Villages of Montgomery Devpoint, LLC FEASIBILITY STUDY (Dev. No. 2412)

# FOR

# THE CITY OF MONTGOMERY



# WGA PROJECT NO. 00574-145

September 2024

**PREPARED BY** 



# **OVERVIEW**

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

# Exhibits:

- A: Tract Location
- B: Zoning Map
- C: Utility Layout
- D: Preliminary Site Plan
- E: Water and Wastewater Usage Projection
- F: City of Montgomery Impact Fee Table
- G: Escrow Calculation
- H: Public Infrastructure Improvements Cost Estimate

# **1 EXECUTIVE SUMMARY**

Devpoint, 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 50.8-acre tract along SH-105 west of Shepperd St., also referred to as the Villages of Montgomery 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 71 - 45' single family lots, 27 - 50' single family lots, commercial pads, and mixed-use 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.

The estimated total costs that will be associated with the development are:

Total Estimated Costs	\$879,111
Wastewater Impact Fee	\$257,510
Water Impact Fee	\$268,351
Cost of Public Infrastructure Improvements	\$313,250
Escrow Account	\$40,000

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$22,000,000.00 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:

Total Estimated Annual Tax Revenue	\$ 83,600
Operations and Maintenance	\$ 63,327
Debt Service	\$ 20,273

# 2 INTRODUCTION

This undeveloped tract is located along SH-105 just west of Shepperd St. 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 50.8-acre tract. In total, the future development will consist of 98 - single family lots, 3 acres of commercial tracts, approximately 13.5 acres of mixed-use pads, and detention ponds.

Currently, the developer has not expressed any indication on the proposed use for the "mixed-use" portion of the development. As shown in **Exhibit B**, the tracts are currently zoned R-1 residential and B Commercial. Depending on the proposed permitted use, the developer may be required to rezone the property which will need to be approved by City Council and the Planning and Zoning Commission.

Additionally, with the proposed lot sizes the Developer would be requesting variances for lot width, (proposed minimum lot width is 45') lot depth (proposed lot depth is 100') and proposed lot area (4,950sf). These variances would need to be approved by City Council.

# 3 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 also in the preliminary planning stage for 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 or 2027 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 485,000 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 829,000 gpd and 2,329 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 146% of the total ADF capacity and 93% of the connection capacity.

The City previously ran an analysis of the existing water facilities to determine the most economically advantageous improvements to increase water service capacity. The addition of a booster pump to Water Plant No. 3 would increase the City's ADF capacity to approximately 730,000 gpd and a capacity of 2,500 connections. We recommend the City move forward with making this improvement but do not expect the Developer to be responsible for costs associated with this project due to the impact fees assessed for the Development as described later in this study.

Based on the preliminary site layout, and information provided from the Developer, the Tract's estimated water capacity requirement is approximately 26,280 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,241,000 gpd and 3,311 or 219% of the total ADF capacity and 132% 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 early 2025 which can be achieved by the booster pump addition previously mentioned.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City should immediately move forward with the design and construction of Water Plant No. 4 to have sufficient water production capacity to meet the demand of the development within the City projected over the next few years.

The Developer will be responsible for extending an 8" waterline along Caroline St. to College Street creating a looped waterline to eliminate the existing dead-end lines on Caroline St. and College St. Lastly, the Developer will need to tie into the City's existing 12" waterline on the south side of SH-105 and will need to obtain the proper permits and approvals. The Developer will be responsible for all costs associated with the public waterline extension.

The Developer is responsible for providing engineered plans and specifications for the required public waterline extension 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 18 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 224,675 gpd or 56%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 523,400 gpd or 131% of existing permitted capacity at full build out. Based on projected build out, we do not expect to exceed the allowance until mid-late 2025. 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 18,250 gpd (547,500 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 818,699 gpd or 205% 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 for 3 consecutive months. 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). Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP in mid-2025. Based on the projections shown in **Exhibit E**, the City would exceed 700,000 gpd capacity in 2028. Based on actual 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 demolition of the existing Lift Station B along SH-105 and extending an 8" gravity sanitary sewer line east from existing Lift Station No. 5 to the eastern portion of their property line, as shown in **Exhibit C**. The Developer will be responsible for all costs associated with the demolition of the existing lift station and extension of a gravity sanitary sewer line, which will be designed by the City's Engineer.

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 will be conveyed to the City upon completion of construction and acceptance by City Council. All onsite detention will be designated private and remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's 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 the extension of Caroline St. and connection to College St. Based on the size of the proposed development, the Developer will be required to submit a Traffic Impact Analysis study to show how the proposed development will impact traffic on these streets at full build out.

The development also provides one (1) proposed connection to SH-105 to provide access to the development. All approvals to the proposed connection will need to be coordinated with and approved by TxDOT.

Finally, per the recorded plat and variance granted at the June 24, 2014, City Council meeting, the Developer will be required to extend Shepperd St. to the full 28' asphalt pavement width 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.

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 985/8 – inch water meters and 32 – inch meters per **Exhibit F**.

An escrow agreement has been entered into between the Developer and the City, and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$40,000 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 section. 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 costs associated with the development:

Total Estimated Costs	\$879,111
Wastewater Impact Fee	\$257,510
Water Impact Fee	\$268,351
Cost of Public Infrastructure Improvements	\$313,250
Escrow Account	\$40,000

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 \$22,000,000. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$20,273 per year in debt service revenue, and approximately \$63,327 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.

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 Mr. Chris Roznovsky, P.E., should you have any questions.



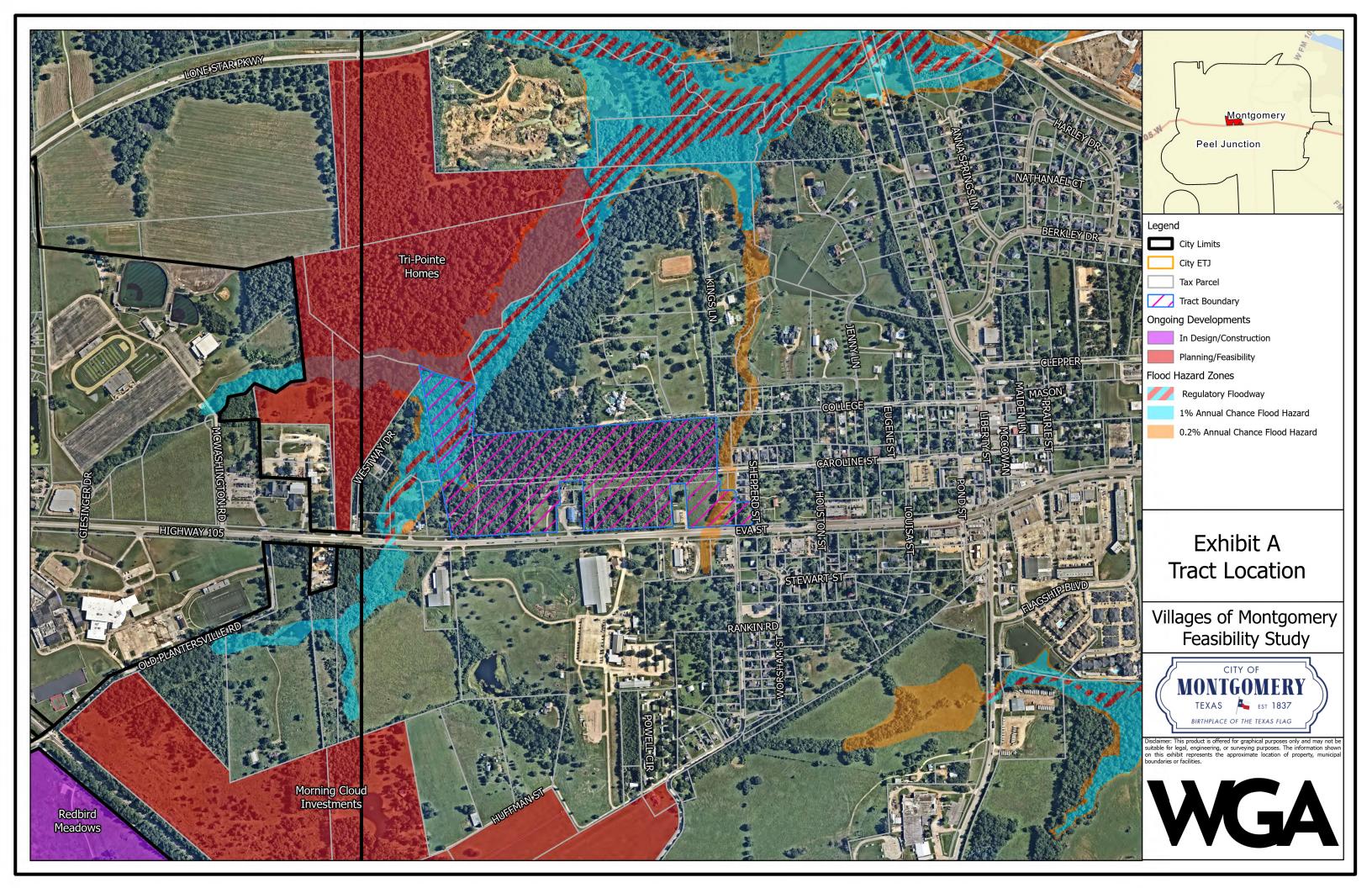
Sincerely,

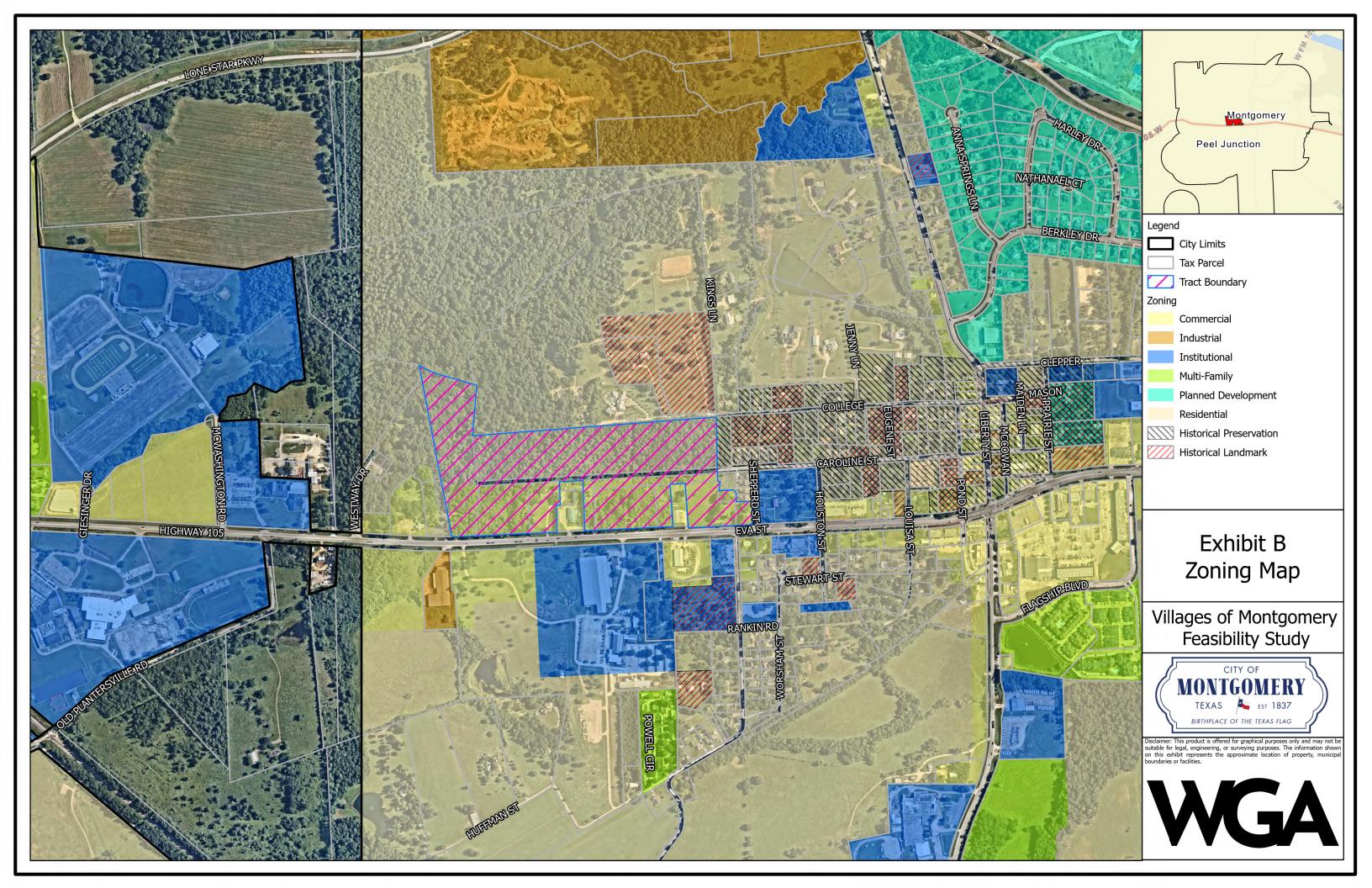
atherine Vu

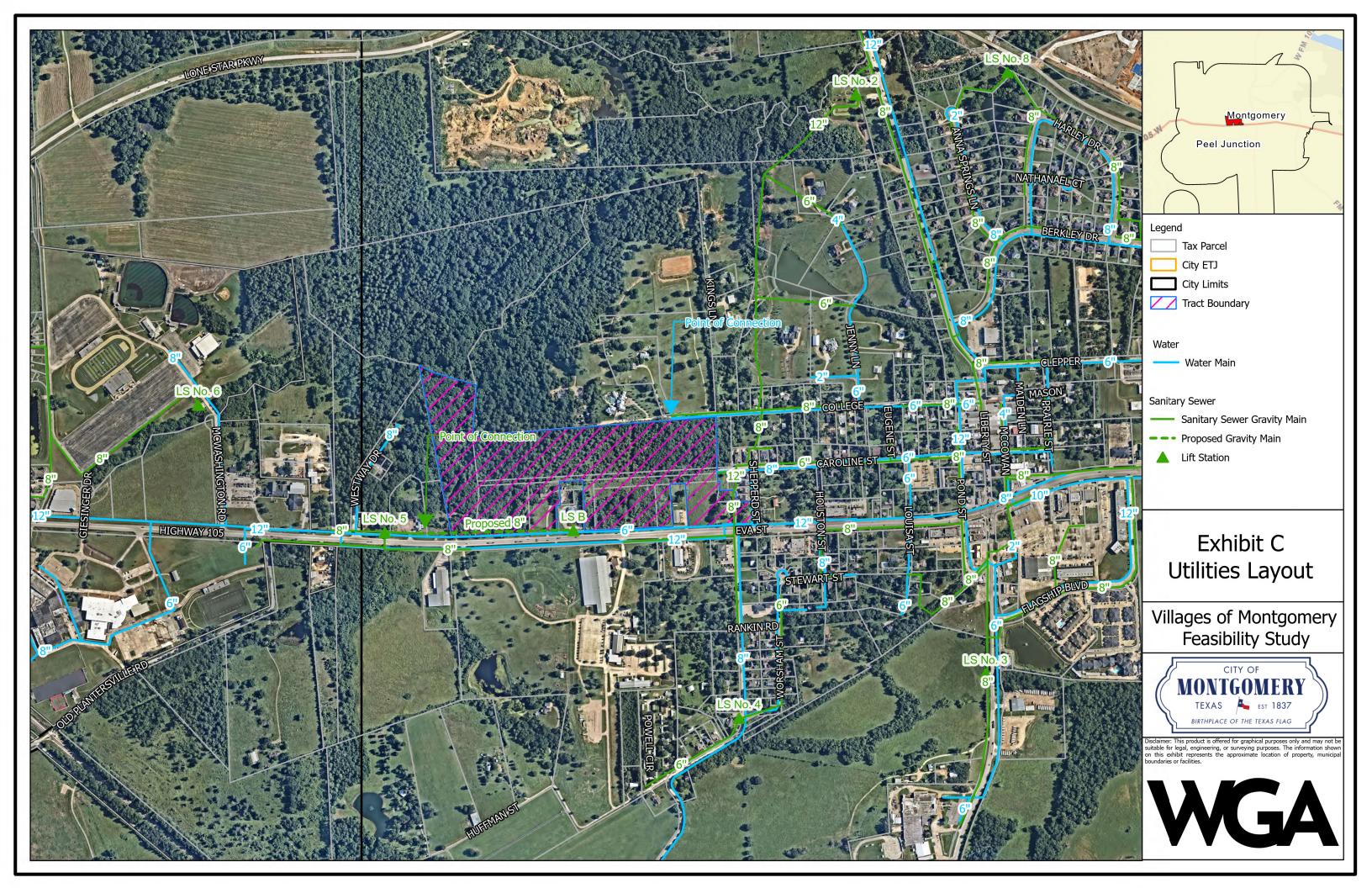
Katherine Vu, PE, CFM City Engineer

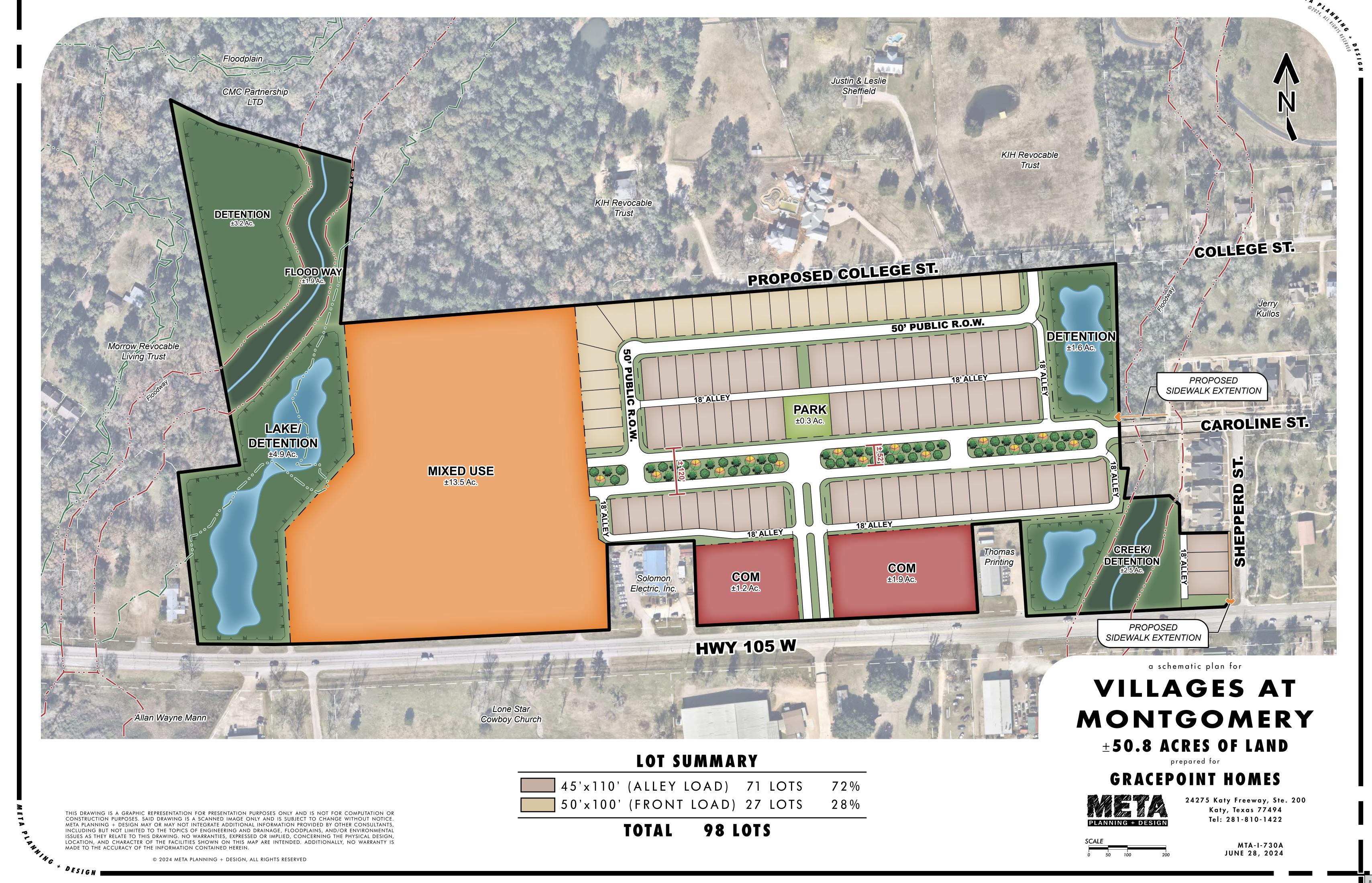
### CVR/zlgt

Z:\00574 (City of Montgomery)\145 Villages of Montgomery (Dev. No. 2412)\Feasibility Study\Report\Villages of Montgomery Feasibility Study.docx









Item 3.

45'x110' (ALLEY LOAD)	71 LOTS	72%
50'x100' (FRONT LOAD)	27 LOTS	28%

		1	Development Info & Capacities				<u> </u>												
bord         bord <t< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>																			
Image				Wat	er	Waste	water							1			1		
Watcher         Watcher <t< th=""><th></th><th></th><th></th><th>Current Actual</th><th>Ultimate</th><th>Current</th><th>Ultimate</th><th></th><th>-</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>-</th><th></th></t<>				Current Actual	Ultimate	Current	Ultimate		-									-	
book         book <t< th=""><th>Single Family</th><th></th><th></th><th></th><th></th><th></th><th></th><th>Connections</th><th>GPD Water</th><th>GPD Sanitary</th><th>Connections</th><th>GPD Water</th><th>GPD Sanitary</th><th>Connections</th><th>GPD Water</th><th>GPD Sanitary</th><th>Connections</th><th>GPD Water</th><th>GPD Sanitary</th></t<>	Single Family							Connections	GPD Water	GPD Sanitary									
matrix		0	12	2.025	2 700	1 250	1 900				2	450	200	1	225	150			
mb         mb<         mb         mb<         mb         mb<		24							-	-	2	450	500	1	225	150	-	-	
All Commany         Constant	Buffalo Springs, Section 2		64			9,450	9,600		-	-		-	-		-	-		-	-
matrix         D        D         D         D <td></td> <td></td> <td></td> <td></td> <td></td> <td>- 3 150</td> <td>- 3 750</td> <td>2</td> <td>450</td> <td>-</td> <td>3</td> <td></td> <td>- 150</td> <td>3</td> <td></td> <td>- 150</td> <td>3</td> <td></td> <td>- 300</td>						- 3 150	- 3 750	2	450	-	3		- 150	3		- 150	3		- 300
Martin         B <td></td> <td></td> <td>23</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td>150</td>			23						-	-	1			1			1		150
Same series	Martin Luther King	52	55	11,700	12,375	7,800	8,250			-	2	450	300	2	450	300	2	450	300
Same decision         Same dec		7	11						-	-	1	225	150	1	225	150	2	450	300
disconsist         disconsist <thdisconsist< th="">         disconsist         disconsi</thdisconsist<>		8	10			-	- 450	1	225		1	225							
minimipanti         T        T         T	Lake Creek Landing																		
diversion     S	Gulf Coast Estates, Section 2							1	225	150	1	225	150		-	-		-	-
ball of stars																			
Independence	Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150		-	-		-	-		-	-
bi         bi<         bi<        bi<																			
nal al control densetnal al control dens																			
mini and monome     mini and monome <t< td=""><td>Hills of Town Creek, Section 4</td><td></td><td>30</td><td></td><td>6,750</td><td></td><td>4,500</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Hills of Town Creek, Section 4		30		6,750		4,500												
back start         back s		-		-		-					35			37					
Inclustant plant         Int         Int        Int         Int								2	450	300	7	1,575	1,050	4	900	600	5	1,125	750
Number length         I        <		95			22,950			7	1,575	1,050	-	-	-		-	-		-	-
material	Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100												
<tt>     Name     <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1 1 2 5</td><td>75.0</td><td></td><td>450</td><td>200</td><td></td><td>450</td><td>200</td><td></td><td></td><td>L]</td></t<></tt>									1 1 2 5	75.0		450	200		450	200			L]
Nais di Andro (Not)         Nais of Angle         N											15			15					
ball         ball </td <td>Red Bird Meadows (Phase I - Sec. 1, 2, 3)</td> <td></td> <td></td> <td>-</td> <td>39,150</td> <td>-</td> <td>26,100</td> <td></td> <td>_,</td> <td>_,</td> <td></td> <td></td> <td>7,500</td> <td>60</td> <td>13,500</td> <td></td> <td>64</td> <td>14,400</td> <td>9,600</td>	Red Bird Meadows (Phase I - Sec. 1, 2, 3)			-	39,150	-	26,100		_,	_,			7,500	60	13,500		64	14,400	9,600
basic sympoly         ·         1         100         1.100         1.000         1			1	-		-	10,600				1		10,600						
black Soch Start Soch Start Start Soch Start Star			309	-		-	- 46.350	60	13.500	9.000	3		15.000	109	24.525	16.350	40	9.000	6,000
intromes         1         1         199         199         199         190 <td></td> <td>-</td> <td>1</td> <td>-</td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>,</td> <td>,</td> <td></td> <td>,===</td> <td></td> <td></td> <td>-,</td> <td>-,</td>		-	1	-				1				,	,		,===			-,	-,
MainM		-	3	-		-	-	3	1,500										
Chiad         Chiad         Loo         Loo <thloo< th="">         Loo         <thloo< th=""> <thloo< t<="" td=""><td></td><td>1 20</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></thloo<></thloo<></thloo<>		1 20	1																
Chanachy and and any angle of the set of th		1	1																
Cale lands Relations         1         100	Community Center	1	1	200	200	150	150												
ninder frag         1         1         1         200         100 </td <td></td> <td>1</td> <td>1</td> <td></td>		1	1																
Interconte         1		1	1																
witch text by by shellSint<	Homecoming Park Restrooms	1	1	200	200	150	150												
Subor         99         1.69         2.69         2.69         2.60		1	1					1	225	150	1	225	150	1	225	150			
Sector         Sector<		945	1.639					94			226			237			119	26.775	17,400
Inflam Number Gal         1         6         1000         600         6.30          7         3.000         7.20         7.10         7.10         7 </td <td></td> <td></td> <td>,</td> <td></td> <td>_</td> <td></td> <td>,</td> <td></td> <td></td> <td></td>			,											_		,			
LongeweightLongeweig		1	6	1 000	10.000	650	6 500				2	3 600	2 240	1	1 800	1 170	2	2 600	2,340
Interesting (iff Pr. 0)111232334343511<		1	1								2	3,000	2,340	1	1,800	1,170	2	3,000	2,340
McCory111550358358158158150<		3	6					1	900	585	2	1,800	1,170						
Autôm112,2502,2501,4631,4631,475 </td <td></td> <td>1</td> <td>1</td> <td></td> <td></td> <td>146</td> <td></td>		1	1			146													
MacCo Stateware 8 0       1       2       0       3.30       0       1       2.50       1.625       1.1       2.50       1.625       1.0       2.60       1.625       1.0       1.00		1	1																
Carelwa cheng wingCarelwa Cheng wasSomeSomeCont	McCoy's Reserves B & D	-	2	-	5,000	-	3,250				1	2,500	1,625	1	2,500	1,625	-	-	-
Lenke (bordgeney Firs)         I		1	1					L				-	-						
were/y         mean         1		-	3	- 750		408				I	1	2,500	1,625	1	2,500	1,625	1	4,000	2,600
produce berelepanents         1         1         1.00         1.00         775         785	Wendy's	1	1		1,300		845						-		_,			.,200	_,,
Christangethers         1         1         1, 1, 22         22         246         164         1         1         1, 22         22, 23         166         164         1         1         1, 22         12, 23         166         164         1         1         1, 23         2, 23         166         164         1         1         1, 30         3, 250         3, 250         1, 20         20         1, 20         20         2		1	1									-	-						
Mades and Richards         1         1         1         2         22         500         500         500         500         500         500         500         500         500         500         500         500         500         500         500         500         500         500         500         600         500         500         600         500         600         500         600         500         600         500         600         500         600         500         6		1	1									-	-						
barley from (Meet # 422.4937)       1       1       750       488       488       100       0		1	1	225	225	146	146					-	-						
Burlis Springs Shopping, Ph. (Neter 843955)       1       1       6,000       4,005       4,005       100       <		2	2									-	-						
Buffab springs Shopping, Ph. (Meter 4881585)       1       1       22       225       166       167       167       167       167       167       167       167       175		1	1									-	-						I
Buffal springs Shopping, Ph. [Meter 200467732)         11         11         1750<		1	1	225	225	1,000	146												
Spirit of Texas Bank         11         1         750         750         4488         488         6 <th< td=""><td></td><td>1</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		1	1																
Hertage Place       (1)       (1)       (30) <td></td> <td>1</td> <td>1</td> <td></td> <td>1,750</td> <td>488</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		1	1		1,750	488						-							
Home Depch (Burfiel Springs Shopping, Ph. 2, Reserve J)       1       1       33,600       33,600       -       52,000       -       52,000       -       52,000       -       52,000       -       52,000       -       52,000       -       52,000       -       52,000       -       52,000       -       -       -       -       1       8,000       52,000       -       52,000       -       -       -       1       8,000       52,000       -       52,000       -       -       -       -       1       8,000       -       0       -       -       -       1       8,000       -       0       -       1       1       8,000       -       5,525       1       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0       -       0		1	1	800	800	520	520						-						
BlueWave Car Wash       1       1       8,00       8,500       5,525       5,525       0	Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600			21,840												
Brokeshire Bothers       2       2       1,200       1,200       780       780       6       <	Buttalo Springs Shopping, Ph. 2 BlueWave Car Wash	- 1	1	- 8 500		- 5 525			-	-		-	-	1	8,000	5,200			
hansoms1112001700780 <th< td=""><td></td><td>2</td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		2	2									-	-						
Lone Star Pkwy Office Building $2$ $2$ $4$ $4$ $2$ $2$ $2$ $4$ $4$ $2$ $2$ $2$ $1$ $1$ $2$ $2$ $2$ $1$ $1$ $2$ $2$ $2$ $1$ $1$ $1$ $2$ $2$ $2$ $1$ $1$ $1$ $2$ $2$ $2$ $1$ $1$ $1$ $1$ $2$ $2$ $2$ $1$ $1$ $1$ $1$ $2$ $2$ $2$ $1$ <t< td=""><td>Ransoms</td><td>1</td><td>1</td><td>1,200</td><td>1,200</td><td>780</td><td>780</td><td></td><td></td><td></td><td></td><td>-</td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Ransoms	1	1	1,200	1,200	780	780					-	-						
Old row Work       1       1       225       225       146       146 $($ <		1	1									-	-						
Apach Machine Shop       1       1       225       225       146       146 $($ <td></td> <td>2</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td> </td> <td></td> <td></td> <td></td> <td><u> </u></td>		2	2									-	-						<u> </u>
Montgomery Community Center       1       1       1,400       1,400       910		1	1	225	225	146	146					-	-						
Town Creek Storage       1       1       225       225       146       146 $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$	Montgomery Community Center	1	1	1,400	1,400	910	910												
Lake Creek Village 3 commercial (Res A & B)       -       5       -       25,000       -       16,250       -       16,250       -       1       5,000       3,250       2       10,000       6,500       -       -       -       1       5,000       3,250       2       10,000       6,500       -       -       -       1       5,000       3,250       1       1,070       1,219       1       1,075       1,219       1       1,075       1,219       1       1,075       1,219       1       1,075       1,010       1,075       1,219       1       1,075       1,010       1,075       1,219       1       1,075       1,010		1	1																
Waterstore Commercial Reserves         3         11         1,000         16,000         6500         1,0400         1,875         1,219         1         5,000         3,250         1         1,875         1,219         1         1,875         1,875         1,875         1,875         1,875         1,875         1,875         1,875         1,875         1,875         1,875         1,875         1,875 <th1,875< th="">         1,875         <th1,875< td=""><td></td><td>_</td><td>5</td><td></td><td></td><td>-</td><td></td><td></td><td>-</td><td>-</td><td>1</td><td></td><td></td><td>2</td><td>10,000</td><td>6,500</td><td>-</td><td>-</td><td>-</td></th1,875<></th1,875<>		_	5			-			-	-	1			2	10,000	6,500	-	-	-
Discount Tire         -         1         750         750         488  <	Waterstone Commercial Reserves	3	11		16,000		10,400	1	1,875	1,219	1			1			1	1,875	1,219
Express Oil and Tire         1         950         950         146         618		-	1			3,900													
Popeyes 1 1 2,500 2,500 1,625 1,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		- 1	1			- 146						-	-						L
Commercial Platted and Existing (cont.)	Popeyes	1	1																
	Commercial Platted and Existing (cont.)																		

			Development Info & C															
			Wat	er	Waste	ewater												
	Current	Ultimate																
	Connections	Connections	Current Actual	Ultimate	Current	Ultimate		2024			2025			2026			2027	
							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												
Town Creek Crossing Commercial Reserves	-	1	-	8,000	-	5,200	1	8,000	5,200									
Depado Estates	-	5	-	10,000 15,000	-	6,500 9,750	1	2,000 5,000	1,300 3,250	1	8,000	5,200 3,250	1	2,500	1,625	1	8,000	5,200
The Montgomery Shoppes (Remaining) Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320	1	360	3,250	2	5,000	3,250	1	2,500	1,025	-	-	
Retail Center	1	2	2,000	4,000	1,300	2,600												
Chick Fil A Panda Express	1	1	3,500 2,600	3,500 2,600	2,275 1,690	2,275 1,690												
CVS	1	1	1,200	1,200	780	780												
Starbucks	1	1	2,600	1,000	1,690	650												
Burger Fresh Churches	1	1	240 3,000	240 3,000	156 1,950	156 1,950												
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303												
Subtotal	142	185	171,423	301,666	107,232	196,169	7	18,135	11,874	11	33,400	21,710	8	29,175	18,964	5	17,475	11,359
Multi Family																		
Heritage Plaza (Units)	208		22,000	22,000	11,000	11,000												
Town Creek Village, Phase I (Units) Plez Morgan Townhomes	152 48		25,000 6,000	25,000 6,000	12,500 3,000	12,500 3,000					-							
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150												
Live Oak Assisted Living	1		2,300	2,300	1,150	1,150												
Grand Monarch Apartments Subtotal	- 423	72	- 57,600	10,300 67,900	- 28,800	8,600 <b>37,400</b>	72 72	10,300 10,300	8,600 8,600		-					-	-	
	425	455	57,000	07,500	20,000	37,400	/2	10,500	3,000	-	_	_	_	-	-	-	-	
Institutional (Schools)																		
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400												
MISD High School Complex	2	2	20,000	20,000	10,000	10,000												
MISD Warehouse (105/Clepper)	1	1	1,000	1,000 20,000	500	500 10,000					20,000	10,000						
MISD CTE/ Ag Barn Bus Barn	- 1	1	1,000	1,000	- 500	10,000				1	20,000	10,000		-	-			
MISD School (MLK)	2	2	2.500	2,500	1.250	1.250												
MISD School (149) Subtotal	1	-	4,500 35,800	4,500 55,800	2,250 17,900	2,250 27,900				1	20,000	10,000						
Subtota	, J	10	33,000	55,000	17,500	27,500	_	-	-	-	20,000	10,000	_	-	-	-	-	-
Irrigation																		
Single Family Residential	61	100	16,165	26,500	-	-	39	10,335										
Commercial Irrigation	32	70	9,600	21,000 1,100	-	-	38	11,400										
Christian Brothers MISD High School Irrigation	- <sup>1</sup>	1	1,100	1,100	-	-												
Chick Fil A	1	1	1,600	1,600	-	-												
BlueWave CVS	1	1	500 1,200	500 1,200	-	-												
Church	2	2	530	530	-	-								-	-		-	-
City	9	9	4,500	4,500	-	-								-	-		-	-
Subtotal	108	185	35,195	56,930	-	-	77	21,735	-	-	-	-	-	-	-	-	-	-
Committed	1,519	2,329	479,578	829,271	295,522	523,409	250	87,820	44,124	238	120,750	75,010	245	82,500	54,064	124	44,250	28,759
								2024			2025			2026		I	2027	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
	ļ			Total F	Projected Comm	itted Volumes:	1,769	567,398	339,646	2,007	688,148	414,656	2,252	770,648	468,720	2,376	814,898	497,479
Future Development in Feasibility/Design																		
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250							30	6,750	4,500	50	11,250	7,500
Nantucket Housing (Stewart Creek) (Units) Superior Properties (Units)	-	385 98	-	60,000 21,680	-	50,000 17,990				40	8,849	7,343	385 58	60,000 12,831	50,000 10,647			
Superior Properties (Units) Superior Properties (Commercial)	-	98	-	17,262		17,990				40	8,849	10,763	58	4,316	3,588			
Morning Cloud Investments (Single Family)																		
[Stowe and Sales Tract]	-	246	-	55,350		36,900				20		3,000	90	20,250	13,500	90	20,250	13,500
Taylor Morrison (Single Family) Tri-Pointe Homes (Single Family)		190	-	42,750		28,500				50	11,250	7,500	70	15,750	10,500	70	15,750	10,500
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400				25	5,625	3,750	50	11,250	7,500	66	14,850	9,900
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400							1	23,000	18,400		-	-
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family)	-	59 98	-	23,400 22,050	-	16,250 14,700							20	7,932	5,508	39 18	15,468 4,050	10,742 2,700
Villages of Montgomery (Commercial)	-	3		4,230		3,550										3	4,230	3,550
Subtotal	-	982	-	411,697	-	295,290	-	-	-	138	43,170	32,355	705	154,147	118,635	336	77,568	41,400
Committed Plus Feasibility	1,519	3,311	479,578	1,240,968	295,522	818,699		2024	1		2025	1		2026			2027	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
			Т	otal Projected Com	mitted Volumes	Plus Feasibility	1,769	567,398	339,646	2,145	731,319	447,011	3,095	967,965	619,710	3,555	1,089,783	689,869

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Wat Current Actual	er Ultimate		ewater		2028			2029			2030			2031			2032	
Single Family	connections	connections	current rittau	oninate	Current	Ultimate	Connections		D Sanitary	Connections	GPD Water	GPD Sanitary									
Buffalo Crossing Buffalo Springs, Section 1	24	12	2,025 5,400	2,700 5,400	1,350 3,600	1,800 3,600		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 2	63	64	14,175	14,400				-	-		-	-		-	-		-	-		- 1	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	4	900	-	4	900	-	3	675	-						
FM 149 Corridor	21		4,725	5,625		3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13		2,925	5,175	1,950	3,450	1	225	150	2	450	300	2	450	300	1	225	150		-	-
Martin Luther King Baja Road	52	55	11,700 1,575	12,375 2,475	7,800 1,050	8,250 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															
Gulf Coast Estates, Section 2	2	4	450	900	300	600		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1 Lake Creek Village, Section 2	37	37	8,325 10,125	8,325 10,125	5,550 6,750	5,550 6,750							-								
Estates of Lake Creek Village	21		4,725	4,950	3,150	3,300		-			-	-		-			-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500															
Hills of Town Creek, Section 2	51		11,475	11,475	7,650	7,650															
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350															
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500														l	
Hills of Town Creek Section 5 Historic/Downtown	- 132	72	- 29,700	16,200 33,750	- 19,800	10,800 22,500															
Terra Vista Section 1	61		13,725	13,725	9,150	9,150	· · ·	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Creek Crossing Section 1	95	102	21,375	22,950	14,250	15,300		-	-		-	-		-	-		-	-			-
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100															
Villas of Mia Lago Section 2	42		9,450	9,450	6,300	6,300															
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2 Red Bird Meadows (Phase I - Sec. 1, 2, 3)	48	89 174	10,800	20,025 39,150	7,200	13,350 26,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Redbird Meadows (Phase 1- Sec. 1, 2, 3) Redbird Meadows Rec Center		1/4	-	15,900		10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-															
Pulte Group (Mabry Tract)	-	309	-	69,525		46,350															
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900		10,600															
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500		-															
Gary Hammons Mobile Home Park (connection)	29	1	225 4,000	225 4,000		150 3,300															
City Hall	29	29	1,070	1,070																	
Community Center	1	1	200		150	150															
Buffalo Spring Plant	1	1	360	200 360	150 250	250														i i	
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200 200	150	150															
Homecoming Park Restrooms Water Plant No. 3	1	1	200 4,000	200 4,000	150	150 2,000															
West Side at the Park	8	11	1,800	2,475	2,000 1,200	1,650		-	-		-	-		-	-		-	-		-	-
Subtot	tal 945	1,639	214,755	403,905		261,940	5	1,125	150	6	1,350	300	5	1,125	300	1	225	150	-		-
Commercial Platted and Existing		6	4 000	40.000	650	6.500															
Buffalo Run, Section 1 Longview Greens Miniature Golf	1	5	1,000 1,200	10,000 1,200	650 780	6,500 780															
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600														1	
Prestige Storage (SBP Res. D)	1	1	225	225	146	146							-								
McCoy's	1	1	550	550	358	358															
AutoZone	1	1	2,250	2,250	1,463	1,463															
McCoy's Reserves B & D	- 1	2	- 6,000	5,000 6,000	- 3,900	3,250 3,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack CareNow & Other Suites	3	3	750	750	488	488															
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800								1						l i	
Wendy's	1	1	1,300	1,300	845	845															
Dusty's Car Wash	1	1	9,000	9,000	5,850																
ProCore Developments Christian Brothers	1	1	1,500	1,500		975	I													Į Į	
Madsen and Richards	1	1	1,225 225	1,225 225		796 146	I							1	1					ł ł	
Kroger	2	2	5,000	5,000	146 3,250	3,250	i							1	1					1 1	
Burger King (Meter 48214937)	1	1	750	750	488	488								1							
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300		4,095															
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225		146														l	
Buffalo Springs Shopping, Ph. I (Meter 48818596) Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	3,000 1,750	3,000 1,750		1,950 1,138															
Buffalo Springs Shopping, Ph. I (Meter 200467732) Spirit of Texas Bank	1	1	750	750	488	488															
Heritage Place	1	1	800	800		520								1						l i	
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600		21,840															
Buffalo Springs Shopping, Ph. 2		1	-	8,000	-	5,200														1	
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525	I													Į Į	
Brookshire Brothers Ransoms	2	2	1,200 1,200	1,200 1,200	780 780	780 780									-						
Heritage Medical Center	1	1	750	750	488	488		1					1								
Lone Star Pkwy Office Building	2	2	450	450	293	293	i							1						1 1	
Old Iron Work	1	1	225	225	146	146															
Apache Machine Shop	1	1	225	225	146	146															
Montgomery Community Center	1	1	1,400	1,400	910	910														1	
Jim's Hardware	1	1	350 225	350 225																	
Town Creek Storage Lake Creek Village 3 Commercial (Res A & B)	1	1 5	225	225		146	· · ·			2	10,000	6,500		-	-	-	-	-	-	-	
Waterstone Commercial Reserves	3	11	1,000	16,000	- 650	10,250	. 1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	- 1	1,875	1,219	-	-	-
Lupe Tortilla		1	6,000	6,000	3,900	3,900						,		1	,		,	,			
Discount Tire	-	1	750	750	-	488															
Express Oil and Tire	1	1	950	950		618	I													ļ	
Popeyes Commercial Platted and Existing (cont.)	1	1	2,500	2,500	1,625	1,625															
Commencial Flatted and Existing (CORL)																					

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Wate Current Actual	er Ultimate		ewater		2028			2029			2030			2031			2032	
	connections	Connections	Current Actuar	Utimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	<b>ZU3Z</b> GPD Water	GPD Sanitary
							connections	Gi D Water	Gr D Sanitary	connections	di D Water	Gr D Santary	connections	GI D Water	Gr D Sanitary	connections	GI D Water	Gr D Santary	connections	GI D Water	Gi D Santary
Waterstone Commercial Reserve C (State Farm) Town Creek Crossing Commercial Reserves	1	1	405	405 8,000	263	263 5,200															
Depado Estates	-	5	-	10,000		6,500		-	-												
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320															
Retail Center Chick Fil A	1	2	2,000 3,500	4,000 3,500	1,300 2,275	2,600 2,275															
Panda Express	1	1	2,600	2.600	1,690	1,690															
CVS	1	1	1,200	1.200	780	780															
Starbucks	1	1	2,600	1,000 240	1,690	650															
Burger Fresh Churches	12	1	240 3,000	3,000	156 1,950	156 1,950															
Miscellaneous Commercial	79		51,453	71,236	33,445	46,303															
Subtotal	142	185	171,423	301,666	107,232	196,169	1	1,875	1,219	3	11,875	7,719	1	1,875	1,219	1	1,875	1,219	-	-	-
Adulai Familu																					
Multi Family																					
Heritage Plaza (Units)	208	208		22,000	11,000	11,000															
Town Creek Village, Phase I (Units)	152		25,000	25,000	12,500	12,500															
Plez Morgan Townhomes	48	48 14		6,000	3,000	3,000 1,150															
Montgomery Supported Housing Live Oak Assisted Living	14	14	2,300 2,300	2,300 2,300	1,150 1,150	1,150 1,150															
Grand Monarch Apartments	-	72	-	10,300	-	8,600															
Subtotal	423	495	57,600	67,900	28,800	37,400	-	-	-	-	-	-	· ·	-		-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	20,000	20,000	10,000																
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500															
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000															
Bus Barn	1	1	1,000 2,500	1,000	500	500															
MISD School (MLK) MISD School (149)	1	2	2,500	2,500 4,500	1,250 2,250	1,250															
Subtotal	9	10		55,800	17,900	27,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Irrigation																					
Single Family Residential	61	100	16,165	26,500	_	-															
Commercial Irrigation	32	70	9,600	21,000	-	-															
Christian Brothers	1	1	1,100	1,100	-	-															
MISD High School Irrigation Chick Fil A	1	1	1,600	1,600																	
BlueWave	1	1	500	500	-	1															
CVS	1	1	1,200	1,200	-	-															
Church	2	2	530 4,500	530 4,500	-	-		-	-		-	-		-	-		-	-		-	-
City	9 108	9 185		4,500 56,930	-	-		-	-			-		-	-		-		-	-	
Committed	1,519			829,271	295,522	523,409	6	3,000	1,369	9	13,225	8,019	6	3,000	1,519	2	2,100	1,369			
							Connections	2028 GPD Water	GPD Sanitary	Connections	2029 GPD Water	GPD Sanitary	Connections	2030 GPD Water	GPD Sanitary	Connections	2031 GPD Water	GPD Sanitary	Connections	2032 GPD Water	GPD Sanitary
				Total I	Projected Comm	nitted Volumes:	2,382	817,898	498,847	2,391	831,123	506,866	2,397	834,123	508,385	2,399		509,754	2,399	836,223	509,754
Future Development in Feasibility/Design Red Bird Meadows (Future Phases)		495		111,375		74,250		20,250	13,500		20,250	13,500		20,250	13 500	<i>co</i>	13,500	9,000	60	13,500	9,000
Red Bird Meadows (Future Phases) Nantucket Housing (Stewart Creek) (Units)	-	385		111,375		74,250 50,000	90	20,250	13,500	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000
Superior Properties (Units)	-	98		21,680		17,990		-	-			1							1		
Superior Properties (Commercial)	-	4	-	17,262		14,350		-	-												
Morning Cloud Investments (Single Family)																				ĺ	
[Stowe and Sales Tract]	-	246		55,350		36,900	46	10,350	6,900												
Taylor Morrison (Single Family) Tri-Pointe Homes (Single Family)	-	190	-	42,750		28,500		-	-												
[Cheatham-Stewart Tracts]	-	136		30,600		20,400		_	-												
	-	130	-	23,000	_	18,400	1		-										1		
HEB Grocery and Car Wash (Commercial)		1 50		23,400	-	16,250		-								1			1		
HEB Grocery and Car Wash (Commercial) Mia Lago Reserve (Single Family)	-	59	-			14,700	40	9,000	6,000	40	9,000	6,000				1			1		
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family)	-	98		22,050																	
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family) Villages of Montgomery (Commercial)	-	98 3	-	4,230	-	3,550															_ · · ·
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family)			-		-		136	30,600	20,400	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family) Villages of Montgomery (Commercial)	- - - 1,519	98 3 <b>982</b>	•	4,230	- - 295,522	3,550		30,600 2028	20,400	50	20,250	13,500	90	2030			2031		60	2032	
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family) Villages of Montgomery (Commercial) Subtotal	- - - 1,519	98 3 <b>982</b>	- - 479,578	4,230 <b>411,697</b>		3,550 <b>295,290</b> 818,699	Connections	30,600	20,400 GPD Sanitary	Connections	20,250	13,500 GPD Sanitary	90 Connections 3,892	2030 GPD Water	GPD Sanitary	Connections	2031 GPD Water	9,000 GPD Sanitary 758,544	60 Connections 4,014	2032 GPD Water	9,000 GPD Sanitary 767,544

# EXIHIBIT F: IMPACT FEE SUMMARY

Meter Size <sup>(1)</sup>	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	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. 5/8" Meter size is used for all connections equal to 1 ESFC (Equivalent 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

# **Villages of Montgomery**

# Dev. No. 2412

THE STATE OF TEXAS 3

COUNTY OF MONTGOMERY  $\Rightarrow$ 

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	\$ 7,500
City Attorney	\$ 7,500
City Engineer	\$ 25,000
TOTAL	\$ 40,000



# **EXHIBIT H**

Preliminary Cost Estimate

**Public Infrastructure Improvements** 

# **Villages of Montgomery**

9/2/2024

Item No					
	Description	Quantity	Unit	Unit Price	Cost
GENERA	NL .				
1	Mobilization, Bonds, and Insurance (5%)	1	LS	\$ 10,000	\$ 10,000
2	Hydromulch Seeding	1	LS	5,000	5,000
3	Ckearing and Grubbing	1	LS	10,000	10,000
4	Construction Staking	1	LS	5,000	5,000
5	Trench Safety System	1,300	LF	1	2,000
6	Traffic Control Plan	1	LS	15,000	15,000
7	Easement Acquisition (10' Utility Easement)	7,000	SF	4	28,000
8	SWPPP	1	LS	5,000	5,000
SANITA	RY SEWER				
9	Demolition and Decommision of Ex. Lift Station B	1	LS	10,000	10,000
10	Plug and Abandonment Existing Sanitary Sewer Line	1	LS	4,000	4,000
11	8-inch C900 PVC Sanitary Sewer (Gravity)	1,300	LF	60	78,000
12	Sanitary Sewer Manholes	4	LF	8,000	32,000

Construction Subtotal	\$	204,000
Contingencies (15%)	\$	31,000
Design Phase Services	\$	30,000
Construction Administration	Ś	16,250
and Bid Phase Services	Ŷ	10)200
Field Project Representation	\$	15,000
Reimbursible Expenses	\$	17,000
Total	\$	313,250

### Notes:

- 1 All values rounded up to the nearest thousand.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- 3 This is not a proposal for engineering services but an estimate for planning purposes.