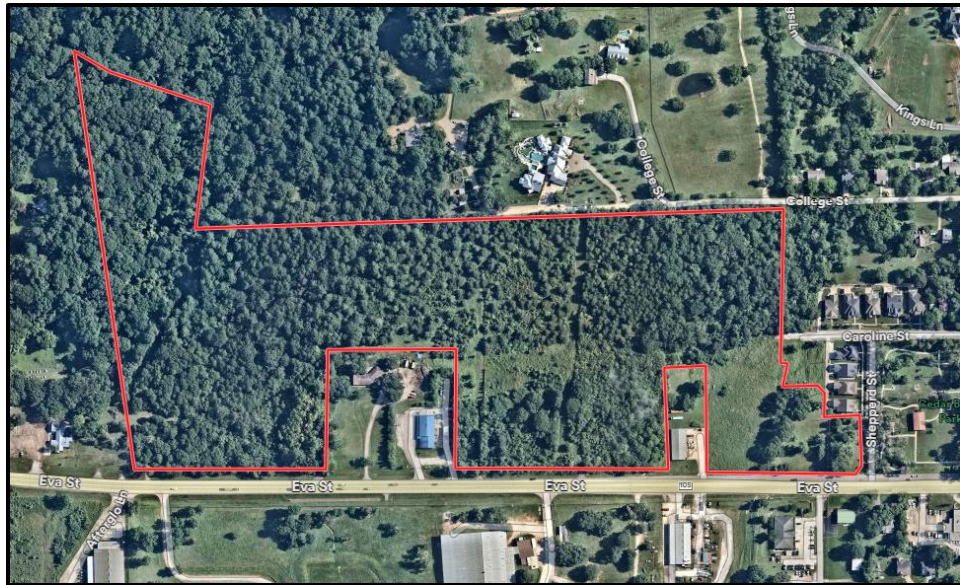


**Villages of Montgomery  
Devpoint, LLC  
FEASIBILITY STUDY  
(Dev. No. 2412)**

**FOR**

**THE CITY OF MONTGOMERY**



**WGA PROJECT NO. 00574-145**

**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

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## 1 EXECUTIVE SUMMARY

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Devpoint, LLC (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a mixed-use development on a 50.8-acre tract along SH-105 west of Shepperd St., also referred to as the Villages of Montgomery tract. The tract is located within City limits and would not need to be annexed prior to receiving utility service.

Based on the preliminary land plan provided by the Developer, this development would consist of 71 - 45’ single family lots, 27 – 50’ single family lots, commercial pads, and mixed-use pads. The final land plan may affect the estimated costs of, and revenues associated with, the development.

The analysis shows that after the completion of the City’s Water Plant No. 2 Improvements project currently in construction, the City will have the water capacity to serve the development and existing developments for the next few years, but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek WWTP plant project is completed.

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

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

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$22,000,000.00 at full build out. Based on the City’s current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance) and an assumed 95% collection rate, the development will bring in approximate tax revenues as shown below:

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

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## 2 INTRODUCTION

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This undeveloped tract is located along SH-105 just west of Shepperd St. and falls entirely within the City limits.

The Tract's boundary in relation to the City's surrounding facilities is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit D** and indicates the Developer's intentions to develop this 50.8-acre tract. In total, the future development will consist of 98 – single family lots, 3 acres of commercial tracts, approximately 13.5 acres of mixed-use pads, and detention ponds.

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

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

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### 3 ANALYSIS

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#### **Water Production and Distribution**

The City has begun the construction of a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 that includes an elevated storage tank and an additional Jasper aquifer water well. The project is expected to be constructed in 2026 or 2027 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 485,000 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 829,000 gpd and 2,329 connections. A copy of the updated water usage projections is included as **Exhibit E**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 146% of the total ADF capacity and 93% of the connection capacity.

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

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

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

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

The Developer is responsible for providing engineered plans and specifications for the required public waterline extension to serve the proposed development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

### **Sanitary Sewer Collection and Treatment**

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 224,675 gpd or 56%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 523,400 gpd or 131% of existing permitted capacity at full build out. Based on projected build out, we do not expect to exceed the allowance until mid-late 2025. A copy of the wastewater usage projections is included as **Exhibit E**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 18,250 gpd (547,500 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 818,699 gpd or 205% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. Anticipating this requirement to be triggered, the City has selected Halff Associates to complete the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP in mid-2025. Based on the projections shown in **Exhibit E**, the City would exceed 700,000 gpd capacity in 2028. Based on actual development within the City, the City is prepared to move forward with the Phase II expansion to the Town Creek WWTP to increase the total treatment capacity to 1,000,000 gpd.

The Developer will be responsible for the demolition of the existing Lift Station B along SH-105 and extending an 8" gravity sanitary sewer line east from existing Lift Station No. 5 to the eastern portion of their property line, as shown in **Exhibit C**. The Developer will be responsible for all costs associated with the demolition of the existing lift station and extension of a gravity sanitary sewer line, which will be designed by the City's Engineer.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer will also need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's Department of Public Works and will be responsible for all costs associated with said work.

### **Drainage**

The onsite storm sewer system will be conveyed to the City upon completion of construction and acceptance by City Council. All onsite detention will be designated private and remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

### **Paving and Traffic Planning**

Per the current preliminary land plan, the Developer is proposing the extension of Caroline St. and connection to College St. Based on the size of the proposed development, the Developer will be required to submit a Traffic Impact Analysis study to show how the proposed development will impact traffic on these streets at full build out.

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

Finally, per the recorded plat and variance granted at the June 24, 2014, City Council meeting, the Developer will be required to extend Shepperd St. to the full 28' asphalt pavement width to SH-105.

### **Development Costs**

The Developer will need to engineer and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract. The Developer will also be responsible for the costs of all offsite utility and/or paving facilities to serve the tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit F** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of 98 5/8 – inch water meters and 3 2 – inch meters per **Exhibit F**.

An escrow agreement has been entered into between the Developer and the City, and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$40,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. This is with the assumption that the development will require 3 plan reviews and is constructed as one section. The fees calculation can be seen in **Exhibit G**. These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

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

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

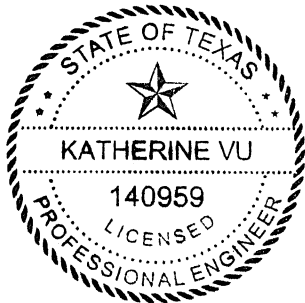
### **Financial Feasibility**

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$22,000,000. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$20,273 per year in debt service revenue, and approximately \$63,327 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$100 valuation Operations & Maintenance (O&M) tax rate.



This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Chris Roznovsky, P.E., should you have any questions.



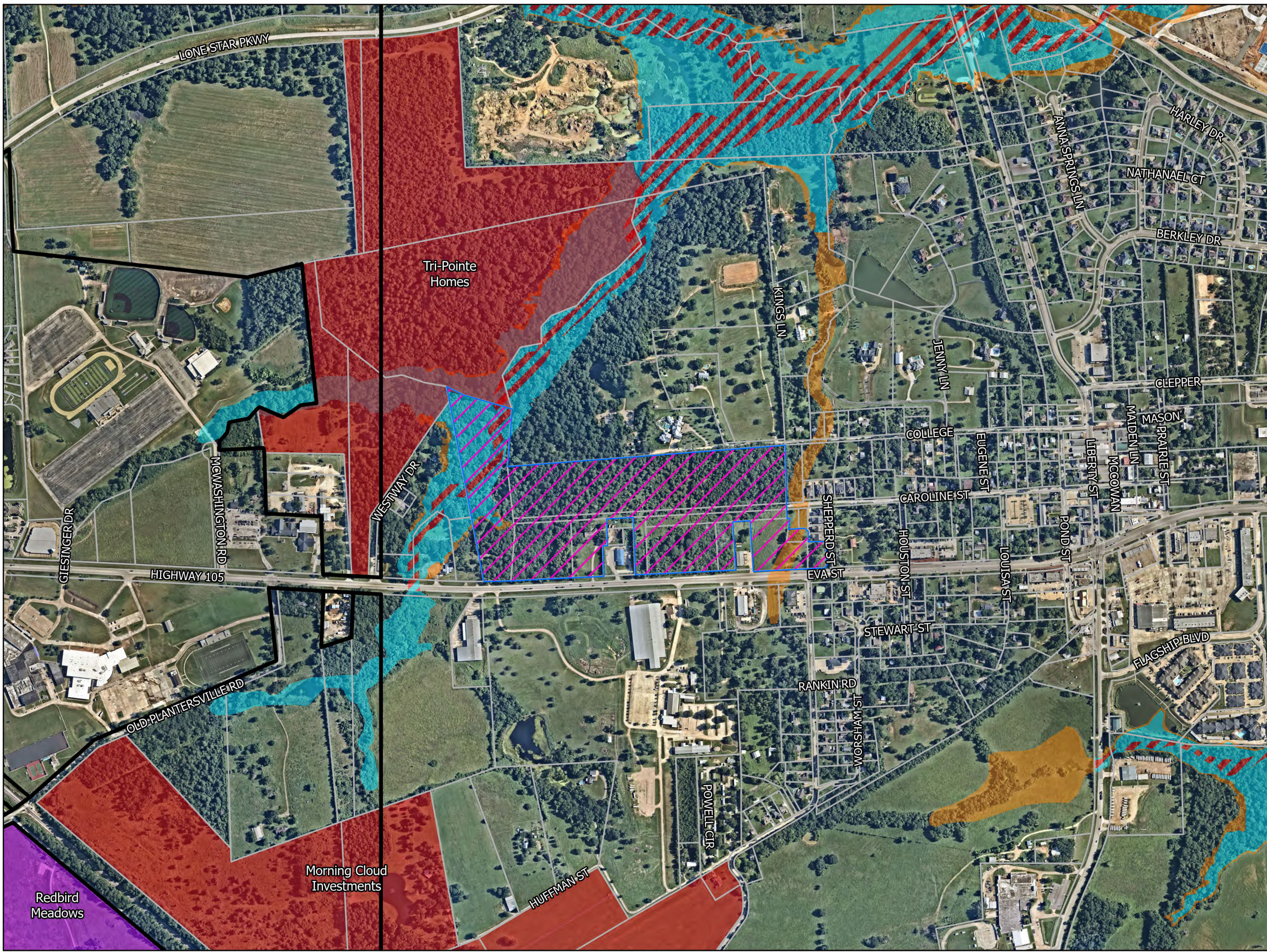
Sincerely,

A handwritten signature in black ink that reads "Katherine Vu". The signature is written in a cursive, flowing style.

Katherine Vu, PE, CFM  
City Engineer

CVR/zlgt

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



- 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

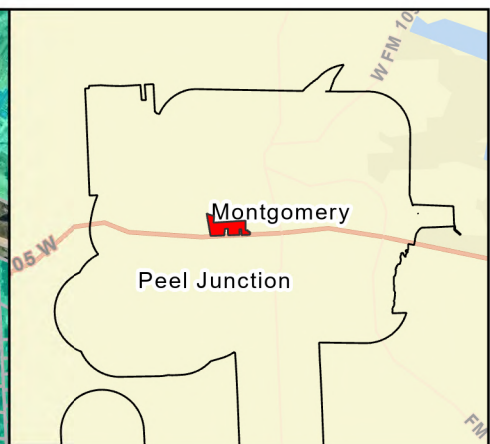
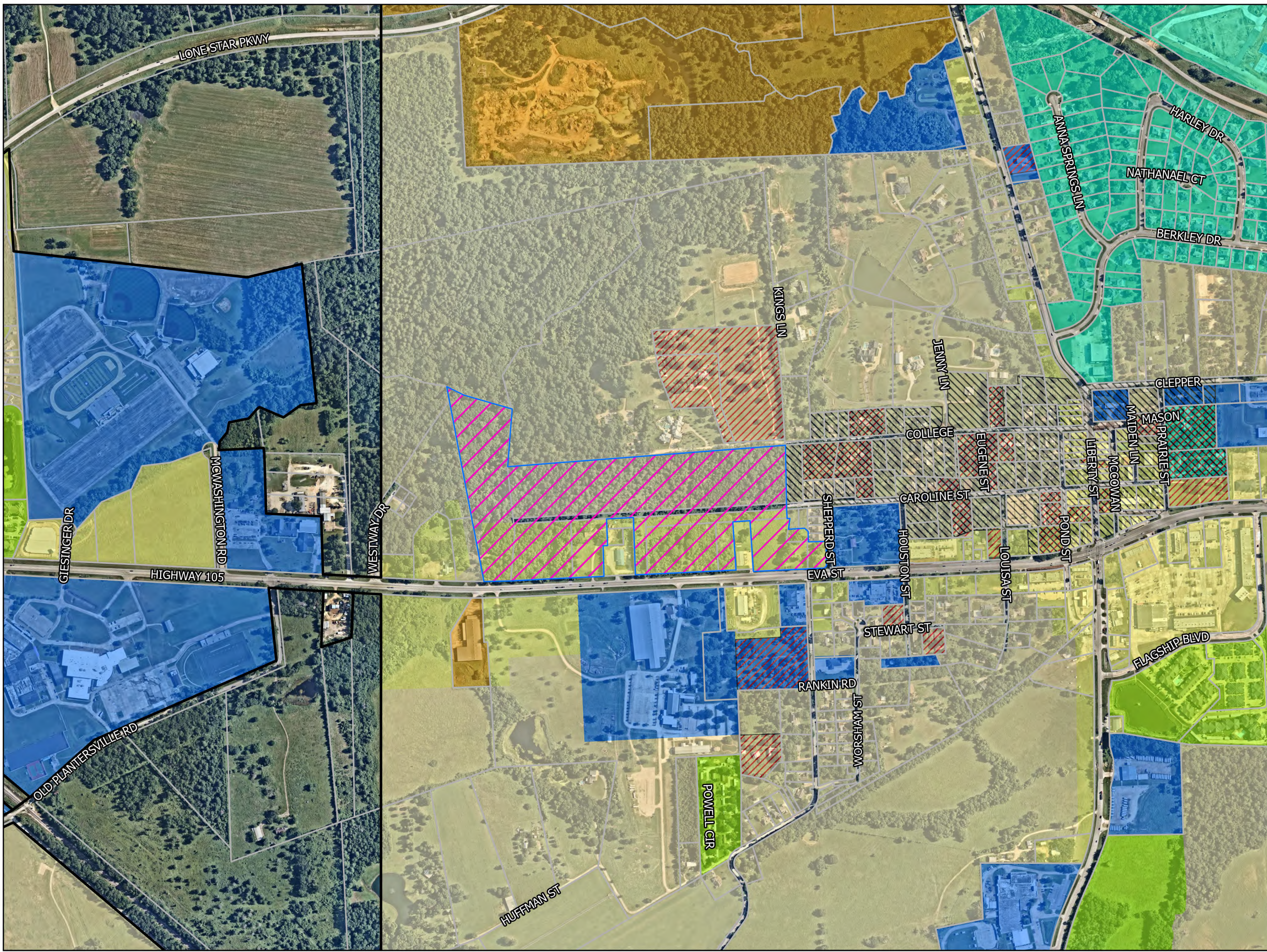
## Exhibit A Tract Location

### Villages of Montgomery 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**
- Commercial
  - Industrial
  - Institutional
  - Multi-Family
  - Planned Development
  - Residential
  - Historical Preservation
  - Historical Landmark

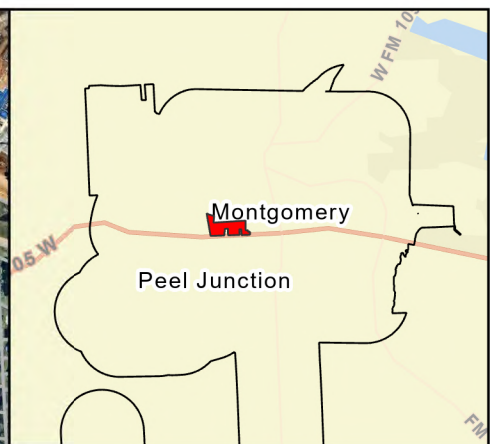
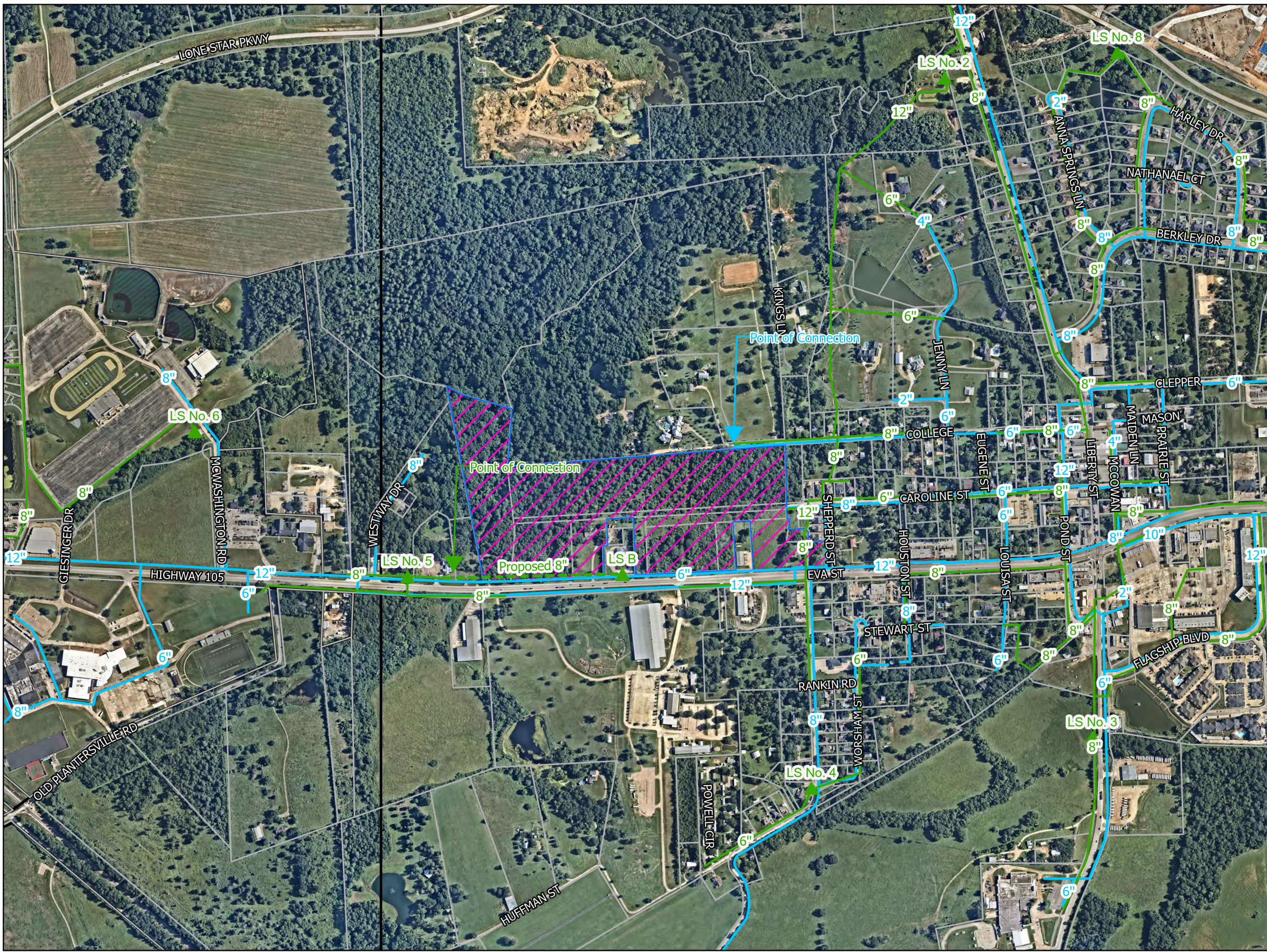
**Exhibit B**  
**Zoning Map**

Villages of Montgomery  
Feasibility Study



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**Legend**

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

**Water**

- Water Main

**Sanitary Sewer**

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

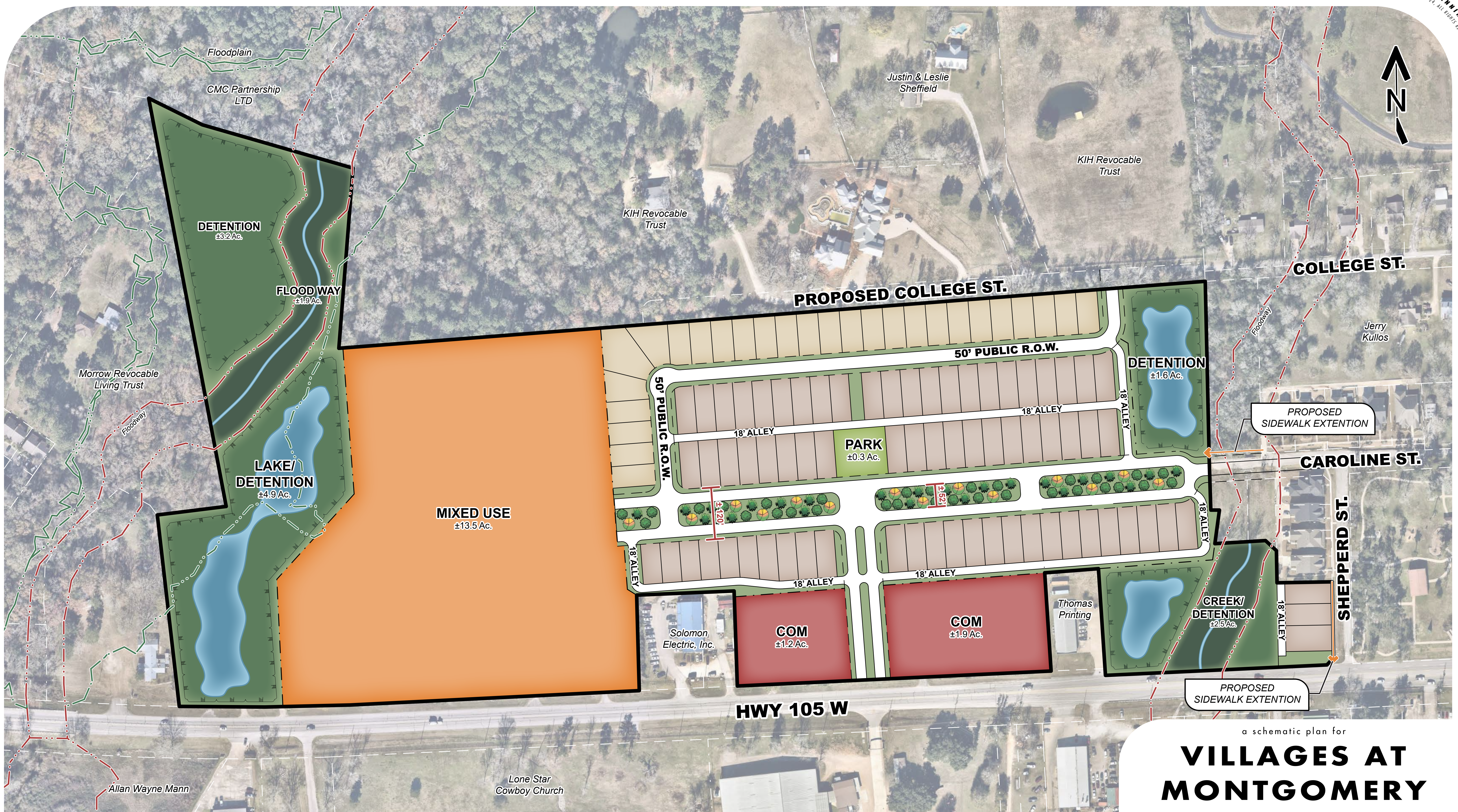
## Exhibit C Utilities Layout

### Villages of Montgomery Feasibility Study



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### LOT SUMMARY

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

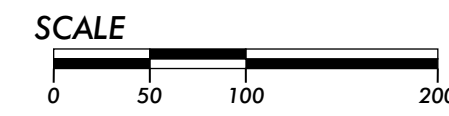
**TOTAL 98 LOTS**

a schematic plan for  
**VILLAGES AT MONTGOMERY**  
 ± 50.8 ACRES OF LAND  
 prepared for

**GRACEPOINT HOMES**



24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-1-730A  
 JUNE 28, 2024

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

	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		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		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		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>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		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		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																				









EXHIBIT F: IMPACT FEE SUMMARY

Meter Size <sup>(1)</sup>	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	15	2,033	1,951	3,984
3/4"	25	3,396	3,258	6,654
1"	40	5,429	5,209	10,638
1 1/2"	120	16,268	15,607	31,875
2"	170	23,039	22,104	45,143
3"	350	47,441	45,515	92,956
4"	600	81,339	78,037	159,376
6"	1,200	162,679	156,074	318,753
8"	1,800	244,018	234,111	478,129

1. 5/8" Meter size is used for all connections equal to 1 ESFC (Equivalent Single Family Connection), and reflects the installation of a 5/8" x 3/4" meter.

**ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT**

**BY AND BETWEEN**

**THE CITY OF MONTGOMERY, TEXAS,**

**AND**

**Villages of Montgomery**

**Dev. No. 2412**

THE STATE OF TEXAS                    ⊃

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	\$ 25,000
<hr/>	
TOTAL	\$ 40,000



**EXHIBIT H**  
**Preliminary Cost Estimate**  
**Public Infrastructure Improvements**  
**Villages of Montgomery**  
9/2/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
<b>GENERAL</b>					
1	Mobilization, Bonds, and Insurance (5%)	1	LS	\$ 10,000	\$ 10,000
2	Hydromulch Seeding	1	LS	5,000	5,000
3	Ckearing and Grubbing	1	LS	10,000	10,000
4	Construction Staking	1	LS	5,000	5,000
5	Trench Safety System	1,300	LF	1	2,000
6	Traffic Control Plan	1	LS	15,000	15,000
7	Easement Acquisition (10' Utility Easement)	7,000	SF	4	28,000
8	SWPPP	1	LS	5,000	5,000
<b>SANITARY SEWER</b>					
9	Demolition and Decommision of Ex. Lift Station B	1	LS	10,000	10,000
10	Plug and Abandonment Existing Sanitary Sewer Line	1	LS	4,000	4,000
11	8-inch C900 PVC Sanitary Sewer (Gravity)	1,300	LF	60	78,000
12	Sanitary Sewer Manholes	4	LF	8,000	32,000
				<b>Construction Subtotal</b>	\$ 204,000
				<b>Contingencies (15%)</b>	\$ 31,000
				<b>Design Phase Services</b>	\$ 30,000
				<b>Construction Administration and Bid Phase Services</b>	\$ 16,250
				<b>Field Project Representation</b>	\$ 15,000
				<b>Reimbursible Expenses</b>	\$ 17,000
				<b>Total</b>	<b>\$ 313,250</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.