

**MIA LAGO RESERVE  
FEASIBILITY STUDY  
(Dev. No. 2411)**

**FOR**

**THE CITY OF MONTGOMERY**



**WGA PROJECT NO. 00574-144**

**SEPTEMBER 2024**

**PREPARED BY**

**WGA**

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## OVERVIEW

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- 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
- J: Thoroughfare Map

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## 1 EXECUTIVE SUMMARY

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Dunhill Builders, LLC. (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future single-family development on a 73.7-acre tract east of Lone Star Bend and Mia Lago Drive, also known as the Mia Lago Reserve Tract. The tract is located outside City limits and would need to be fully annexed prior to receiving utility service.

This development would consist of approximately 59 3/4-acre single-family lots for in-city service or partial service at full build out. The final land plan may affect the estimated costs 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 Developer is looking to request permission to use private septic systems in lieu of public sanitary service. The analysis shows that if the Developer does not use private septic systems, they will be responsible for construction of an onsite public sanitary sewer lift station and force main that connects to existing City infrastructure. 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 Crossing WWTP plant project is completed.

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

Escrow Account	\$67,000
Public Infrastructure Improvements	\$83,000
Water Impact Fee	\$119,947
Wastewater Impact Fee	\$115,109
<b>Total Estimated Costs</b>	<b>\$385,056</b>

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$46,000,000 (average of \$650,000 per home) at full build out, assuming that 95% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption, and 95% collection rate. Based on the City’s estimated current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance), the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 132,411
Debt Service	\$ 42,389
<b>Total Estimated Annual Tax Revenue</b>	<b>\$ 174,800</b>

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## 2 INTRODUCTION

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This undeveloped tract is located east of Lone Star Bend and Mia Lago Drive, completely outside the City's limits, and partially within the City's ETJ. Additionally, the tract is currently located within the City of Conroe ETJ and will require the Developer to petition to be de-annexed prior to applying for annexation into the City limits. The portion of the tract outside the City's limits will require annexation prior to receiving service.

An exhibit showing 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 subdivide the Tract into approximately 59  $\frac{3}{4}$ -acre single-family lots. Upon annexation, the Tract will need to be zoned completely as Residential (R-1). An exhibit showing the zoning of the tract and surrounding area is included as **Exhibit B**.

Based on information from the Developer, construction of the development is planned to be complete in 2027. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.



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## 3 ANALYSIS

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### Water Production and Distribution

The Tract must be completely annexed into the City before receiving water service. The City is currently in 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 increased water well capacity. 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's analysis of the existing water facilities determined the most economically advantageous improvements to increase water service capacity is the addition of a booster pump to Water Plant No. 3. The addition would increase the City's ADF capacity to approximately 730,000 gpd with no change to capacity of physical 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 proposed lot count and the estimated usage per single family connection based on the City's historical data, the Tract's estimated water capacity requirement is approximately 23,400 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 connections 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.

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.

There are existing 8-inch waterlines located along the Tract's frontage of Lone Star Bend as well as the eastern end of Mia Lago Drive that stubs out near the Tract's western boundary. The City requires the Developer to make a connection to both existing lines and extend them within the Tract's boundary. The Developer will be responsible for all costs of design and construction to extend the 8-inch waterlines along Lone Star Bend and Mia Lago Drive, as shown in **Exhibit C**.

Additionally, the City will require a 8-inch waterline to run interior through the tract to connect the 8-inch waterlines along Lone Star Bend and Mia Lago Drive upon the development being built out completely, to create a looped waterline. These waterline connections will need to be placed in public utility easements located along the public ROW or placed within public ROW interior to the development and constructed per all applicable City and TCEQ design criteria. The developer is responsible for all costs associated with easement acquisitions and recordation.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public waterline for the connections 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 225,000 gpd or 57%.

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 16,250 gpd (487,500 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 recently awarded the design to Halff Associates 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). Upon completion of design, the City will proceed with construction to provide capacity for the proposed development and future committed developments. Based on the projections shown in **Exhibit E**, the City would exceed the 700,000 gpd capacity around 2027. 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.

An analysis of the City's surrounding sanitary sewer facilities and topography of the site determined the most effective option to provide sanitary service to the Tract is to construct an onsite public sanitary sewer lift station to accept all of the development's flow. The Developer will be responsible for constructing the public lift station and sanitary sewer force main to the tract's boundary at Lone Star Bend. The Developer

will also be responsible for the costs for design and construction of the offsite sanitary sewer force main connecting the onsite force main to an existing City manhole, as shown in **Exhibit C**. The estimated preliminary cost for the improvements is shown in **Exhibit H**.

The Developer has requested consideration to serve the development with onsite private septic systems. The City is aware that serving the referenced development via septic could be more cost effective for the Developer and advantageous for capacity considerations in the City's wastewater treatment facilities. The City of Montgomery Code of Ordinances does not permit septic service within the City, so an approved variance would need to be obtained from the City prior to construction. If septic systems are to be used, the Developer is responsible for following all Montgomery County rules and regulations and permitting, including spray or drip field setback requirements.

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 is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development, the sanitary sewer extension, lift station, and force main to the City Engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits.

## **Drainage**

The onsite storm sewer system will be designated public and accepted by the City upon completion of the development. Any detention ponds will 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.

Based on the land plan provided by the Developer, the City requires platting the existing canal within a public drainage/unrestricted reserve to prevent public drainage across private property.

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 preliminary land plan submitted by the Developer, the streets are proposed to be public and accepted by the City. Currently, the land plan shows a public roadway across private property at the northwest portion of the tract, near the connection to Lone Star Bend. The Developer is responsible for acquiring the land needed for the future public right-of-way.

Currently, the preliminary land plan provides for one (1) proposed connection to Lone Star Bend to provide access to the entire 59-home subdivision. The Developer must obtain written approval from the Montgomery County Fire Marshal for their proposed access point to the development. The Developer will need to prepare and submit a Traffic Impact Analysis to Montgomery County for the impact of the proposed development on Lone Star Bend and the surrounding intersections. There are no planned improvements adjacent to the tract as part of the most recently adopted Montgomery County Thoroughfare Plan, as shown in **Exhibit J**.

The Developer is responsible for providing engineered plans and specifications for the roads 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.

## **Development Costs**

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed 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** is a summary table of the City of Montgomery Impact Fees. The estimated ADF provided by the developer requires the equivalent use of 59 <sup>5</sup>/<sub>8</sub> – inch water meters per the current table.

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 \$61,500 will be required to cover the City's remaining expenses for the development, which includes two plan set reviews, administrative costs, legal fees, developer and construction coordination, construction inspection, and one year warranty expenses. This number is for general planning only and subject to change based on size and number of phases of the development. The fees calculation can be seen in **Exhibit G**.

Below is a summary of the estimated costs associated with the development:

### ***ESTIMATED COSTS***

Escrow Account	\$67,000
Public Infrastructure Improvements	\$83,000
Water Impact Fee	\$119,947
Wastewater Impact Fee	\$115,109
<b>Total Estimated Costs</b>	<b>\$385,056</b>

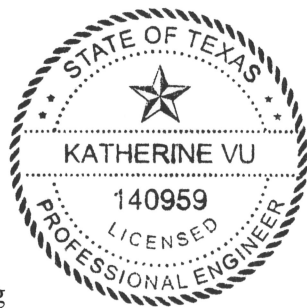
These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

### Financial Feasibility

The Developer estimates the average home price to be \$650,000, with the total assessed value (A.V.) at full development to be approximately \$46,000,000, assuming that 95% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$42,389 per year in debt service revenue, and approximately \$132,411 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 Tracts 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 Chris Roznovsky, PE should you have any questions.



Sincerely,

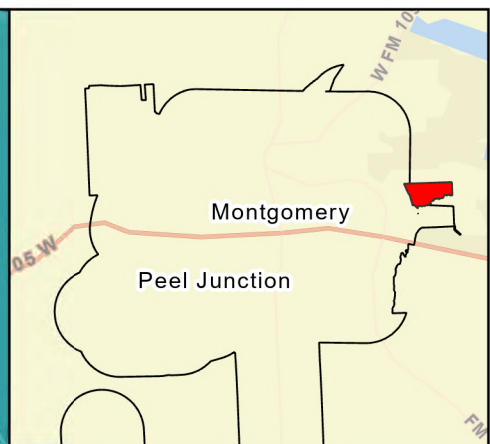
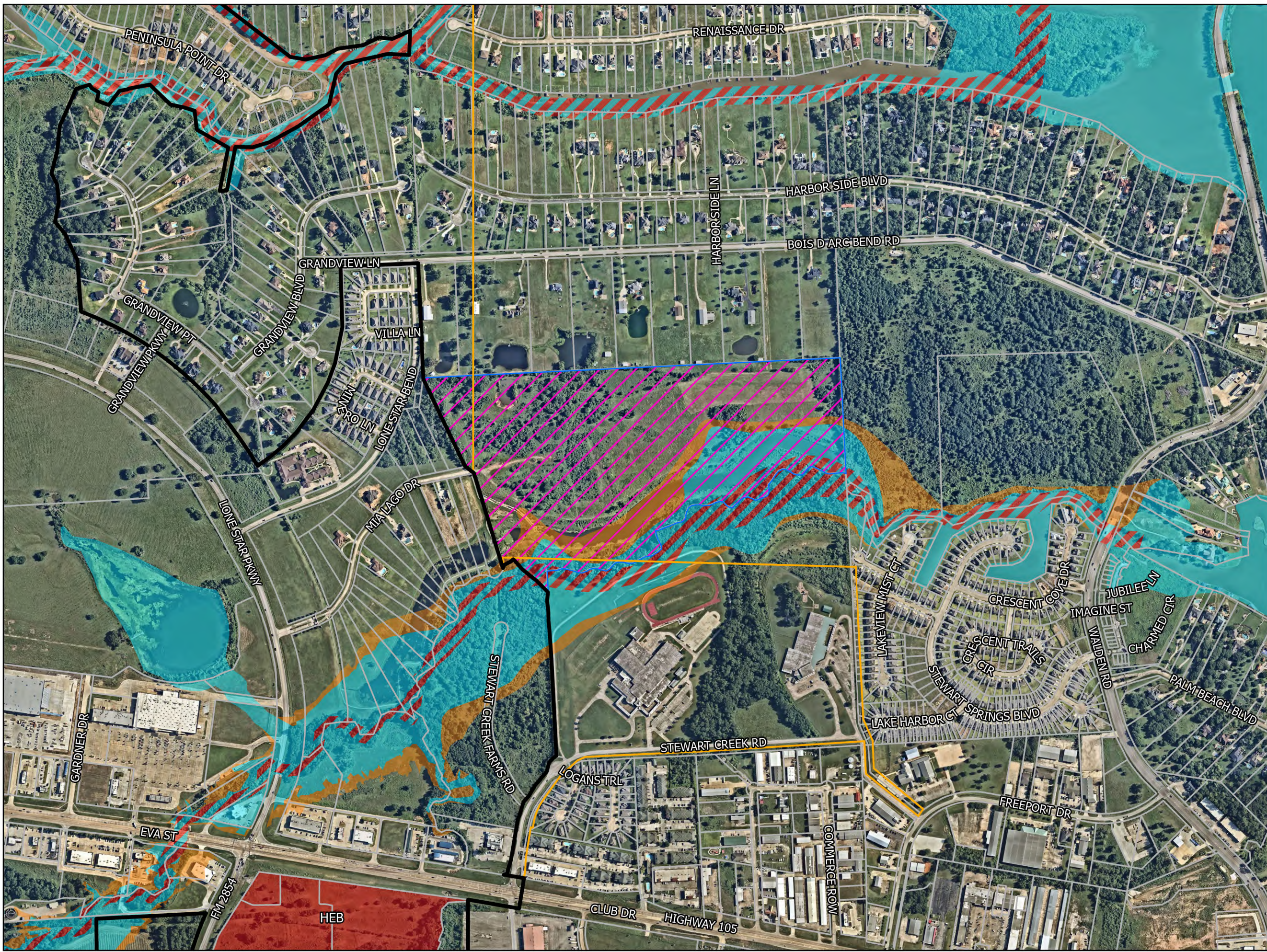
A handwritten signature in black ink that reads "Katherine Vu".

Katherine Vu, PE, CFM

City Engineer

CVR:KMV/akg





- Legend**
- City Limits
  - City ETJ
  - Tax Parcel
  - Tract Boundary
- Ongoing Developments**
- In Design/Construction
  - Planning/Feasibility
- Flood Hazard Zones**
- Regulatory Floodway
  - 1% Annual Chance Flood Hazard
  - 0.2% Annual Chance Flood Hazard

## Exhibit A Tract Location

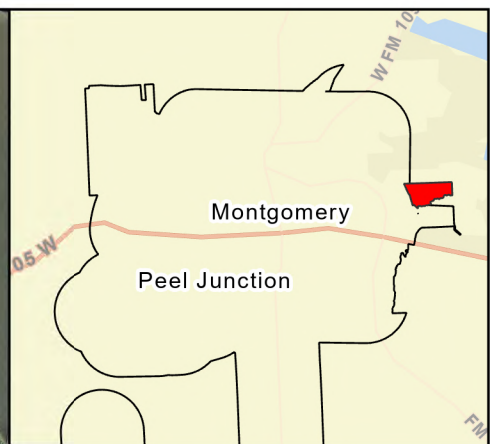
### Reserve of Mia Lago Feasibility Study



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.







**Legend**

- City Limits
- Tax Parcel
- Tract Boundary

**Zoning**

- B - Commercial
- ID - Industrial
- I - Institutional
- R2 - Multi-Family
- PD - Planned Development
- R1 - Residential
- Historical Preservation
- Historical Landmark

## Exhibit B Zoning Map

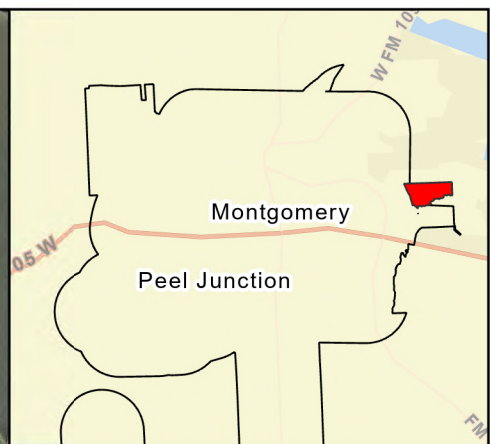
### Reserve of Mia Lago Feasibility Study



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**Legend**

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

**Water**

- Water Main
- Proposed Water Main

**Sanitary Sewer**

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

## Exhibit C Utilities Layout

### Reserve of Mia Lago Feasibility Study

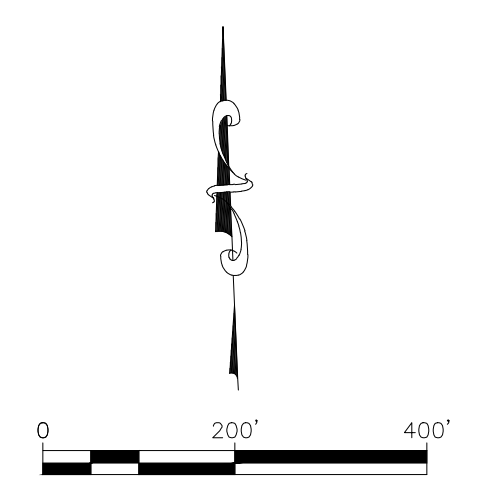


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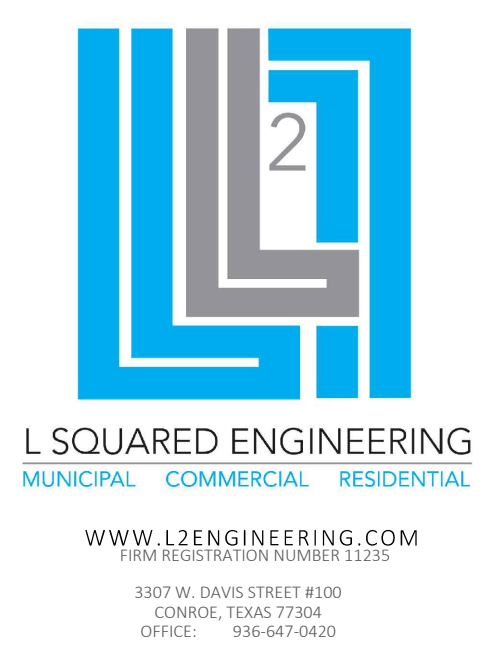
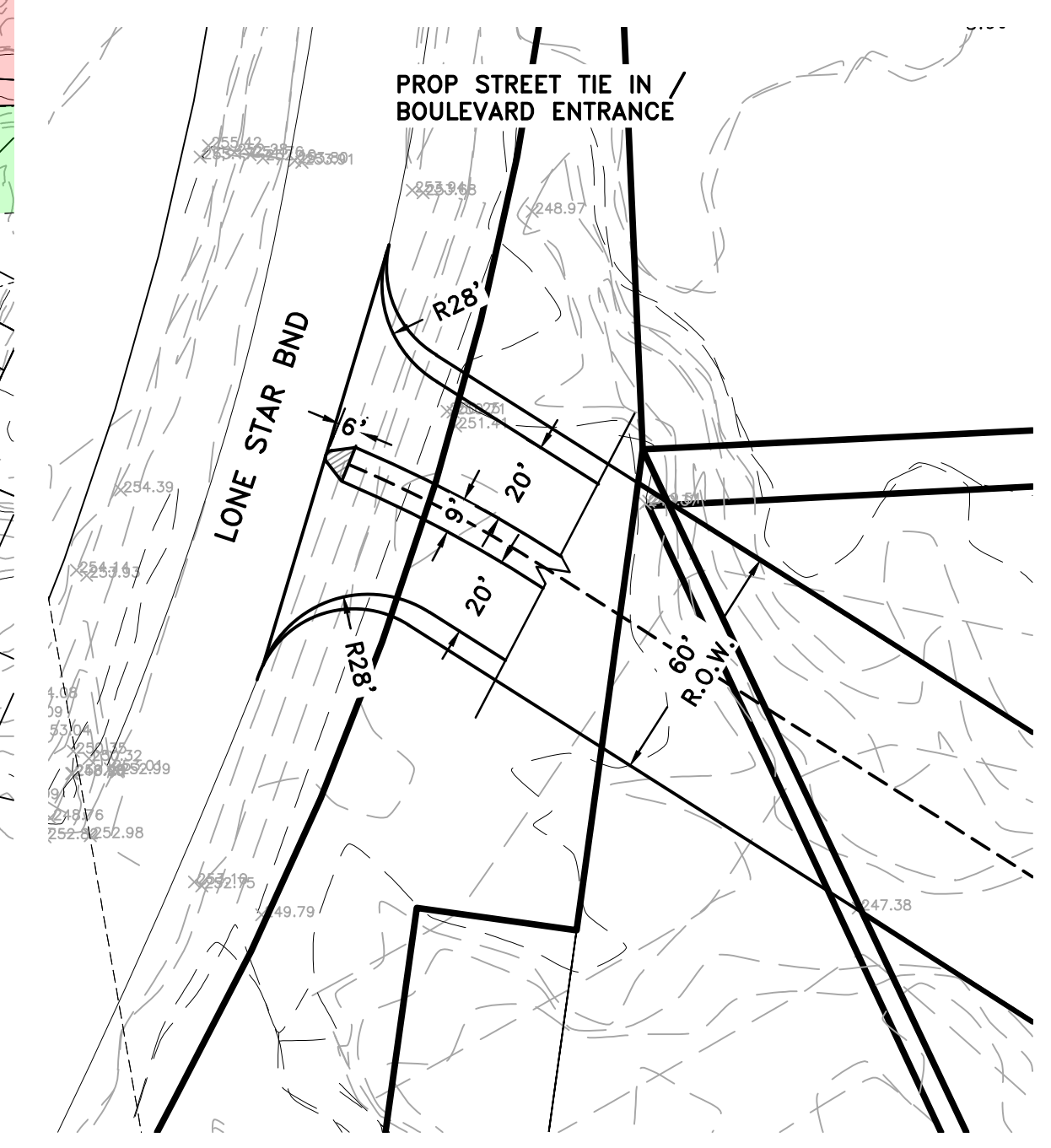
L:\SHARED\12 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10922 - ESTATES OF MIA LAGO EXPANSION\03 CAD\DESIGN SET\EXHIBIT\PRELIMINARY SITE PLAN - 02.DWG Apr. 16, 2024-3:02 PM HUNTER MARGRITZ



- LEGEND:**
- FLOODWAY
  - 100-YR FLOODPLAIN
  - 500-YR FLOODPLAIN
  - FLOODPLAIN BOUNDARIES

TRACT AREA: 74.80 ACRES  
 NOMINAL LOT SIZE: 132'X247.50'  
 NOMINAL LOT ACRE: 3/4  
 NUMBER OF LOTS: 59  
 LOTS PER ACRE: 1.23  
 LF OF STREETS: 5,334.92  
 LF OF STREET/LOT: 90.42

\* LOTS TO BE REVIEWED TO DETERMINE IF FEASIBLE TO DEVELOP DUE TO MINIMUM LOT SIZE REQUIREMENT AND REQUIRED SETBACKS TO DRAINAGE FACILITIES.



# ESTATES OF MIA LAGO EXPANSION

## PRELIMINARY SITE PLAN

04/16/2024

DRAWING INFORMATION			
PROJECT	10922	TDLR	**
DRAWN	LMJ	CHECKED BY	JTW
SCALE	1" = 200' (24x36)	SHEET	01
	1" = 400' (11x17)		

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:  
 E. LEVI LOVE, PE #99340  
 OR  
 JONATHAN WHITE, PE #127058  
 FOR REVIEW PURPOSES ONLY  
 NOT FOR CONSTRUCTION



	Development Info & Capacities																		
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027			
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
<b>Single Family</b>																			
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800		-	-	2	450	300		1	225	150		-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600		-	-		-	-		-	-	-		-	-
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600		-	-		-	-		-	-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-		-	-	3	675	-		3	675	-		3	675
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	2	450	-	1	225	150	1	225	150	2	450	300	300
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450		-	-	1	225	150	1	225	150	1	225	150	150
Martin Luther King	52	55	11,700	12,375	7,800	8,250		-	-	2	450	300	2	450	300	2	450	300	300
Baja Road	7	11	1,575	2,475	1,050	1,650		-	-	1	225	150	1	225	150	2	450	300	300
Community Center Drive	3	3	675	675	450	450		-	-		-	-		-	-	-		-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	1	225	-	1	225	-		-	-	-		-	-
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250		-	-		-	-		-	-	-		-	-
Gulf Coast Estates, Section 2	2	4	450	900	300	600	1	225	150	1	225	150		-	-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550		-	-		-	-		-	-	-		-	-
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750		-	-		-	-		-	-	-		-	-
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150		-	-		-	-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500		-	-		-	-		-	-	-		-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650		-	-		-	-		-	-	-		-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350		-	-		-	-		-	-	-		-	-
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500		-	-		-	-		-	-	-		-	-
Hills of Town Creek, Section 5	-	72	-	16,200	-	10,800		-	-	35	7,875	5,250	37	8,325	5,550				
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	2	450	300	7	1,575	1,050	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	95	102	21,375	22,950	14,250	15,300	7	1,575	1,050		-	-		-	-	-		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100		-	-		-	-		-	-	-		-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300		-	-		-	-		-	-	-		-	-
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950	5	1,125	750	2	450	300	2	450	300		-	-	-
Waterstone, Section 2	48	89	10,800	20,025	7,200	13,350	10	2,250	1,500	15	3,375	2,250	15	3,375	2,250		-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100		-	-	50	11,250	7,500	60	13,500	9,000	64	14,400	9,600	
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600		-	-	1	15,900	10,600		-	-		-	-	
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-		-	-	3	1,500	-		-	-		-	-	
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350	60	13,500	9,000	100	22,500	15,000	109	24,525	16,350	40	9,000	6,000	
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600		-	-		-	-		-	-	
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500	-		-	-		-	-		-	-	
Gary Hammons	1	1	225	225	150	150		-	-		-	-		-	-		-	-	
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300		-	-		-	-		-	-		-	-	
City Hall	1	1	1,070	1,070	890	890		-	-		-	-		-	-		-	-	
Community Center	1	1	200	200	150	150		-	-		-	-		-	-		-	-	
Buffalo Spring Plant	1	1	360	360	250	250		-	-		-	-		-	-		-	-	
Cedar Brake Park Restrooms	1	1	200	200	150	150		-	-		-	-		-	-		-	-	
Ferland Park	1	1	200	200	150	150		-	-		-	-		-	-		-	-	
Homecoming Park Restrooms	1	1	200	200	150	150		-	-		-	-		-	-		-	-	
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000		-	-		-	-		-	-		-	-	
West Side at the Park	8	11	1,800	2,475	1,200	1,650	1	225	150	1	225	150	1	225	150		-	-	-
<b>Subtotal</b>	<b>945</b>	<b>1,639</b>	<b>214,755</b>	<b>403,905</b>	<b>141,590</b>	<b>261,940</b>	<b>94</b>	<b>37,650</b>	<b>23,650</b>	<b>226</b>	<b>67,350</b>	<b>43,300</b>	<b>237</b>	<b>53,325</b>	<b>35,100</b>	<b>119</b>	<b>26,775</b>	<b>17,400</b>	
<b>Commercial Platted and Existing</b>																			
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500		-	-	2	3,600	2,340	1	1,800	1,170	2	3,600	2,340	
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780		-	-		-	-		-	-		-	-	
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600	1	900	585	2	1,800	1,170		-	-		-	-	
Prestige Storage (SBP Res. D)	1	1	225	225	146	146		-	-		-	-		-	-		-	-	
McCoy's	1	1	550	550	358	358		-	-		-	-		-	-		-	-	
AutoZone	1	1	2,250	2,250	1,463	1,463		-	-		-	-		-	-		-	-	
McCoy's Reserves B & D	-	2	-	5,000	-	3,250		-	-	1	2,500	1,625	1	2,500	1,625		-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900		-	-		-	-		-	-		-	-	
CareNow & Other Suites	3	3	750	750	488	488		-	-		-	-		-	-		-	-	
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800		-	-	1	2,500	1,625	1	2,500	1,625	1	4,000	2,600	
Wendy's	1	1	1,300	1,300	845	845		-	-		-	-		-	-		-	-	
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850		-	-		-	-		-	-		-	-	
ProCore Developments	1	1	1,500	1,500	975	975		-	-		-	-		-	-		-	-	
Christian Brothers	1	1	1,225	1,225	796	796		-	-		-	-		-	-		-	-	
Madsen and Richards	1	1	225	225	146	146		-	-		-	-		-	-		-	-	
Kroger	2	2	5,000	5,000	3,250	3,250		-	-		-	-		-	-		-	-	
Burger King (Meter 48214937)	1	1	750	750	488	488		-	-		-	-		-	-		-	-	
Buffalo Springs Shopping, Ph. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095		-	-		-	-		-	-		-	-	
Buffalo Springs Shopping, Ph. 1 (Meter 48495852)	1	1	225	225	146	146		-	-		-	-		-	-		-	-	
Buffalo Springs Shopping, Ph. 1 (Meter 48818596)	1	1	3,000	3,000	1,950	1,950		-	-		-	-		-	-		-	-	
Buffalo Springs Shopping, Ph. 1 (Meter 200467732)	1	1	1,750	1,750	1,138	1,138		-	-		-	-		-	-		-	-	
Spirit of Texas Bank	1	1	750	750	488	488		-	-		-	-		-	-		-	-	
Heritage Place	1	1	800	800	520	520		-	-		-	-		-	-		-	-	
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840		-	-		-	-		-	-		-	-	
Buffalo Springs Shopping, Ph. 2	-	1	-	8,000	-	5,200		-	-		-	-	1	8,000	5,200		-	-	
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525		-	-		-	-		-	-		-	-	
Brookshire Brothers	2	2	1,200	1,200	780	780		-	-		-	-		-	-		-	-	
Ransoms	1	1	1,200	1,200	780	780		-	-		-	-		-	-		-	-	
Heritage Medical Center	1	1	750	750	488	488		-	-		-	-		-	-		-	-	
Lone Star Pkwy Office Building	2	2	450	450	293	293		-	-		-	-		-	-		-	-	
Old Iron Work																			







EXIHIBIT E: 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**

**Mia Lago Reserve**

**Dev. No. 2411**

THE STATE OF TEXAS                    ⊃

COUNTY OF MONTGOMERY            ⊃

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	\$ 7,500
City Attorney	\$ 7,500
City Engineer	\$ 52,000
<hr/>	
TOTAL	\$ 67,000



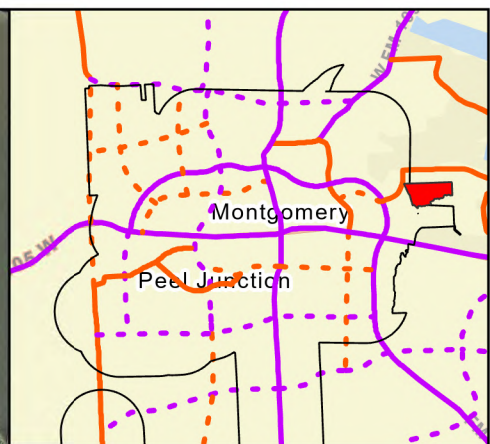
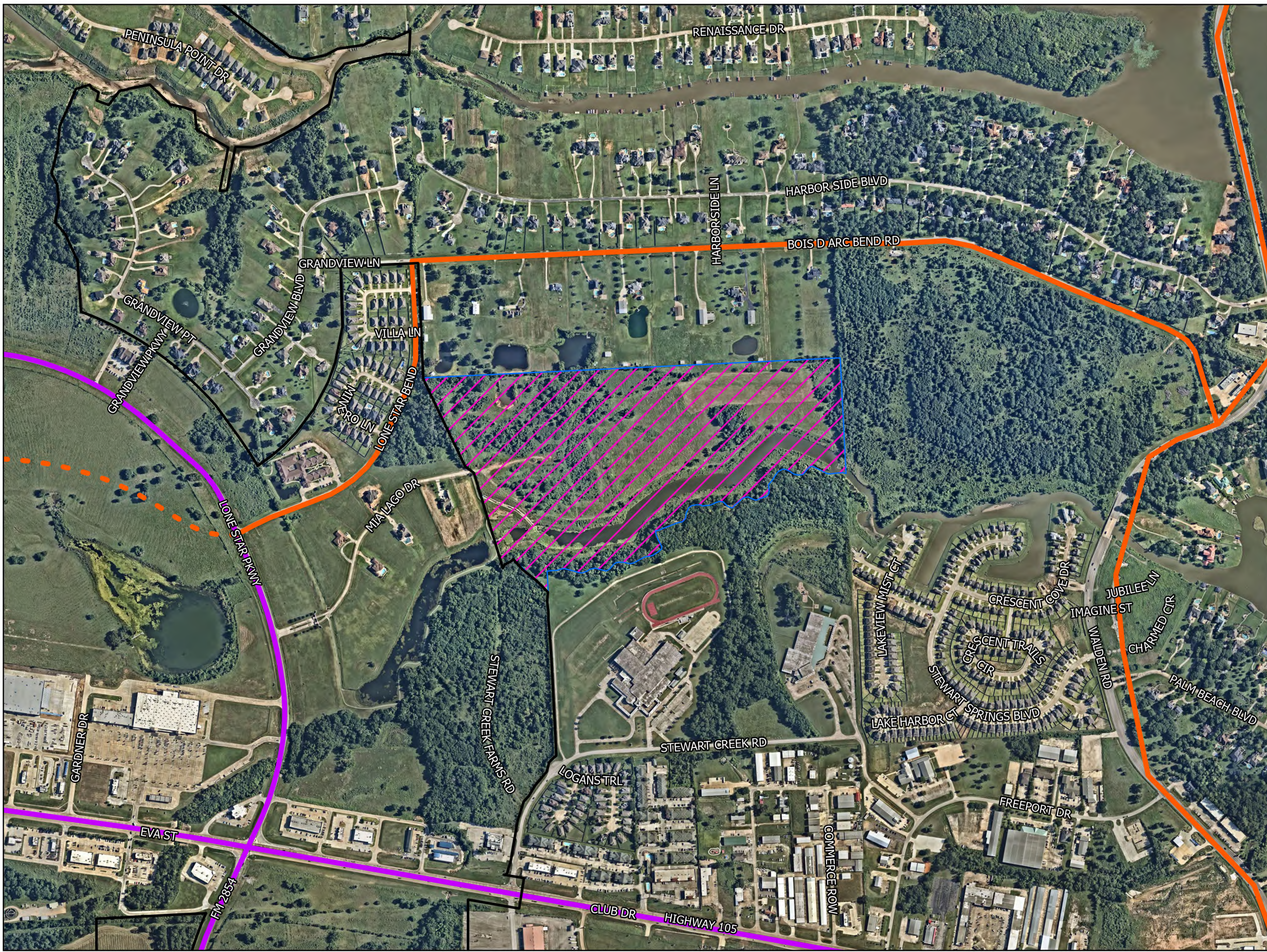
**EXHIBIT H**  
**Preliminary Cost Estimate**  
**Public Infrastructure Improvements**  
**Mia Lago Reserve Tract**  
9/5/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
<b><u>GENERAL</u></b>					
1	Mobilization, Bonds, and Insurance (5%)	1	LS	\$ 3,000	\$ 3,000
2	Site Preparation and Restoration	1	LS	15,000	15,000
3	Construction Staking	1	LS	5,000	5,000
4	Trench Safety System	350	LF	1	400
5	SWPPP	1	LS	5,000	5,000
<b><u>WATER</u></b>					
6	8-Inch C900 PVC Waterline	150	LF	45	6,750
7	8-Inch Gate Valve	2	EA	2,500	5,000
8	8-Inch Wet Connect	1	EA	3,500	3,500
<b><u>OFFSITE FORCE MAIN</u></b>					
9	2.5-Inch C900 PVC Force Main (Off-site)	200	LF	35	7,000
10	Connection to on-site force main	1	EA	2,500	2,500
11	Connection to Existing Sanitary Manhole	1	EA	3,500	<u>3,500</u>
				<b>Construction Subtotal</b>	\$ 57,000
				<b>Contingencies (20%)</b>	\$ 12,000
				<b>Engineering (20%)</b>	\$ 14,000
				<b>Total</b>	<b>\$ 83,000</b>

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.





- Legend
- City Limits
  - Tract Boundary
- Major Thoroughfare Plan (2021)
- Thoroughfare, Existing
  - Thoroughfare, Proposed
  - Collector, Existing
  - Collector, Proposed

## Exhibit J Thoroughfare Map

### Reserve of Mia Lago Feasibility Study



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.

