
- Providing advance notice of construction activities whenever practical.



- Maintaining safe access for residents, visitors, ranch operations, emergency responders, and service providers throughout construction.
- Utilizing construction practices intended to minimize impacts to roads, drainage features, gates, and surrounding property.
- Documenting roadway conditions before and after construction and restoring any areas affected by our work to a condition equal to or better than their documented pre-construction condition.
- Responding promptly to questions or concerns and working collaboratively to resolve issues.
- Being a respectful, transparent, and accountable partner throughout every phase of construction.

Thank you for your time and consideration, and for the opportunity to serve your community.

Respectfully,

Patrick R. King
Chief Executive Officer
Nexstream