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

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-144

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
- J: Thoroughfare Map



1 EXECUTIVE SUMMARY

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
Total Estimated Costs	\$385,056

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
Total Estimated Annual Tax Revenue	\$ 174,800



2 INTRODUCTION

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 ¾-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.



3 ANALYSIS

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 $59^{5}/_{8}$ – 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

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



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 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.

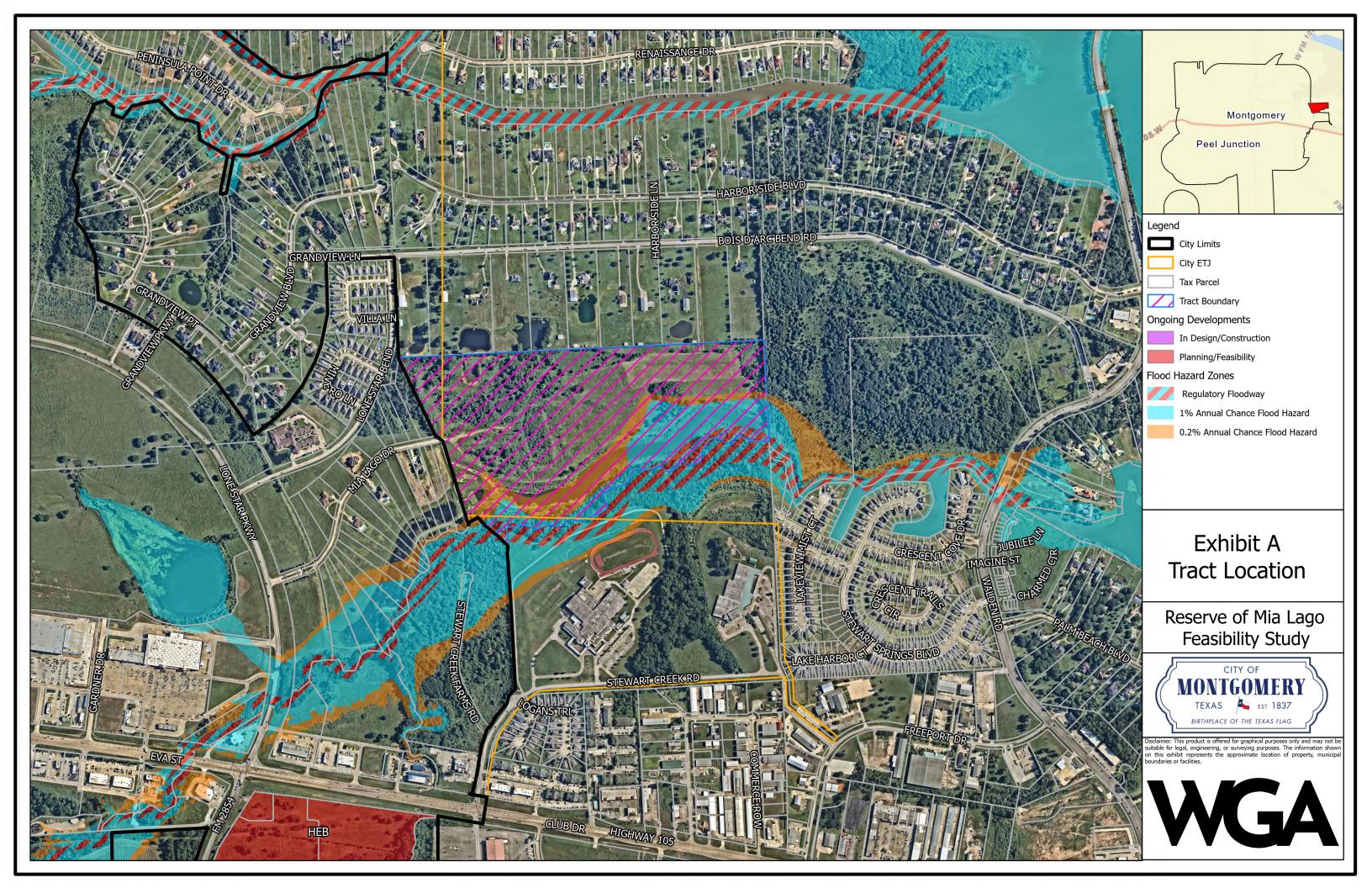
Sincerely,

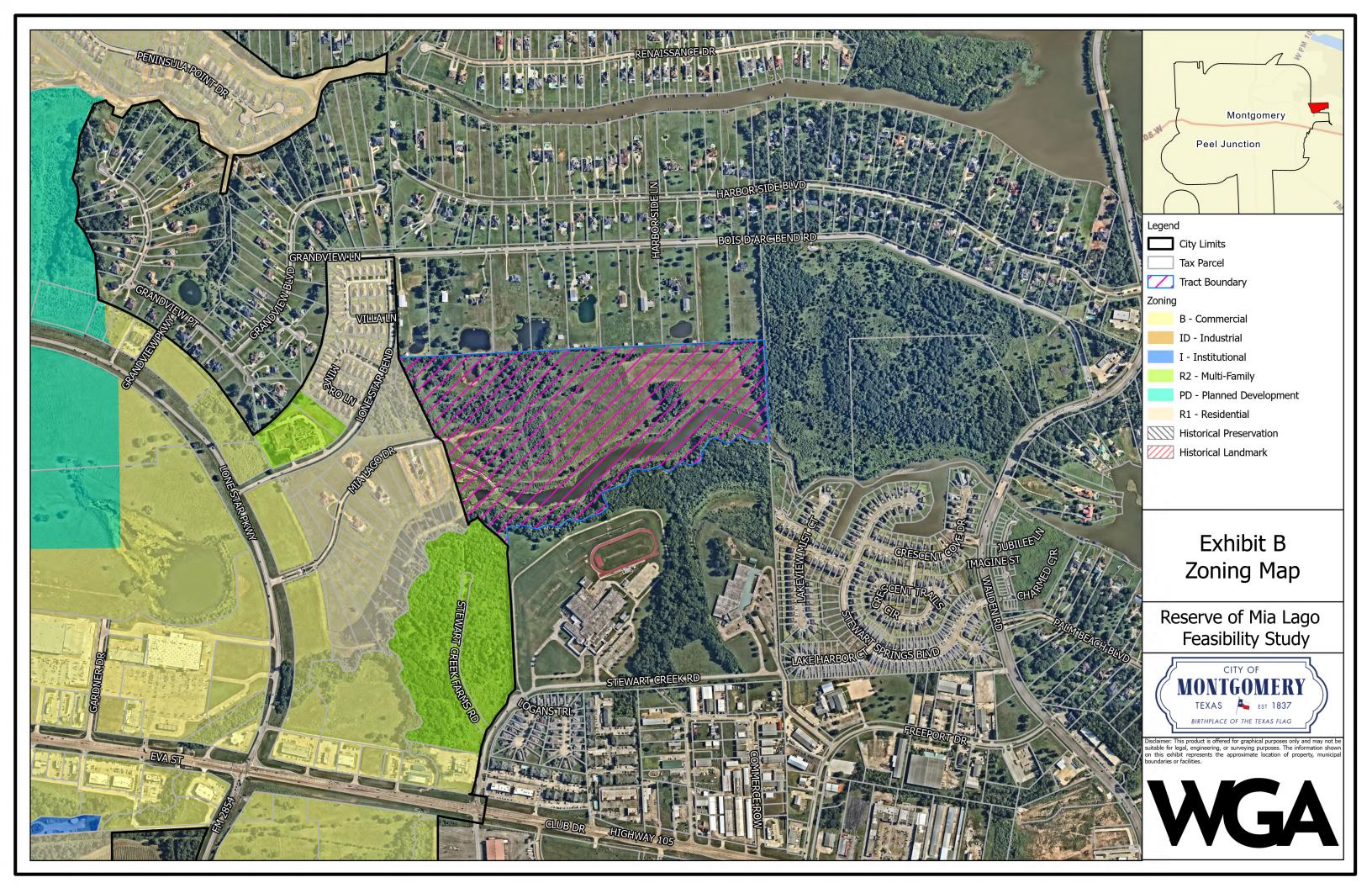
Katherine Vu, PE, CFM

City Engineer

CVR:KMV/akg

KATHERINE VL









	1		Development Info & Capacities															
			Wate	er	Waste	ewater							1			1		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate		2024			2025			2026			2027	
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	q	12	2,025	2,700	1,350	1,800		_		2	450	300	1	225	150			
Buffalo Springs, Section 1	24	24		5,400	3,600	3,600		-	-		430	300		223	130	-	-	
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1 FM 149 Corridor	4 21	27 25		6,075 5,625	3,150	3,750	2	450	-	3	675 225	150	3	675 225	150	3	675 450	300
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450		-	-	1	225	150	1	225	150	1	225	150
Martin Luther King	52	55	11,700	12,375	7,800	8,250		-	-	2	450	300	2	450	300	2	450	300
Baja Road	7	11		2,475	1,050	1,650		-	-	1	225	150	1	225	150	2	450	300
Community Center Drive Community Center Drive (Water Only)	3 8	10	675 1,800	675 2,250	450	450	1	225		1	225							
Lake Creek Landing	15	15		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 Lake Creek Village, Section 2	37 45	37 45	8,325 10,125	8,325 10,125	5,550 6,750	5,550 6,750												
Estates of Lake Creek Village	21	22		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 Hills of Town Creek, Section 4	49 30	49 30	11,025 6,750	11,025 6,750	7,350 4,500	7,350 4,500							 					
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800				35		5,250	37		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 Town Creek Crossing Section 1	61 95	61 102	13,725 21,375	13,725 22,950	9,150 14,250	9,150 15,300	7	1,575	1,050		-	_		-				
Villas of Mia Lago Section 1	95	102	3,150	3,150	2,100	2,100		1,5/5	1,050	-	-	-		-	-		-	
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300												
Waterstone, Section 1	44 48	53 89	9,900 10,800	11,925 20,025	6,600	7,950 13,350	5	1,125	750 1,500	2 15	450 3,375	300	2	450 3,375	300		-	-
Waterstone, Section 2 Red Bird Meadows (Phase I - Sec. 1, 2, 3)	- 48	174	10,800	20,025 39,150	7,200	13,350 26,100	10	2,250	1,500	50		2,250 7,500	15 60	13,500	2,250 9,000	64	14,400	9,600
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600				1	15,900	10,600			2,222			
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-					3	1,500							
Pulte Group (Mabry Tract) Pulte Group (Mabry Tract) Rec Center	-	309	-	69,525 15,900	-	46,350 10,600	60	13,500 15,900	9,000 10,600	100	22,500	15,000	109	24,525	16,350	40	9,000	6,000
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500	10,000									
Gary Hammons	1	1	225	225	150	150												
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300												
City Hall Community Center	1	1	1,070 200	1,070 200	890 150	890 150												
Buffalo Spring Plant	1	1	360	360	250	250												
Cedar Brake Park Restrooms	1	1	200	200	150	150												
Fernland Park Homecoming Park Restrooms	1 1	1	200 200	200 200	150 150	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			
Subtotal	945	1,639	214,755	403,905	141,590	261,940	94	37,650	23,650	226	67,350	43,300	237	53,325	35,100	119	26,775	17,400
Commercial Platted and Existing																		
Buffalo Run, Section 1 Longview Greens Miniature Golf	1	6	1,000 1,200	10,000 1,200	650 780	6,500 780		1		2	3,600	2,340	1	1,800	1,170	2	3,600	2,340
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 AutoZone	1	1	550 2,250	550 2,250	358 1,463	358 1,463												
McCoy's Reserves B & D		2	2,250	5,000	1,463	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					3 500	1 625		3.500	1 625		4.000	2.000
KenRoc (Montgomery First) Wendy's	1	1	1,300	12,000 1,300	845	7,800 845		l		1	2,500	1,625	1	2,500	1,625	1	4,000	2,600
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 Madsen and Richards	1	1 1	1,225 225	1,225 225	796 146	796 146					-	-						
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. I (Reserve B) Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1 1	6,300 225	6,300 225	4,095	4,095 146					-	-						
Buffalo Springs Shopping, Ph. I (Meter 48495852) Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000		1,950												
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750		1,138												
Spirit of Texas Bank	1	1	750 800	750 800	488	488 520					-	-	l					
Heritage Place Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1 1	33,600	33,600	520 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 Ransoms	1	1	1,200 1,200	1,200 1,200	780 780	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 Apache Machine Shop	1	1	225 225	225 225	146 146	146 146					-	-						
Montgomery Community Center	1	1	1,400	1,400	910	910					-	-						
Jim's Hardware	1	1	350	350	228	228					-	-						
Town Creek Storage	1	1	225	225	146	146						3 350	-	10.000	C F00			
Lake Creek Village 3 Commercial (Res A & B) Waterstone Commercial Reserves	- 3	11	1,000	25,000 16,000	650	16,250 10,400	1	1,875	1,219	1	5,000 5,000	3,250 3,250	1	10,000 1,875	6,500 1,219	1	1,875	1,219
Lupe Tortilla		1	6,000	6,000	3,900	3,900			_,						_,		_,	_,
Discount Tire		1	750	750	-	488					-	-						
Express Oil and Tire Popeyes	1	1	950 2,500	950 2,500	146 1,625	618 1,625												
Commercial Platted and Existing (cont.)			2,500	2,550	2,025	1,025												

			Development Info & 0	Capacities														
	Current	Ultimate	Wat		Waste	ewater		2024			2025			2026			2027	
	Connections	Connections	Current Actual	Ultimate	Current	Ultimate	Connections	2024 GPD Water	GPD Sanitary	Connections	2025 GPD Water	GPD Sanitary	Connections	2026 GPD Water	GPD Sanitary	Connections	2027 GPD Water	GPD Sanita
							Connections	GFD Water	GPD Samitary	Connections	GFD Water	GFD Salitary	Connections	GFD Water	GFD Samitary	Connections	GFD Water	GFD Sallital
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	-	6,500	1	2,000	1,300	1	8,000	5,200				1	8,000	5,20
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	2,000	360 4,000	4 200	320	1	360	320									
Retail Center	1	2			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												ļ
CVS	1	1	1,200	1,200	780	780												ļ
Starbucks	1	1	2,600	1,000	1,690	650												
Burger Fresh	1	1	240	240	156	156												
Churches	12	12	3,000	3,000	1,950	1,950												
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303												
Subtotal	142	185		301,666	107,232	196,169	7	18,135	11,874	11	33,400	21,710	8	29,175	18,964	5	17,475	11,35
Multi Family																		
Heritage Plaza (Units)	208	208		22,000	11,000	11,000												
Town Creek Village, Phase I (Units)	152	152		25,000	12,500	12,500												
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000												
Montgomery Supported Housing	14	14		2,300	1,150	1,150												
Live Oak Assisted Living	1	1 1	2,300	2,300	1,150	1,150		40.000	0.555									
Grand Monarch Apartments	-	72		10,300	20.655	8,600	72	10,300	8,600					ļ	ļ	!	─ ─	!
Subtotal	423	495	57,600	67,900	28,800	37,400	72	10,300	8,600	-	-		-	-	-	-		-
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	500	500												
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000				1	20,000	10,000		-	-			
Bus Barn	1	1	1,000	1,000	500	500												
MISD School (MLK)	2	2	2,500	2,500	1.250	1.250												
MISD School (149)	1	1	4,500	4,500	2,250	2,250												
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	1	20,000	10,000	-	-	-	-	-	-
Irrigation																		
Single Family Residential	61	100	16,165	26,500	_		39	10.335										
Commercial Irrigation	32			21,000	-		38	11,400										
Christian Brothers	1	1	1,100	1,100	_		30	11,400										
MISD High School Irrigation	-	1	1,100	2,200														
Chick Fil A	1	1	1,600	1,600	_	_												
BlueWave	1	1	500	500	-	-												
CVS	1	1	1,200	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	28,75
								2024			2025			2026			2027	
				Total I	Projected Comm	itted Volumes:	Connections 1,769	GPD Water 567,398	GPD Sanitary 339,646	Connections 2,007	GPD Water 688,148	GPD Sanitary 414,656	Connections 2,252	GPD Water 770,648	GPD Sanitary 468,720	Connections 2,376		GPD Sanitary 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	7,50
Nantucket Housing (Stewart Creek) (Units)	-	385		60,000	-	50,000			l				385	60,000	50,000	30	11,230	7,50
Superior Properties (Units)	-	98		21.680		17.990			l	40	8.849	7.343	58	12.831	10.647	l		1
Superior Properties (Commercial)	-	98		17,262		14,350			l	40	12,947	10,763	38	4,316	3,588	l		1
Morning Cloud Investments (Single Family)		†		17,202		14,550				,	12,547	10,703		4,510	3,388	1		1
[Stowe and Sales Tract]		246	_	55,350		36,900			l	20	4,500	3,000	90	20,250	13,500	90	20,250	13,50
Taylor Morrison (Single Family)	-	190		42,750		28,500				50	11,250	7,500	70	15,750	10,500	70		10,50
Tri-Pointe Homes (Single Family)		1		,.50						30		.,230		1	1,	1	22,: 30	12,50
[Cheatham-Stewart Tracts]	-	136	_	30,600	-	20,400			1	25	5,625	3,750	50	11,250	7,500	66	14,850	9,90
	-	1	-	23,000	-	18,400					.,,	., .,	1	23,000	18,400		-	,,,,,
		59	-	23,400	-	16,250							20	7,932	5,508	39	15,468	10,74
HEB Grocery and Car Wash (Commercial)	-			22,050	_	14,700			1					1	1,230	18	4,050	2,70
HEB Grocery and Car Wash (Commercial) Mia Lago Reserve (Single Family)	-	98	-	22,050														
HEB Grocery and Car Wash (Commercial)	-		<u></u>	4,230		3,550										3	4,230	3,55
HEB Grocery and Car Wash (Commercial) Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family)					-		-		•.	138	43,170	32,355	705	154,147	118,635	3 336	.,	
HEB Grocery and Car Wash (Commercial) Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family) Villages of Montgomery (Commercial)	1,519	98 3 982	-	4,230	- 295,522	3,550	-	2024	-		2025			2026		336	77,568	41,40
HEB Grocery and Car Wash (Commercial) Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family) Villages of Montgomery (Commercial) Subtotal	-	98 3 982	479,578	4,230 411,697		3,550 295,290 818,699	Connections		GPD Sanitary 339,646	Connections	2025	32,355 GPD Sanitary 447,011		2026 GPD Water	118,635 GPD Sanitary 619,710	336 Connections	77,568 2027 GPD Water	3,550 41,400 GPD Sanitary 689,860

		1	Development Info & Capacities																			
Section Sect																						
Service Servic									2028			2029			2030			2031			2032	
Martine 10	-					Current	Ultimate	Connections		GPD Sanitary	Connections		GPD Sanitary									
No septiminal 19	Single Family									,			·			Ĺ						
Scheening Service of the service of	Buffalo Crossing	9	12			1,350		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
THE CHANGE STATE OF THE PROPERTY OF THE PROPER	Buffalo Springs, Section 1																					
Service Servic		63			14,400	9,450	9,600	4	900	-	4	900	-	3	675	-		-	-		-	-
Seminary 1	FM 149 Corridor	21	25	4,725	5,625			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SHALL WAS ALL	Simonton and Lawson		23	2,925	5,175	1,950	3,450	1		150	2	450		2	450	300	1					
Semuly and Manufally 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		7						_		-	_	-	-	_	-	-	-	-	-	-		
See Market 1988 1989 1989 1989 1989 1989 1989 198	Community Center Drive	3	3	675	675		450															
. And the standing will be seen to be seen t		8				- 2.250	- 2.550															
## Company of the com		15	15						_			_			_	-		-	_		_	-
Segular standing of the control of t		37		8,325	8,325	5,550	5,550															
And the property of the proper																						
Company Comp			10		4,950 2 250	3,150 1,500	3,300		-	-		-	-		-	-		-	-		-	-
14 Minus designation			51	11,475	11,475	7,650	7,650															
Act Property Services 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Hills of Town Creek, Section 3	49	49	11,025		7,350	7,350															
September 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0		30			6,750	4,500	4,500															
Secretary Control of the control of		132				19.800	22.500	-	-	-	-	-	-	-	-	-	.	-	-	-	-	-
Secretary Secret	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		-	-		-	-		-	-		-	-		-	-
Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1.1) ***Security (1					3,150 9,450	2,100 6 300	2,100 6,300															
Secretary (1987) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988)	Waterstone, Section 1						7,950		-	-		-	-		-	-		-	-		-	-
Substitution of the control of the c	Waterstone, Section 2					7,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Control Processing 1		-	174	-		-																
All Configuration 1		-	3	-		-	10,000															
Na Complety Tree (The Content Programs)	Pulte Group (Mabry Tract)	-	309	-	69,525	-																
The former is a second of the control of the contro		-	1	-		-	10,600															
900- Mode Segret Management of		- 1	1	225		150	150															
Segment of the Personal Comment of the Comment of t	Mobile Home Park (connection)	29	29	4,000	4,000		3,300															
Authors Service Manufacture (1 1 1 1 80 1 30 1 70 1 70 1 1 1 1 1 1 1 1 1 1 1 1 1 1	City Hall	1	1																			
Cache From Processors 1 1 200 200 346 318		1	1	360	200 360	150 250	150 250															
Formation and All Controls All		1	1																			
Note Principle 3		1	1																			
New Yorkshore 1		1 1	1																			
Commend Commens Commend Commend Commend Commend Commend Commend Commend Commen		8	11	1,800	2,475	1,200	1,650		-	-		-	-		-	-		-	-		-	,
Lince but, Sation 1 Lince but	Subtota	945	1,639	214,755	403,905	141,590	261,940	5	1,125	150	6	1,350	300	5	1,125	300	1	225	150	-	-	
Lince but, Sation 1 Lince but	Commercial Platted and Existing																					
Sameth Barbares Park, Plane 2		1	6	1,000	10,000																	
Free Process 60 1 1 1 25 25 16 16 16 1		1	1	1,200	1,200		780															
Mary Mary Mary Mary Mary Mary Mary Mary		3	6																			
Auszone 8 1	McCoy's	1	1	550	550	358	358															
Pres Stack	AutoZone	1	1	2,250	2,250	1,463																
Carbona A Dire States		- 1	2	- 6,000	5,000	2 000	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Order	CareNow & Other Suites	3	3		750	488	488															
Dury Car Wash 1 1 1 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,000 9,0	KenRoc (Montgomery First)	-	3	-	12,000	-	7,800															
Proceedingments 1 1 1,500 1,500 975 975 975 976 976 976 976 976 976 976 976 976 976 976 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977 977		1	1											-		-	ļ					
Chistian Brothers		1	1																			
Kroger (Meter 48214937) 1 1 1 570 750 488 488	Christian Brothers	1	1	1,225	1,225	796	796															
Buger King (Meter 482;1497)		1	1	225	225	146	146										l					
Buffel Springs Shopping, Ph. [Reene 8)	Burger King (Meter 48214937)	1	1											1								
Buffalo Springs Shopping, Ph. (Meter 8881859) 1 1 1 3,000 3,000 buffalo Springs Shopping, Ph. (Meter 200467732) 1 1 1,750 1,750 48 48 48 48	Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300		4,095															
Buffal Springs Shopping, Ph. 1	Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225																		
Sprint of Feas Bank	Buffalo Springs Shopping, Ph. I (Meter 48818596)	1 1	1											1		1	1		1	1		
Home Depot (Buffalo Springs Shopping, Ph. 2, Resreve J) 1	Spirit of Texas Bank	1	1	750	750		488															
Buffalo Springs Shopping, Ph. 2 I 1 1 8,50 8,500 5,525 5,525 5 Brookshire Brothers I 1 1 1 1,00 1,200 780 780 8 Heritage Medical Center II 1 1 1 225 225 146 146 9 Horitage Machine Shop Montgomery Community Center II 1 1 1 225 225 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 1 25 225 225 146 146 9 Horitage Machine Shop Montgomery Community Center II 1 1 1 25 25 225 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 1 25 25 225 146 146 9 Horitage Machine Shop Montgomery Community Center II 1 1 1 25 25 225 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 25 25 25 146 146 9 Horitage Advantine Shop Montgomery Community Center II 1 1 250 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 350 0 35	Heritage Place	1	1																			
Blue Ware Car Wash		1	1	33,600		21,840	21,840 5.200							1	I	1	 		1			
Brookshire Brothers 2 2 1,200 1,200 1,200 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780 780		1	1		8,500	5,525	5,525															
Heritage Medical Center 1 1 750 750 488 488 488	Brookshire Brothers	2	2	1,200	1,200	780	780															
Lone Star Pkwy Office Building Old Iron Work 1 1 1 225 225 146 146		1 1	1 1		1,200		780										-					
Old Iron Work 1	Lone Star Pkwy Office Building	2	2	450	450		293															
Montgomery Community Center 1 1 1 1,400 1,400 910 910 910 910 910 910 910 910 910 9	Old Iron Work	1	1	225	225	146	146															
Jim's Hardware	Apache Machine Shop	1	1	225	225		146															
Town Creek Storage	Jim's Hardware	1 1	1		1,400 350	910 228	910 228							1			 		1			
Waterstone Commercial Reserves 3 11 1,000 16,000 650 10,400 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 1,875 1,219 1 <td>Town Creek Storage</td> <td>1</td> <td>1</td> <td></td> <td>225</td> <td></td> <td>146</td> <td></td>	Town Creek Storage	1	1		225		146															
Lupe Tortilla - 1 6,000 6,000 3,900 3,900	Lake Creek Village 3 Commercial (Res A & B)	-	5	- 1000		-				- 4 34 2	2				-			-	-	-		
Discount Tire - 1 750 750 - 488 -		3	11					1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	-	-	-
Express Oil and Tire 1 1 950 950 146 618	Discount Tire	-	1			-	488															
	Express Oil and Tire	1	1	950	950	146	618															
	Commercial Platted and Existing Icont \	1	1	2,500	2,500	1,625	1,625															
	Sur latter and existing (cont.)																					

L		Development Info & Capacities																			
			Wat																		
	Current Connections	Ultimate Connections	Current Actual	Ultimate		tewater		2020			2020			2020			2024			2022	
	Connections	Connections	Current Actual	Ultimate	Current	Ultimate	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
Waterstone Commercial Reserve C (State Farm)		1	405	405	263	263												-			
Town Creek Crossing Commercial Reserves	- 1	1	405	8.000	- 203	5,200		-	-												
Depado Estates	-	5	-	10,000	-	6,500	į														
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B) Retail Center		1	2,000	360 4,000	1,300	320 2,600															
Chick Fil A	1	1	3,500	3,500			l														
Panda Express	1	1	2,600	2,600	1,690	1,690															
CVS	1	1	1,200	1,200	780	780	į														
Starbucks	1	1	2,600	1,000	1,690																
Burger Fresh	1	1	240	240 3,000	156	156															
Churches Miscellaneous Commercial	79	79	3,000 51,453	71,236	1,950 33,445	1,950 46,303															
Subtotal	142	185		301,666		196,169	1	1,875	1,219	3	11,875	7,719	1	1,875	1,219	1	1,875	1,219	-	-	
			2,2,120	002,000		200,200	1	-,5.10	-,	_	,_,	1,7.20	_	_,	_,	_	-,				
Multi Family																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000 12,500															
Town Creek Village, Phase I (Units)	152 48	152 48	25,000	25,000 6,000																	
Plez Morgan Townhomes Montgomery Supported Housing	1/1	48	6,000 2,300	2,300	3,000 1,150	3,000 1,150															
Live Oak Assisted Living	17	1	2,300	2,300	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																	
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500																
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000	i														
Bus Barn	1	1	1,000	1,000	500																
MISD School (MLK) MISD School (149)	2	2	2,500 4,500	2,500 4,500	1,250 2,250	1,250 2,250															
Subtotal	1	10	35,800	55,800	17,900	27,900	_	_					_	_	_	_		_	_		
Subtotal	,	10	33,800	33,800	17,500	27,500		-	-		-	-	-	-	_	-	-	-		-	•
Irrigation																					
Single Family Residential	61 32	100	16,165 9,600	26,500 21,000		-															
Commercial Irrigation Christian Brothers	32	1	1,100	1,100			l														
MISD High School Irrigation	-	1	1,100	1,100																	
Chick Fil A	1	1	1,600	1,600	-	-															
BlueWave	1	1	500	500	-	-															
CVS	1	1	1,200	1,200	-	-															
Church City	2	2	530 4,500	530 4,500	-	1		-	-		-	-		-	-		-	-		-	-
Subtotal	108	185		56,930																	
34310141	200	103	55,255	30,330			1														
Committed	1,519	2,329	479,578	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	Projected Comm	mitted Volumes	2.382	817,898	498,847	2,391		506,866	2.397	834,123			836,223	509,754		836,223	509,754
		†		.otai		1	2,302	027,050	450,047	2,331	332,123	300,000	2,357	05-1,125	500,303	2,355	030,223	303,734	2,333	555,225	303,734
Future Development in Feasibility/Design																					
Red Bird Meadows (Future Phases)	-	495	-	111,375		74,250	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
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000															
Superior Properties (Units)	-	98	-	21,680		17,990	l	-	-												
Superior Properties (Commercial) Morning Cloud Investments (Single Family)	-	4	-	17,262		14,350	-	-													
[Stowe and Sales Tract]	_	246		55,350		36,900	46	10,350	6,900	l	Ì										
Taylor Morrison (Single Family)		190		42,750		28,500	40	10,330	0,500												
Tri-Pointe Homes (Single Family)		150		,750		20,300															
[Cheatham-Stewart Tracts]		136	-	30,600	-	20,400	<u> </u>	-													
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000		18,400		-	-											j	
Mia Lago Reserve (Single Family)	-	59	-	23,400	-	16,250		-													
this tago heacive (angle runny)	-	98	-	22,050		14,700	40	9,000	6,000	40	9,000	6,000	1								
Villages of Montgomery (Single Family)				4,230		3,550	ı	i l			l	l	1		i .	1		I			
Villages of Montgomery (Single Family) Villages of Montgomery (Commercial)	-	3				205 555		20.000	20 (***		20	49.555		20	40		42			42.555	0 ***
Villages of Montgomery (Single Family)	-	982	-	411,697	-	295,290	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
Villages of Montgomery (Single Family) Villages of Montgomery (Commercial)	1.519		479.578		295.522	295,290 818,699	136	30,600 2028	20,400	90	20,250 2029	13,500	90	20,250	13,500	60	13,500 2031	9,000	60	13,500 2032	9,000
Villages of Montgomery (Single Family) Villages of Montgomery (Commercial) Subtotal	1,519			411,697	295,522	818,699		2028 GPD Water	GPD Sanitary	Connections	2029 GPD Water	GPD Sanitary	90 Connections	2030	GPD Sanitary	Connections 3,954	2031 GPD Water	GPD Sanitary	Connections 4,014	2032 GPD Water	.,

EXIHIBIT E: IMPACT FEE SUMMARY

Meter Size ⁽¹⁾	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	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

Э

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

Administration City Attorney City Engineer	\$ 7,500 \$ 7,500 \$ 52,000
TOTAL	\$ 67,000



EXHIBIT H Preliminary Cost Estimate

Public Infrastructure Improvements Mia Lago Reserve Tract

9/5/2024

Item							
No.	Description	Quantity	Unit	Uı	nit Price		Cost
GENER	<u>AL</u>						
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
WATER							
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
<u>OFFSITI</u>	E FORCE MAIN						
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		3,500
			Con	structio	n Subtotal	\$	57,000
					cies (20%)		12,000
				_	ring (20%)		14,000
				U	Total		83,000
						•	,

Notes:

- 1 All values rounded up to the nearest thousand.
- 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.

