



October 28, 2025

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Feasibility Study Summary Memo
KIH Revocable Trust Tract (Dev. No. 2507)
City of Montgomery

Dear Mayor and Council:

KIH Revocable Trust (“the Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a single-family residential development on a 5.107-acre tract located at 1140 College Street which is west of FM 149 located along the northern right-of-way of College Street.

It is our understanding that the proposed development currently includes the construction of two single-family homes, along with associated private access, utility easements, and drainage easements. If any additional homes are proposed in the future, the Developer will be required to further subdivide the property accordingly and must also enter into the agreement governing the maintenance and operation of the associated private utilities within the development. Please note that the final land plan may affect both the estimated development costs. A copy of the preliminary site layout is included as **Exhibit A**.

Water and Sanitary Sewer Service

Based on the updated preliminary site layout and the information provided by the Developer, the estimated utility capacity requirements for the proposed single-family residential tract are 2,500 gpd for water usage and 2,250 gpd for sanitary sewer usage. Based on similar developments within the City, we estimate a water usage of approximately 720 gpd and a sanitary sewer usage of 500 gpd for two single-family residences. These values represent the projected average daily usage at full build-out of the development.

The Developer shall be responsible for the design and construction of all water and sewer improvements necessary to serve the Tract. The water distribution system shall be designed to connect to the City’s existing water main located along the southern right-of-way of College Street. From this connection, the Developer shall extend a public waterline within a recorded public utility easement to provide service to each proposed lot. Each residence shall be equipped with an individual water meter installed within the proposed easement in accordance with City standards and specifications.

The sanitary sewer system shall be designed to connect to the City’s existing sanitary sewer main located along the northern right-of-way of College Street. The Developer shall construct a manhole at the point of connection and design a private grinder pump system to serve the development. An agreement between the property owners of the individual lots is required to define ownership, operation, and maintenance responsibilities for the private grinder pump system.

All direct tie-ins to the City's water and sanitary sewer systems shall be performed by the City, at the cost of the Developer. All public utility construction is subject to inspection by the City Engineer.

Drainage

Any required 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 the issuances of the Certificate of Occupancy for the proposed homes.

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 Platting

Based on the latest site plan from the Developer, the proposed development will utilize the existing connection to College Street, with shared private access for each proposed lot. Any proposed improvements to the existing driveway connection at College Street will require review and approval from the City Engineer.

Due to the extension of the public waterline, the tract must go through both the preliminary and final plat processes outlined in Section 78 of the City's Code of Ordinances. Minor plats are not permitted when public utilities are being extended, as outlined in the City's Code of Ordinances. The tract is currently designated as a Historical Landmark. The Developer must consult and adhere to the procedures outlined in Section 98 of the City's Code of Ordinances to obtain approval for any proposed modifications.

Development Costs

The Developer will need to design and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed tract. The public waterline extension will be required to be designed by a professional engineer licensed in the State of Texas and submitted to the City for review and approval. 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. The estimated ADF provided by the developer requires the equivalent use of (2) 5/8"- inch water tap for the single-family homes. These sizes are based on our best judgment and are subject to change based on the Developer's final land plan and timing of the final plat.

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 deposit of \$13,500, as seen in **Exhibit E**, 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, and construction inspection services of the proposed utility extensions. This is with the assumption that the development will require 3 plan reviews.

These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

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

Escrow Account	\$13,500.00
Water Impact Fee	\$5,392.00
Wastewater Impact Fee	\$4,184.00
Total Estimated Costs	\$23,076.00

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, design, and construction costs.

Next Steps

If the Developer chooses to proceed with the proposed development, the following steps must be completed:

1. Provide the additional escrow deposit as requested.
2. Request to Planning & Zoning for proposed modification of a Historical Landmark
3. Obtain all necessary special use permits or variances, if required.
4. The Property Owners must enter into a shared agreement outlining the ownership and maintenance responsibilities for the onsite grinder pump, road, and any drainage facilities.
5. Submit a preliminary plat and private site civil drawings to the City Engineer for review.
6. Upon approval of the preliminary plat/plan, submit the final plat and pay all applicable impact fees prior to recordation.
7. Submit building plans for review to Building Official



Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Zachary Timms, should you have any questions.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

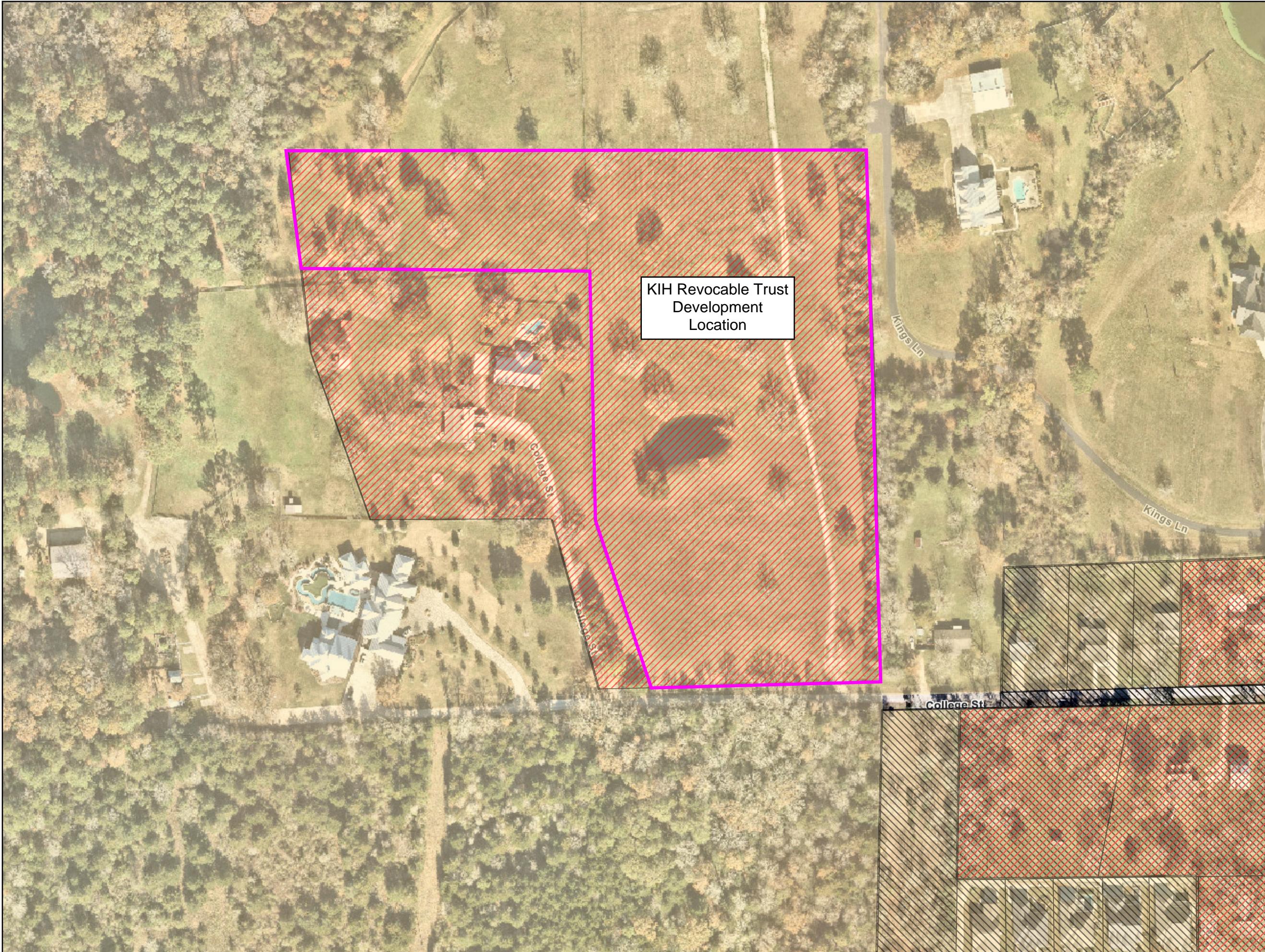
Chris Roznovsky, PE
City Engineer

CVR/jtd

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Exhibits: A. Tract Boundary/Site Plan
 B. Zoning
 C. Utility Exhibit
 D. Impact Fee Summary
 E. Escrow Agreement Calculation

Cc (via email): Mr. Brent Walker – City of Montgomery, City Administrator
 Ms. Ruby Beaven – City of Montgomery, City Secretary
 Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer and Planning & Zoning Administrator
 Planning & Zoning Commission – City of Montgomery



Legend

- City Limits
- Extraterritorial Jurisdictions

Historical Zones

- Historical Preservation
- Historical Landmark

Zoning

- Historical Preservation
- Historical Landmark
- Commercial
- Industrial
- Institutional
- Multi-Family
- Planned Development
- Residential

Tract Boundary

- KIH Revocable Trust Development Location

Zoning Map Exhibit B



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

WGA

Exhibit C

MINOR PLAT OF
KIH SUBDIVISION
A SUBDIVISION OF 5.107 ACRES
IN THE B RIGBY SURVEY ABSTRACT 31
2 LOTS 1 BLOCK

July 2025

OWNERS:

KIH REVOCABLE TRUST
12820 HIGHWAY 105 W CONROE TX

SURVEYORS:



Proposed private grinder pump to be owned and maintenance by the property Owner's via shared agreement. Connection from each home to the grinder pump must be within a private easement.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JAY RICHARD RAY II and CARISSA CYD RAY, Co-Trustees of the KIH REVOCABLE TRUST

ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE KIH SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACCTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

KIH REVOCABLE TRUST Co-Trustees of the

JAY RICHARD RAY II

CARISSA CYD RAY

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME IS THE ACT OF CITY OF MONTGOMERY, TEXAS, AND THAT THEY EXECUTED THE SAME AS AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS : _____ DAY OF _____ 2025

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME IS THE ACT OF CITY OF MONTGOMERY, TEXAS, AND THAT THEY EXECUTED THE SAME AS AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS : _____ DAY OF _____ 2025

CITY OF MONTGOMERY

I CHRIS ROZNOVSKY, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED

BY: CHRIS ROZNOVSKY, P.E.
CITY ENGINEER, CITY OF MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ADMINISTRATOR, AND IS HEREBY APPROVED AS SUCH.

DATED THIS _____ OF _____ 2025

BY: GARY PALMER, CITY ADMINISTRATOR-CITY OF MONTGOMERY

THE STATE OF TEXAS :

COUNTY OF MONTGOMERY :

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____ M., IN CABINET _____ SHEET _____ OF RECORD OF _____ FOR SAID COUNTY."

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL WARREN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS

Existing 8" public City of Montgomery sanitary sewer gravity main

NOTES:
1. BL= BUILDING LINE, DE= DRAINAGE EASEMENT,
UE= UTILITY EASEMENT, A/E = ACCESS EASEMENT.
2. THERE IS A 10' UE ALONG THE FRONT OF ALL LOT LINES
3. THE BEARING & GRID COORDINATES SHOWN HEREON ARE BASED UPON NAD 83 TEXAS CENTRAL ZONE.

ALL CORNERS ARE 5/8" SET IRON RODS UNLESS SHOWN OTHERWISE

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE : X
ACCORDING TO FEMA MAP PANEL No.48339C0370G
DATED: AUG 18, 2014



THE COORDINATES AND BEARINGS SHOWN HEREON AND ARE TEXAS CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999922.

0 100 200 300

SCALE: 1"=100'

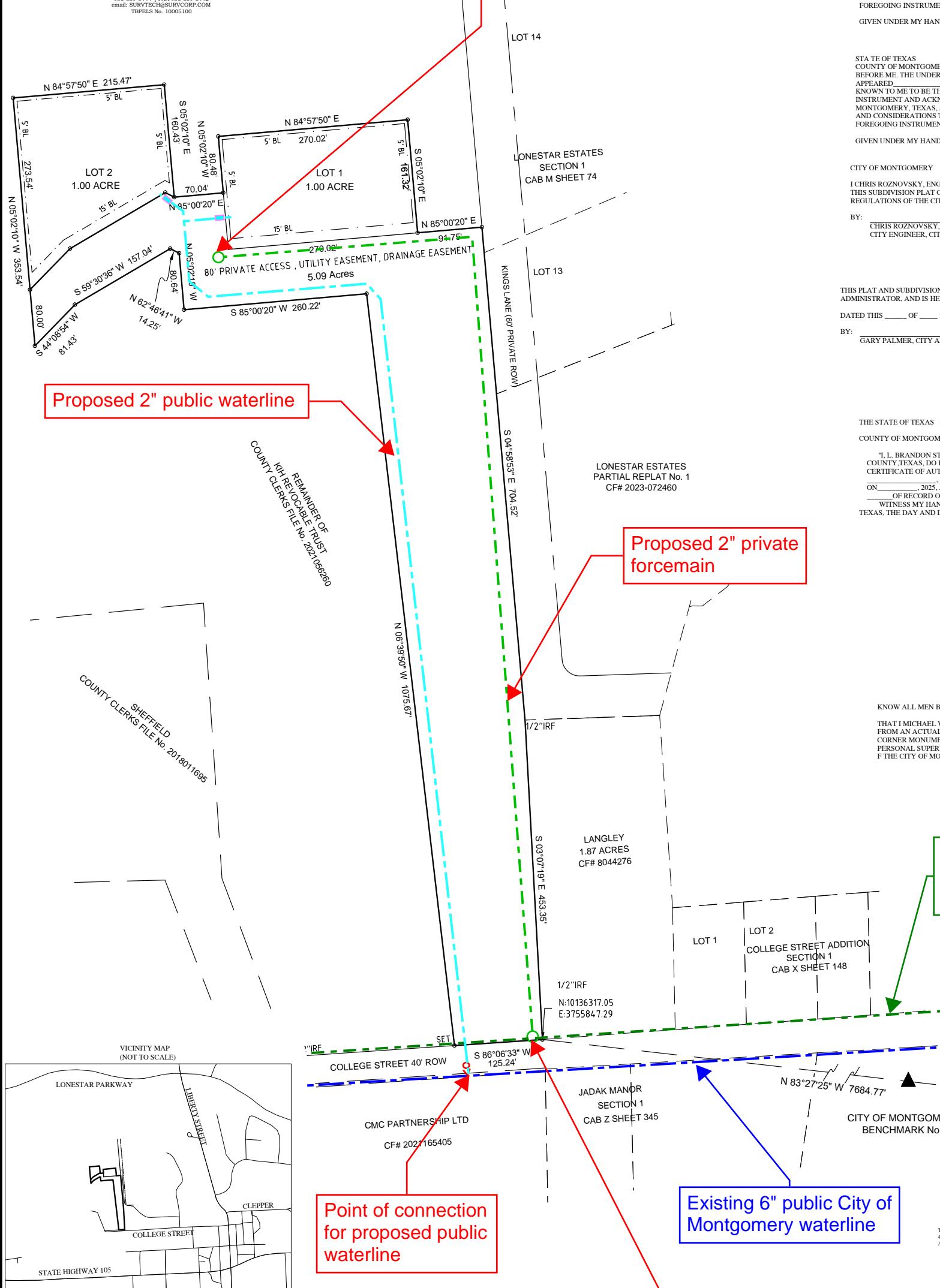


EXHIBIT D: IMPACT FEE SUMMARY

Meter Size	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8" x 3/4" fitting	25	2,696	2,092	4,788
3/4"	35	4,502	3,494	7,996
1"	55	7,198	5,586	12,784
1 1/2"	120	21,566	16,738	38,303
2"	170	30,543	23,705	54,247
3"	350	62,891	48,811	111,702
4"	600	107,829	83,688	191,517
6"	1,200	215,658	167,376	383,033
8"	1,800	323,487	251,063	574,550

1. These fees were adopted by City Council in September 2025.
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

KIH Revocable Trust

Dev. No. 2507

THE STATE OF TEXAS 3

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, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 1,000
City Attorney	\$ 1,000
City Engineer	\$ 11,500
TOTAL	\$ 13,500

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