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



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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:

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

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:

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

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.

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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.

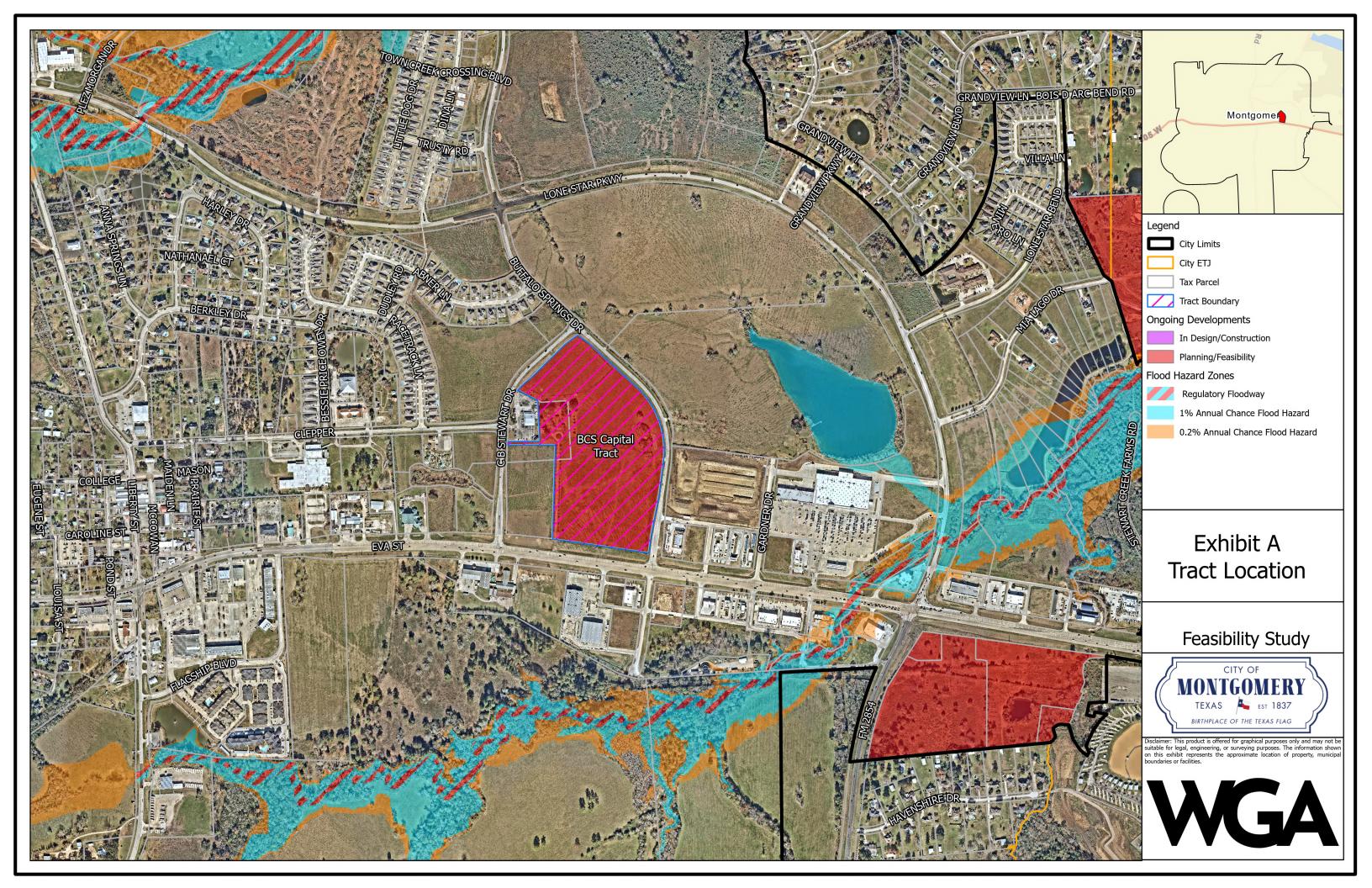
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Katherine Vu, P.E., CFM, should you have any questions.

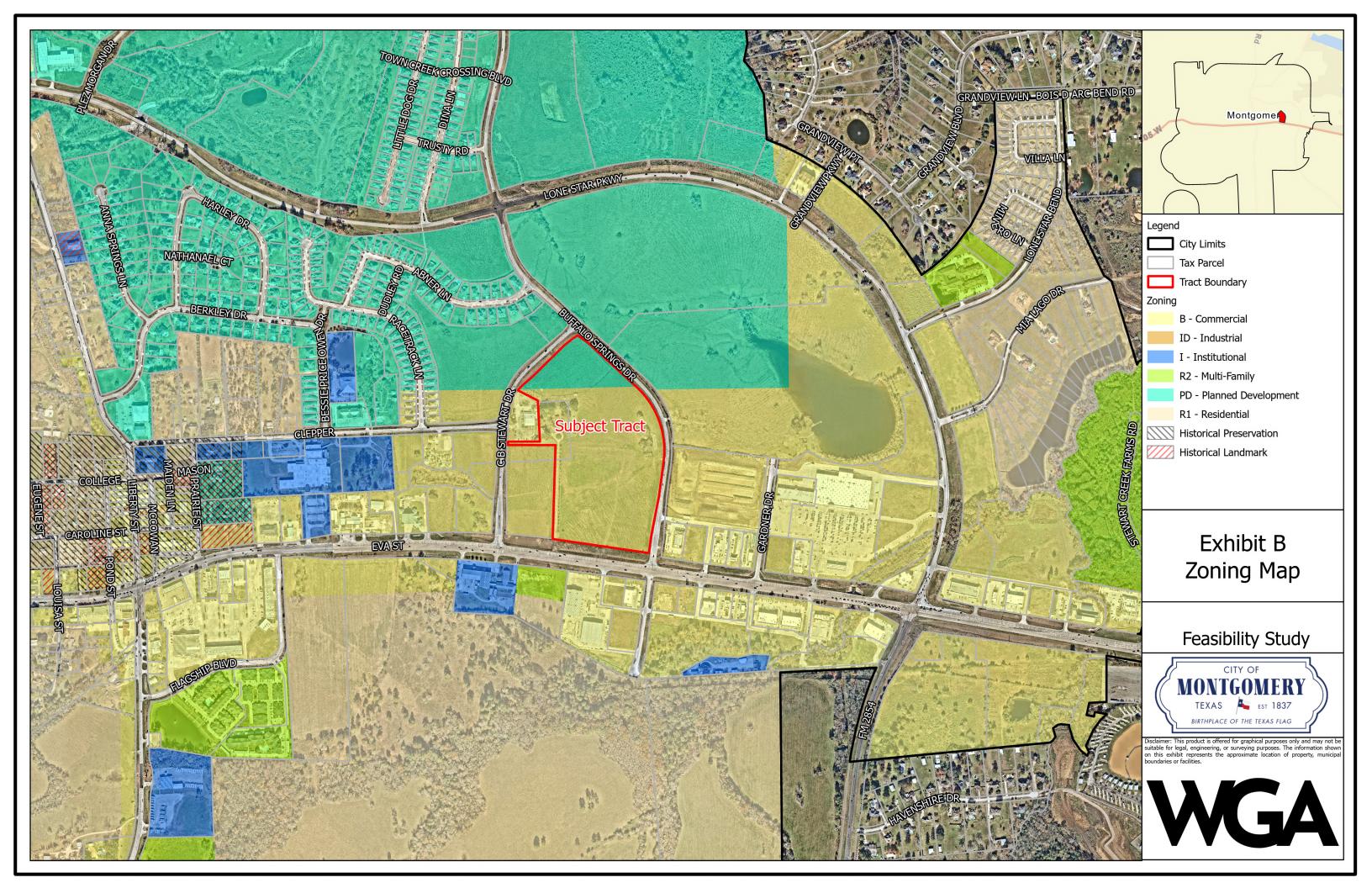
Sincerely,

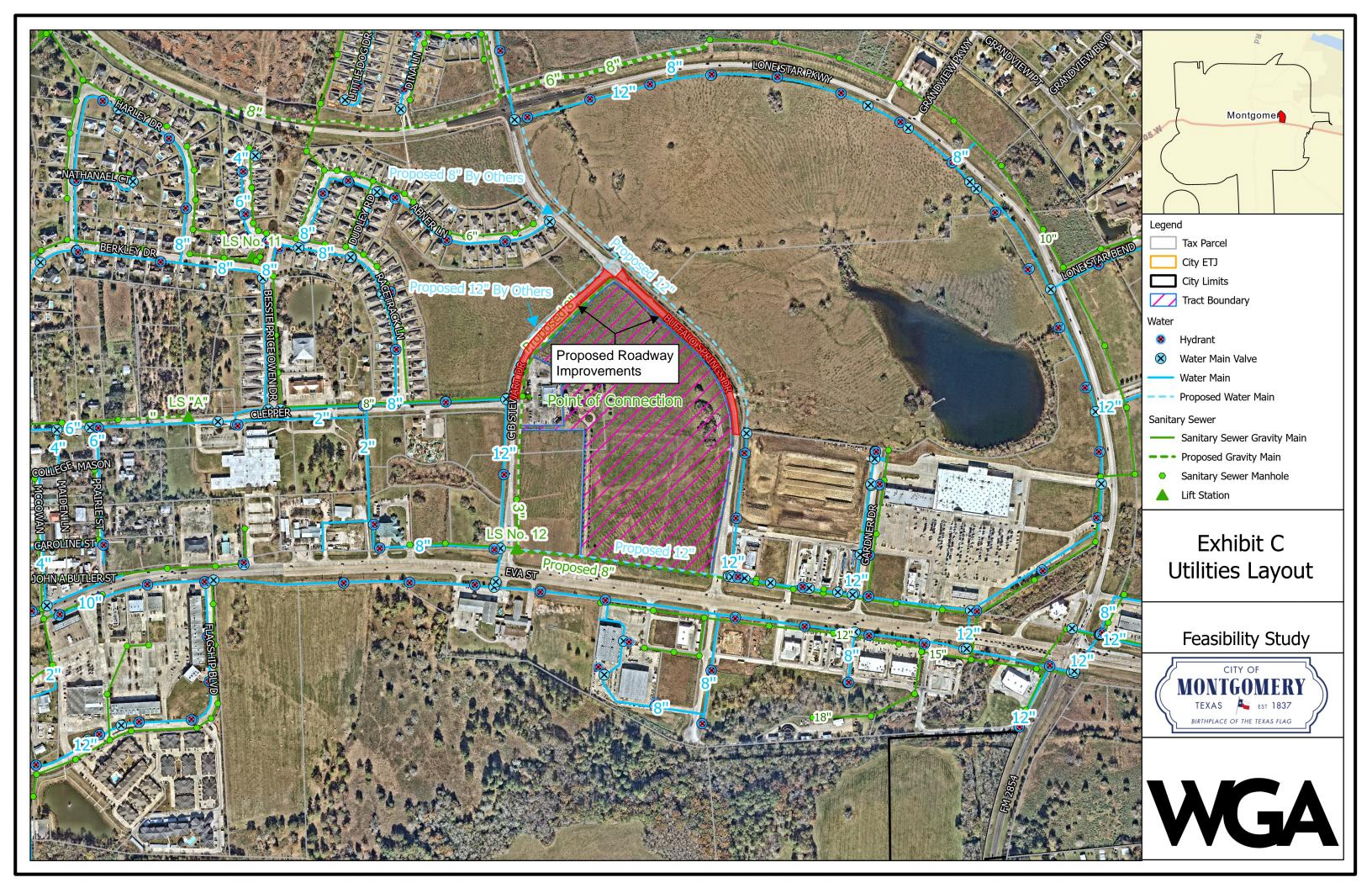
Chris Roznovsky, PE,

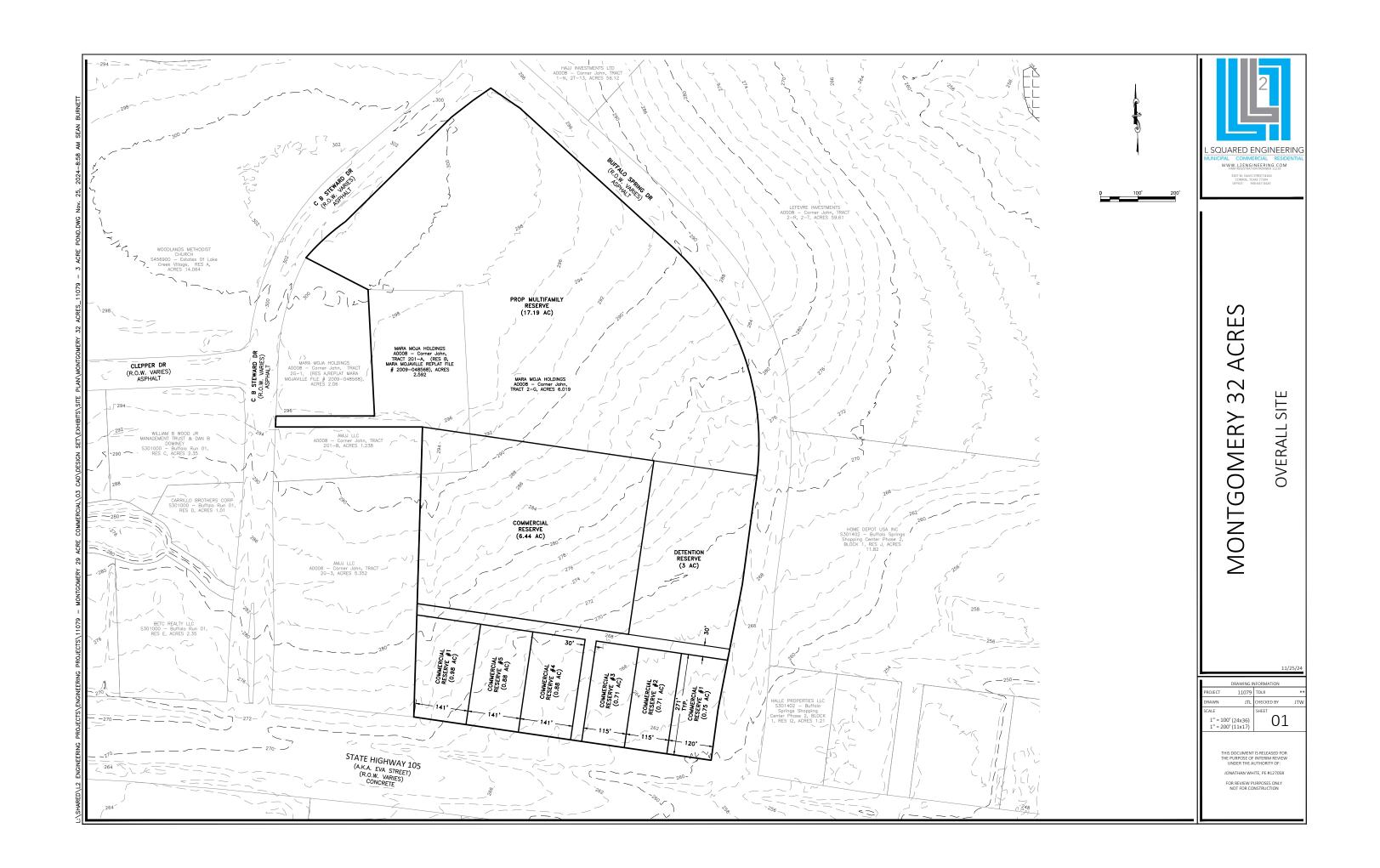
Chris Romans

City Engineer









| | | <u> </u> | Development Info & | Capacities | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|-------------------------|--|--------------------------------|---|------------------------------|---------------|----------------|----------------|-------------------|----------------|----------------|-------------|-------------|--------------|-------------|-----------|--------------|-------------|-----------|----------------|-------------|--------------|-------------|
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | ter Ultimate | Current | 'astewater Ultimate | 2 | 2025 | | 202 | 26 | | | 2027 | | | 2028 | | | 2029 | | | 2030 | |
| Single Family | | | | | | | Connections G | PD Water G | GPD Sanitary C | Connections GPD W | /ater GPI | D Sanitary (| Connections | GPD Water G | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water GF | PD Sanitary |
| 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 Buffalo Springs, Section 2 | 56 | 64 | 5,400 12,600 1,125 4,725 2,925 11,700 1,575 675 1,800 3,375 | 5,400 14,400 | 3,600 8,400 | 3,600 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 Simonton and Lawson | 21 | 25 | 4,725 | 5,625 5,175 12,375 | 3,150 | 3,750 | 1 | 225 | 150 150 | 1 | 225 | 150 150 | 2 | 450 | 300 150 | | 225 | 150 | | 450 | 300 | - | - 450 | 300 |
| Martin Luther King | 52 | 23 55 | 11.700 | 12.375 | 1,950 7,800 | 3,450 8.250 | 2 | 225 450 | 300 | 2 | 225 450 | 300 | 2 | 225 450 | 300 | 1 | - | 150 | 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 2,250 3,375 | 450 | 450 | | 225 | | | | | | | | | | | | | | | | |
| Community Center Drive (Water Only) Lake Creek Landing | 8 | 10 | 1,800 | 2,250 | 2,250 | 2,250 | 2 | 225 | | | | | | | | | | | | | | | | |
| Gulf Coast Estates, Section 2 | 2 | 4 | 450 | 900 | 300 | 600 | 2 | 450 | 300 | | | | | - | - | | - | - | | - | - | | - | |
| Lake Creek Village, Section 1 | 37 | 37 | 450 8,325 10,125 4,725 2,250 11,475 | 900 8,325 | 300 5,550 6,750 3,150 | 5,550 6,750 | | | | | | | | | | | | | | | | | | |
| Lake Creek Village, Section 2 Estates of Lake Creek Village | 45 | 45 | 10,125 | 10,125 4,950 | 6,750 | 6,750 3,300 | | 225 | 150 | | | | | | | | | | | | | | | |
| Lone Star Estates | 10 | 10 | 2 250 | 2,250 | 1 500 | 1 500 | 1 | 225 | 150 | | - | - | | - | - | | - | - | | | - | | - | - |
| Hills of Town Creek, Section 2 | 51 | 51 | 11,475 | 11,475 | 7.650 | 1,500 7,650 | | | | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 3 | 49 | 49 | 11,025 6,750 | 11,025 6,750 | 7,350 4,500 | 7,350 4,500 | | | | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 4 Hills of Town Creek Section 5 | 30 | 30 | 6,750 | 6,750 16,200 | 4,500 | 4,500 10,800 | 25 | 7,875 | 5,250 | 27 | 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 | 13,725 22,725 | 22,950 | 15.150 | 15,300 | 1 | 225 | 150 | | | | | | | | | | | | | | | |
| Villas of Mia Lago Section 1 | 14 | | 3,150 9,450 | 3,150 | 2,100 6,300 | 2,100 | | | | | | | | | | | | | | | | | | |
| Villas of Mia Lago Section 2 Waterstone, Section 1 | 42 | 42 | 9,450 | 9,450 11,925 | 6,300 | 6,300 7,950 | 7 | 1,575 | 1,050 | 2 | 450 | 300 | | | | | | | | | | | | |
| Waterstone, Section 1 Waterstone, Section 2 | 57 | 88 | 9,900 12,825 | 19.800 | 6,600 8,550 | 13,200 | 15 | 3,375 | 2,250 | 15 | 3,375 | 2,250 | | | | - | - : | - : | - | | | - | | |
| Red Bird Meadows Sect. 1 | - | 73 | - | 19,800 16,425 15,075 | | 10,950 10,050 | 10 | 2,250 | 1,500 1,500 | 32 | 7,200 6,750 | 4,800 | 31 | 6,975 | 4,650 | | | | | | | | | |
| Red Bird Meadows Sect. 2 | | 67 | | | | | 10 | 2,250 | | 30 | | 4,500 | 27 | 6,075 | 4,050 | | | | | | | | | |
| Red Bird Meadows Sect. 3 Montgomery Bend(Mabry Tract) Sect 1 | - 22 | 54 | 4.950 | 7,650 24,840 | 3 300 | 5,100 17.250 | 20 | 2,250 8.464 | 1,500 5,936 | 24 | 5,400 8,464 | 3,600 5,936 | | | | | | | | | | | | |
| Montgomery Bend (Mabry Tract) Sect 2 | 14 | 88 | 3,150 | 19,800 15,900 | 3,300 2,100 150 | 13.200 | 14 | 3,150 | 2,100 | 30 | 6,750 | 5,936 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 | 4,950 3,150 15,900 225 4,000 1,070 200 360 200 | 4,000 1,070 | 150 3,300 890 150 | 150 3,300 | | | | | | | | | | | | | | | | | | |
| Mobile Home Park (connection) City Hall | 29 | 29 | 1,000 | 1,000 | 3,300 | 3,300 | | | | | | | | | | | | | | | | | | |
| Community Center | 1 | 1 | 200 | 200 | 150 | 890 150 | | | | | | | | | | | | | | | | | | |
| Buffalo Spring Plant | 1 | 1 | 360 | 360 200 | 250 | 250 | | | | | | | | | | | | | | | | | | |
| Cedar Brake Park Restrooms Fernland Park | 1 | 1 | 200 | 200 200 | 250 150 150 150 | 150 150 | | | | | | | | | | | | | | | | | | |
| Homecoming Park Restrooms | 1 | 1 | 200 200 | 200 | 150 | 150 | | | | | | | | | | | | | | | | | | |
| Water Plant No. 3 | 1 | 1 | 4,000 1,800 | 4,000 2,475 | 2,000 1,200 | 2.000 | | | | | | | | | | | | | | | | | | |
| West Side at the Park | 8 | 11 | 1,800 | 2,475 | 1,200 | 1,650 | 2 | 450 | 300 | 1 | 225 | 150 | | - | - | | - | - | | | - | | | - |
| Subtota | al 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 Summit Business Park, Phase 1 | 1 | 1 | 1,200 1,300 | 1,200 4,000 | 780 845 | 780 2,600 | | 1,800 | 1,170 | | 900 | 585 | | | | | | | | | | | | |
| Prestige Storage (SBP Res. D) | 3 | 1 | 1,300 | 4,000 | 146 | 2,600 | 2 | 1,800 | 1,170 | 1 | 900 | 585 | | | | | | | | | | | | |
| McCoy's | 1 | 1 | 225 550 2,250 | 550 | 146 358 | 358 | | | | | | | | | | | | | | | | | | |
| AutoZone | 1 | 1 | 2,250 | 2,250 | 1,463 | 1,463 3,250 | | | | | | | | | | | | | | | | | | |
| McCoy's Reserves B & D | · . | 2 | 6,000 | 5,000 | 3,900 | 3,250 3,900 | 1 | 2,500 | 1,625 | 1 | 2,500 | 1,625 | - | - | - | - | - | | | - | - | - | - | |
| Pizza Shack CareNow & Other Suites | 1 1 | 1 3 | 6,000 750 | 6,000 750 | 3,900 488 | 3,900 488 | | - : | - | | | | - | | | | | | | | | | - | |
| 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 ProCore Developments | 1 | 1 | 9,000 1,500 1,225 | 9,000 1,500 1,225 | 5,850 975 | 5,850 975 | | - | - | | | | | | | | | | | | | | | |
| Christian Brothers | 1 | 1 | 1,500 | 1,225 | 975 796 146 | 796 | | | | | | | | | | | | | | | | | | |
| Madsen and Richards | 1 | 1 | 225 5,000 750 6,300 | 225 5,000 | 146 | 146 | | | - | | | | | | | | | | | | | | | |
| Kroger | 2 | 2 | 5,000 | 5,000 | 3.250 | 3,250 | | - | - | | | | | | | | | | | | | | | |
| Burger King (Meter 48214937) Buffalo Springs Shopping, Ph. I (Reserve B) | 1 1 | 1 | 750 | 750 6,300 | 488 4,095 | 488 4,095 | | - : | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Neserve B) Buffalo Springs Shopping, Ph. I (Meter 48495852) | 1 | 1 | 225 | 225 | 4,033 | 146 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Meter 48818596) | 1 | 1 | 225 3,000 1,750 750 | 225 3,000 1,750 750 | | 1,950 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Meter 200467732) | 1 | 1 | 1,750 | 1,750 | 100 | 1,138 | | | | | | | | | | | | | | | | | | |
| Spirit of Texas Bank Heritage Place | 1 | 1 | /50 | 800 | 520 | 488 520 | | -:- | | | | | | | | | | | | | | | | |
| Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J) | 1 | 1 | 800 15,000 | 15,000 | 9,750 | 9,750 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. 2 (Remaining Reserves) | | 1 | - | 8.000 | | 9,750 5,200 5,525 | | - | - | 1 | 8,000 | 5,200 | | | | | | | | | | | | |
| BlueWave Car Wash | 1 | 1 | 8,500 | 8,500 | | 5,525 | | | - | | | | | | | | | | | | | | | |
| Brookshire Brothers Ransoms | 2 | 2 | 1,200 1,200 750 450 | 1,200 1,200 | 780 | 780 780 | | - : - | | | | | | | | | | | | | | | | |
| Heritage Medical Center | 1 | 1 | 750 | 750 | 488 | 488 | | | | | | | | | | | | | | | | | | |
| Lone Star Pkwy Office Building | 2 | 2 | 450 | 750 450 | 293 | 488 293 | | - | - | | | | | | | | | | | | | | | |
| Old Iron Work | 1 | 1 | 225 | 225 | 146 | 146 146 | | - | - | | | | | | | | | | | | | | | |
| Apache Machine Shop Montgomery Community Center | 1 | 1 | 225 225 1,400 350 225 | 225 225 1,400 | 780 780 488 293 146 146 910 228 146 | 146 910 | | - | | | | | | | | | | | | | | | | |
| Jim's Hardware | 1 | 1 | 350 | 350 | 228 | 228 | | - : | | | | | | | | | | | | | | | - | |
| Town Creek Storage | 1 | 1 | 225 | 350 225 15,000 16,000 | 146 | 146 | | | - | | | | | | | | | | | | | | | |
| Lake Creek Village 3 Commercial (Res A & B) | | 3 | 1,000 | 15,000 | - 650 | 9,750 10,400 | | - | - 1,219 | 1 | 5,000 | 3,250 1,219 | 1 | 5,000 | 3,250 | | 1,875 | - 1,219 | 2 | 10,000 | 6,500 1,219 | | - | |
| | | | | 16,000 | 650 | 10.400 | 1 | 1,875 | 1.219 | 11 | 1,875 | 1.219 | 7 | 3,750 | 2,438 | 1 | | | . 1 | 1.875 | 1 710 | 1 | 1,875 | 1,219 |
| Waterstone Commercial Reserves | 3 | 11 | 6,000 | 6,000 | 2 000 | 2,000 | | | | | | | | | | - | 2,075 | 1,213 | - | 1,075 | 1,219 | | | |
| | 1 | 1 1 | 6,000 | 6,000 750 | 3,900 | 3,900 | | - | | _ | | | | | | | 2,073 | 1,213 | | 1,073 | 1,219 | | | |
| Waterstone Commercial Reserves Lupe Tortilla | 1 | 1 1 1 | 6,000 750 950 2,500 | 6,000 750 950 2,500 | 3,900 - 146 1,625 | 3,900 488 618 1,625 | | - | - | | | | | ., | , | - | 2,073 | 1,213 | | 1,073 | 1,219 | | 72.2 | |

| | | | Development Info & | Capacities | | | 1 | | | | | | | | | | | | | | | | | |
|---|------------------------|-------------------------|--------------------------|--------------------------|-----------------|--------------------------|----------------------|----------------------|-------------------------|----------------------|--------------------------|-------------------|----------------------|------------------------|------------------|----------------------|------------------------|--------------------------------------|----------------------|---------------------------------------|-------------------------|----------------------|------------------------|-------------------------|
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Wat | ter | w | astewater | | | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | | 2025 | | | 2026 | | | 2027 | | | 2028 | | | 2029 | | | 2030 | |
| Commercial Platted and Existing (cont.) | | | | | | | 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 |
| 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) Retail Center | - 1 | 1 | 2.000 | 360 4,000 | 1,300 | 320 2,600 | 1 | 360 | 320 | | | | | | | | | | | | | | | |
| Chick Fil A | 1 | 1 | 2,500 2,500 2,600 | 2,500 | 1,625 | 1,625 | | | | | | | | | | | | | | | | | | |
| Panda Express | 1 | 1 | 2,600 1,200 | 2,500 2,600 1,200 | 1,690 780 | 1,690 780 | | | | | | | | | | | | | | | | | | |
| Starbucks | 1 | 1 | 1.000 | 1,000 | 650 | 650 | | | | | | | | | | | | | | | | | | |
| Burger Fresh | 1 | 1 | 240 3,000 | 240 3,000 71,236 | 156 | 156 1.950 | | | | | | | | | | | | | | | | | | |
| Churches Miscellaneous Commercial | 79 | 79 | 51,453 | 71,236 | 1,950 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) Plez Morgan Townhomes | 152 48 | 152 48 | 25,000 6,000 2,300 | 25,000 6,000 2,300 | 12,500 3,000 | 12,500 3,000 | | | | | | | | | | | | | | | | | | |
| Montgomery Supported Housing | 14 | 14 | 2,300 2,300 | 2,300 2,300 | 1,150 | 1,150 1,150 | | | | | | | | | | | | | | | | | | |
| Live Oak Assisted Living Grand Monarch Apartments | 72 | 72 | 10.300 | 10.300 | 1,150 8.600 | 1,150 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 MISD Warehouse (105/Clepper) | 2 | 2 | 20,000 1,000 | 20,000 1,000 | 10,000 500 | 10,000 500 | | | | | | | | | | | | | | | | | | |
| MISD CTE/ Ag Barn | | 1 | | 20,000 | - | 10,000 | 1 | 20,000 | 10,000 | | | | | | | | | | | | | | | |
| Bus Barn MISD School (MLK) | 1 | 1 | 1,000 2,500 | 1,000 2,500 | 500 1,250 | 500 1.250 | | | | | | | | | | | | | | | | | | |
| MISD School (149) | 1 | 1 | 4,500 | 4,500 | 2,250 | 2,250 | | | | | | | | | | | | | | | | | | |
| Subtotal Irrigation | 9 | 10 | 35,800 | 55,800 | 17,900 | 27,900 | 1 | 20,000 | 10,000 | - | - | - | - | - | - | - | - | • | | | - | - | - | - |
| Single Family Residential | 66 | 100 | 17490 | 26500 | 0 | 0 | 34 | 9,010 | | | | | | | | | | | | | | | | |
| Commercial Irrigation Christian Brothers | 32 | 70 | 9600 1100 | 21000 1100 | 0 | 0 | 38 | 11,400 | | | | | | | | | | | | | | | | |
| MISD High School Irrigation | 1 | 1 | 1100 | | U | Ü | | | | | | | | | | | | | | | | | | |
| Pulte Group (Mabry Tract) Rec Center Irrigation Chick Fil A | 0 | 1 | 0 1000 | 500 | 0 | 0 | 3 | 1,500 | | | | | | | | | | | | | | | | |
| BlueWave | 1 | 1 | 500 | 500 | 0 | 0 | | | | | | | | | | | | | | | | | | |
| CVS | 1 | 1 | 1200 530 4500 | 1200 530 4500 | 0 | 0 | | | | | | | | | | | | | | | | | | |
| Church 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 | CDD Clt | | 2026 | | C | 2027 | | | 2028 | | | 2029 | CDD Coultour | C | 2030 | |
| | | | | | Total Projected | d Committed Volumes: | 1,873 | 627,507 | GPD Sanitary 342,937 | Connections 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 | GPD Water 840,646 | 480,521 |
| Future Development in Feasibility/Design | | | | 40.405 | | 43.750 | | 0.000 | | 45 | 40.43- | C 350 | | | | | | | | | | | | |
| Montgomery Bend Sec. 3 Montgomery Bend Sec. 4 | - | 85 67 | | 19,125 15,075 | | 12,750 10,050 | 40 | 9,000 | 6,000 | 45 37 | 10,125 8,325 | 6,750 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 Redbird Meadows Rec Center Irrigation | - | 1 3 | | 15,900 1,500 | | 10,600 | 1 3 | 15,900 1,500 | 10,600 | | | | | | | | | | | | | | | |
| Red Bird Meadows Phase 2 | | 203 180 | - | 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 Nantucket Housing (Stewart Creek) (Units) | - | 180 385 | | 40,500 60,000 | | 27,000 50,000 | | - | | 385 | 60,000 | 50,000 | 35 | 7,875 | 5,250 | 40 | 9,000 | 6,000 | 40 | 9,000 | 6,000 | 35 | 7,875 | 5,250 |
| Superior Properties (Units) | | 98 | - | 21,680 | | 17,990 | - | - | - | 40 | 8,849 | 7,343 | 58 | 12,831 | 10,647 | | - | - | | | | | | |
| Superior Properties (Commercial) The Crossing at Montgomery Section 1 (Single Family) | - | 4 | - | 17,262 | | 14,350 | - | - | - | 3 | 12,947 | 10,763 | 1 | 4,316 | 3,588 | | - | - | | | | | | |
| 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) | - | 90 | - | 20,250 | | 13,500 | - | - | - | - | - | - | 30 | 6,750 | 4,500 | 30 | 6,750 | 4,500 | 30 | 6,750 | 4,500 | | | |
| The Morning Cloud Investments 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 Heritage Grove Section 2 (Single Family)Tri-Pointe | - | 65 | | 14,625 15,975 | | 9,750 10,650 | - | - | - | 30 | 6,750 | 4,500 | 35 | 7,875 7,875 | 5,250 5,250 | 36 | 8,100 | 5,400 | | | | | | |
| HEB Grocery and Car Wash (Commercial) | | 3 | | 23,000 | | 18,400 | 3 | 23,000 | 18,400 | | | | 35 | - | - | 30 | 0,100 | 3,400 | | | | | | |
| Mia Lago Reserve (Single Family) | - | 59 | - | 13,275 | | 8,850 | - | - | - | 20 | 4,500 | 3,000 | 39 | 8,775 | 5,850 | | | - | | 0.000 | | | | |
| Villages of Montgomery (Single Family) Villages of Montgomery (Commercial) | - | 98 | | 22,050 4,230 | | 14,700 3,550 | - | - | - | | | - | 18 | 4,050 4,230 | 2,700 3,550 | 40 | 9,000 | 6,000 | 40 | 9,000 | 6,000 | | | |
| BCS Capital (Multi-Family) | | 1 | - | 36,000 | - | 30,000 | - | - | - | 1 | 36,000 | 30,000 | , | | | | | | | | | | | |
| BCS Capital (Commercial) Subtotal | - | 6 | | 36,000 512,572 | | 30,000 372,890 | - 82 | 57,275 | 40,250 | 746 | 12,000 200,670 | 10,000 155,355 | 2 478 | 12,000 126,527 | 10,000 89,885 | 2 255 | 12,000 68,925 | 10,000 47,950 | 155 | 34,875 | 23,250 | 78 | 17,550 | 11,700 |
| | - | | • | | | | 82 | | 40,250 | /46 | | 100,000 | 4/8 | | 07,885 | 235 | | 47,350 | 155 | · · · · · · · · · · · · · · · · · · · | 23,250 | /8 | - | 11,700 |
| Committed Plus Feasibility | 1,638 | 2,834 | 530,623 | 1,325,063 | 297,092 | 850,409 | Connections | 2025 CDD Wester | CDD Cc-lt | Connections | 2026 | CDD Ca-lt | Connection | 2027 | CDD C't | Connections | 2028 CDD Weter | CDD Ca-'t | Connection | 2029 CDD Weter | CDD Co-lte- | Connection | 2030 | CDD Cc-'t |
| | | | | Total Project | ed Committed V | olumes Plus Feasibility | Connections 1,955 | GPD Water 684,782 | GPD Sanitary 383,187 | Connections 2,919 | 979,566 | 600,403 | connections 3,513 | GPD Water 1,178,293 | 737,165 | Connections 3,779 | GPD Water 1,277,818 | 804,423 | Connections 3,943 | 1,325,918 | GPD Sanitary 835,692 | Connections 4,027 | GPD Water 1,346,468 | GPD Sanitary 848,911 |
| | | | | | | , and the same y | _,555 | | ,107 | -,- 15 | 2.2,200 | , 705 | -,,,,,, | | , 105 | -, | _,,0 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | ,,,, | _,, | , | ,,,,,, | -,, 100 | |

| | | | Development Info & | Capacities | | | 1 | | | | | | | | | | | | | | | | | |
|--|------------------------|-------------------------|---|---|--|---|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|
| | | | | , p | | | | | | | | | | | | | | | | | | | | |
| | | | Wa | ter | w | astewater | | | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | | 2031 | | | 2032 | | | 2033 | | | 2034 | | | 2035 | | | 2036 | |
| Single Family | | | | | | | Connections | GPD Water | GPD Sanitary |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| Buffalo Crossing Buffalo Springs, Section 1 | 9 | 12 | 2,025 5,400 12,600 1,125 4,725 2,925 11,700 1,575 675 1,800 3,375 | 2,700 | 1,350 | 1,800 3,600 | - | - | - | - | - | - | - | - | - | - | - | | - | - | - | - | - | |
| Buffalo Springs, Section 1 Buffalo Springs, Section 2 | 56 | 64 | 12.600 | 14.400 | 3,600 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 Martin Luther King | 13 | 23 | 2,925 | 5,175 | 1,950 7,800 1,050 450 | 3,450 8,250 | 1 | 225 | 150 |) | | - | | - | - | | | | | - | | | - | |
| Baja Road | 7 | 11 | 1,700 | 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 Lake Creek Village, Section 1 | 37 | 37 | 450 8,325 10,125 4,725 2,250 11,475 | 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 | - | | | | - | | - | | | | | | | | | - | |
| Lone Star Estates | 10 | 10 | 2,250 | 2,250 | 1,500 | 1,500 | | | | | | | | | | | | | | - | - | | - | |
| Hills of Town Creek, Section 2 Hills of Town Creek, Section 3 | 51 | 51 | 11,475 | 11,475 | 300 5,550 6,750 3,150 1,500 7,650 7,350 4,500 | 2,256 600 5,550 6,750 3,300 1,500 7,650 7,350 4,500 | | | | 1 | | | 1 | | | | | | | - | - | 1 | - | : |
| Hills of Town Creek, Section 4 | 30 | 30 | 11,025 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 | 61 101 | 61 | 13,725 22,725 | 13,725 | 9,150 | 9,150 | | 1 | | 1 | | 1 | 1 | 1 | 1 | 1 | | | - | - | - | 1 | - | - |
| Town Creek Crossing Section 1 Villas of Mia Lago Section 1 | 101 | 102 | 22,725 | 22,950 | 2.100 | 15,300 2.100 | | 1 | | 1 | | 1 | 1 | 1 | 1 | 1 | | | | - | t . | 1 | | |
| Villas of Mia Lago Section 2 | 42 | 42 | 3,150 9,450 | 9,450 | 9,150 15,150 2,100 6,300 | 2,100 6,300 | | | | 1 | | 1 | 1 | | 1 | 1 | | | | - | 1 | | - | |
| Waterstone, Section 1 | 44 | 53 | 9,900 12,825 | 11,925 | 6,600 8,550 | 7,950 13,200 | | - | | | - | - | | - | - | | - | - | | - | - | | - | |
| Waterstone, Section 2 | 57 | 88 | 12,825 | 2,700 5,400 14,400 6,075 5,625 5,175 12,375 675 2,275 3,375 900 8,325 10,125 4,925 11,1025 6,750 16,200 31,705 11,1025 12,207 11,1025 | 8,550 | 13,200 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Red Bird Meadows Sect. 1 Red Bird Meadows Sect. 2 | - | 67 | | 15,425 | - : | 10,950 | | | | | | | | | | | | | - | | | | | |
| 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 | 10,950 10,050 5,100 17,250 13,200 10,600 | | | | | | | | | | | | | | | | | | |
| Montgomery Bend (Mabry Tract) Rec Center Gary Hammons | 1 | 1 | 15,900 | 15,900 | 3,300 2,100 150 150 3,300 890 150 250 150 | 10,600 | | | | | | | | | | | | | | | | | | |
| Mobile Home Park (connection) | 29 | 29 | 4.000 | 4.000 | 3,300 | 3.300 | | | | | | | | | | | | | | | | | | |
| City Hall | 1 | 1 | 1,070 | 1,070 | 890 | 3,300 890 | 1 | | | | | | | | | | | | | | | | | |
| Community Center | 1 | 1 | 200 | 200 | 150 | 150 | 1 | | | | | | | | | | | | | | | | | |
| Buffalo Spring Plant Cedar Brake Park Restrooms | 1 1 | 1 | 360 | 360 | 250 | 250 150 | | | | | | | | | | | | | | | | | | |
| Fernland Park | 1 | 1 | 200 | 200 | 150 | 150 | | | | | | | | | | | | | | | | | | |
| Homecoming Park Restrooms | 1 | 1 | 200 | 225 4,000 1,070 200 360 200 200 200 | | 150 | 1 | | | | | | | | | | | | | | | | | |
| Water Plant No. 3 West Side at the Park | 1 | 1 | 4,950 3,150 15,900 225 4,000 1,070 200 360 200 200 4,000 | 4,000 2,475 | 2,000 1,200 | 2,000 1,650 | | | | | | | | | | | | | | | | | | |
| west side at the Park Subtotal | 991 | 1,479 | 240,780 | 359,895 | 148,340 | 235,290 | 1 | 225 | 150 | | | - | | - | - | _ | - | | _ | - | - | | - | |
| | 331 | 1,475 | 240,780 | 333,633 | 140,340 | 233,230 | 1 | 223 | 130 | ' | | - | _ | | | | - | - | - | _ | | - | - | |
| Commercial Platted and Existing | | | | | | | | | | | | | | | | | | | | | | | | |
| Buffalo Run, Section 1 Longview Greens Miniature Golf | 1 | 6 | 1,000 | 10,000 | 650 780 | 6,500 780 | | | | | | | | | | | | | | | | | | |
| Summit Business Park, Phase 1 | 3 | 6 | 1,200 | 1,200 4,000 | 845 | 2,600 | | | | | | | | | | | | | | | | | | |
| Prestige Storage (SBP Res. D) | 1 | 1 | 1,000 1,200 1,300 225 550 2,250 | 225 | 146 | 146 | | | | | | | | | | | | | | | | | | |
| McCoy's | 1 | 1 | 550 | 550 | 358 | 358 | | | | | | | | | | | | | | | | | | |
| AutoZone McCoy's Reserves B & D | 1 | 1 | 2,250 | 2,250 | 1,463 | 1,463 3,250 | | | | | | | | | | | | | | | | | | |
| Pizza Shack | 1 | 1 | 6,000 | 4,000 225 550 2,250 5,000 6,000 750 12,000 | 3,900 | 3.900 |) | 1 | - | 1 1 | - | 1 | + · | 1 | - | 1 - | - | - | | · · | 1 | 1 | - | |
| CareNow & Other Suites | 3 | 3 | 6,000 750 | 750 | 488 | 488 7,800 | | | | | | | | | | 1 | | | | 1 | | 1 | | |
| KenRoc (Montgomery First) | | 3 | - | 12,000 | | 7,800 | | | | | | | | | | | | | | | | | | |
| Wendy's Dusty's Car Wash | 1 1 | 1 | 1,300 9,000 1,250 5,000 750 6,300 225 3,000 1,750 800 15,000 | 1,300 9,000 1,252 2,255 5,000 7,000 6,300 1,250 8,000 1,750 8,000 8,500 1,200 1,200 1,200 750 450 225 225 1,400 | 845 5,850 | 845 5,850 | 1 | | | 1 | | | | | | - | | | | - | | | | |
| ProCore Developments | 1 | 1 | 1,500 | 1,500 | 975 | 975 | i | | | | | | | | | | | | | | | | | |
| Christian Brothers | 1 | 1 | 1,225 | 1,225 | 796 | 796 | i | | | | | | | | | | | | | | | | | |
| Madsen and Richards | 1 | 1 | 225 | 225 | 146 | 146 3,250 | | 1 | | | | 1 | | 1 | | | | | | | 1 | | | |
| Kroger Burger King (Meter 48214937) | 2 | 2 | 5,000 | 5,000 | 3,250 488 | 3,250 | | 1 | | 1 | | | | | | - | | | | - | | | | |
| Buffalo Springs Shopping, Ph. I (Reserve B) | 1 | 1 | 6,300 | 6,300 | 488 | 488 4,095 | | 1 | | | | 1 | | | | 1 | | | | 1 | 1 | | | |
| 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 | | 146 1,950 1,138 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Meter 200467732) Spirit of Texas Bank | 1 1 | 1 | 1,750 | 1,750 | 488 | 1,138 | - | 1 | | 1 | | 1 | 1 | 1 | 1 | 1 | | | | - | 1 | 1 | | |
| Heritage Place | 1 | 1 | 800 | 800 | 520 | 488 520 | | 1 | | 1 | | 1 | | 1 | | 1 | | | | | 1 | | | |
| Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J) | i | 1 | | | 9,750 | 9,750 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. 2 (Remaining Reserves) | - | 1 | | | | 9,750 5,200 5,525 | | | | | | | | | | | | | | | | | | |
| BlueWave Car Wash Brookshire Brothers | 1 | 1 | 8,500 | 8,500 | 5,525 780 | 5,525 780 | - | | | | | | | | | | | | | | | | | |
| Ransoms | 1 | 1 | 1,200 | 1,200 | 780 | 780 | | 1 | | 1 | | 1 | | 1 | | 1 | | | | | 1 | | | |
| Heritage Medical Center | 1 | 1 | 750 | 750 | 780 488 | 780 488 | | | | | | 1 | | | | | | | | | | | | |
| Lone Star Pkwy Office Building | 2 | 2 | 450 | 450 | 293 | 293 | | | | | | | | | | | | | | | | | | |
| Old Iron Work | 1 1 | 1 | 8,500 1,200 1,200 750 450 225 225 1,400 330 225 | 225 | 146 | 146 146 | | 1 | | 1 | | 1 | 1 | 1 | 1 | 1 | | | | - | 1 | 1 | | |
| Apache Machine Shop Montgomery Community Center | 1 | 1 | 1,400 | 1,400 | 146 910 | 910 | | 1 | | | | 1 | | | | 1 | | | | 1 | 1 | | | |
| Jim's Hardware | 1 | 1 | 350 | 350 | 228 | 228 | | | | | | | | | | | | | | | | | | |
| Town Creek Storage | 1 | 1 | 225 | 350 225 15,000 16,000 | 146 | 1/16 | | 1 | | 1 | | 1 | 1 | 1 | | | | | | | 1 | | | |
| Lake Creek Village 3 Commercial (Res A & B) Waterstone Commercial Reserves | | 3 | | 15,000 | - 650 | 9,750 10,400 | · . | 1,875 | 1,219 | , - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Lupe Tortilla | 3 | 11 | 1,000 6,000 750 950 2,500 | 6,000 | 3,900 | 10,400 | 1 | 1,8/5 | 1,219 | · | | 1 | 1 - | 1 | 1 - | 1 - | - | - | | | 1 | 1 | - | |
| Discount Tire | | 1 | 750 | 6,000 750 950 | 5,550 | 3,900 488 | | | | | | | | | | | | | | | | | | |
| Express Oil and Tire | 1 | 1 | 950 | 950 | 146 | 618 | | 1 | | 1 | | 1 | 1 | 1 | | | | | | | 1 | | | |
| Popeyes |] 1 | 1 | 2,500 | 2,500 | 1,625 | 1,625 | | | | 1 | | 1 | I | 1 | | 1 | | | I | 1 | 1 | i l | 1 | |

| ļ | | | Development Info & Ca | apacities | | | | | | | | | | | | | | | | |
|---|---|--|---|--|-----------------|---|---|------------------------------|-------------------------|----------------------|-----------------|------------------|------------------|---|----------------------|-----------------------------|-----------------------------------|----------------------------|--|------------|
| | | | | | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Water Current Actual | r Ultimate | Current | ustewater Ultimate | 203 | 1 | | 2032 | | 2 | 2033 | | 2034 | | 203 | <u> </u> | 20 | 36 |
| | 231110010113 | 2311100110113 | and the second | Juniore | carrent | Ultimate | Connections GPD Water | | Connections | | GPD Sanitary Co | | | GPD Sanitary Connections | GPD Water | GPD Sanitary Con | nections GPD Water | | Connections GPD Wa | |
| mercial Platted and Existing (cont.) | | | | | | | | | | | | | | | | | | | | |
| erstone Commercial Reserve C (State Farm) | 1 | 1 | 405 | 405 | 263 | 263 | | | | | | | | | | | | | | |
| Star Mart (Town Creek Crossing Commercial Reserve) | - | 1 | - | 8,000 | - | 5,200 | | | | | | | | | | | | | | |
| ado Estates | - | 5 | - | 10,000 | - | 6,500 | | | | | | | | | | | | | | |
| Montgomery Shoppes (Remaining) | | 6 | - | 15,000 | - | 9,750 | | | | | | | - | | | | | | | - |
| win Williams (Shoppes at Montgomert Sec. 2 Res. B) il Center | - 1 | 1 | 2 000 | 360 4,000 | 1,300 | 320 2,600 | | | | | | | | | | | | | | |
| k Fil A | 1 | 1 | 2,500 | 2,500 | 1,625 | 1,625 | | | | | | | | | | | | | | |
| da Express | 1 | 1 | 2,600 | 2,600 | 1,690 780 | 1,690 780 | | | | | | | | | | | | | | |
| bucks | 1 | 1 | 2,000 2,500 2,600 1,200 1,000 240 3,000 51,453 | 4,000 2,500 2,600 1,200 1,000 | 650 | 650 | | | | | | | | | | | | | | |
| ger Fresh | 1 | 1 | 240 | 240 3,000 | 156 | 156 | | | | | | | | | | | | | | |
| urches scellaneous Commercial | 12 79 | 12 79 | 3,000 51,453 | 3,000 71,236 | 1,950 33,445 | 1,950 46,303 | | | | | | | | | | | | | | |
| Subtotal | 143 | 183 | 150,223 | 272,066 | 93,452 | 176,929 | 1 1, | 875 1,2 | 19 - | - | - | - | - | | - | - | | - | - | - |
| ti Family | | | | | | | | | | | | | | | | | | | | |
| itage Plaza (Units) | 208 | 200 | 22,000 | 22,000 | 11,000 | 11.000 | | | | | | | | | | | | | | |
| own Creek Village, Phase I (Units) | 152 | 152 | 25,000 | 25,000 | 12,500 3,000 | 12,500 | | | | | | | | | | | | | | |
| ez Morgan Townhomes | 48 | 48 | 6,000 | 6,000 | 3,000 | 3,000 | | | | | | | | | | | | | | |
| ontgomery Supported Housing ve Oak Assisted Living | 14 | 14 | 25,000 25,000 6,000 2,300 2,300 10,300 | 25,000 6,000 2,300 2,300 | 1,150 1,150 | 1,150 1,150 | | | - | | | | | | | | | | | |
| rand Monarch Apartments | 72 | 72 | 10,300 | 10,300 | 8,600 | 8,600 | | | | | | | | | | | | | | |
| Subtotal | 495 | 495 | 67,900 | 67,900 | 37,400 | 37,400 | - | | - | - | - 1 | - | - | - - | - | - | - | - | - - | - |
| stitutional (Schools) | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2 -00 | 2.10 | | | | | | | | | | | | | | |
| ISD Athletic Complex ISD High School Complex | 2 | 2 | 6,800 20,000 | 6,800 20,000 | 3,400 10,000 | 3,400 10,000 | | | | | | | | | | | | | | |
| ISD Warehouse (105/Clepper) | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | |
| ISD CTE/ Ag Barn | | 1 | 4.000 | 1,000 20,000 1,000 2,500 | - | 10,000 500 | | | | | | | | | | | | | | |
| us Barn ISD School (MLK) | 2 | 2 | 1,000 2,500 4,500 | 2,500 | 500 1,250 | 1,250 | | | | | | | | | | | | | | |
| SD School (149) | 1 | 1 | | 4,500 | 2,250 | 2,250 | | | | | | | | | | | | | | |
| Subtotal | 9 | 10 | 35,800 | 55,800 | 17,900 | 27,900 | - | | - | - | - | - | - | | • | - | - | - | - | - |
| igation | | | | | | | | | | | | | | | | | | | | |
| Single Family Residential | 66 | 100 | 17490 9600 1100 | 26500 | 0 | 0 | | | | | | | | | | | | | | |
| ommercial Irrigation hristian Brothers | 32 | 70 | 1100 | 21000 1100 | 0 | 0 | | | | | | | | | | | | | | |
| IISD High School Irrigation | | | | | | | | | | | | | | | | | | | | |
| ulte Group (Mabry Tract) Rec Center Irrigation nick Fil A | 0 | 1 | 1000 | 500 1000 | 0 | 0 | | | | | | | | | | | | | | |
| lueWave | 1 | 1 | 500 | 500 1200 | o | o o | | | | | | | | | | | | | | |
| VS | 1 | 1 | 1200 | 1200 | 0 | 0 | | | | | | | | | | | | | | |
| hurch ity | 9 | 9 | 1000 500 1200 530 4500 | 530 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 1,3 | 69 - | | | | _ | | | | | | | _ |
| committee | 1,050 | 2,207 | 330,023 | 012,431 | 257,052 | | 2031 | | | 2032 | | · · · · · · | 2033 | | 2034 | | 2035 | | 20 | 036 |
| | | | | | Total Projected | Committed Volumes: | Connections GPD Wate 2,235 842, | r GPD Sanitary 746 481,89 | Connections 90 2,235 | GPD Water 842,746 | GPD Sanitary Co | nnections GPD V | Water 842,746 | GPD Sanitary Connections 481,890 2,235 | GPD Water 842,746 | GPD Sanitary Con 481,890 | nections GPD Water 2,233 840,6 | GPD Sanitary 46 481,890 | Connections GPD Wa | ater GPD : |
| iture Development in Feasibility/Design | | | | | | | | | | | | | | | | | | | | |
| ontgomery Bend Sec. 3 | - | 85 | | 19,125 | - | 12,750 | • | | - | - | - | - | | | | | | | | |
| ontgomery Bend Sec. 4 d Bird Meadows Phase 1B | - | 67 112 | | 15,075 25,200 | | 10,050 16,800 | - | | - | | | - | | - | | | | | | |
| dbird Meadows Rec Center | | 1 | - | 15,900 1,500 | - | 10,600 | | | | | | | | | | | | | | |
| dbird Meadows Rec Center Irrigation d Bird Meadows Phase 2 | - | 3 202 | | 1,500 45,675 | | 30,450 | | | <u> </u> | _ | | | | | | | | | | |
| ed Bird Medows Phase 3 | - | 180 | | 40,500 | | 27,000 | 30 6, | 750 4,5 | 00 - | - | | - | - | - | | | | | | |
| intucket Housing (Stewart Creek) (Units) | - | 385 | | 60,000 | - | 50,000 | | | | | | | | | | | | | | |
| perior Properties (Units) perior Properties (Commercial) | - | 98 | | 21,680 17,262 | | 17,990 14,350 | | | | | | | | | | | | | | |
| o Crossing at Montgomory Costion 1 (Cingle Comity) | - | 100 | | 22,500 | | 15,000 | | | | | | | | | | | | | | |
| e crossing at wortgomery section 1 (single ranniy) | - | 100 | 1 | 22,500 | | | | | | | | | | | | | | | | |
| e Morning Cloud Investments | _ | 90 | | 20,250 | | 13,500 | | | 1 | | | | | | | | | | | |
| ne Morning Cloud Investments ne Crossing at Montgomery (Single Family) | | | - | 23,850 | | 15,900 | | | | | | | | | | | | | | |
| ne Morning Cloud Investments ne Crossing at Montgomery (Single Family) ne Morning Cloud Investments | | 106 | | 18,900 | | 12,600 | | | | | | | | | | | | | | |
| e Morning Cloud Investments c Crossing at Montgomery (Single Family) e Morning Cloud Investments ne Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 2 Taylor Morrison (Single Family) | - | 106 84 | - | 10,500 | | 9,750 | | | | | | | | | | | | | | |
| the Morning Cloud Investments to Crossing at Montgomery (Single Family) the Morning Cloud Investments the Star Ridge Section 1 Taylor Morrison (Single Family) the Star Ridge Section 2 Taylor Morrison (Single Family) tritage Grove Section 1 (Single Family) Tri-Pointe | - | 106 84 65 | | 14,625 | | 10.650 | | | | 1 | | | | | | | | | | |
| he Morning Cloud Investments to Crossing at Montgomery (Single Family) the Morning Cloud Investments the Star Ridge Section 1 Taylor Morrison (Single Family) the Star Ridge Section 1 Taylor Morrison (Single Family) the Star Ridge Section 1 Taylor Morrison (Single Family) the Star Ridge Section 1 (Single Family) Tri-Pointe tritage Grove Section 1 (Single Family) Tri-Pointe Be Grocery and Car Wash (Commercial) | - | 106 84 65 71 3 | | 14,625 15,975 | | 10,650 18,400 | | | | | | | | | | | | | | |
| he Crossing at Montgomery Section 1 (Single Family) he Morning Cloud Investments he Crossing at Montgomery (Single Family) he Morning Cloud Investments one Star Ridge Section 1 Taylor Morrison (Single Family) one Star Ridge Section 1 Taylor Morrison (Single Family) one Star Ridge Section 1 Single Family) The Pointe teritage Grove Section 1 (Single Family) The Pointe teritage Grove Section 1 (Single Family) The Pointe Ber Grovery and Car Wash (Commercial) ta Lago Reserve (Single Family) | | 106 84 65 71 3 59 | : | 14,625 15,975 23,000 13,275 | | 18,400 8,850 | | | | | | | | | | | | | | |
| he Morning Cloud Investments to Crossing at Montgomery (Single Family) he Morning Cloud Investments ne Star Ridge Section 1 Taylor Morrison (Single Family) nes Star Ridge Section 1 Taylor Morrison (Single Family) nes Star Ridge Section 1 Tilly for Morrison (Single Family) nes Star Ridge Section 1 Single Family) Tri-Pointe teritage Grove Section 1 (Single Family) Tri-Pointe EB Grocery and Car Wash (Commercial) lia Liago Reserve (Single Family) lia Liago Reserve (Single Family) | - | 106 84 65 71 3 59 98 | - | 14,625 15,975 23,000 13,275 22,050 4,230 | | 18,400 8,850 14,700 | | | | | | | | | | | | | | |
| he Morning Cloud Investments he Crossing at Montgomery (Single Family) he Morning Cloud Investments one Star Ridge Section 1 Taylor Morrison (Single Family) ene Star Ridge Section 2 Taylor Morrison (Single Family) ene Star Ridge Section 2 Taylor Morrison (Single Family) eritage Grove Section 1 Single Family) Tri-Pointe eritage Grove Section 2 (Single Family)Tri-Pointe El Grocery and Car Wash (Commercial) tal Laga Reserve (Single Family) lilages of Montgomery (Single Family) lilages of Montgomery (Compercial) | - | 106 84 655 71 3 59 98 | - | 14,625 15,975 23,000 13,275 22,050 4,230 | | 18,400 8,850 14,700 3,550 | | | | | | | | | | | | | | |
| e Morning Cloud Investments c Crossing at Montgomery (Single Family) e Morning Cloud Investments ne Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 1 Single Family) Tri-Pointe pritage Grove Section 1 (Single Family) Tri-Pointe B Grocery and Car Wash (Commercial) a Lago Reserve (Single Family) la Lago Reserve (Single Family) | - | 3 59 98 3 1 6 | | 14,625 15,975 23,000 13,275 22,050 4,230 36,000 36,000 | - | 18,400 8,850 14,700 3,550 30,000 30,000 | | | | | | | | | | | | | | |
| e Morning Cloud Investments c Crossing at Montgomery (Single Family) e Morning Cloud Investments ne Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 1 Single Family) Tri-Pointe grove Section 1 (Single Family) Tri-Pointe B Groccey and Car Wash (Commercial) a Lago Reserve (Single Family) lasges of Montgomery (Single Family) lages of Montgomery (Single Family) lages of Montgomery (Single Family) lages of Montgomery (Single Family) | - | 34 65 71 3 59 98 3 1 6 | | 14,625 15,975 23,000 13,275 22,050 4,230 36,000 36,000 512,572 | - | 18,400 8,850 14,700 3,550 30,000 | 30 6, | 750 4,51 | 00 - | | | - | - | | | - | - | - | | - |
| e Morning Cloud Investments crossing at Mortgomery (Single Family) e Morning Cloud Investments e Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 1 Taylor Morrison (Single Family) ne Star Ridge Section 1 Tingle Family) ritage Grove Section 1 (Single Family) Tri-Pointe B Grovery and Car Wash (Commercial) a Lago Reserve (Single Family) ages of Montgomery (Single Family) | - - - - - - - - - - - - - - - - - - - | 106 84 65 71 3 59 98 3 1 6 667 | 530,623 | 14,625 15,975 23,000 13,275 22,050 4,230 36,000 36,000 | 297,092 | 18,400 8,850 14,700 3,550 30,000 30,000 372,890 | 30 6, 2031 Connections GPD Wate 4,059 1,355 | | | 2032 GRD Water | GDD Sanitary | - Innertions CDD | 2033 | GPD Sanitary Connections 854,780 3,977 | 2034 GPD Water | GDD Sanitani | 2035 | GDD Sanitary | - 22C Connections GPD Wa 4,059 1,3;3 | - D36 |

| | 1 | | Development Info & | Canacities | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|-------------------------|---|---|--|--|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|
| | | | Development into & | capacities | | | | | | | | | | | | | | | | | | | 1 | |
| | | | Wat | er | w | astewater | | | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | | 2037 | | | 2038 | | | 2039 | | | 2040 | | | 2045 | | | 2050 | |
| | | | | | | | Connections | GPD Water | GPD Sanitary |
| Single Family | | | | | | | | | | | | | | | | | | | | | | | | |
| Buffalo Crossing | 9 | 12 | 2,025 | 2,700 5,400 14,400 6,075 | 1,350 | 1,800 | - | - | - | - | - | | - | | - | - | - | - | - | - | - | - | | - |
| Buffalo Springs, Section 1 Buffalo Springs, Section 2 | 24 | 24 | 5,400 12,600 | 5,400 | 3,600 8,400 | 3,600 9,600 | | - | | | - : | | | - | - | | | - | | | - | | - | - |
| Estates of Mia Lago, Section 1 | 5 | 27 | 1,125 4,725 2,925 11,700 1,575 | 6,075 | - | | - | - | | - | - | | - | - | | - | - | | - | - | | - | - | |
| FM 149 Corridor | 21 | 25 | 4,725 | 5,625 5,175 12,375 2,475 | 3,150 | 3,750 3,450 8,250 | - | - | | - | | | | | - | - | | | - | | - | - | | - |
| Simonton and Lawson Martin Luther King | 13 | 23 | 2,925 | 5,175 | 1,950 7,800 1,050 450 | 3,450 8.250 | | - | | | - : | | | - | - | | | - | | | - | | - | - : |
| Baja Road | 7 | 11 | 1,575 | 2,475 | 1,050 | 1,650 | | - | - | | - | - | - | - | - | - | - | - | - | - | - | - | | - |
| Community Center Drive | 3 | 3 | 675 1,800 3,375 | 675 2,250 3,375 | 450 | 450 | | - | | | - | | | - | - | | - | - | | | - | | | - |
| Community Center Drive (Water Only) Lake Creek Landing | 8 | 10 | 1,800 | 2,250 | 2,250 | - 2,250 | | - | | | - | | | - | - | | - | - | | - | - | | - | - |
| Gulf Coast Estates, Section 2 | 2 | 4 | 450 | 900 | 300 | 600 | | - | | | | | | - | - | | - | | | - | | | - | 1 |
| Lake Creek Village, Section 1 | 37 | 37 | 8,325 | 900 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 Lone Star Estates | 21 | 10 | 4,725 | 4,950 2,250 | 3,150 1 500 | 3,300 1 500 | | - | | | - : | - | | | - | | | - | | | - | | | 1 |
| Hills of Town Creek, Section 2 | 51 | 51 | 11,475 | 11,475 | 7,650 | 7,650 | | - | | | - | | | - | | | - | | | - | | | - | |
| Hills of Town Creek, Section 3 | 49 | 49 | 450 8,325 10,125 4,725 2,250 11,475 11,025 6,750 | 10,125 4,950 2,250 11,475 11,025 6,750 16,200 | 300 5,550 6,750 3,150 1,500 7,650 7,350 4,500 | 600 5,550 6,750 3,300 1,500 7,650 7,350 4,500 | | - | | | - | | | - | - | | - | - | | - | - | | | |
| Hills of Town Creek, Section 4 Hills of Town Creek Section 5 | 30 | 30 | 6,750 | 6,750 | 4,500 | 4,500 | | | | 1 | | | 1 | + | | ! | | 1 | . | | | | + | |
| Historic/Downtown | 132 | 150 | 29,700 | 33.750 | 19,800 | 22,500 | - | - | | - | - | | | - | - | - | | - | | - | - | - | | |
| Terra Vista Section 1 | 61 | 61 | 13,725 | 13,725 | 9,150 15,150 | 9,150 15,300 | | - | | | - | | | - | - | | - | - | | - | - | | | |
| Town Creek Crossing Section 1 | 101 | 102 | 13,725 22,725 3,150 9,450 | 22,950 | 15,150 | 15,300 | | | | | | | | | | | | | | | | | | |
| Villas of Mia Lago Section 1 Villas of Mia Lago Section 2 | 14 42 | 14 | 3,150 | 3,150 9,450 | 2,100 6,300 | 2,100 6,300 | | - | - | | - | | | - | - | | - | - | l | - | - | | - | - |
| Waterstone, Section 1 | 42 | 53 | 9,900 | 11,925 | 6,600 | 7.950 | | | | 1 | - | - | 1 | - : | - | 1 | <u>:</u> | 1 | 1 | - | - | | 1 | 1 |
| Waterstone, Section 2 | 57 | 88 | 9,900 12,825 | 11,925 19,800 16,425 | 6,600 8,550 | 7,950 13,200 10,950 10,050 | - | - | | - | - | | - | - | - | - | | - | - | - | - | | - | - |
| Red Bird Meadows Sect. 1 | | 73 | - | 16,425 | - | 10,950 | | | | | | | | | | - | - | - | - | - | - | - | | |
| Red Bird Meadows Sect. 2 Red Bird Meadows Sect. 3 | - | 5/ | | 15,075 7,650 | | 10,050 5 100 | | | | | | | | | | - : | | 1 | - : | - | - | | | |
| Montgomery Bend (Mabry Tract) Sect 1 | 22 | 69 | 4,950 3,150 15,900 | 7,650 24,840 19,800 | 3,300 | 5,100 17,250 13,200 | | | | | | | | | | | | - | | | _ | | | |
| 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 | | | | | | | | | | | | | | | | | | 1 |
| Gary Hammons Mobile Home Park (connection) | 29 | 29 | 225 4,000 1,070 200 360 200 200 200 | 225 4,000 1,070 200 360 200 200 200 | 2,100 150 150 3,300 890 150 250 150 150 | 150 3,300 890 150 250 150 | | | | | | | | | | | | | | | | | | 1 |
| Mobile Home Park (connection) City Hall | 1 | 1 | 1,070 | 1,070 | 890 | 890 | | | | | | | | | | | | | | | | | | |
| Community Center | 1 | 1 | 200 | 200 | 150 | 150 | | | | | | | | | | | | | | | | | | |
| Buffalo Spring Plant Cedar Brake Park Restrooms | 1 | 1 | 360 | 360 | 250 150 | 250 150 | | | | | | | | | | | | | | | | | | |
| Fernland Park | 1 | 1 | 200 | 200 | 150 | 150 | | | | | | | | | | | | | | | | | | |
| Homecoming Park Restrooms | 1 | 1 | 200 | 200 | 150 | 150 | | | | | | | | | | | | | | | | | | |
| Water Plant No. 3 West Side at the Park | 1 0 | 1 | 4,000 1,800 | 4.000 | 2,000 1,200 | 2,000 1,650 | | _ | | | _ | | | _ | | | | | | | _ | | | |
| Subtot: | al 991 | 1,479 | 240,780 | 359,895 | 148,340 | 235,290 | - | - | | - | | | - | - | - | - | | | - | - | - | - | - | - |
| | - | 3, | | 330,330 | 2 10,0 10 | | | | | | | | | | | | | | | | | | | |
| Commercial Platted and Existing | | | | | | | | | | | | | | | | | | | | | | | | |
| Buffalo Run, Section 1 Longview Greens Miniature Golf | 1 1 | 6 | 1,000 | 10,000 1,200 4,000 | 650 780 | 6,500 780 | | | | | | | | | | | | | | | | | | |
| Summit Business Park, Phase 1 | 3 | 6 | 1,200 1,300 | 4,000 | 780 845 146 358 1,463 | 2,600 | | | | | | | | | | | | | | | | | | 1 |
| Prestige Storage (SBP Res. D) | 1 | 1 | 225 | 225 | 146 | 146 | | | | | | | | | | | | | | | | | | |
| McCoy's AutoZone | 1 | 1 | 225 550 2,250 | 225 550 2,250 5,000 | 358 | 358 | | | | | | | | | | | | | | | | | | |
| McCoy's Reserves B & D | - 1 | 2 | 2,250 | 5,000 | 1,463 | 1,463 3,250 | - | - | | | | | | | - | | - | | - | | | - | | - |
| Pizza Shack | 1 | 1 | 6,000 | 6.000 | 3,900 | 3.900 | | | | | | | | | | | | | | | | | | |
| CareNow & Other Suites | 3 | 3 | 750 | 750 | 488 | 488 7,800 | | | | | | | | | | | | | | | | | | |
| KenRoc (Montgomery First) Wendy's | | 3 | 1 200 | 12,000 | 945 | 7,800 | | | | | | | | | | | | | - | | | | 1 | 1 |
| Dusty's Car Wash | 1 | 1 | 1,300 9,000 1,500 1,225 2,25 5,000 750 6,300 2,25 3,000 1,750 750 8,000 | 1,300 9,000 1,500 1,225 | 845 5,850 975 796 146 3,250 488 4,095 | 845 5,850 975 | | | | | | | | | | | | | | | | | 1 | |
| ProCore Developments | 1 | 1 | 1,500 | 1,500 | 975 | 975 | | | | | | | | | | | | | | | | | | |
| Christian Brothers Madsen and Richards | 1 | 1 | 1,225 | 1,225 | 796 | 796 | | | | 1 | | | 1 | + | | ! | | 1 | 1 | | | | + | |
| Kroger | 1 2 | 2 | 5.000 | 225 5,000 750 6,300 | 3.250 | 146 3,250 | | | | 1 | | | 1 | 1 | | 1 | | 1 | 1 | | | | 1 | |
| Burger King (Meter 48214937) | 1 | 1 | 750 | 750 | 488 | 488 4,095 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Reserve B) | 1 | 1 | 6,300 | 6,300 | 4,095 | 4,095 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Meter 48495852) Buffalo Springs Shopping, Ph. I (Meter 48818596) | 1 1 | 1 | 225 | 225 3,000 1,750 | | 146 1,950 1,138 | - | | | 1 | | | 1 | 1 | | | | | 1 | | | | 1 | |
| Buffalo Springs Shopping, Ph. I (Meter 200467732) | 1 | 1 | 1,750 | 1,750 | | 1,138 | | | | 1 | | | 1 | | | 1 | | 1 | 1 | | | | 1 | 1 |
| Spirit of Texas Bank | 1 | 1 | 750 | 750 | 488 | 488 | | | | | | | | | | | | | | | | | | |
| Heritage Place Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J) | 1 | 1 | 800 | 800 15,000 8,000 8,500 | 520 9,750 | 488 520 9,750 5,200 5,525 780 780 | | | | 1 | | | 1 | + | | ! | | 1 | . | | | | + | |
| Buffalo Springs Shopping, Ph. 2 (Remaining Reserves) | 1 - 1 | 1 | - | 8.000 | | 5,750 | | | | 1 | | | 1 | 1 | | 1 | | 1 | 1 | | | | 1 | 1 |
| BlueWave Car Wash | 1 | 1 | 8,500 | 8,500 | 5,525 780 | 5,525 | | | | | | | | | | | | | | | | | | |
| Brookshire Brothers | 2 | 2 | 8,500 1,200 1,200 750 450 225 225 1,400 350 225 | 1,200 1,200 750 450 | 780 | 780 | | | | | | | | | | | | | | | | | | |
| Ransoms Heritage Medical Center | 1 1 | 1 | 1,200 | 1,200 | 780 488 | 780 | - | | | 1 | | | 1 | 1 | | | | | 1 | | | | 1 | |
| Lone Star Pkwy Office Building | 2 | 2 | 450 | 450 | 293 | 293 | | | | | | | | | | | | | | | | | 1 | |
| Old Iron Work | 1 | 1 | 225 | 225 | 780 488 293 146 146 910 228 146 | 293 146 146 910 | | | | | | | | | | | | | | | | | | ļ. |
| Apache Machine Shop | 1 | 1 | 225 | 225 1,400 | 146 | 146 | | | | | | | | | | | | | I | | | | 1 | |
| Montgomery Community Center Jim's Hardware | 1 | 1 | 1,400 | 1,400 | 228 | 910 | | | | 1 | | | 1 | 1 | | 1 | | | | | | 1 | 1 | 1 |
| | 1 | 1 | 225 | 225 | 146 | 228 146 | | | | İ | | | İ | | | | | | | | | | | |
| Town Creek Storage | | | | 45.000 | | 9.750 | | - | | - | - | - | - | - | - | - | - | - | - | | | | | |
| Lake Creek Village 3 Commercial (Res A & B) | | 3 | | 15,000 | | 3,730 | | | | | | | | | | | | | | | | | | |
| Lake Creek Village 3 Commercial (Res A & B) Waterstone Commercial Reserves | 3 | 3 11 | 1,000 | 350 225 15,000 16,000 | 650 | 9,750 10,400 | | - | - | - | - | - | | - | - | - | - | - | - | | - | | | - |
| Lake Creek Village 3 Commercial (Res A & B) | 3 | 3 11 1 | 1,000 6,000 750 | 16,000 16,000 6,000 750 | 3,900 | 10,400 3,900 488 | - | - | | - | - | | | - | - | - | - | - | - | | - | - | - | - |
| Lake Creek Village 3 Commercial (Res A & B) Waterstone Commercial Reserves Lupe Tortilla | 3 1 - | 3 11 1 1 1 | 1,000 6,000 750 950 2,500 | 15,000 16,000 6,000 750 950 2,500 | 650 3,900 - 146 1,625 | 10,400 3,900 488 618 1,625 | | - | | - | - | • | | - | - | - | - | - | - | | - | - | - | - |

| · _ | | | Development Info & | Capacities | | | | | | | | | | | | | | | |
|---|------------------------|-------------------------|---|---|------------------|--------------------|---|-------------------------|--|------------------|-------------|---|--|--------------|------------------------|-------------------|--------------|-------------|---|
| | | | Development into & | capacities | | | | | | | | | | | | | | ĺ | |
| | | | Wate | er | Wa | stewater | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | 2037 | | | 38 | | 2039 | 2040 | | | 2045 | | | 2050 |
| Commercial Platted and Existing (cont.) | | | | | | | Connections GPD Water | GPD Sanitary | Connections GPD W | ter GPD Sanitary | Connections | GPD Water GPD Sanitary | Connections GPD Water | GPD Sanitary | Connections G | PD Water | GPD Sanitary | Connections | GPD Water GPD Sani |
| | | | 405 | | 0.00 | 263 | | | | | | | | | | | | | |
| Waterstone Commercial Reserve C (State Farm) | 1 | 1 | 405 | 405 | 263 | | | | | | | | | | | | | | |
| Lone Star Mart (Town Creek Crossing Commercial Reserve) | - | 1 | - | 8,000 | - | 5,200 | | | | | | | | | | | | | |
| Depado Estates The Montgomery Shoppes (Remaining) | | 5 | - | 10,000 15,000 | 1 | 6,500 9,750 | | | | | | | | | _ | | | | |
| Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B) | - | 1 | - | 360 | - | 320 | | | | | | | | | | | | | |
| Retail Center | 1 | 2 | 2,000 2,500 2,600 1,200 1,000 240 3,000 | 4,000 | 1,300 | 2,600 | | | | | | | | | | | | | |
| Chick Fil A Panda Express | 1 | 1 | 2,500 | 2,500 2,600 1,200 1,000 | 1,625 1,690 | 1,625 1,690 | | | | | | | | | | | | | |
| CVS | 1 | 1 | 1,200 | 1,200 | 780 | 780 | | | | | | | | | | | | | |
| Starbucks | 1 | 1 | 1,000 | 1,000 | 650 156 | 650 156 | | | | | | | | | | | | | |
| Burger Fresh Churches | 12 | 12 | 3,000 | 240 3,000 | 1.950 | 1.950 | | | | | | | | | | | | | |
| Miscellaneous Commercial Subtotal | 79 143 | 79 183 | 51,453 150,223 | 71,236 | 33,445 93,452 | 46,303 176,929 | | | _ | | | | | | _ | | | | |
| Aulti Family | 143 | 103 | 150,225 | 272,000 | 93,432 | 170,525 | | • | - | | | | | | - | - | | | - |
| | | | | | | | | | | | | | | | | | | | |
| Heritage Plaza (Units) | 208 | 208 | 22,000 | 22,000 | 11,000 | 11,000 12,500 | | | | | | | | | | | | | |
| Town Creek Village, Phase I (Units) Plez Morgan Townhomes | 152 48 | 152 48 | 25,000 | 25,000 6,000 | 12,500 3,000 | 3.000 | | | | | 1 | | | + | | | | 1 | |
| Montgomery Supported Housing | 14 | 14 | 25,000 6,000 2,300 2,300 10,300 | 2,300 | 1,150 | 1,150 | | | | | | | | | | | | | |
| Live Oak Assisted Living Grand Monarch Apartments | 1 72 | 1 72 | 2,300 | 2,300 10,300 | 1,150 8,600 | 1,150 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 Athletic Complex 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 Bus Barn | - 1 | 1 | 1 000 | 20,000 1,000 | 500 | 10,000 500 | | | | | | | | | | | | | |
| MISD School (MLK) | 2 | 2 | 1,000 2,500 4,500 | 2,500 | 1,250 | 1,250 | | | | | | | | | | | | | |
| MISD School (149) Subtotal | 1 | 1 | 4,500 35,800 | 4,500 | 2,250 | 2,250 | | | | | | | | | | | | | |
| Irrigation | , | 10 | 33,800 | 55,800 | 17,900 | 27,900 | | - | - | | | | | | - | - | | | |
| | | | | 2000 | | | | | | | | | | | | | | | |
| Single Family Residential Commercial Irrigation | 66 | 100 | 17490 9600 1100 | 26500 21000 | 0 | 0 | | | | | | | | | | | | | |
| Christian Brothers | 1 | 1 | 1100 | 1100 | o | 0 | | | | | | | | | | | | | |
| MISD High School Irrigation | | _ | | | | | | | | | | | | | | | | | |
| Pulte Group (Mabry Tract) Rec Center Irrigation Chick Fil A | 1 | 1 | 1000 | 1000 | 0 | 0 | | | | | | | | | | | | | |
| BlueWave | 1 | 1 | 500 | 500 | 0 | 0 | | | | | | | | | | | | | |
| CVS Church | 1 | 1 | 1200 | 1200 | 0 | 0 | | | | | | | | | | | | | |
| City | 9 | 9 | 1000 500 1200 530 4500 | 500 1000 500 1200 530 4500 | 0 | 0 | | - : | | | | | - | | | | | | - |
| Subtotal | 113 | 186 | 35,920 | 56,830 | - | - | | - | - | | - | | | - | - | - | - | - | - |
| Committed | 1,638 | 2,167 | 530,623 | 812,491 | 297,092 | 477,519 | | - | - | | - | | | - | - | - | - | - | - |
| | | | | | Total Projected | Committed Volumes: | 2037 Connections GPD Water 2,235 842,746 | GPD Sanitary 481,890 | Connections GPD W | ter GPD Sanitary | Connections | GPD Water GPD Sanitary | 2040 Connections GPD Water | GPD Sanitary | Connections G | 2041 SPD Water | GPD Sanitary | Connections | 2050 GPD Water GPD Sani 840,646 481 |
| Future Development in Feasibility/Design | | | | | Total Projectéd | committed volumes: | 2,235 842,746 | 481,890 | 2,235 8 | 2,746 481,89 | 0 2,235 | 842,746 481,890 | 2,233 840,646 | 481,890 | 2,233 | 840,646 | 481,890 | 2,233 | очи,очо 481 |
| Montgomery Bend Sec. 3 | | 85 | - | 19,125 | - | 12,750 | | | | | | | | - | - | | | - | - |
| Montgomery Bend Sec. 4 Red Bird Meadows Phase 1B | - | 67 112 | - | 15,075 25,200 | | 10,050 16,800 | | | | | | | | - | - | - | - | - 1 | - |
| Redbird Meadows Rec Center | - | 112 | | 15,900 | | 10,600 | | | | | 1 | | · · · | † · | - | - | - | 1 | - |
| Redbird Meadows Rec Center Irrigation | - | 3 | - | 1,500 | - | | | | | | | | | | | | | | |
| Red Bird Meadows Phase 2 Red Bird Medows Phase 3 | - | 203 180 | - | 45,675 40,500 | | 30,450 27,000 | | | | | | | - : - : | - | | - : | | 1 | |
| Nantucket Housing (Stewart Creek) (Units) | - | 385 | | 60,000 | | 50,000 | | | | | | 1 | · · | · · | | | - | 1 | |
| Superior Properties (Units) | - | 98 | - | 21,680 | | 17,990 | | | | | | | | | | | | | |
| Superior Properties (Commercial) The Crossing at Montgomery Section 1 (Single Family) | - | 4 | - | 17,262 | | 14,350 | | | | | - | | | - | | | | 1 | |
| The Morning Cloud Investments | - | 100 | | 22,500 | | 15,000 | | | | | 1 | 1 | | | | | | | |
| The Crossing at Montgomery (Single Family) | _ | qn. | | 20,250 | | 13,500 | | | | | | | | | | | | | |
| The Morning Cloud Investments One Star Ridge Section 1 Taylor Morrison (Single Family) | | 106 | | 23,850 | | 15,900 | | | | | - | 1 | | 1 | | | | | |
| one Star Ridge Section 1 Taylor Morrison (Single Family) one Star Ridge Section 2 Taylor Morrison (Single Family) | - | 106 | | 18,900 | | 12,600 | | | | | | 1 | | | | | | 1 | |
| Heritage Grove Section 1 (Single Family) Tri-Pointe | - | 65 | - | 14,625 | - | 9,750 | | | | | | | | | | | | | |
| Heritage Grove Section 2 (Single Family)Tri-Pointe | - | 71 | - | 15,975 23,000 | - | 10,650 18.400 | | | | | | | | 1 | | | | ļ | |
| HEB Grocery and Car Wash (Commercial) Mia Lago Reserve (Single Family) | - | 3 59 | | 23,000 13,275 | | 18,400 8,850 | | | | | 1 | | | + | | | | 1 | |
| Villages of Montgomery (Single Family) | | 98 | - | 22,050 | | 14,700 | | | | | | | | | | | | | |
| Villages of Montgomery (Commercial) | - | 3 | - | 4,230 | - | 3,550 | | | | | | | | | | | | | |
| BCS Capital (Multi-Family) BCS Capital (Commercial) | - | 1 6 | | 36,000 36,000 | | 30,000 30,000 | | | | | | | | 1 | | | | 1 | |
| Subtotal | - | 667 | - | 512,572 | - | 372,890 | | - | - | | - | | | - | - | - | - | - | - |
| Sabtotal | | | | | | | | | 1 | 1 | | 1 1 | 1 1 | 1 | 1 | | | | |
| Committed Plus Feasibility | 1,638 | 2,834 | 530,623 | 1,325,063 | 297,092 | 850,409 | 2037 Connections GPD Water 4,059 1,355,318 | | 20 Connections GPD W 4,059 1,3 | 38 | | 2039 GPD Water GPD Sanitary 1,355,318 854,780 | 2040 Connections GPD Water 4,027 1,346,468 | | Connections G 4,027 | 2041 | | i ' | 2050 GPD Water GPD Sani |

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

Э

COUNTY OF MONTGOMERY 3

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, 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 |

<u>Note</u>: 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 | U | nit Price | | Cost |
| <u>General</u> | | | | | | | |
| 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 |
| | | | Con | structio | on Subtotal | ¢ | 793,000 |
| | | | | | ncies (15%) | • | 119,000 |
| | | | Preliminary | • | | • | 47,000 |
| | | | • | | se Services | - | 5,000 |
| | | | | | se Services | | 40,000 |
| | | | | | esentation | | 55,000 |
| | | Additional Service | - | • | | \$ | 22,000 |
| | | | o and nomine | | Total | | 1,081,000 |

Notes:

- 1 All values rounded up to the nearest hundred.
- 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 | UI | NIT 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 | |
|---|--|----------|------|------------|-------|------|------------|
| | | | | | | | |
| <u>UNIT B:</u> 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%) | | | | | | |
| 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 | | | | | | | | | |
| Contingencies (15%) | | | | | | 706,200 106,000 | | | |
| 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.
- 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

