32-Ac Multi-Family and Commercial Development
BCS Capital Group, LLC
FEASIBILITY STUDY
(Dev. No. 2415)

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-149-00

January 2025

PREPARED BY

OVERVIEW

Exhibits:

1 EXECUTIVE SUMMARY

BCS Capital Group, LLC (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve a mixed-use development on a 32-acre tract along SH-105 west of Buffalo Springs Dr., also referred to as the BCS Capital tract. The tract is located within City limits and would not need to be annexed prior to receiving utility service.

Based on the preliminary land plan provided by the Developer, this development would consist of a mix of multi-family and commercial pads. The final land plan may affect the estimated costs of, and revenues associated with, the development.

The analysis shows that after the completion of the City's Water Plant No. 2 Improvements project currently in construction, the City will have the water capacity to serve the development and existing developments for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek WWTP plant project is completed. However, to serve all committed developed as well as those in feasibility, the City will need to begin planning for additional wastewater treatment plant upsizing in the next few years.

The estimated total costs of potential projects that could be associated with the development are:

Escrow Account	$22,000
Cost of Public Infrastructure Improvements (CB Stewart)	$723,400
Cost of Public Infrastructure Improvements (Buffalo Springs)	$990,200
Cost of Public Infrastructure Improvements (Linear Utilities)	$1,081,000
Water Impact Fee	$348,354
Wastewater Impact Fee	$334,213
Total Estimated Costs	**$3,499,167**

The cost for the related public infrastructure totals $2,794,600, which accounts for all of the required improvements within the region of the proposed development. The scope and costs of the public infrastructure improvements related to the BCS Capital development will be outlined in a Development Agreement, that both the City and Developer agree to.

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately $97,000,000.00 at full build out. Based on the City's current tax rate ($0.0970 debt service and $0.3030 for operations and maintenance) and an assumed 95% collection rate, the development will bring in approximate tax revenues as shown below:

Debt Service	$ 89,385.50
Operations and Maintenance	$ 279,214.50
Total Estimated Annual Tax Revenue	**$ 368,600.00**

1 INTRODUCTION

This undeveloped tract is located along SH-105 just west of Buffalo Spring Dr. and falls entirely within the City limits.

The Tract's boundary in relation to the City's surrounding facilities is enclosed as **Exhibit A.** A preliminary site plan is enclosed as **Exhibit D** and indicates the Developer's intentions to develop this 32-acre tract. In total, the future development will consist of 1 – Multi-Family reserve (17.19 acres), 7 – Commercial reserves (11.35 acres) and approximately 3 acres of detention.

As shown in **Exhibit B,** the tracts are currently zoned B – Commercial and PD – Planned Development and would require rezoning approvals prior to service. Based on the preliminary land plan, the proposed development consists of multi-family and commercial. Since the proposed multi-family portion of the development falls partially within the Planned Development District, it will require additional approval from the Buffalo Springs Architectural Control Committee. All the referenced approvals would be required prior to receiving service from the City.

2 ANALYSIS

Water Production and Distribution

The City has begun the construction of a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently bidding for the design of future Water Plant No. 4 that includes an elevated storage tank and an additional Jasper aquifer water well. The project is expected to be constructed in 2026.

The current average daily flow ("ADF") in the City is approximately 437,261 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 812,491 gpd and 2,167 connections. A copy of the updated water usage projections is included as **Exhibit E**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 143% of the total ADF capacity and 87% of the connection capacity.

The City has recently authorized their engineer to complete the design and bid for the Water Plant No. 3 Booster Pump Addition project. The scope of the project includes adding a 4th booster pump at the water plant. The proposed improvements would increase the City's ADF capacity to 730,000 gpd and a connection count of 2,500. Once completed with the construction of the booster pump addition the City would have committed 111% of the total ADF capacity.

Based on the preliminary site layout, and information provided from the Developer, the Tract's estimated water capacity requirement is approximately 72,000 gpd. This usage assumes the full build out of the proposed commercial tracts, as well as the ultimate usage of the proposed multi-family tract. The proposed usage of this development will not impact the City all at one time, as the property will undergo a build-out period. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,325,063 gpd and 2,834 connections or 181% of the total ADF capacity and 113% of the connection capacity at full build out. Based on the projections shown in **Exhibit E**, the City would need additional water plant capacity in mid-2025 which can be achieved by the booster pump addition previously mentioned.

Additionally, the City is currently bidding for engineer firms to complete the design of their Water Plant No. 4 project. The scope of the project includes the construction of a 500,000-gallon elevated storage tank and 1,000gpm water well in the Jasper aquifer. The completion of this project will provide the City with an additional 600,000gpd in well capacity. With the addition of Water Plant No. 4, the City will have sufficient water production capacity to service this development and all other planned developments that are currently in design or feasibility.

The Developer will be responsible for the extension of an off-site 12" waterline from the existing waterline ending on Buffalo Springs Dr. to Lone Star Pkwy as well as the extension of a 12" waterline along the frontage of their property adjacent to SH-105 from Buffalo Springs to the western portion of their property boundary. This line will eventually continue to the existing 12" waterline along CB Stewart once the

adjacent property develops. This portion of the waterline will be the responsibility of the adjacent property owner to complete. The Developer will be responsible for all costs associated with the required off-site public waterline extension to serve their development, which will be designed by the City Engineer. The cost shown for all of the proposed improvements are shown in **Exhibit H.1**.

The Developer is responsible for providing engineered plans and specifications for the on-site improvements to serve the proposed development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 19 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 233,500 gpd or 58%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 477,519 gpd or 119% of existing permitted capacity at full build out. Based on projected build out, we do not expect to exceed our permitted capacity until Q1 2026 based on a conservative estimate of our projected wastewater flow for this year. Based on our actual flow we do not expect to exceed current plant capacity until Q3 2027. A copy of the wastewater usage projections is included as **Exhibit E**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 60,000 gpd (1,800,000 gallons per month) at full build out. This number assumes the full build out of the proposed commercial tracts, as well as the ultimate usage of the proposed multi-family tract. The proposed usage of this development will not impact the City all at one time, as the property will undergo a build-out period. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 850,400 gpd or 212% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity (300,000) for 3 consecutive months. Based on our conservative estimates this is expected to occur in Q3 of 2025. Anticipating this requirement to be triggered, the City has selected Halff Associates to complete the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur in Q4 of 2026. Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP in late 2025. Based on the projected based of development shown in **Exhibit E**, the City would exceed 700,000 gpd capacity in Q3 2027. This assumes the City adds an additional 1,800 connections. Dependent on the actual pace of development within the City, the City is prepared to move forward with the Phase II expansion to the Town Creek WWTP to increase the total treatment capacity to 1,000,000 gpd.

The Developer will be responsible for the extension of an off-site 8" gravity sanitary sewer line from the

existing sanitary sewer manhole on CB Stewart Dr. to the northern property line of their development. The Developer will also be responsible for the extension of an off-site 8" gravity sanitary sewer from the existing sanitary sewer manhole at the Buffalo Springs and SH-105 intersection to the western portion of their property. This line will eventually continue and connect to existing Lift Station No. 12 once the adjacent property develops and will be the responsibility of the adjacent property owner to complete. The Developer will be responsible for all costs associated with the required off-site public sanitary sewer extensions to serve their development, which will be designed by the City Engineer. The cost shown for all of the proposed improvements are shown in **Exhibit H.1**.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer will also need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's Department of Public Works and will be responsible for all costs associated with said work.

Drainage

The onsite storm sewer system and detention system will be designated private and remain the responsibility of the Developer to maintain. All drainage and detention improvements must be designed per the City's current Code of Ordinances, requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Traffic Planning

Per the current preliminary land plan, the Developer is proposing one (1) connection to CB Stewart Dr., one (1) connection to Buffalo Springs Dr. and improvements to one (1) existing driveway to SH-105. Based on the project traffic flow, the Developer will be required to submit a Traffic Impact Analysis to show how the proposed connections will impact traffic on these City streets and State Highway 105 at full build out.

Based on the final land plan, the Developer may be required to provide improvements to CB Stewart Dr. and or Buffalo Springs Dr. to accommodate for the added traffic to the two City roadways. Preliminary Cost Estimates for both the repaving of CB Stewart, including the addition of 5' sidewalks, and the repaving of Buffalo Springs Dr. are included as **Exhibits H.2** and **H.3**.

The Developer will also be responsible for obtaining all required TxDOT permits for the driveway connection to SH-105.

Development Costs

The Developer will need to engineer and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract. The Developer will also be responsible for the costs of all offsite utility and/or paving facilities to serve the tract. These required improvements and associated costs will be outlined in a Development Agreement which will be executed by both the Developer and the City.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit F** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report. The estimated ADF provided by the developer requires the equivalent use of (1) 3- inch water tap for the large commercial reserve, (6) 2 – inch water taps for commercial pad sites and (1) 6 – inch tap for Multi-Family per **Exhibit F**. These sizes are based on our best judgment and are subject to change based on the Developer's final land plan.

An escrow agreement has been Executed by the Developer and the City, and funds have been deposited to cover the cost of this feasibility study. An estimated additional $22,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. This is with the assumption that the development will require 3 plan reviews and is constructed as one phase. The fees calculation can be seen in **Exhibit G**. These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

Below is a summary of the estimated total costs of potential projects that could be associated with the development:

Escrow Account	$22,000
Cost of Public Infrastructure Improvements (CB Stewart)	$723,400
Cost of Public Infrastructure Improvements (Buffalo Springs)	$990,200
Cost of Public Infrastructure Improvements (Linear Utilities)	$1,081,000
Water Impact Fee	$348,354
Wastewater Impact Fee	$334,213
Total Estimated Costs	**$3,499,167**

The cost included in this feasibility study does not include engineering costs associated with each individual commercial pad build out. Individual escrow deposits for each commercial pad site will be calculated at the time of development.

Additionally, the cost for the related public infrastructure totals $2,794,600, which accounts for all of the required improvements within the region of the proposed development. The scope and costs of the public infrastructure improvements related to the BCS Capital development will be outlined in a Development Agreement, that both the City and Developer agree to.

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately $97,000,000.00 Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately $89,385.50 per year in debt service revenue, and approximately $279,214.50 per year in operations and maintenance revenue. These estimates are based on the City's $0.0970/$100 valuation debt service tax rate and the $0.3030/$100 valuation Operations & Maintenance (O&M) tax rate.

Next Steps

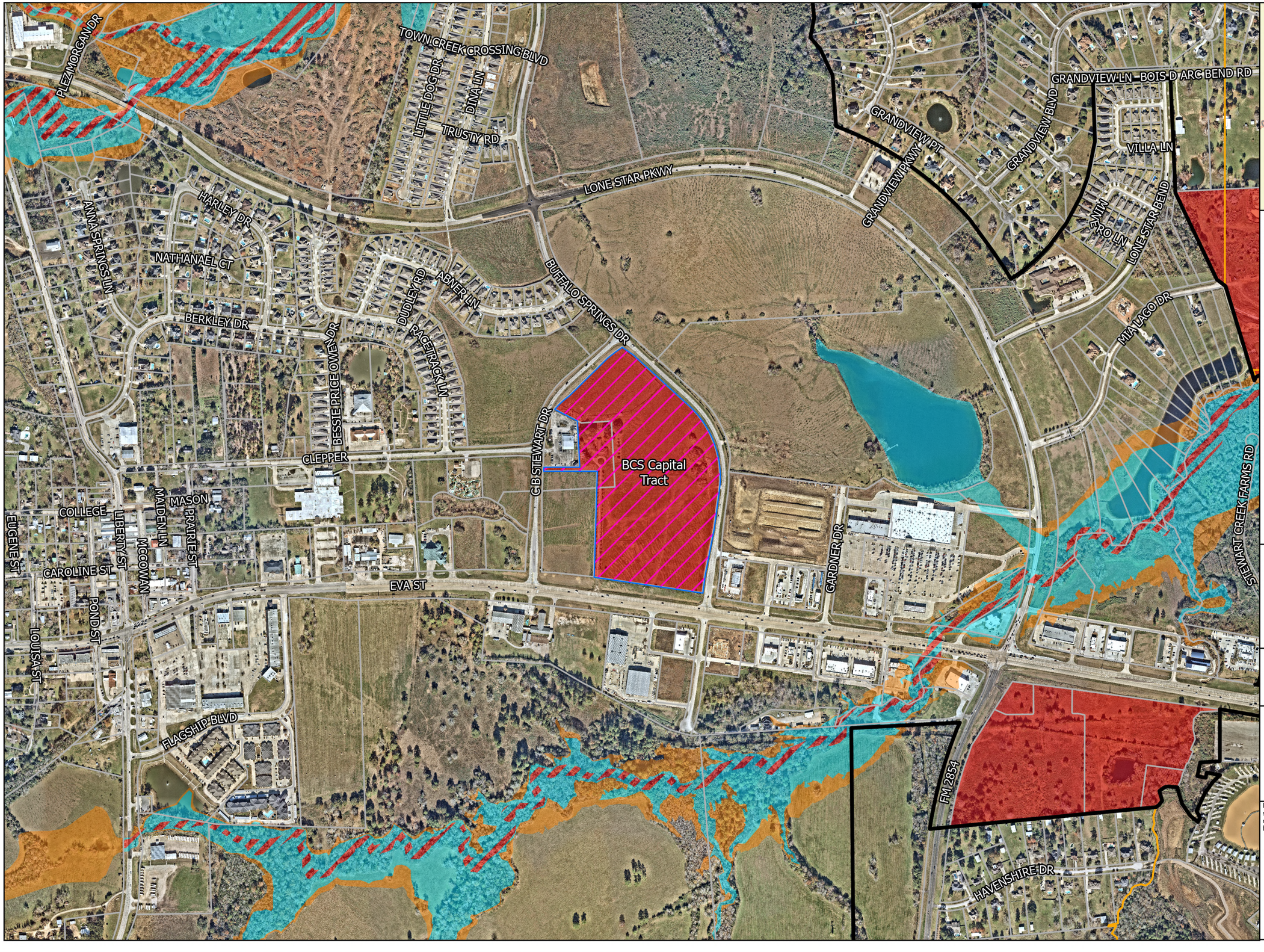
If the Developer decides to move forward with the proposed development, the Developer will be required to enter into a Development Agreement that outlines financing/funding mechanisms, impact fees, and any other specific terms that need to be defined. Once completed, the Developer would be responsible for submitting and getting approval for their rezoning application, preliminary and final plats, private site civil drawings, and deposit of funds for the proposed public infrastructure improvements. The Development timeline is outlined in **Exhibit I** of the report.

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Katherine Vu, P.E., CFM, should you have any questions.

Sincerely,

Chris Roznovsky, PE,
City Engineer



Legend

- City Limits
- City ETJ
- Tax Parcel
- Tract Boundary

Ongoing Developments

- In Design/Construction
- Planning/Feasibility

Flood Hazard Zones

- Regulatory Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

Exhibit A
Tract Location

Feasibility Study

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

WGA

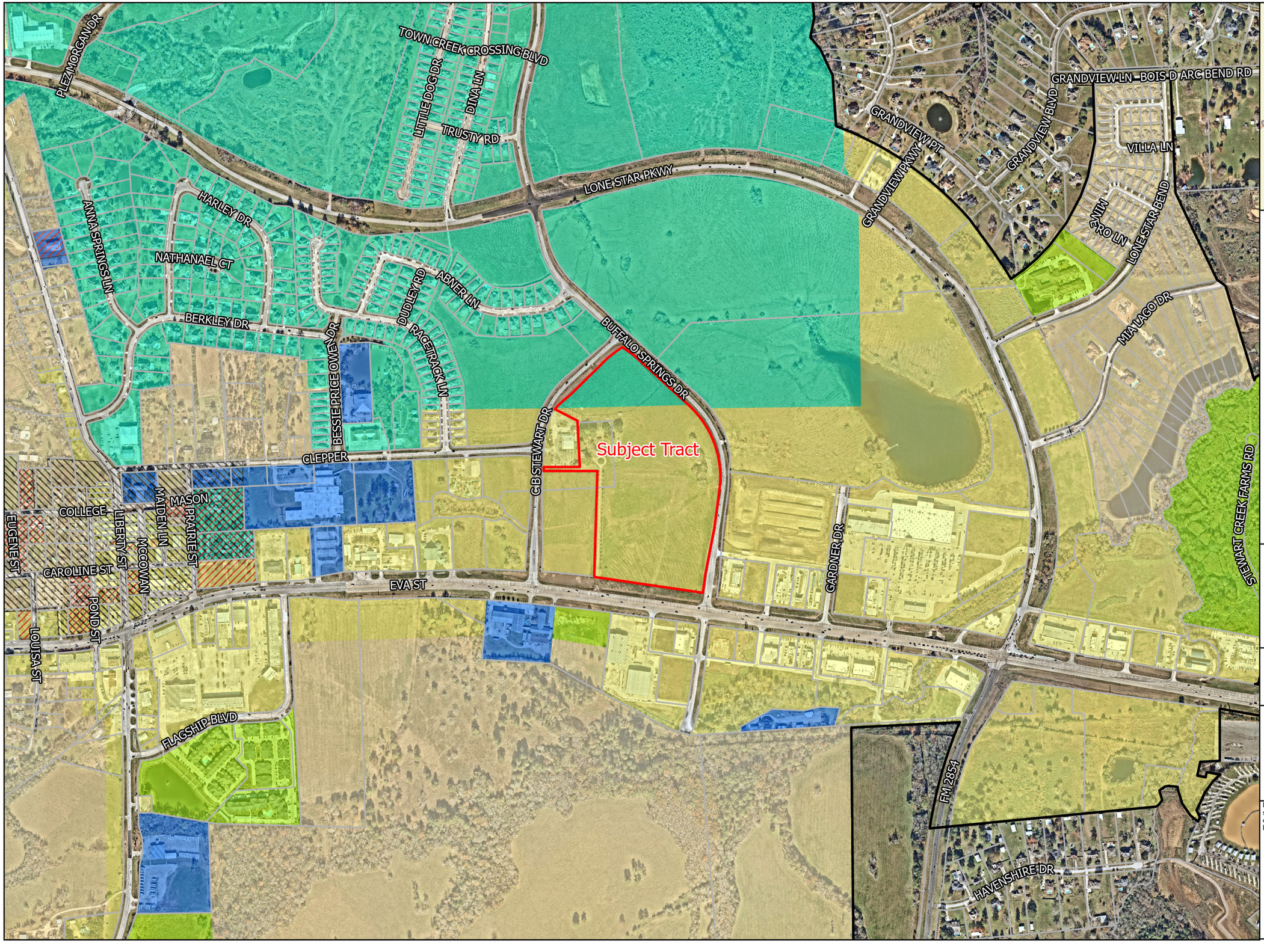


Exhibit B
Zoning Map

Feasibility Study

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA

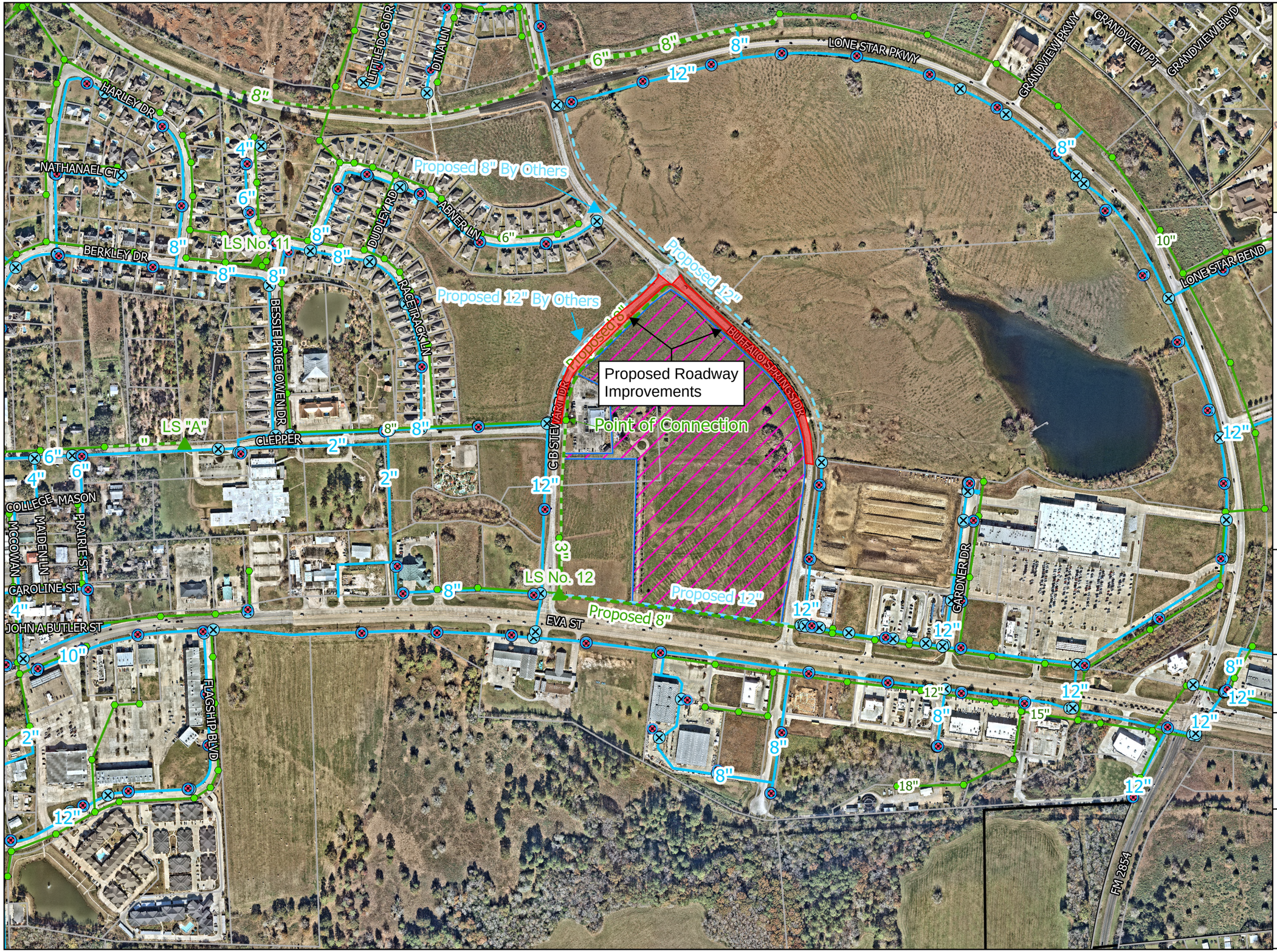


Exhibit C
Utilities Layout

Feasibility Study

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

WGA

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L SQUARED ENGINEERING

MUNICIPAL COMMERCIAL RESIDENTIAL

WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 11235

3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

MONTGOMERY 32 ACRES

OVERALL SITE

11/25/24

DRAWING INFORMATION			
PROJECT	11079	TDLR	**
DRAWN	JTL	CHECKED BY	JTW
SCALE	1" = 100' (24x36) 1" = 200' (11x17)	SHEET	01

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

	Development Info & Capacities																							
			Water		Wastewater		2025			2026			2027			2028			2029			2030		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																								
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800	1	225	150	1	225	150	1	225	150	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600																		
Buffalo Springs, Section 2	56	64	12,600	14,400	8,400	9,600	3	675	450	3	675	450	2	450	300	-	-	-	-	-	-	-	-	-
Estates of Mia Lago, Section 1	5	27	1,125	6,075	-	-	5	1,125	-	3	675	-	3	675	-	4	900	-	4	900	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	1	225	150	1	225	150	2	450	300	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	1	225	150	1	225	150	1	225	150	2	450	300	2	450	300
Martin Luther King	52	55	11,700	12,375	7,800	8,250	2	450	300	2	450	300	2	450	300	-	-	-	-	-	-	-	-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	1	225	150	1	225	150	2	450	300	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450																		
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	2	225																
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250																		
Gulf Coast Estates, Section 2	2	4	450	900	300	600	2	450	300		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550																		
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750																		
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150		-	-		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500																		
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650																		
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350																		
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500																		
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800	35	7,875	5,250	37	8,325	5,550												
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	9	2,025	1,350	4	900	600	5	1,125	750	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150																		
Town Creek Crossing Section 1	101	102	22,725	22,950	15,150	15,300	1	225	150															
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100																		
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300																		
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950	7	1,575	1,050	2	450	300		-	-		-	-		-	-		-	-
Waterstone, Section 2	57	88	12,825	19,800	8,550	13,200	15	3,375	2,250	15	3,375	2,250		-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows Sect. 1	-	73	-	16,425	-	10,950	10	2,250	1,500	32	7,200	4,800	31	6,975	4,650									
Red Bird Meadows Sect. 2	-	67	-	15,075	-	10,050	10	2,250	1,500	30	6,750	4,500	27	6,075	4,050									
Red Bird Meadows Sect. 3	-	34	-	7,650	-	5,100	10	2,250	1,500	24	5,400	3,600		-	-									
Montgomery Bend(Mabry Tract) Sect 1	22	69	4,950	24,840	3,300	17,250	20	8,464	5,936	20	8,464	5,936		-	-									
Montgomery Bend(Mabry Tract) Sect 2	14	88	3,150	19,800	2,100	13,200	14	3,150	2,100	30	6,750	4,500	30	6,750	4,500									
Montgomery Bend (Mabry Tract) Rec Center	1	1	15,900	15,900	150	10,600																		
Gary Hammons	1	1	225	225	150	150																		
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300																		
City Hall	1	1	1,070	1,070	890	890																		
Community Center	1	1	200	200	150	150																		
Buffalo Spring Plant	1	1	360	360	250	250																		
Cedar Brake Park Restrooms	1	1	200	200	150	150																		
Fernland Park	1	1	200	200	150	150																		
Homecoming Park Restrooms	1	1	200	200	150	150																		
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000																		
West Side at the Park	11	11	1,800	2,475	1,200	1,650	2	450	300	1	225	150		-	-		-	-		-	-		-	-
Subtotal	**991**	**1,479**	**240,780**	**359,895**	**148,340**	**235,290**	**152**	**37,939**	**24,686**	**207**	**50,539**	**33,536**	**106**	**23,850**	**15,450**	**5**	**1,125**	**150**	**6**	**1,350**	**300**	**5**	**1,125**	**300**
Commercial Platted and Existing																								
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500		-	-	1	1,800	1,170	2	3,600	2,340	2	3,600	2,340						
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780																		
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600	2	1,800	1,170	1	900	585												
Prestige Storage (SBP Res. D)	1	1	225	225	146	146																		
McCoy's	1	1	550	550	358	358																		
AutoZone	1	1	2,250	2,250	1,463	1,463																		
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	1	2,500	1,625	1	2,500	1,625	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900		-	-															
CareNow & Other Suites	3	3	750	750	488	488		-	-															
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	2,500	1,625	1	2,500	1,625	1	4,000	2,600									
Wendy's	1	1	1,300	1,300	845	845		-	-															
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850		-	-															
ProCore Developments	1	1	1,500	1,500	975	975		-	-															
Christian Brothers	1	1	1,225	1,225	796	796		-	-															
Madsen and Richards	1	1	225	225	146	146		-	-															
Kroger	2	2	5,000	5,000	3,250	3,250		-	-															
Burger King (Meter 48214937)	1	1	750	750	488	488		-	-															
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095		-	-															
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225		146																		
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000		1,950																		
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750		1,138																		
Spirit of Texas Bank	1	1	750	750	488	488		-	-															
Heritage Place	1	1	800	800	520	520		-	-															
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	15,000	15,000	9,750	9,750																		
Buffalo Springs Shopping, Ph. 2 (Remaining Reserves)	-	1	-	8,000	-	5,200		-	-	1	8,000	5,200												
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525		-	-															
Brookshire Brothers	2	2	1,200	1,200	780	780		-	-															
Ransoms	1	1	1,200	1,200	780	780		-	-															
Heritage Medical Center	1	1	750	750	488	488		-	-															
Lone Star Pkwy Office Building	2	2	450	450	293	293		-	-															
Old Iron Work	1	1	225	225	146	146		-	-															
Apache Machine Shop	1	1	225	225	146	146		-	-															
Montgomery Community Center	1	1	1,400	1,400	910	910		-	-															
Jim's Hardware	1	1	350	350	228	228		-	-															
Town Creek Storage	1	1	225	225	146	146		-	-															
Lake Creek Village 3 Commercial (Res A & B)	-	3	-	15,000	-	9,750		-	-	1	5,000	3,250	1	5,000	3,250	-	-	-	2	10,000	6,500	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	1,875	1,219	2	3,750	2,438	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	1	1	6,000	6,000	3,900	3,900																		
Discount Tire	-	1	750	750	-	488		-	-															
Express Oil and Tire	1	1	950	950	146	618																		
Popeyes	1	1	2,500	2,500	1,625	1,625																		

		Development Info & Capacities																					
			Water		Wastewater																		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	2025			2026			2027			2028			2029			2030		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																							
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																	
Lone Star Mart (Town Creek Crossing Commercial Reserve)	-	1	-	8,000	-	5,200	1	8,000	5,200								-	-					
Depado Estates	-	5	-	10,000	-	6,500		-	-	2	16,000	10,400	3	24,000	15,600								
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750		-	-	2	5,000	3,250	1	8,000	5,200	3	24,000	15,600	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320	1	360	320														
Retail Center	1	2	2,000	4,000	1,300	2,600																	
Chick Fil A	1	1	2,500	2,500	1,625	1,625																	
Panda Express	1	1	2,600	2,600	1,690	1,690																	
CVS	1	1	1,200	1,200	780	780																	
Starbucks	1	1	1,000	1,000	650	650																	
Burger Fresh	1	1	240	240	156	156																	
Churches	12	12	3,000	3,000	1,950	1,950																	
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303																	
Subtotal	**143**	**183**	**150,223**	**272,066**	**93,452**	**176,929**	**7**	**17,035**	**11,159**	**11**	**43,575**	**28,324**	**10**	**48,350**	**31,428**	**6**	**29,475**	**19,159**	**3**	**11,875**	**7,719**	**1**	**1,875**	**1,219**
Multi Family																							
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000																	
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500																	
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																	
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																	
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																	
Grand Monarch Apartments	72	72	10,300	10,300	8,600	8,600																	
Subtotal	**495**	**495**	**67,900**	**67,900**	**37,400**	**37,400**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Institutional (Schools)																							
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																	
MISD High School Complex	2	2	20,000	20,000	10,000	10,000																	
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500																	
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000	1	20,000	10,000		-	-											
Bus Barn	1	1	1,000	1,000	500	500																	
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250																	
MISD School (149)	1	1	4,500	4,500	2,250	2,250																	
Subtotal	**9**	**10**	**35,800**	**55,800**	**17,900**	**27,900**	**1**	**20,000**	**10,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Irrigation																							
Single Family Residential	66	100	17490	26500	0	0	34	9,010															
Commercial Irrigation	32	70	9600	21000	0	0	38	11,400															
Christian Brothers	1	1	1100	1100	0	0																	
MISD High School Irrigation																							
Pulte Group (Mabry Tract) Rec Center Irrigation	0	1	0	500	0	0	3	1,500															
Chick Fil A	1	1	1000	1000	0	0																	
BlueWave	1	1	500	500	0	0																	
CVS	1	1	1200	1200	0	0																	
Church	2	2	530	530	0	0					-	-		-	-		-	-		-	-		-	-
City	9	9	4500	4500	0	0					-	-		-	-		-	-		-	-		-	-
Subtotal	**113**	**186**	**35,920**	**56,830**	**-**	**-**	**75**	**21,910**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Committed	**1,638**	**2,167**	**530,623**	**812,491**	**297,092**	**477,519**	**235**	**96,884**	**45,845**	**218**	**94,114**	**61,860**	**116**	**72,200**	**46,878**	**11**	**30,600**	**19,309**	**9**	**13,225**	**8,019**	**6**	**3,000**	**1,519**
								2025			2026			2027			2028			2029			2030	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
						Total Projected Committed Volumes:	**1,873**	**627,507**	**342,937**	**2,091**	**721,621**	**404,797**	**2,207**	**793,821**	**451,675**	**2,218**	**824,421**	**470,983**	**2,227**	**837,646**	**479,002**	**2,233**	**840,646**	**480,521**
Future Development in Feasibility/Design																							
Montgomery Bend Sec. 3	-	85	-	19,125	-	12,750	40	9,000	6,000	45	10,125	6,750	-	-	-	-	-	-	-	-	-	-	-	-
Montgomery Bend Sec. 4	-	67	-	15,075	-	10,050				37	8,325	5,550	30	6,750	4,500	-	-	-	-	-	-	-	-	-
Red Bird Meadows Phase 1B	-	112	-	25,200	-	16,800		-	-	35	7,875	5,250	40	9,000	6,000	37	8,325	5,550	-	-	-	-	-	-
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500																
Red Bird Meadows Phase 2	-	203	-	45,675	-	30,450		-	-	35	7,875	5,250	40	9,000	6,000	40	9,000	6,000	45	10,125	6,750	43	9,675	6,450
Red Bird Medows Phase 3	-	180	-	40,500	-	27,000		-	-	-	-	-	35	7,875	5,250	40	9,000	6,000	40	9,000	6,000	35	7,875	5,250
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000		-	-	385	60,000	50,000												
Superior Properties (Units)	-	98	-	21,680		17,990	-	-	-	40	8,849	7,343	58	12,831	10,647		-	-						
Superior Properties (Commercial)	-	4	-	17,262		14,350	-	-	-	3	12,947	10,763	1	4,316	3,588		-	-						
The Crossing at Montgomery Section 1 (Single Family) The Morning Cloud Investments	-	100	-	22,500		15,000	-	-	-	35	7,875	5,250	35	7,875	5,250	30	6,750	4,500						
The Crossing at Montgomery (Single Family) The Morning Cloud Investments	-	90	-	20,250		13,500	-	-	-	-	-	-	30	6,750	4,500	30	6,750	4,500	30	6,750	4,500			
Lone Star Ridge Section 1 Taylor Morrison (Single Family)	-	106	-	23,850		15,900	35	7,875	5,250	36	8,100	5,400	35	7,875	5,250		-	-						
Lone Star Ridge Section 2 Taylor Morrison (Single Family)	-	84	-	18,900		12,600	-	-	-	42	9,450	6,300	42	9,450	6,300		-	-						
Heritage Grove Section 1 (Single Family) Tri-Pointe	-	65	-	14,625	-	9,750	-	-	-	30	6,750	4,500	35	7,875	5,250		-	-						
Heritage Grove Section 2 (Single Family)Tri-Pointe	-	71	-	15,975	-	10,650	-	-	-	-	-	-	35	7,875	5,250	36	8,100	5,400						
HEB Grocery and Car Wash (Commercial)	-	3	-	23,000	-	18,400	3	23,000	18,400	-	-	-					-	-						
Mia Lago Reserve (Single Family)	-	59	-	13,275	-	8,850	-	-	-	20	4,500	3,000	39	8,775	5,850		-	-						
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700	-	-	-	-	-	-	18	4,050	2,700	40	9,000	6,000	40	9,000	6,000			
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550	-	-	-	-	-	-	3	4,230	3,550									
BCS Capital (Multi-Family)	-	1	-	36,000	-	30,000	-	-	-	1	36,000	30,000												
BCS Capital (Commercial)	-	6	-	36,000	-	30,000	-	-	-	2	12,000	10,000	2	12,000	10,000	2	12,000	10,000						
Subtotal	**-**	**667**	**-**	**512,572**	**-**	**372,890**	**82**	**57,275**	**40,250**	**746**	**200,670**	**155,355**	**478**	**126,527**	**89,885**	**255**	**68,925**	**47,950**	**155**	**34,875**	**23,250**	**78**	**17,550**	**11,700**
Committed Plus Feasibility	**1,638**	**2,834**	**530,623**	**1,325,063**	**297,092**	**850,409**		**2025**			**2026**			**2027**			**2028**			**2029**			**2030**	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
						Total Projected Committed Volumes Plus Feasibility	**1,955**	**684,782**	**383,187**	**2,919**	**979,566**	**600,403**	**3,513**	**1,178,293**	**737,165**	**3,779**	**1,277,818**	**804,423**	**3,943**	**1,325,918**	**835,692**	**4,027**	**1,346,468**	**848,911**

		Development Info & Capacities																				
			Water		Wastewater		2031			2032			2033			2034			2035			2036		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																								
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600														-	-	-	-	-
Buffalo Springs, Section 2	56	64	12,600	14,400	8,400	9,600		-	-		-	-		-	-		-	-		-	-	-	-	-
Estates of Mia Lago, Section 1	5	27	1,125	6,075	-	-												-	-	-	-	-	-	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150		-	-		-	-		-	-		-	-		-	-
Martin Luther King	52	55	11,700	12,375	7,800	8,250		-	-		-	-		-	-		-	-		-	-		-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450														-	-		-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-														-	-		-	-
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250														-	-		-	-
Gulf Coast Estates, Section 2	2	4	450	900	300	600		-	-		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550														-	-		-	-
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750														-	-		-	-
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300		-	-		-	-		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500														-	-		-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650														-	-		-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350														-	-		-	-
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500																		
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800																		
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150														-	-		-	-
Town Creek Crossing Section 1	101	102	22,725	22,950	15,150	15,300																		
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100														-	-		-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300														-	-		-	-
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950		-	-		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2	57	88	12,825	19,800	8,550	13,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows Sect. 1	-	73	-	16,425	-	10,950													-	-	-	-		
Red Bird Meadows Sect. 2	-	67	-	15,075	-	10,050													-	-	-	-		
Red Bird Meadows Sect. 3	-	34	-	7,650	-	5,100													-	-	-	-		
Montgomery Bend(Mabry Tract) Sect 1	22	69	4,950	24,840	3,300	17,250																		
Montgomery Bend(Mabry Tract) Sect 2	14	88	3,150	19,800	2,100	13,200																		
Montgomery Bend (Mabry Tract) Rec Center	1	1	15,900	15,900	150	10,600																		
Gary Hammons	1	1	225	225	150	150																		
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300																		
City Hall	1	1	1,070	1,070	890	890																		
Community Center	1	1	200	200	150	150																		
Buffalo Spring Plant	1	1	360	360	250	250																		
Cedar Brake Park Restrooms	1	1	200	200	150	150																		
Fernland Park	1	1	200	200	150	150																		
Homecoming Park Restrooms	1	1	200	200	150	150																		
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000																		
West Side at the Park	8	11	1,800	2,475	1,200	1,650		-	-		-	-		-	-		-	-		-	-		-	-
Subtotal	**991**	**1,479**	**240,780**	**359,895**	**148,340**	**235,290**	**1**	**225**	**150**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Platted and Existing																								
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500																		
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780																		
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600																		
Prestige Storage (SBP Res. D)	1	1	225	225	146	146																		
McCoy's	1	1	550	550	358	358																		
AutoZone	1	1	2,250	2,250	1,463	1,463																		
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900																		
CareNow & Other Suites	3	3	750	750	488	488																		
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800																		
Wendy's	1	1	1,300	1,300	845	845																		
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850																		
ProCore Developments	1	1	1,500	1,500	975	975																		
Christian Brothers	1	1	1,225	1,225	796	796																		
Madsen and Richards	1	1	225	225	146	146																		
Kroger	2	2	5,000	5,000	3,250	3,250																		
Burger King (Meter 48214937)	1	1	750	750	488	488																		
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095																		
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225		146																		
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000		1,950																		
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750		1,138																		
Spirit of Texas Bank	1	1	750	750	488	488																		
Heritage Place	1	1	800	800	520	520																		
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	15,000	15,000	9,750	9,750																		
Buffalo Springs Shopping, Ph. 2 (Remaining Reserves)	-	1	-	8,000	-	5,200																		
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525																		
Brookshire Brothers	2	2	1,200	1,200	780	780																		
Ransoms	1	1	1,200	1,200	780	780																		
Heritage Medical Center	1	1	750	750	488	488																		
Lone Star Pkwy Office Building	2	2	450	450	293	293																		
Old Iron Work	1	1	225	225	146	146																		
Apache Machine Shop	1	1	225	225	146	146																		
Montgomery Community Center	1	1	1,400	1,400	910	910																		
Jim's Hardware	1	1	350	350	228	228																		
Town Creek Storage	1	1	225	225	146	146																		
Lake Creek Village 3 Commercial (Res A & B)	-	3	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lupe Tortilla	1	1	6,000	6,000	3,900	3,900																		
Discount Tire	-	1	750	750	-	488																		
Express Oil and Tire	1	1	950	950	146	618																		
Popeyes	1	1	2,500	2,500	1,625	1,625																		

		Development Info & Capacities																				
			Water		Wastewater																	
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	2031			2032			2033			2034			2035			2036		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																								
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																		
Lone Star Mart (Town Creek Crossing Commercial Reserve)	-	1	-	8,000	-	5,200																		
Depado Estates	-	5	-	10,000	-	6,500																		
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320																		
Retail Center	1	2	2,000	4,000	1,300	2,600																		
Chick Fil A	1	1	2,500	2,500	1,625	1,625																		
Panda Express	1	1	2,600	2,600	1,690	1,690																		
CVS	1	1	1,200	1,200	780	780																		
Starbucks	1	1	1,000	1,000	650	650																		
Burger Fresh	1	1	240	240	156	156																		
Churches	12	12	3,000	3,000	1,950	1,950																		
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303																		
Subtotal	**143**	**183**	**150,223**	**272,066**	**93,452**	**176,929**	**1**	**1,875**	**1,219**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Multi Family																								
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000																		
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500																		
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																		
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																		
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																		
Grand Monarch Apartments	72	72	10,300	10,300	8,600	8,600																		
Subtotal	**495**	**495**	**67,900**	**67,900**	**37,400**	**37,400**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Institutional (Schools)																								
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																		
MISD High School Complex	2	2	20,000	20,000	10,000	10,000																		
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500																		
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000																		
Bus Barn	1	1	1,000	1,000	500	500																		
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250																		
MISD School (149)	1	1	4,500	4,500	2,250	2,250																		
Subtotal	**9**	**10**	**35,800**	**55,800**	**17,900**	**27,900**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Irrigation																								
Single Family Residential	66	100	17490	26500	0	0																		
Commercial Irrigation	32	70	9600	21000	0	0																		
Christian Brothers	1	1	1100	1100	0	0																		
MISD High School Irrigation																								
Pulte Group (Mabry Tract) Rec Center Irrigation	0	1	0	500	0	0																		
Chick Fil A	1	1	1000	1000	0	0																		
BlueWave	1	1	500	500	0	0																		
CVS	1	1	1200	1200	0	0																		
Church	2	2	530	530	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City	9	9	4500	4500	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**113**	**186**	**35,920**	**56,830**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Committed	**1,638**	**2,167**	**530,623**	**812,491**	**297,092**	**477,519**	**2**	**2,100**	**1,369**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
							2031			2032			2033			2034			2035			2036		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
						Total Projected Committed Volumes:	**2,235**	**842,746**	**481,890**	**2,235**	**842,746**	**481,890**	**2,235**	**842,746**	**481,890**	**2,235**	**842,746**	**481,890**	**2,233**	**840,646**	**481,890**	**2,235**	**842,746**	**481,890**
Future Development in Feasibility/Design																								
Montgomery Bend Sec. 3	-	85	-	19,125	-	12,750	-	-	-	-	-	-	-	-	-									
Montgomery Bend Sec. 4	-	67	-	15,075	-	10,050	-	-	-	-	-	-	-	-	-									
Red Bird Meadows Phase 1B	-	112	-	25,200	-	16,800	-	-	-	-	-	-	-	-	-									
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600																		
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-																		
Red Bird Meadows Phase 2	-	203	-	45,675	-	30,450	-	-	-	-	-	-	-	-	-									
Red Bird Medows Phase 3	-	180	-	40,500	-	27,000	30	6,750	4,500	-	-	-	-	-	-									
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000																		
Superior Properties (Units)	-	98	-	21,680		17,990																		
Superior Properties (Commercial)	-	4	-	17,262		14,350																		
The Crossing at Montgomery Section 1 (Single Family) The Morning Cloud Investments	-	100	-	22,500		15,000																		
The Crossing at Montgomery (Single Family) The Morning Cloud Investments	-	90	-	20,250		13,500																		
Lone Star Ridge Section 1 Taylor Morrison (Single Family)	-	106	-	23,850		15,900																		
Lone Star Ridge Section 2 Taylor Morrison (Single Family)	-	84	-	18,900		12,600																		
Heritage Grove Section 1 (Single Family) Tri-Pointe	-	65	-	14,625	-	9,750																		
Heritage Grove Section 2 (Single Family)Tri-Pointe	-	71	-	15,975	-	10,650																		
HEB Grocery and Car Wash (Commercial)	-	3	-	23,000	-	18,400																		
Mia Lago Reserve (Single Family)	-	59	-	13,275	-	8,850																		
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700																		
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550																		
BCS Capital (Multi-Family)	-	1	-	36,000	-	30,000																		
BCS Capital (Commercial)	-	6	-	36,000	-	30,000																		
Subtotal	**-**	**667**	**-**	**512,572**	**-**	**372,890**	**30**	**6,750**	**4,500**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Committed Plus Feasibility	**1,638**	**2,834**	**530,623**	**1,325,063**	**297,092**	**850,409**																		
							2031			2032			2033			2034			2035			2036		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
						Total Projected Committed Volumes Plus Feasibility	**4,059**	**1,355,318**	**854,780**	**4,059**	**1,355,318**	**854,780**	**4,059**	**1,355,318**	**854,780**	**3,977**	**1,298,043**	**854,780**	**4,027**	**1,346,468**	**854,780**	**4,059**	**1,355,318**	**854,780**

		Development Info & Capacities																					
			Water		Wastewater		2037			2038			2039			2040			2045			2050		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																							
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600		-	-		-	-		-	-		-	-		-	-		-	-
Buffalo Springs, Section 2	56	64	12,600	14,400	8,400	9,600		-	-		-	-		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1	5	27	1,125	6,075	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450		-	-		-	-		-	-		-	-		-	-		-	-
Martin Luther King	52	55	11,700	12,375	7,800	8,250		-	-		-	-		-	-		-	-		-	-		-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450		-	-		-	-		-	-		-	-		-	-		-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-		-	-		-	-		-	-		-	-		-	-		-	-
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250		-	-		-	-		-	-		-	-		-	-		-	-
Gulf Coast Estates, Section 2	2	4	450	900	300	600		-	-		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550		-	-		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750		-	-		-	-		-	-		-	-		-	-		-	-
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300		-	-		-	-		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500		-	-		-	-		-	-		-	-		-	-		-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650		-	-		-	-		-	-		-	-		-	-		-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350		-	-		-	-		-	-		-	-		-	-		-	-
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500																		
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800																		
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150		-	-		-	-		-	-		-	-		-	-		-	-
Town Creek Crossing Section 1	101	102	22,725	22,950	15,150	15,300																		
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100		-	-		-	-		-	-		-	-		-	-		-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300		-	-		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950		-	-		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2	57	88	12,825	19,800	8,550	13,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows Sect. 1	-	73	-	16,425	-	10,950										-	-	-	-	-	-	-	-	-
Red Bird Meadows Sect. 2	-	67	-	15,075	-	10,050										-	-	-	-	-	-	-	-	-
Red Bird Meadows Sect. 3	-	34	-	7,650		5,100										-	-	-	-	-	-	-	-	-
Montgomery Bend(Mabry Tract) Sect 1	22	69	4,950	24,840	3,300	17,250																		
Montgomery Bend(Mabry Tract) Sect 2	14	88	3,150	19,800	2,100	13,200																		
Montgomery Bend (Mabry Tract) Rec Center	1	1	15,900	15,900	150	10,600																		
Gary Hammons	1	1	225	225	150	150																		
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300																		
City Hall	1	1	1,070	1,070	890	890																		
Community Center	1	1	200	200	150	150																		
Buffalo Spring Plant	1	1	360	360	250	250																		
Cedar Brake Park Restrooms	1	1	200	200	150	150																		
Fernland Park	1	1	200	200	150	150																		
Homecoming Park Restrooms	1	1	200	200	150	150																		
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000																		
West Side at the Park	8	11	1,800	2,475	1,200	1,650		-	-		-	-		-	-		-	-		-	-		-	-
Subtotal	**991**	**1,479**	**240,780**	**359,895**	**148,340**	**235,290**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Platted and Existing																								
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500																		
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780																		
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600																		
Prestige Storage (SBP Res. D)	1	1	225	225	146	146																		
McCoy's	1	1	550	550	358	358																		
AutoZone	1	1	2,250	2,250	1,463	1,463																		
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900																		
CareNow & Other Suites	3	3	750	750	488	488																		
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800																		
Wendy's	1	1	1,300	1,300	845	845																		
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850																		
ProCore Developments	1	1	1,500	1,500	975	975																		
Christian Brothers	1	1	1,225	1,225	796	796																		
Madsen and Richards	1	1	225	225	146	146																		
Kroger	2	2	5,000	5,000	3,250	3,250																		
Burger King (Meter 48214937)	1	1	750	750	488	488																		
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095																		
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225		146																		
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000		1,950																		
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750		1,138																		
Spirit of Texas Bank	1	1	750	750	488	488																		
Heritage Place	1	1	800	800	520	520																		
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	15,000	15,000	9,750	9,750																		
Buffalo Springs Shopping, Ph. 2 (Remaining Reserves)	-	1	-	8,000	-	5,200																		
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525																		
Brookshire Brothers	2	2	1,200	1,200	780	780																		
Ransoms	1	1	1,200	1,200	780	780																		
Heritage Medical Center	1	1	750	750	488	488																		
Lone Star Pkwy Office Building	2	2	450	450	293	293																		
Old Iron Work	1	1	225	225	146	146																		
Apache Machine Shop	1	1	225	225	146	146																		
Montgomery Community Center	1	1	1,400	1,400	910	910																		
Jim's Hardware	1	1	350	350	228	228																		
Town Creek Storage	1	1	225	225	146	146																		
Lake Creek Village 3 Commercial (Res A & B)	-	3	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lupe Tortilla	1	1	6,000	6,000	3,900	3,900																		
Discount Tire	-	1	750	750	-	488																		
Express Oil and Tire	1	1	950	950	146	618																		
Popeyes	1	1	2,500	2,500	1,625	1,625																		

	Development Info & Capacities						2037			2038			2039			2040			2045			2050		
			Water		Wastewater																			
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																								
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																		
Lone Star Mart (Town Creek Crossing Commercial Reserve)	-	1	-	8,000	-	5,200																		
Depado Estates	-	5	-	10,000	-	6,500																		
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320																		
Retail Center	1	2	2,000	4,000	1,300	2,600																		
Chick Fil A	1	1	2,500	2,500	1,625	1,625																		
Panda Express	1	1	2,600	2,600	1,690	1,690																		
CVS	1	1	1,200	1,200	780	780																		
Starbucks	1	1	1,000	1,000	650	650																		
Burger Fresh	1	1	240	240	156	156																		
Churches	12	12	3,000	3,000	1,950	1,950																		
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303																		
Subtotal	**143**	**183**	**150,223**	**272,066**	**93,452**	**176,929**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi Family																								
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000																		
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500																		
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																		
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																		
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																		
Grand Monarch Apartments	72	72	10,300	10,300	8,600	8,600																		
Subtotal	**495**	**495**	**67,900**	**67,900**	**37,400**	**37,400**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																								
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																		
MISD High School Complex	2	2	20,000	20,000	10,000	10,000																		
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500																		
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000																		
Bus Barn	1	1	1,000	1,000	500	500																		
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250																		
MISD School (149)	1	1	4,500	4,500	2,250	2,250																		
Subtotal	**9**	**10**	**35,800**	**55,800**	**17,900**	**27,900**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation																								
Single Family Residential	66	100	17490	26500	0	0																		
Commercial Irrigation	32	70	9600	21000	0	0																		
Christian Brothers	1	1	1100	1100	0	0																		
MISD High School Irrigation																								
Pulte Group (Mabry Tract) Rec Center Irrigation	0	1	0	500	0	0																		
Chick Fil A	1	1	1000	1000	0	0																		
BlueWave	1	1	500	500	0	0																		
CVS	1	1	1200	1200	0	0																		
Church	2	2	530	530	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City	9	9	4500	4500	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**113**	**186**	**35,920**	**56,830**	**-**	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	**1,638**	**2,167**	**530,623**	**812,491**	**297,092**	**477,519**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	2037			2038			2039			2040			2041			2050		
	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Total Projected Committed Volumes:	**2,235**	**842,746**	**481,890**	**2,235**	**842,746**	**481,890**	**2,235**	**842,746**	**481,890**	**2,233**	**840,646**	**481,890**	**2,233**	**840,646**	**481,890**	**2,233**	**840,646**	**481,890**

Future Development in Feasibility/Design																								
Montgomery Bend Sec. 3	-	85	-	19,125	-	12,750										-	-	-	-	-	-	-	-	-
Montgomery Bend Sec. 4	-	67	-	15,075	-	10,050										-	-	-	-	-	-	-	-	-
Red Bird Meadows Phase 1B	-	112	-	25,200	-	16,800										-	-	-	-	-	-	-	-	-
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600																		
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-																		
Red Bird Meadows Phase 2	-	203	-	45,675	-	30,450										-	-	-	-	-	-	-	-	-
Red Bird Medows Phase 3	-	180	-	40,500	-	27,000										-	-	-	-	-	-	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000																		
Superior Properties (Units)	-	98	-	21,680		17,990																		
Superior Properties (Commercial)	-	4	-	17,262		14,350																		
The Crossing at Montgomery Section 1 (Single Family) The Morning Cloud Investments	-	100	-	22,500		15,000																		
The Crossing at Montgomery (Single Family) The Morning Cloud Investments	-	90	-	20,250		13,500																		
Lone Star Ridge Section 1 Taylor Morrison (Single Family)	-	106	-	23,850		15,900																		
Lone Star Ridge Section 2 Taylor Morrison (Single Family)	-	84	-	18,900		12,600																		
Heritage Grove Section 1 (Single Family) Tri-Pointe	-	65	-	14,625	-	9,750																		
Heritage Grove Section 2 (Single Family)Tri-Pointe	-	71	-	15,975	-	10,650																		
HEB Grocery and Car Wash (Commercial)	-	3	-	23,000	-	18,400																		
Mia Lago Reserve (Single Family)	-	59	-	13,275	-	8,850																		
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700																		
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550																		
BCS Capital (Multi-Family)	-	1	-	36,000	-	30,000																		
BCS Capital (Commercial)	-	6	-	36,000	-	30,000																		
Subtotal	**-**	**667**	**-**	**512,572**	**-**	**372,890**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed Plus Feasibility	**1,638**	**2,834**	**530,623**	**1,325,063**	**297,092**	**850,409**																		

	2037			2038			2039			2040			2041			2050		
	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Total Projected Committed Volumes Plus Feasibility	**4,059**	**1,355,318**	**854,780**	**4,059**	**1,355,318**	**854,780**	**3,977**	**1,355,318**	**854,780**	**4,027**	**1,346,468**	**854,780**	**4,027**	**1,346,468**	**854,780**	**4,027**	**1,346,468**	**854,780**

EXIHIBIT E: IMPACT FEE SUMMARY

Meter Size [(1)]	Maximum Capacity (GPM)	Maximum Assessable Water Fee ($/ESFC)	Maximum Assessable Wastewater Fee ($/ESFC)	Maximum Assessable Fee ($/ESFC)
5/8" x 3/4" fitting	15	2,033	1,951	3,984
3/4"	25	3,396	3,258	6,654
1"	40	5,429	5,209	10,638
1 1/2"	120	16,268	15,607	31,875
2"	170	23,039	22,104	45,143
3"	350	47,441	45,515	92,956
4"	600	81,339	78,037	159,376
6"	1,200	162,679	156,074	318,753
8"	1,800	244,018	234,111	478,129

1. These fees were adopted by City Council in September 2024.
2. 5/8" Meter size is used for all connections equal to 1 ESFC (Equal Single Family Connection) , and reflects the installation of a 5/8" x 3/4" meter.

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

BCS Capital

Dev. No. 2415

THE STATE OF TEXAS ə

COUNTY OF MONTGOMERY ə

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	$ 1,000
City Attorney	$ 3,000
City Engineer	$ 18,000
Developer Coordination	$ 3,000
Plan Reviews	$ 8,000
Construction Coordination (Private Site)	$ 5,000
Warranty Inspection	$ 2,000
TOTAL	$ 22,000

Note: Any changes to the site plan or phasing of the project may result in changes to the cost to the City. In that event, additional deposits would be required by the Developer.

Preliminary Cost Estimate

BCS Capital

Exhibit H.1: Linear Utility Improvements

1/28/2025

Item No.	Description	Quantity	Unit	Unit Price	Cost
General					
1	Mobilization, Bonds, and Insurance	1	LS	$ 20,000	$ 20,000
2	Construction Staking	1	LS	$ 2,500	$ 2,500
3	Trench Safety System	6,008	LF	$ 2	$ 12,000
4	SWPPP	1	LS	$ 4,000	$ 4,000
5	Traffic Control Plan	1	LS	$ 17,000	$ 17,000
6	Site Restoration	1	LS	$ 6,500	$ 6,500
Water					
7	12-Inch C900 PVC Waterline (via Open Cut Construction)	3,823	LF	$ 100	$ 382,300
8	Additional Cost 16-Inch Steel Casing via Bore and Jack	75	LF	$ 225	$ 16,875
9	12-Inch Gate Valve	10	EA	$ 5,000	$ 47,800
10	12-Inch Wet Connect & Removal of Plug and Clamp	1	EA	$ 2,000	$ 2,000
11	Hydrants	10	EA	$ 8,000	$ 76,500
12	2-Inch Blow Off Valve and Box	1	EA	$ 2,500	$ 2,500
Sanitary					
13	8" PVC Sanitary Sewer	2,260	LF	$ 80	$ 180,800
14	4' Manhole	2	EA	$ 10,000	$ 20,000
15	Core into Existing Manhole	1	EA	$ 2,000	$ 2,000

Construction Subtotal	**$**	**793,000**
Contingencies (15%)	$	119,000
Preliminary and Design Phase	$	47,000
Bid Phase Services	$	5,000
Construction Phase Services	$	40,000
Field Project Representation	$	55,000
Additional Services and Reimbursable Expenses	$	22,000
Total	**$**	**1,081,000**

Notes:

1 All values rounded up to the nearest hundred.

2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

3 This is not a proposal for engineering services but an estimate for planning purposes.

Engineer's Cost Estimate

BCS Capital

Exhibit H.2: C B Stewart Dr. Improvements

1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
UNIT A: REINFORCED CONCRETE PAVING					
1	Move-in and start up, including all permits, performance, payment, and maintanence bonds	1	LS	$ 39,000	$ 39,000
2	Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage)	1	LS	$ 13,000	$ 13,000
3	Sawcut existing asphalt pavement	164	LF	$ 16	$ 2,700
4	Removal and Disposal of existing asphalt stabilized base and pavement	3507	SY	$ 12	$ 42,100
5	8-inch cement sand subgrade, (2 sacks per cy) complete in place	3507	SY	$ 25	$ 87,700
6	2" Type B Hot Mix Asphalt Concrete Surface Layer (includes traffic buttons, striping & markings)	3507	SY	$ 28	$ 98,200
7	4" Type B Hot Mix Asphalt Concrete Base Layer (includes traffic buttons, striping & markings)	3507	SY	$ 35	$ 122,800
8	HMAC, Dense Graded Type "D" (3-Inch Thick) including tack coat, subgrade, complete in place.	328	SY	$ 60	$ 19,700
9	Temporary traffic control devises as needed for the duration of the project, (flaggers, cones, etc.), per TMUTCD, includes installation, maintenance and removal, complete in place	1	LS	$ 1,000	$ 1,000
10	Remove and reset signage	5	EA	$ 250	$ 1,300

Engineer's Cost Estimate

BCS Capital

Exhibit H.2: C B Stewart Dr. Improvements

1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
UNIT B: STORM WATER POLLUTION CONTROL					
11	Hydromulch Seed all areas disturbed by construction (Spec. Item 4241)	7037	SY	$ 1	$ 7,100
12	Stabilized Construction Access (Spec. Item 4711)	1	EA	$ 1,100	$ 1,100
13	Enforcement of TPDES Requirements (Spec. Item TPDES General Requirements) and General Source Controls (Spec Item 4811). To include the maintenance of SWPPP for Duration of Paving Contract.	1	LS	$ 4,000	$ 4,000
14	Concrete Truck Washout Area	1	EA	$ 1,620	$ 1,700
15	Reinforced Filter Fabric Fence (Spec. Item 4311)	2448	LF	$ 4	$ 9,800
16	Rock Filter Dams	10	EA	$ 1,100	$ 11,000
UNIT C: CONCRETE SIDEWALK					
17	6" Reinforced Concrete Sidewalk	67	CY	$ 150	$ 10,100
18	3" Compacted Sand Bed	40	CY	$ 25	$ 1,100

Construction Subtotal	$	473,400
Contingencies (15%)	$	72,000
Preliminary and Design Phase	$	60,000
Bid Phase	$	5,000
Construction Phase	$	40,000
Field Project Representation	$	50,000
Additional Services and Reimbursable Expenses	$	23,000
TOTAL	**$**	**723,400.00**

Notes:

1. All values rounded up to the nearest hundred.
2. This estimate is based on my best judgement as a design professional familiar with the construction industry.
3. This is not a proposal for engineering services but an estimate for planning purposes.

Engineer's Cost Estimate
BCS Capital
Exhibit H.3: Buffalo Springs Dr. Improvements
1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
UNIT A: REINFORCED CONCRETE PAVING					
1	Move-in and start up, including all permits, performance, payment, and maintanence bonds	1	LS	$ 39,000	$ 39,000
2	Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage)	1	LS	13,000	13,000
3	Sawcut existing asphalt pavement	82	LF	16	1,400
4	Remove and dispose of existing asphalt pavement and base layers. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	4097	SY	12	49,200
5	Excavation of additional width.	5323	SY	12	63,900
6	Eight inch (8") thick reinforced concrete pavement performed in accordance with the City of Montgomery Standard Specifications, DES. CONT., Proof roll subgrade.	5323	SY	75	399,300
7	HMAC, Dense Graded Type "D" (3-Inch Thick) including tack coat, subgrade, complete in place.	72	SY	60	4,400
8	Eight inch (8") thick subgrade preparation performed in accordance with the City of Montgomery Standard Specifications, Complete in place.	5323	SY	5	26,700
9	Eight inch (8") thick subgrade stabilization performed in accordance with the City of Montgomery Standard Specifications, "Lime Stabilized Subgrade". (70 lbs per SY)	186	TON	374	69,700
10	Connect proposed concrete pavement to existing concrete via dowel and epoxy, complete in place	46	LF	6	300
11	Temporary traffic control devises as needed for the duration of the project, (flaggers, cones, etc.), per TMUTCD, includes installation, maintenance and removal, complete in place	1	LS	1,000	1,000
12	Remove and reset signage	2	EA	250	500

Engineer's Cost Estimate
BCS Capital
Exhibit H.3: Buffalo Springs Dr. Improvements
1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
UNIT B: STORM WATER POLLUTION CONTROL					
13	Hydromulch Seed all areas disturbed by construction (Spec. Item 4241)	9546	SY	1	9,600
14	Stabilized Construction Access (Spec. Item 4711)	1	EA	1,100	1,100
15	Enforcement of TPDES Requirements (Spec. Item TPDES General Requirements) and General Source Controls (Spec Item 4811). To include the maintenance of SWPPP for Duration of Paving Contract.	1	LS	4,000	4,000
16	Concrete Truck Washout Area	1	EA	1,620	1,700
17	Reinforced Filter Fabric Fence (Spec. Item 4311)	2835	LF	4	10,400
18	Rock Filter Dams	10	EA	$ 1,100	$ 11,000

Construction Subtotal	$	706,200
Contingencies (15%)	$	106,000
Preliminary and Design Phase	$	60,000
Bid Phase	$	5,000
Construction Phase	$	40,000
Field Project Representation	$	50,000
Additional Services and Reimbursable Expenses	$	23,000
TOTAL	**$**	**990,200.00**

Notes:

1. All values rounded up to the nearest hundred.
2. This estimate is based on my best judgement as a design professional familiar with the construction industry.
3. This is not a proposal for engineering services but an estimate for planning purposes.

City of Montgomery, Texas
New Development with Public Utilities Process Flow Chart