HILLS OF TOWN CREEK SECTION 5 FEASIBILITY STUDY

(Dev. No. 2102)

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-107

OCTOBER 2021

PREPARED BY



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Overall Exhibit Boundary, Zoning & Thoroughfare
- B: Preliminary Site Plan
- C: Updated Development Acreages & Service Demands
- D: Excerpt From Impact Fee Analysis
- E: Escrow Calculation

1 EXECUTIVE SUMMARY

Chris Cheatham of Cheatham Management (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve future single-family development on a 16.45-acre tract north of SH-105 and east of Lone Star Parkway (the "Tract"). The Tract is located entirely within the City's boundary and will not require annexation to provide service.

This development would consist of seventy-two single family tracts. The analysis shows that the City will have the wastewater capacity to serve the development, and existing developments, for the next few years but will need additional wastewater treatment plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that after the completion of the City's Water Plant No. 3 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 estimated total costs that will be associated with the development are:

	Total Estimated Costs	\$ 310,000
•	Wastewater Impact Fee	\$ 181,000
•	Water Impact Fee	\$ 81,000
•	Escrow Account	\$ 48,000

The Developer has estimated a total assessed valuation for the development to be approximately \$18,000,000 at full build out. Based on the City's current tax rate (\$0.1412 debt service and \$0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

	Total Estimated Annual Tax Revenue	\$ 68,400
•	Debt Service	\$ 24,100
•	Operations and Maintenance	\$ 44,300

2 INTRODUCTION

This undeveloped Tract is located within the City limits, north of SH-105 and east of Lone Star Parkway. The Tract will not require annexation into the City. An exhibit showing the Tract's boundary in relation to the City's boundary, as well as the Tract's existing zoning and relation to the City's most current thoroughfare plan is enclosed as **Exhibit A.** A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer intends to subdivide the Tract into seventy-two 50' wide single-family lots. The tract is currently zoned as Commercial (B) and will need to be rezoned to Residential (R-1).

A preliminary land plan showing the proposed public utilities and paving is enclosed as **Exhibit B.** Based on information from the developer, construction of the development is planned to be complete in late 2022. 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.

Based on the land plan provided by the Developer, the following variances to the City's current ordinances will need to be requested and considered. This is not an all-encompassing list and is subject to change based on the final land plan of the site:

Lot Requirements

- The Development's proposed lot width is 50'. This is not in compliance with the City's 75' minimum requirement. (Sec. 98-122(b)(2))
- O The Development's proposed lot depth is 100'. This is not in compliance with the City's 120' minimum requirement. (Sec. 98-122(b)(3))
- The Development's proposed lot area is 5,000 square feet (sf). This is not in compliance with the City's 9,000 sf minimum. (Sec. 98-122(b)(1))

3 ANALYSIS

Water Production and Distribution

The Tract is located within City limits and plans to receive service from the City. The City has three (3) active water wells and two existing water plants with a capacity of 568,000 gallons per day ("gpd") per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 365,000 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 632,100 gpd and 1,695 connections. A copy of the updated water usage projections is included as **Exhibit C.** Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 111% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 18,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 813,000 gpd or 143% of the total ADF capacity and 97% of the connection capacity. Based on the projections shown in Exhibit C, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next few years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

The Developer will need to construct an extension to the existing 12-inch waterline along Emma's Way, to Lone Star Parkway. Additionally, the Developer will be required to construct an additional 12-inch waterline from the proposed Water Plant No. 4 site, north through the Tract to the northern end of the Tract along Lone Star Parkway, as shown in **Exhibit A**. This waterline will facilitate the ability for the City to complete an additional waterline loop in the future. The Developer will be responsible for all costs associated with the waterline extension and required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. These waterlines 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 acquisition and recordation.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the previously mentioned public 12-inch waterlines 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 District's existing wastewater facilities include of 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 183,000 gpd or 46%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 427,000 gpd or 107% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C.**

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 approximately 14,400 gpd (432,000 gallons per month). Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 572,000 gpd or 143% 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. The ADF for the City, including this Tract and other treats under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. 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). This is expected to occur around 2024.

The Tract will be served by extending an 8-inch public sanitary sewer line from the existing 8-inch sanitary sewer line located along the western ROW of Emma's Way. The proposed sanitary sewer line will be extended north and west along the ROW of Emma's Way to the proposed entrance of the Development. The Developer will be responsible for delivery of sanitary sewer service from the Tract to this location by the means of a gravity sanitary sewer line, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with this sanitary sewer line extension and required easements.

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 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. The Developer will 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 designated public and accepted by the City upon completion of the development. 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

Per the preliminary land plan submitted by the Developer, Emma's Way is proposed to be extended through the development and connect to Lone Star Parkway within a proposed 80-foot ROW. Additionally, there is an unnamed minor residential street with a proposed 50-foot ROW to serve the proposed lots. The Emma's Way extension and the unnamed street are proposed to be public and accepted by the City. 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.

Currently, the preliminary land, combined with existing infrastructure, provides for two (2) points of access for the seventy-two-lot development from Emma's Way from SH 105 (existing) and Lone Star Parkway (proposed). Per the City's most recent thoroughfare plan, two proposed major collector roads are proposed to run through the Tract, as shown on **Exhibit A.** The Developer will need to coordinate with the City and Montgomery County to confirm that the needs of the thoroughfare plan will be met with the Development.

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 D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee analysis Report. The estimated ADF provided by the developer requires the equivalent use of 72 5/8-inch water meters per the 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 \$48,000 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. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

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

Estimated Costs:

	Total	\$310,000
-	Wastewater Impact Fee	<u>\$181,000</u>
-	Water Impact Fee	\$ 81,000
-	Escrow Account	\$ 48,000

CHRIS ROZNOVSK

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 projects the home sale prices to be \$250,000. The Developer estimates the total assessed value (A.V.) at full development to be approximately \$18,000,000. Based on the estimated total A.V. and assuming 95% collection, the development would generate approximately \$24,100 per year in debt service revenue based on the City's \$0.1412/\$100 valuation debt service tax rate, and approximately \$44,300 per year in operations and maintenance revenue based on the City's \$0.2588/\$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 Ms. Katherine Vu should you have any questions.

Sincerely,

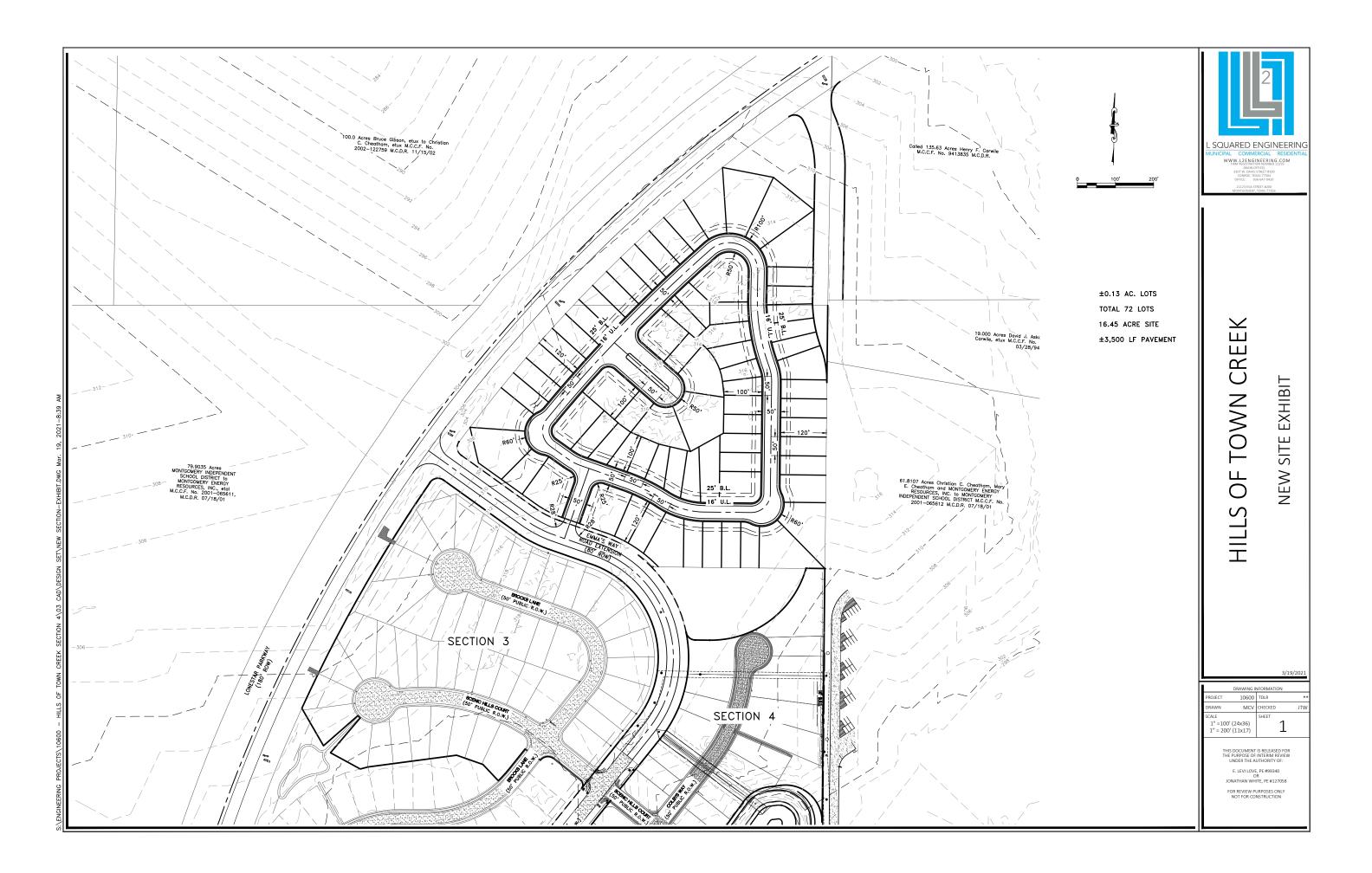
Chris Roznovsky, PE

Engineer for the City

CVR/ser

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Exhibit A - Hills of Town Creek Section 5 **LEGEND** Commercial (B) Multi-Family (R-2) Proposed Major Collector Institutional (I) Proposed 12" Public Waterline Residential (R-1) from Water Plant No. 4 **Existing Sanitary** Sewer Line Proposed Sanitary Sewer Line Proposed Public 12" Waterline Extension from Existing Water Main Proposed 16.45-Acre Hills Proposed Major Collector (70' ROW) Emma's Way of Town Creek Sec. 5 Proposed Water Main (Per City of Montgomery and City of Montgomery County Thoroughfare Plan) Montgomery City Proposed Public 8" Sanitary Future Water Plant Sewer Line No. 4 Location Lift Station No. 6



				Info & Capaciti																	
			W	ater 	Waste	ewater 															
	Current	Ultimate	Current																		
	Connections	Connections	Actual	Ultimate	Current	Ultimate		2021			2022	1		2023	1		2024			2025	
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
,		40	225	2.250	450	2.500					225	450		225	450		470	200		470	200
Buffalo Crossing Buffalo Springs, Section 1	24	13 24	235 5,640	3,250 6,000	150 3,600	2,600 4,800				1	235	150	1	235	150	2	470	300	2	470	300
Buffalo Springs, Section 2	60	64	14,100	16,000	9,000	12,800	1	235	150	1	235	150	1	235	150	1	235	150			
Estates of Mia Lago, Section 1 FM 149 Corridor	4	27 25	940 4,935	6,750 6,250	2 150	5,000				1	235		1	235 235	150	3	705 235	150	3	705 235	150
Simonton and Lawson	13	23	3,055	5,750	3,150 1,950	4,600							1	235	150		233	130	1	233	130
Martin Luther King	47	55	11,045	13,750	7,050 1,050	11,000					225	150	1	235	150		225	450		225	4
Baja Road Community Center Drive	7	11	1,645 705	2,750 750	1,050 450	2,200 600				1	235	150				1	235	150	1	235	150
Community Center Drive (Water Only)	8	10	1,880	2,500 3,750	-	-							1	235	150						
Lake Creek Landing Gulf Coast Estates, Section 2	15	15	3,525	3,750 1,000	2,250	3,000 800	2	470	300	2	470	300									
Lake Creek Village, Section 1	36	37	8,460	9,250	5,400	7,400		470	300	2	470										
Lake Creek Village, Section 2	39	45	9,165	11,250	5,850 2,400 1,500	9,000				1	235	150									
Estates of Lake Creek Village Lone Star Estates	16	22 10	3,760 2,350	5,500 2,500	2,400 1,500	4,400 2,000				6	1,410	900									
Hills of Town Creek, Section 2	51	51	11,985	12,750	7,650	10,200															
Hills of Town Creek, Section 3	49	49 30		12,250 7,500	7,350 1,500	9,800		1,500	1,200	1.0	2 500	2,800									
Hills of Town Creek Sec. 4 Historic/Downtown	10 129	150	3,600 30,315	7,500 37,500	1,500 19,350	6,000 30,000	6	1,500	1,200	14	3,500 470	300	2	470	300	2	470	300	2	470	300
Terra Vista Section 1	58	61	13,630	15,250	8,700	12,200	3	705	450	_											
Town Creek Crossing Section 1 Villas of Mia Lago Section 1	1.4	101 14	- 3,290	30,300 3,500	- 2,100	20,200 2,800				40	12,000	8,000	40	12,000	8,000	20	6,000	4,000			
Villas of Mia Lago Section 1 Villas of Mia Lago Section 2	42	42	9,870	10.500	6.300	2,800 8,400															
Waterstone, Section 1	43	53	10,105	13,250	6,450 750	10,600				3	705	450	3	705	450						
Waterstone, Section 2 Gary Hammons	5	89	1,175 235	22,250 250	750 150	17,800 200				10	2,350	1,500	10	2,350	1,500	10	2,350	1,500	10	2,350	1,500
Mobile Home Park (connection)	29	29	4,000	4,000	3,300 890	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center Buffalo Spring Plant	1	1	200 360	200	150 250	150 250															
Cedar Brake Park Restrooms	1	1	200	360 200	150 250 150	150															
Fernland Park Homecoming Park Restrooms	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 Subtotal	7 50	11 1,076	1,880 179,270	2,750 275,280	1,200 112,340	2,200 207,640	12	2,910	2,100	82	22,080	14,850	63	235 17,405	150 11,300		10,700	6,550	19	4,465	2,400
	/30	1,076	1/3,2/0	275,280	112,340	207,640	12	2,910	2,100	82	22,000	14,630	03	17,405	11,500	40	10,700	0,550	19	4,403	2,400
Commercial Platted and Existing																					
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500				1	1,800	1,170	1	3,300	2,700						
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910					4.567	4.040					4.567	4.040			
Summit Business Park, Phase 1 Prestige Storage (SBP Res. D)	1	1	1,300 225	6,000 360	845 146	3,900 234				1	1,567	1,018				1	1,567	1,018			
McCoy's	1	1	750	750	488	488															
AutoZone McCoy's Reserves B & D	1	1	360	360 5,000	234	234 3,250							1	2,500	1,625				1	2,500	1,62
Pizza Shack	1	1	4,900	4,000	3,185	2,600							1	2,300	1,023				1	2,300	1,02.
CareNow & Other Suites	3	3	1,200	1.500	780	975															
KenRoc (Montgomery First) Wendy's	-	3	-	12,000 900	-	7,800 585				1	4,000 900	2,600 585	1	4,000	2,600	1	4,000	2,600			
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050						333									
ProCore Developments	1	1	1,500	1,500	975	975															
Christian Brother Madsen and Richards	1 1	1 1	225 225	225 405	146 146	146 263															
Kroger	2	2	4,500	5,000	2,925	3,250															
Burger King Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	1,450 6,300	1,450 6,300	943 4,095	943 4,095															
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	360 3,000	- 4,033	234															
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-		-	1,950					6.006	2 222									
Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank	- 1	1 1	2,100	6,000 2,100	- 1,365	3,900 1,365				1	6,000	3,900									
Heritage Place	1	1	360	1,200	234	780															
Buffalo Springs Shopping, Ph. 2 Buffalo Springs Phase II (Reserve I2)	-	3	-	20,000 225	-	13,000 146				1	6,667 225	4,333 146	1	7,500	6,250						
BlueWave Car Wash	1	1	7,000	7,000	4 550	4,550				1	225	146									
Brookshire Brothers	2	2	1,500	1,500	975 975 390 260 146 146	975															
Ransoms Heritage Medical Center	1	1	1,500 600	1,500 1,200	975	975 780															
Lone Star Pkwy Office Building	2	2	400	720	260	780 468															
Old Iron Work	1	1	225	225	146	146															
	1	1	225	225	146	146															
Apache Machine Shop Montgomery Community Center (Ione Star)	1	1	850	850	552	224				1			I								
Montgomery Community Center (Ione Star) Jim's Hardware	1 1	1 1	850 225	850 225	553	553 146															
Montgomery Community Center (Ione Star) Jim's Hardware Town Creek Storage	1 1 1	1 1 1	850	225 225	553 146 146	146 146					6.006	2 222		6.00				4 000		6 222	
Montgomery Community Center (Ione Star) Jim's Hardware	1 1 1 -	1 1 1 5 10	850 225	225	553	146				1 1	6,000 1,706	3,900 1,109	1 1	6,000 1,500	4,800 1,250	1 1	6,000 1,500	4,800 1,250	1 1	6,000 1,500	4,800 1,250

				Info & Capacit																	
		1	W	ater I	Wast	ewater I						1			1				ı		
	Cummanat	1114:	Comment																		
	Current	Ultimate	Current	Ultimate				2024			2022			2022			2024			2025	
	Connections	Connections	Actual	Ultimate	Current	Ultimate	Campantiana	2021 GPD Water	GPD Sanitary	Campastiana	2022 GPD Water	GPD Sanitary	Campatiana	2023 GPD Water	GPD Sanitary	Commontions	2024 GPD Water	GPD Sanitary	Commontions	2025 GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)							Connections	GPD water	GPD Sanitary	Connections	GPD water	GPD Sanitary	Connections	GPD water	GPD Sanitary	Connections	GPD water	GPD Sanitary	Connections	GPD water	GPD Sanitary
Waterstone Commercial Reserve B	1	1	360	4,300	234	2,795															
Waterstone Commercial Reserve C (State Farm)	1	1	405	4,300	263	263															
Waterstone Commercial Reserve D		1	-	4,000	-	2,600															
Town Creek Crossing Commercial Reserves	-	6	_	7,000	-	4,550				1	1,167	758									
Depado Estates	-	5	_	10,000	-	6,500					1,107	, 50									
The Montgomery Shoppes	-	6	-	15,000	-	9,750				2	5,000	3,250	2	4,000	3.000	2	4.000	3,000	2	4,000	3,000
Retail Center	1	1	-	3,000		1,950					,,,,,,	.,		,	.,		,	-,		,	.,
Chick Fil A	1	1	3,200	3,200	2,080	2,080															
Panda Express	1	1	1,400	1,400	910	910															
CVS	1	1	225	225	146	146															
Starbucks	1	1	1,000	1,000	650	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79		28,000	28.000	18,200	18,200															
Subtotal	134				62,416	160,859	-	-	-	12	35,031	22,770	8	28,800	22,225	6	17,067	12,668	5	14,000	10,675
Baulai Familia																				·	
Multi Family																					
Heritage Plaza (Units)	208	208	21,000	24,000	13,650	15,600		1			1										
Town Creek Village, Phase I (Units)	152		24,000	26,500	12,000	13,250															
Plez Morgan Townhomes	-	48	-	12,000	-	6,000	48	12,000	6,000												
Montgomery Supported Housing	14		2,300	2,300	1,150	1,150		,	-,,,,,												
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150															
Subtotal	375	423		67,100	27,950	37,150	48	12,000	6,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
mstrational (schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation																					
Single Family Residential	61	100	16,165	26,500	-																
Commercial Irrigation	21	70	9,300	21,000	-	-															
Christian Brothers	1	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	2	2	530	530	_	_															
City	9	9	4,500	4,500																	
Subtotal	107	185		56,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			-				-	44.040	0.400		F7 444	27.620		46.305	22 525	46	27.707	40.240		40.465	42.075
Committed (W/O Irrigation)	1,268	1,695	365,985	632,085	223,321	426,764	60	14,910	8,100	94	57,111	37,620	71	46,205	33,525	46	27,767	19,218	24	18,465	13,075
								2021	•		2022	!		2023			2024	1		2025	1
				Total Dr	 ojected Comm	itted Valumes	Connections 1,328	GPD Water 380.895	GPD Sanitary 231,421	Connections 1,422	GPD Water 438.006		Connections 1,493	GPD Water 484.211		Connections 1,539	GPD Water 511,977	GPD Sanitary 321,784		GPD Water 530,442	GPD Sanitary 334.859
				TOLAI PI	ojected Comm	litted volumes:	1,528	360,693	231,421	1,422	438,006	269,041	1,495	464,211	302,366	1,559	511,977	321,764	1,505	550,442	334,839
Future Development in Feasibility/Design																					
Red Bird Meadows		556	-	139,000	-	111,200							90	22,500	18,000	90	22,500	18,000	90	22,500	18,000
Hills of Town Creek Section 5	-	72	_	18,000		14,400				10	2,500	2,000	20	5,000	4,000	20	5,000		22	5,500	
Porter Farms Tract		98	_	24,500	_	19,600				8	2,000	1,600	30	7,500	6,000	30	7,500		30	7,500	
Subtotal	-	726	-	181,500	-	145,200	_	-	-	18					28.000	140	35,000				
Subtotal									1			2,230		,			· · ·			•	25,.00
Committed Plus Feasibility	1,268	2,421	365,985	813,585	223,321	571,964	Connections	2021	CDD Camita	Connection	2022	CDD Comittee	Connections	2023	CDD Comiton	Connections	2024	CDD Camita	Connections	2025	CDD Caralta
			Total Da	oiostad Carer	itted Volumes	Dius Fossibility				Connections				GPD Water				GPD Sanitary 381,384			GPD Sanitary
			iotai Pr	ojected Comm	itted Volumes	l rus reasibility	1,328	380,895	231,421	1,440	442,506	272,641	1,651	523,711	334,166	1,837	586,477	381,384	2,003	640,442	422,859

			Development	: Info & Capaciti	es																
			W	ater	Wast	ewater 							1			<u> </u>					
	Current	Ultimate	Current																		
	Connections	Connections	Actual	Ultimate	Current	Ultimate		2021			2022			2023			2024			2025	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanita
Potential Future Development (Within Current City Limit	s)								,			,			,			,			
HEB Tract (HEB store only)	_	1	_	10,000	-	6,500							1	10,000	6,500						1
HEB Tract (pad sites only)	-	5		15,000		9,750				1	3,000	1,950	1	3,000	2,100	1	3,000	2,100	1	3,000	2,1
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860				2	1.467	953	2	1.467	953		, , , , , , , , , , , , , , , , , , , ,	,		.,	· · · · · · · · ·
Moon Over Montgomery	-	15	-	3,750	-	2,438					, -			, -		15	3,750	2,438			ſ
Waterstone, Section 3	-	36	-	9,000	-	5,850							10	2,500	2,000	10	2,500	2,000	10	2,500	2,0
Waterstone, Section 4	-	80	-	20,000	-	13,000							10	2,500	2,000	10	2,500	2,000	10	2,500	2,0
J. Allen Kent	-	150	-	37,500	-	30,000							20	5,000	4.000	20	5,000 3,750	4,000	20	5,000	4,0
Town Creek Crossing Section 2	-	37		9,250	-	7,400							15	3,750	3,000	15	3,750	3,000	7	1,750	1,4
1097 Misc. Commercial	-	10	-	15,000	-	9,750				1	1,500	975	1	1,500	1,250	1	1,500	1,250	1	1,500	1,2
Misc. Undeveloped (Commercial)	-	1,354	-	487,440	-	316,836				2	720	468	2	3,000	2,500	2	3,000	2,500	2	3,000	2,0 2,0 4,0 1,4 1,2 2,5 2,0
Misc. Undeveloped (Single Family)	-	1,641	-	410,250	-	266,663				10	2,500	1,625	10	2,500	2,000	10	2,500	2,000	10	2,500	2,0
Misc. Undeveloped (Industrial)	-	1	-	5,000	-	3,250															ſ
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250				2	2,000	1,300									1
The Woods of Town Creek	-	212		53,000	-	42,400							30	7,500	6,000	30	7,500	6,000	30	7,500	6,0
Subtotal	-	3,553	-	1,084,590	-	719,946	-	-	-	18	11,187	7,271	102	42,717	32,303	114	35,000	27,288	91	29,250	23,2
Potential Future Development (ETJ)																					
80-Ac Mabry Single Family	-	368	-	92,000	-	59,800							30	7,050	4,500	30	7,050	4,500	30	7,050	4,5
Stewart Landing	-	50	-	18,000	-	11,700							10	2,350	1,500	10	2,350	1,500	10	2,350	1,50
Misc. Undeveloped (Single Family)	-	6,595		1,648,750	-	1,071,688							10	2,350	1,500	10	2,350	1,500	10	2,350	4,50 1,50 1,50 6,2
Misc. Undeveloped (Commercial)	-	1,100		396,000	-	257,400				5	1,800	1,170		7,500	6,250	5	7,500	6,250	5	7,500	6,2
Subtotal	-	8,113	-	2,154,750	-	1,400,588	-	-	-	5	1,800	1,170	55	19,250	13,750	55	19,250	13,750	55	19,250	13,7
Potential Ultimate Totals	1,268	14,087	365,985	4,052,925	223,321	2,692,497		2021			2022			2023			2024			2025	<u>i</u>
rotential Offinate Totals	1,200	14,007	303,365	4,032,323	223,321	2,032,497	Connections		GDD Sanitary	Connections		GDD Sanitary	Connections		GPD Sanitary	Connections		GPD Sanitary	Connections	GPD Water	GDD Sanita
			1		Total Pot	ential Ultimate	1,328	380,895	231,421	1,463	455,492	281,082	1,831	598,664	388,661	2,186	715,681	476,917	2,498	818,146	555,39
			1		TOTAL PULL	l	1,320	300,033	231,421	1,403	433,432	201,002	1,031	330,004	300,001	2,100	/13,001	470,317	۷,430	010,140	333,

Table 1.1 September 2017 ESFC Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)	Equivalent Single Family Home (ESFC)	Maximum Assessable Water Fee (\$)	Maximum Assessable Waste Water Fee (\$)	Maximum Assessable Fee (\$)
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Cheetham Management

Dev. No. 2102

THE STATE OF TEXAS

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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	\$ 3,000 \$ 3,000 \$ 42,000
TOTAL	\$ 48 000