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

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-145

September 2024

PREPARED BY



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

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

1 EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

2 INTRODUCTION

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

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

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

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

3 ANALYSIS

Water Production and Distribution

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

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

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

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

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

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

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

Sanitary Sewer Collection and Treatment

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

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

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

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

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

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

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

Drainage

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

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

Paving and Traffic Planning

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

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

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

Development Costs

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

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

The estimated ADF provided by the developer requires the equivalent use of $98\,5/8$ – 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:

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

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

Financial Feasibility

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

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

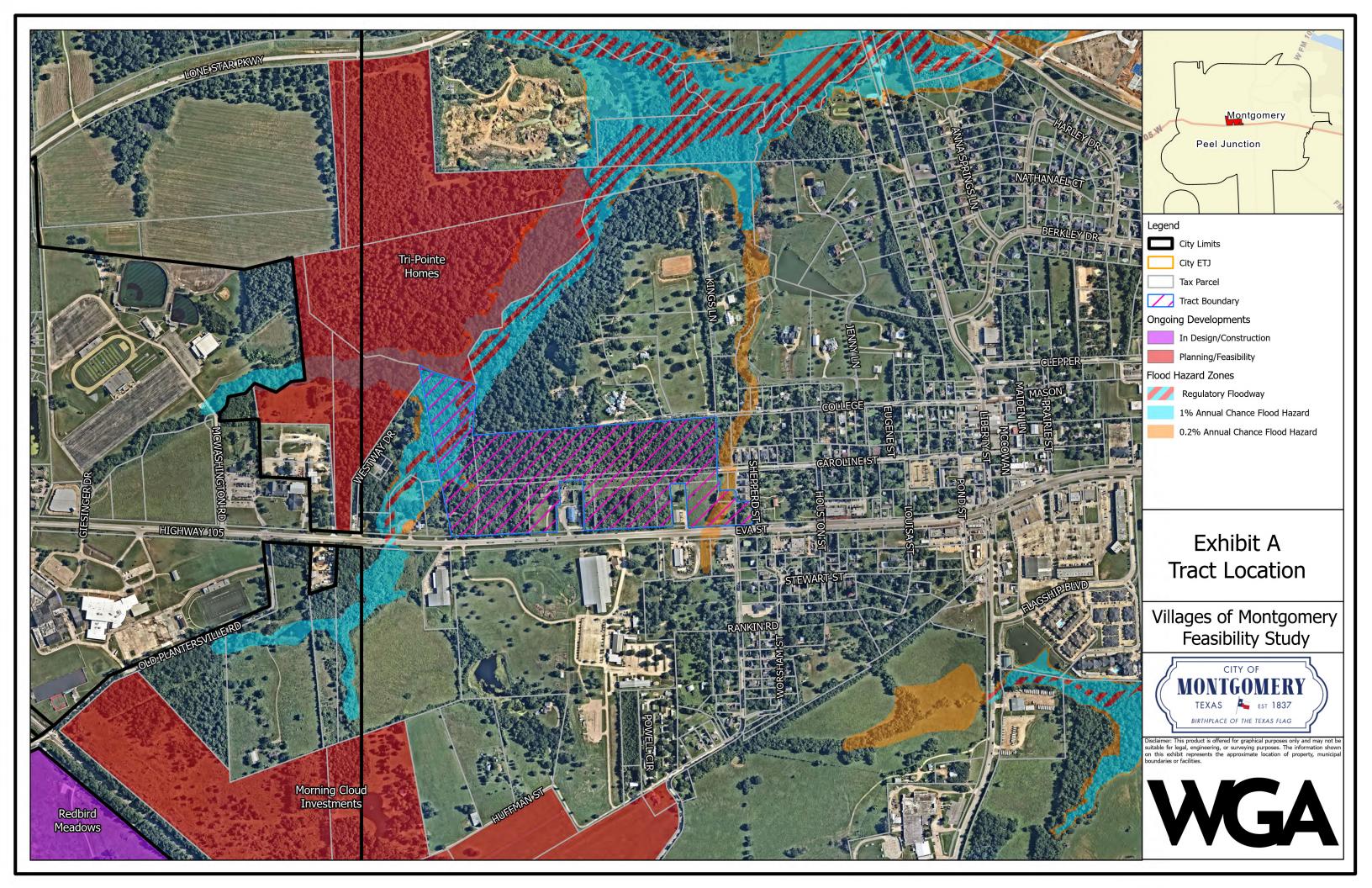
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Chris Roznovsky, P.E., should you have any questions.

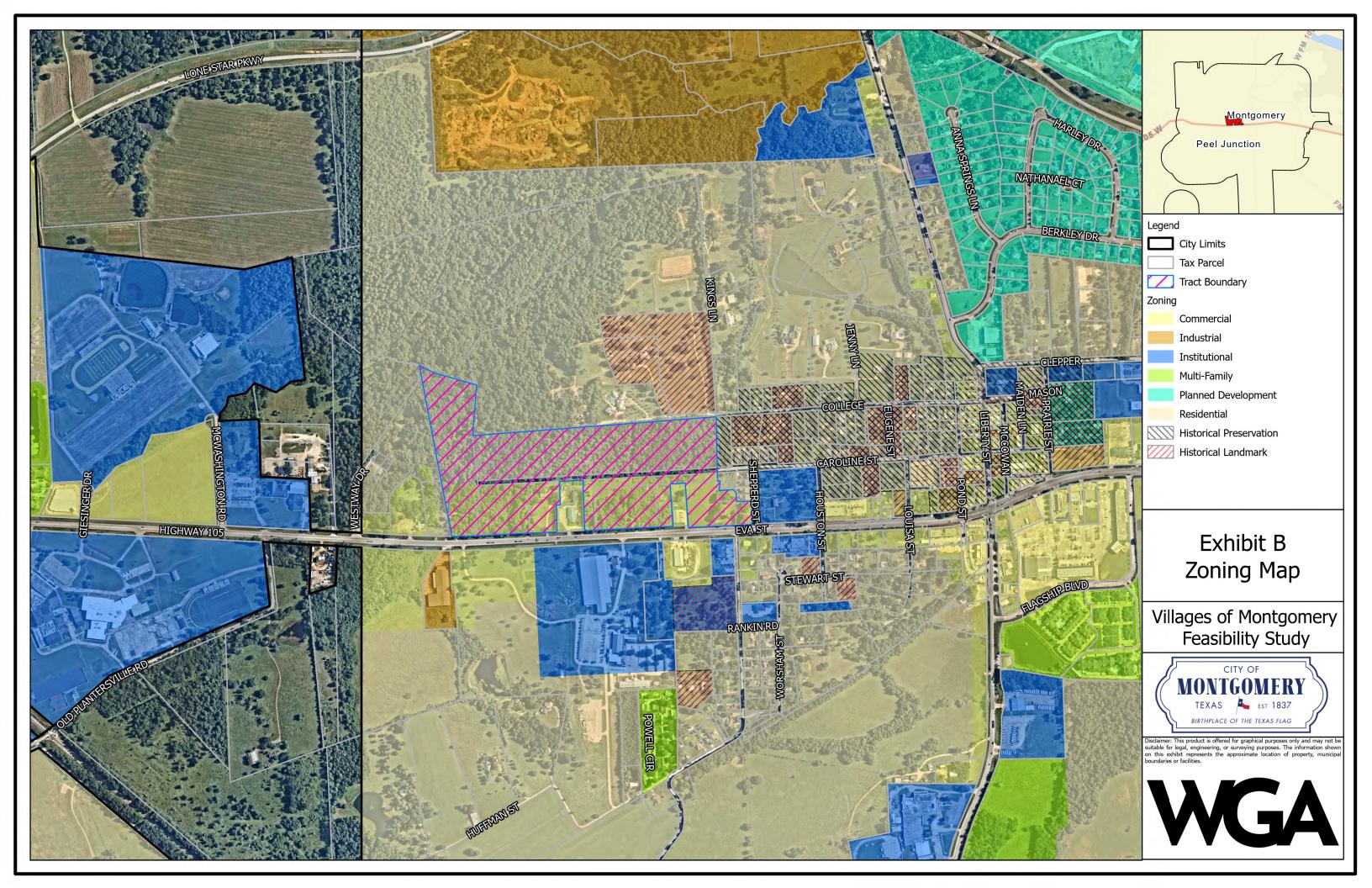
Sincerely,

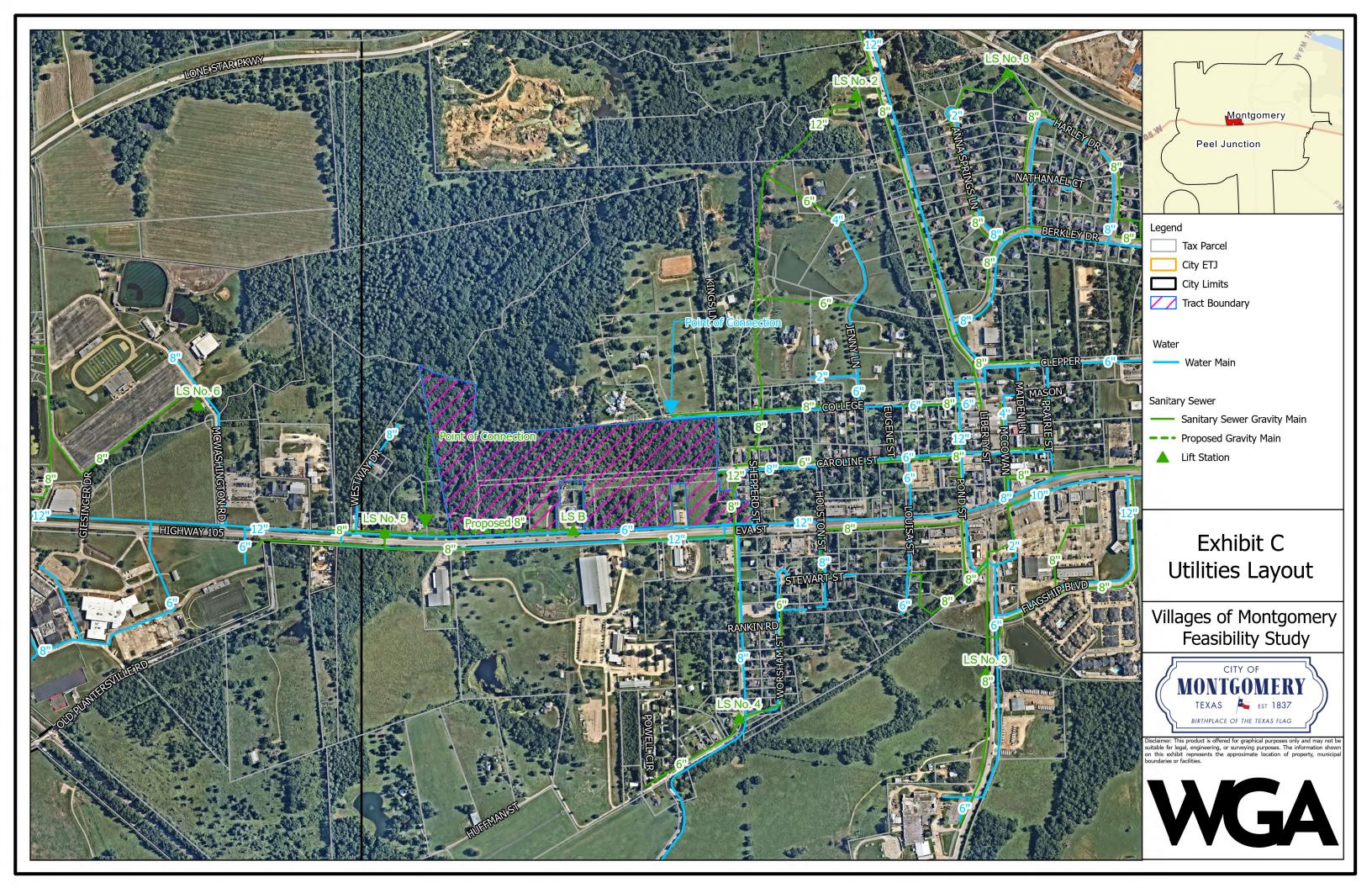
Katherine Vu, PE, CFM

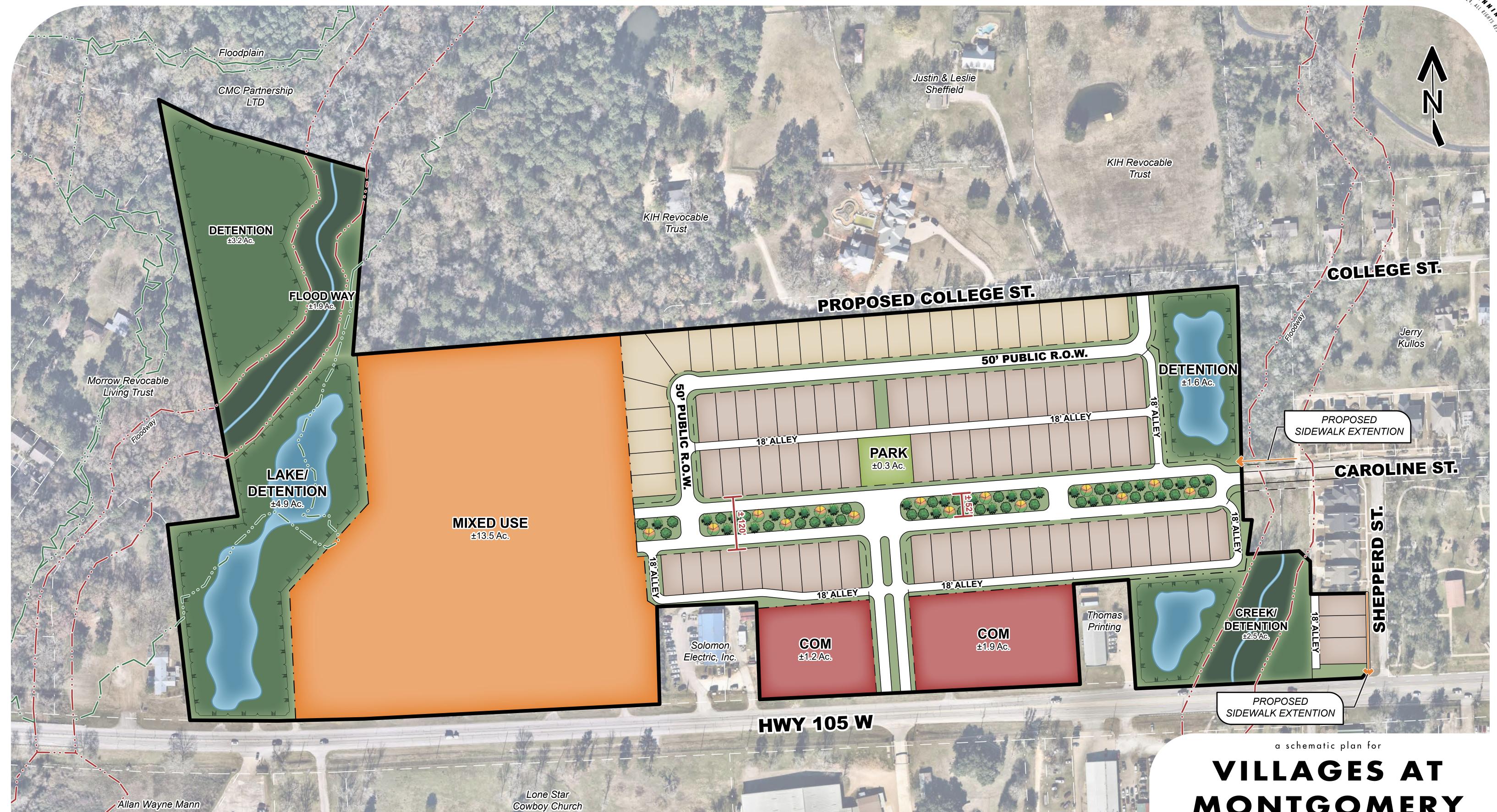
City Engineer

CVR/zlgt









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

TOTAL

LOT SUMMARY

28%

98 LOTS

MONTGOMERY

±50.8 ACRES OF LAND

prepared for

GRACEPOINT HOMES



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



MTA-I-730A JUNE 28, 2024

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	Development Info & Capacities																	
			Wate	er	Waste	ewater				1			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					130	300	-	223	150			
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1 FM 149 Corridor	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		12,375	7,800	8,250		-	-	2	450	300	2	450	300	2	450	300
Baja Road Community Center Drive	7	11	1,575 675	2,475 675	1,050 450	1,650 450		-	-	1	225	150	1	225	150	2	450	300
Community Center Drive (Water Only)	8	10		2,250	450	450	1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250												
Gulf Coast Estates, Section 2	2	4 37	450	900 8,325	300	600	1	225	150	1	225	150		-	-		-	-
Lake Creek Village, Section 1 Lake Creek Village, Section 2	37 45	45	8,325 10,125	10,125	5,550 6,750	5,550 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 Hills of Town Creek, Section 3	51 49	51 49	11,475 11,025	11,475 11,025	7,650 7,350	7,650 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		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	14	14	3,150	3,150	2,100	2,100		1,373	1,030								_	
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300												
Waterstone, Section 1 Waterstone, Section 2	44 48	53 89	9,900 10,800	11,925 20,025	6,600 7,200	7,950 13,350	5 10	1,125 2,250	750 1,500	2 15	450 3,375	300 2,250	2 15	450 3,375	300 2,250		-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	- 40	174	10,800	39,150	7,200	26,100	10	2,250	1,500	50		7,500	60	13,500	9,000	64	14,400	9,600
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600				1	15,900	10,600		,	-,		,	-,,
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	46.350		42.500	0.000	3	1,500	45.000	400	24.525	46.350		0.000	6 000
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 1,070	4,000 1,070	3,300 890	3,300 890												
City Hall 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												
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 Subtota	8 al 945	11 1,639	1,800 214,755	2,475 403,905	1,200 141,590	1,650 261,940	94	225 37,650	150 23,650	226	225 67,350	150 43,300	237	225 53,325	150 35,100	119	26,775	17,400
Subtota	343	1,035	214,733	403,303	141,550	201,540	54	37,030	23,030	220	67,330	43,300	237	33,323	33,100	113	20,773	17,400
Commercial Platted and Existing																		
Buffalo Run, Section 1 Longview Greens Miniature Golf	1 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	- 2,230	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 KenRoc (Montgomery First)	3	3	750	750 12,000	488	488 7,800		l			2,500	1,625	4	2,500	1,625	4	4,000	2,600
Wendy's	1	1	1,300	1,300	845	7,800 845				1	2,500	1,025	1	2,500	1,025	1	4,000	2,000
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850					-	-						
ProCore Developments Christian Brothers	1	1	1,500 1,225	1,500 1,225	975 796	975 796					-	-						
Madsen and Richards	1 1	1	225	225	146	146					-	-						
Kroger	2	2	5,000	5,000	3,250	3,250					-	-						
Burger King (Meter 48214937)	1	1	750 6,300	750 6,300	488 4,095	488 4,095	l				-	-						
Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	6,300	6,300	4,095	4,095					-	-						
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	400	1,138												
Spirit of Texas Bank Heritage Place	1	1	750 800	750 800	488 520	488 520					-	-						
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840												
Buffalo Springs Shopping, Ph. 2	٠.	1	-	8,000	-	5,200		-	-		-	-	1	8,000	5,200			
BlueWave Car Wash Brookshire Brothers	2	2	8,500 1,200	8,500 1,200	5,525 780	5,525 780					-	-						
Ransoms	1	1	1,200	1,200	780	780					-	-						
Heritage Medical Center	1	1	750	750	488	488					-	-						
Lone Star Pkwy Office Building Old Iron Work	2	2	450 225	450 225	293 146	293 146					-	-						
Apache Machine Shop	1	1	225	225	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 Lake Creek Village 3 Commercial (Res A & B)	- 1	1 5	225	225 25,000	146	146 16,250			-	1	5,000	3,250	,	10,000	6,500	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	-	1	6,000	6,000	3,900	3,900												
Discount Tire Express Oil and Tire	- 1	1	750 950	750 950	146	488 618					-	-						
Popeyes	1	1	2,500	2,500	1,625	1,625					1							
Commercial Platted and Existing (cont.)																		

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Wat	er Ultimate	Waste			2024			2025			2026			2027	
	Connections	Connections	Current Actual	Oitimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitar
							Connections	GI D Water	Gr D Saintary	connections	Gi D Water	Gr D Saintary	connections	Gr D Water	Gr D Sameary	connections	Gr D Water	Gr D Saintai
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263												ļ
Town Creek Crossing Commercial Reserves	-	1	-	8,000	-	5,200	1	8,000	5,200									ļ
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	-	360		320	1	360	320									
Retail Center	1	2	2,000	4,000	1,300	2,600												Į
Chick Fil A	1	1	3,500	3,500	2,275	2,275												
Panda Express	1	1	2,600	2,600	1,690	1,690												
cvs	1	1	1,200	1,200	780	780												
Starbucks	1	1	2,600	1,000	1,690	650												
Burger Fresh	12	12	240 3,000	240 3,000	156 1,950	156 1,950												
Churches Miscellaneous Commercial	79	79	51,453	71,236	33.445	46.303												
Subtotal	142			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												Į
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	2,300	2,300	1,150	1,150												
Grand Monarch Apartments	-	72	-	10,300	-	8,600	72	10,300	8,600									
Subtotal	423	495	57,600	67,900	28,800	37,400	72	10,300	8,600	-	-	-	-	-	-	-	-	-
Institutional (Schools)																		
MISD Athletic Complex	,	2	6,800	6,800	3,400	3,400												
MISD High School Complex	2	2	20,000	20,000	10,000	10,000												ł
	2	2	1,000	1,000		500												ł
MISD Warehouse (105/Clepper) MISD CTE/ Ag Barn	1	1	1,000	20,000	500	10,000				1	20,000	10,000						ł
Bus Barn	- 1	1	1,000	1,000	500	500				1	20,000	10,000		-	-			1
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250												
MISD School (MEK)	1	1	4,500	4,500	2,250	2,250												i i
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	1	20,000	10,000	-	-	-	-	-	-
Irrigation																		
Single Family Residential	61	100		26,500	-	-	39	10,335										
Commercial Irrigation	32	70	9,600	21,000	-	-	38	11,400										
Christian Brothers	1	1	1,100	1,100	-	-												ļ
MISD High School Irrigation																		
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	-	-								-	-		-	-
Subtotal	108	185		56,930	-	-	77	21,735		-				-	-	-	-	-
Committed	1,519	2,329		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
	,,,,,	_,		520,231		020,100		2024	,		2025	,	- 10	2026	- 1,551		2027	,
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
				Total I	Projected Comm	itted Volumes:	1,769	567,398	339,646	2,007	688,148	414,656	2,252	770,648	468,720	2,376	814,898	497,479
Future Development in Feasibility/Design																		
Red Bird Meadows (Future Phases)	-	495		111,375	_	74,250							30	6,750	4,500	50	11,250	7,500
Nantucket Housing (Stewart Creek) (Units)	-	385		60,000	_	50,000							385	60,000	50,000	30	11,230	,,500
Superior Properties (Units)	-	98		21.680		17.990				40	8.849	7.343	58	12.831	10.647		-	1
Superior Properties (Commercial)	-	Δ	1	17,262		14,350				3	12,947	10,763	1	4,316	3,588		-	ĺ
Morning Cloud Investments (Single Family)						2.,350				j	,	22,.00	1	.,510	2,300			í
[Stowe and Sales Tract]		246		55,350		36,900				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	15,750	10,50
Tri-Pointe Homes (Single Family)	l	150		12,730		20,530				30	11,230	.,550	,,,	15,, 30	20,580	,,,	13,, 30	10,50
[Cheatham-Stewart Tracts]	l -	136		30,600	_	20,400			1	25	5,625	3,750	50	11,250	7,500	66	14,850	9,90
HEB Grocery and Car Wash (Commercial)	-	1		23,000		18,400					3,023	3,.30	1	23,000	18,400	1 30	,030	5,50
Mia Lago Reserve (Single Family)		59		23,400		16,250							20	7,932	5,508	39	15,468	10,74
Villages of Montgomery (Single Family)	I .	98		22,050	-	14,700							20	1,532	3,308	18	4,050	2,70
Villages of Montgomery (Commercial)	I :	30		4.230		3,550								1		10	4,030	3,55
Subtotal	-	982	-	411,697	-	295,290	-		-	138	43,170	32,355	705	154,147	118,635	336	77,568	41,40
Subtota					1				l	ı								1
	1 510	3 211	479 579	1 240 968	295 522	818 600		2024	1		2025			2026	•		2027	
Committed Plus Feasibility	1,519	3,311		1,240,968	295,522	818,699	Connections	2024 GPD Water	GPD Sanitary	Connections	2025 GPD Water	GPD Sanitary	Connections	2026 GPD Water	GPD Sanitary	Connections	2027 GPD Water	GPD Sanitary
	1,519	3,311		1,240,968 otal Projected Com			Connections 1,769	GPD Water	GPD Sanitary 339,646	Connections 2,145		GPD Sanitary 447,011	Connections 3,095	GPD Water	GPD Sanitary 619,710	Connections 3,555	GPD Water	GPD Sanitar

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Wate	er Ultimate	Wast Current	ewater Ultimate		2028			2029			2030			2031			2032	
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
Buffalo Crossing Buffalo Springs, Section 1	9 24	12 24	_/	2,700 5,400	1,350 3,600	1,800 3,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 2	63	64		14,400	9,450	9,600		-	-		-	-		-	-		-	-		-	
Estates of Mia Lago, Section 1	4		900	6,075	-	-	4	900	-	4	900	-	3	675	-						
FM 149 Corridor Simonton and Lawson	21 13	25 23	4,725 2,925	5,625 5,175	3,150 1,950	3,750 3,450	- 1	225	150		450	300		450	300	- 1	225	150	-	-	
Martin Luther King	52			12,375	7,800	8,250		-	- 130		-	-		-	-	1	-	-		-	-
Baja Road	7	11		2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3 10	675	675	450	450															
Community Center Drive (Water Only) Lake Creek Landing	15			2,250 3,375	2,250	2,250															
Gulf Coast Estates, Section 2	2	4	450	900	300	600		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	37	37		8,325	5,550	5,550															
Lake Creek Village, Section 2 Estates of Lake Creek Village	45 21			10,125 4,950	6,750 3,150			-												-	-
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	7,350	7,350 4,500															
Hills of Town Creek, Section 4 Hills of Town Creek Section 5	30	72		6,750 16,200	4,500	4,500 10,800															
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61			13,725	9,150	9,150															
Town Creek Crossing Section 1	95			22,950	14,250	15,300		-	-		-	-		-	-		-	-		-	-
Villas of Mia Lago Section 1 Villas of Mia Lago Section 2	14 42			3,150 9,450	2,100 6,300	2,100 6,300															
Waterstone, Section 1	44			11,925	6,600	7,950		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2	48	89	10,800	20,025	7,200	13,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150 15,900	-	26,100															
Redbird Meadows Rec Center Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	10,600															
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350															
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600															
Pulte Group (Mabry Tract) Rec Center Irrigation	- 1	3	225	1,500 225	150	150															
Gary Hammons 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 Cedar Brake Park Restrooms	1	1	360 200	360 200	250 150																
Fernland Park	1	1	200	200	150																
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3 West Side at the Park	1 8	1 11	4,000 1,800	4,000 2,475	2,000 1,200	2,000 1,650											_				
Subtota	al 945	1,639		403,905	141,590	261,940	5	1,125	150	6	1,350	300	5	1,125	300	1	225	150	-	-	-
Commercial Platted and Existing Buffalo Run, Section 1	1	-	1,000	10,000	650	6,500															
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															
Prestige Storage (SBP Res. D) McCoy's	1	1	225 550	225 550	146 358																
AutoZone	1	1	2,250	2,250	1,463																
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900															
CareNow & Other Suites KenRoc (Montgomery First)	3	3	750	750 12,000	488	488 7,800															
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 Christian Prothers	1	1	1,500	1,500	975	975							1	ļ		I			1		
Christian Brothers Madsen and Richards	1 1	1	1,225 225	1,225 225	796 146	796 146							1			1			1		
Kroger	2	2	5,000	5,000	3,250	3,250															
Burger King (Meter 48214937)	1	1	750	750	488																
Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	6,300 225	6,300 225	4,095	4,095 146															
Buffalo Springs Shopping, Ph. I (Meter 4849882)	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	750	488																
Heritage Place Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1 1	1	800 33,600	800 33,600	520 21,840								1	L	l	1	 		1		
Buffalo Springs Shopping, Ph. 2		1	-	8,000	-	5,200															
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525															
Brookshire Brothers Ransoms	2	2	1,200 1,200	1,200 1,200	780 780	780 780															
Heritage Medical Center	1	1	750	750	780 488	780 488															
Lone Star Pkwy Office Building	2	2	450	450	293	293															
Old Iron Work	1	1	225	225	146	146															
Apache Machine Shop	1	1	225 1,400	225 1,400	146 910	146 910								-							
Montgomery Community Center Jim's Hardware	1 1	1	1,400	1,400 350	910 228	228							1			1			1		
Town Creek Storage	1	1	225	225	146	146															
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-		2	10,000	6,500	-	-	-	-	-	-	-	-	-
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	-	-	-
Lupe Tortilla Discount Tire	1	1	6,000 750	6,000 750	3,900	3,900 488							1			1			1		
Express Oil and Tire	1	1	950	950	146	618															
Popeyes	1	1	2,500	2,500	1,625	1,625															
Commercial Platted and Existing (cont.)																					

			Development Info & C	Capacities																	
			Wat			ewater															
	Current	Ultimate						2020			2020			2020			2021		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) Town Creek Crossing Commercial Reserves	1	1	405	405 8.000	263	263 5,200		_													
Depado Estates	-	5	-	10,000	-	6,500															
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320															
Retail Center	1	2	2,000	4,000																	
Chick Fil A Panda Express	1	1	3,500 2,600	3,500 2,600	2,275 1,690	2,275 1,690															
CVS	1	1	1,200	1,200	780	780															
Starbucks	1	1	2,600	1,000	1,690	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79	79	51,453		33,445	46,303															
Subtotal	142	185	171,423	301,666	107,232	196,169	1	1,875	1,219	3	11,875	7,719	1	1,875	1,219	1	1,875	1,219	-	-	-
Multi Family																					
······································																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000							1			1					
Town Creek Village, Phase I (Units)	152		25,000	25,000	12,500	12,500										1					
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000															
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150															
Live Oak Assisted Living	1	1	2,300	2,300	1,150																
Grand Monarch Apartments	-	/2	-	10,300	-	8,600															
Subtotal	423	495	57,600	67,900	28,800	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
mstrational (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															
Bus Barn	1	1	1,000	1,000	500																
MISD School (MLK) MISD School (149)	1	1	2,500 4,500	2,500 4,500	1,250 2,250	1,250 2,250															
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	-	-	-	-	-	-	-		-	-	-	
	_		20,000	55,555																	
Irrigation																					
Single Family Residential	61 32	100	16,165 9,600		-	-															
Commercial Irrigation Christian Brothers	1	1	1,100	1,100	_	_															
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	2	2	530 4,500	530 4,500	-	-		-	-		-	-		-	-		-	-		-	-
City Subtotal	108	185		56,930	-	-					-	-	-	· -	-	.	-	-		-	-
Subtotal	108	185	33,195	50,930	-	-	' I	-	-	I .	· ·	· ·		· -	1	I - 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	-	-	-
								2028			2029			2030			2031			2032	
					1	I	Connections		GPD Sanitary	Connections		GPD Sanitary	Connections		GPD Sanitary			GPD Sanitary	Connections		GPD Sanitary
		 		Total	Projected Comm	nitted Volumes:	2,382	817,898	498,847	2,391	831,123	506,866	2,397	834,123	508,385	2,399	836,223	509,754	2,399	836,223	509,754
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	50	20,230	15,550	30	20,230	15,500	1	20,230	13,500	30	15,500	3,300	30	15,550	3,300
Superior Properties (Units)	-	98	-	21,680		17,990		-	-												
Superior Properties (Commercial)	-	4	-	17,262		14,350		-	-												
Morning Cloud Investments (Single Family)																					
[Stowe and Sales Tract]	-	246	-	55,350		36,900	46	10,350	6,900												
Taylor Morrison (Single Family)		190	-	42,750		28,500		-	-												
Tri-Pointe Homes (Single Family)																					
[Cheatham-Stewart Tracts]	-	136	-	30,600		20,400		-	-												
HEB Grocery and Car Wash (Commercial)	-	59	-	23,000 23,400	-	18,400		-	-												
Mia Lago Reserve (Single Family) Villages of Montgomery (Single Family)	-	98		23,400		16,250 14,700	40	9,000	6,000	40	9,000	6,000	1								
Villages of Montgomery (Single Family) Villages of Montgomery (Commercial)		30		4,230		3,550	40	5,000	0,000	40	5,000	0,000	1								
Subtotal	-	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
Subtotal	L			,							.,										
Committed Plus Feasibility	1,519	3,311	479,578	1,240,968	295,522	818,699		2028			2029			2030			2031			2032	
Committed Plus reasibility	2,525	-,	.,							_			-								
Committed Plus Peasibility	1,515	,,,,,		Total Projected Com		Dive Care 15 10	Connections	GPD Water 1,123,383	GPD Sanitary 711,637	Connections 3,796	GPD Water 1,156,858	GPD Sanitary 733,156	Connections		GPD Sanitary 748,175	Connections 3,954	GPD Water	GPD Sanitary 758,544	Connections 4,014	GPD Water	GPD Sanitary 767,544

EXIHIBIT F: 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" \times 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

Э

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 \$ 25,000
TOTAL	\$ 40,000



EXHIBIT H

Preliminary Cost Estimate Public Infrastructure Improvements Villages of Montgomery

9/2/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
GENERA	•				
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
SANITAR	Y SEWER				
9	Demolition and Decommision of Ex. Lift Station B	1	LS	10,000	10,000
10	Plug and Abandonment Existing Sanitary Sewer Line	1	LS	4,000	4,000
11	8-inch C900 PVC Sanitary Sewer (Gravity)	1,300	LF	60	78,000
12	Sanitary Sewer Manholes	4	LF	8,000	32,000
		C	onstruc	tion Subtotal \$	204,000
			Conting	gencies (15%) \$	31,000
		D	esign P	hase Services \$	30,000
				dministration ç	16,250
		ar	nd Bid P	hase Services	10,230
		Field Pr	oject Re	epresentation \$	15,000
		Re	imburs	ible Expenses <u>\$</u>	17,000
				Total \$	313,250

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.
- This is not a proposal for engineering services but an estimate for planning purposes.