

**EXHIBIT A:**  
Public Waterline  
Improvements

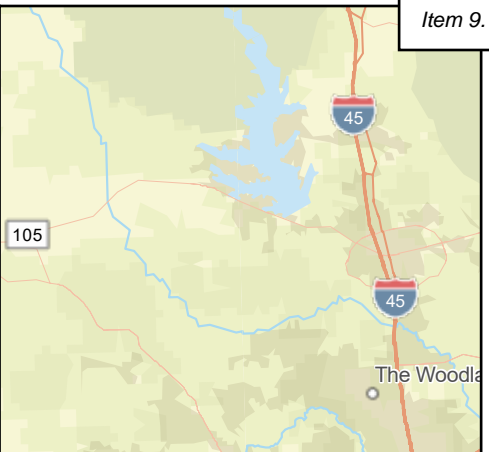
CITY OF  
**MONTGOMERY**  
TEXAS EST 1837  
BIRTHPLACE OF THE TEXAS FLAG

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

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**Legend**

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

**Sanitary Sewer**

- Sanitary Sewer Gravity Main
- Proposed Gravity Main
- Sanitary Sewer Manhole
- Lift Station

0 360 720  
ft

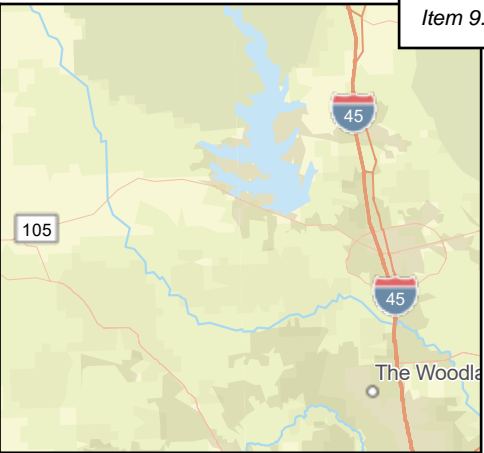
**EXHIBIT B:**  
Public Sanitary Sewer  
Improvements



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**Legend**

- Proposed Pavement
- Mountable Curb
- Center Median
- Proposed Divided Median
- Tax Parcels

0 140 280  
ft

**EXHIBIT C:**  
Public Roadway  
Improvements

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# BCS Capital Development

## City of Montgomery

April 2, 2025

Development Costs			
Projects	Total <sup>(1)</sup>	Potential Reimbursible	Reimbursed Amount
Linear Utilities	\$ 1,012,000.00	100%	\$ 1,012,000.00
Buffalo Springs Roadway Improvements	\$ 1,489,100.00	100%	\$ 1,489,100.00
CB Stewart Roadway Improvements <sup>(2)</sup>	\$ 723,400.00	0%	\$ -
Impact Fee (Est.)	\$ 582,567.00	0%	\$ -
<b>Total</b>	<b>\$ 3,807,067.00</b>		<b>\$ 2,501,100.00</b>
		<b>Total Reimbursement Amount<sup>(2)</sup></b>	<b>\$ 4,000,000.00</b>
		<b>Remaining Delta</b>	<b>\$ 1,498,900.00</b>

### Notes

(1) Costs shown are the Engineer's best estimate and are subject to change based on final scope and timing of construction.

(2) The inclusion of CB Stewart Roadway Improvements will be determined based on the results of the required Traffic Impact Analysis. Should the TIA be included the desired reimbursement is subject to change

<b>Projected Annual Sales Revenue*</b>	<b>\$ 55,290,000.00</b>
<b>Estimated AV</b>	<b>\$ 71,687,910.00</b>
<b>Current AV</b>	<b>\$ 1,573,130.00</b>
<b>Estimated Additional AV</b>	<b>\$ 70,114,780.00</b>

\*Estimated Sales Revenue in based on full build out with a 1-3 year build out period.

Sales Tax Breakdown		
	City Split	Annual Revenue
City	\$ 0.01000	\$ 552,900.00
Tax Reduction*	\$ 0.00500	\$ 276,450.00
MEDC	\$ 0.00250	\$ 138,225.00
CCPD*	\$ 0.00250	\$ 138,225.00
	<b>\$ 0.02000</b>	<b>\$ 1,105,800.00</b>

\*Not Eligible for Reimbursement

Additional Ad Valourm Tax Breakdown		
	City Split	Annual Revenue
Debt Service*	\$ 0.00141	\$ 99,002.07
Maintenance & Operations	\$ 0.0025880	\$ 181,457.05

\*Not Eligible for Reimbursement

Payback Period Timing <sup>(1)</sup>				
	City (100%) MEDC (0%) AV (10%)	City (95%) MEDC (50%) AV (0%)	City (80%) MEDC (100%) AV (0%)	City (80%) MEDC (80%) AV (25%)
<b>CITY</b>	\$ 552,900.00	\$ 525,255.00	\$ 442,320.00	\$ 442,320.00
<b>MEDC</b>	\$ -	\$ 69,112.50	\$ 138,225.00	\$ 110,580.00
<b>AV (M&amp;O ONLY)</b>	\$ 18,145.71	\$ -	\$ -	\$ 45,364.26
<b>TOTAL ANNUAL CITY REIMBURSEMENT</b>	<b>\$ 571,045.71</b>	<b>\$ 594,367.50</b>	<b>\$ 580,545.00</b>	<b>\$ 598,264.26</b>
<b>Pay Back Period of \$4 million (Years)<sup>(2)</sup></b>	<b>10.00</b>	<b>9.73</b>	<b>9.89</b>	<b>9.69</b>

### Notes

(1) Timing is based on Reimbursement Amount and assumes full build.

(2) The paypack period assumes an initial 3 year build out period of which \$0 reimbursement is made during the first 3 years.