

**MEADOW RIDGE  
FEASIBILITY STUDY  
(Dev. No. 2213)**

**FOR**

**THE CITY OF MONTGOMERY**

**WGA PROJECT NO. 00574-124**

**NOVEMBER 2022**

**PREPARED BY**

**WGA**

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CONSULTING ENGINEERS

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## OVERVIEW

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- 1 Executive Summary
- 2 Introduction
- 3 Analysis

**Exhibits:**

- A. Tract Boundary
- B. City Zoning
- C. Preliminary Site Plan
- D. Water and Wastewater Usage Projection
- E. Impact Fees
- F. Escrow Agreement
- G. Public Utility Extension Cost Estimate

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## 1 EXECUTIVE SUMMARY

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Morning Cloud Investments, LLC (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future 28-acre single family development along Lone Star Parkway, also referred to as the Meadow Ridge tract. A majority of the tract falls within the City limits and would not require annexation. However, approximately 8.25 acres of the tract is located within the City’s Extraterritorial Jurisdiction (“ETJ”) and would require annexation into the City prior to receiving service.

This development would consist of approximately 81 single family lots for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

The analysis shows that the City has 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 wastewater treatment plant capacity to serve the development and existing developments for the next couple of years but will need additional sanitary sewer 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:

Escrow Account	\$47,500
Water Impact Fee	\$91,206
Wastewater Impact Fee	\$203,553
Offsite Utility Improvements	\$762,500
<b>Total Estimated Costs</b>	<b>\$1,104,759</b>

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$36,000,000 at full build out. Based on the City’s estimated current tax rate (\$0.1050 debt service and \$0.2950 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below, assuming 95% collection and 75% of the properties receive a 20% homestead exemption:

Operations and Maintenance	\$30,524
Debt Service	\$85,756
<b>Total Estimated Annual Tax Revenue</b>	<b>\$116,280</b>

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## 2 INTRODUCTION

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This undeveloped tract is located along Lone Star Parkway west of FM 149. Approximately 8.25 acres of the tract falls outside of City limits and would require annexation prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit C** and indicates the Developer's intentions to subdivide the Tract into approximately 81 – 75' wide single family lots. Upon annexation of approximately 8.25 acres the tract will need to be zoned R-1 Residential. Enclosed as **Exhibit B** is a map showing the current zoning of the area surrounding the property.

Based on information from the Developer, construction of the development is planned to be complete in 2026. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

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### 3 ANALYSIS

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

The Tract is located primarily within the City and would need to be fully annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 2,500 connections or a 568,000 gallons per day (average daily flow) per Texas Commission on Environmental Quality (“TCEQ”) requirements.

The current average daily flow (“ADF”) in the City is approximately 434,400 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in permitting or under construction, the City has committed approximately 593,665 gpd and 1,768 connections. A copy of the updated water usage projections is included as **Exhibit D**. This equates to approximately 104% of the total ADF capacity and 70% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until 2024. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on historical data from similar developments in the City, the Tract’s estimated water capacity requirement is approximately 18,225 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility and design, and this development, the City will have committed approximately 934,170 gpd or 164% of the total ADF capacity and 136% of the connection capacity at full build out. Based on the projections shown in **Exhibit D**, the City would need additional water plant capacity around 2024. The addition of a booster pump would increase the ADF capacity to 730,000.

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 couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

City records indicate that there is an existing 12-inch waterline along Lone Star Parkway, which will be able to serve the development as shown in **Exhibit A**. The Developer will extend this line to the tract’s western boundary to allow for a future closed loop of the City’s water system. A preliminary cost estimate for the construction costs of the waterline extension can be found in **Exhibit G**. The Developer will be responsible for all costs associated with the waterline extension and required easements. It is recommended that an environmental assessment be conducted to confirm potential wetlands and to identify the limits of the recorded floodplain. The results of this assessment may impact construction costs and timeline. Additionally this waterline is on the City’s capital improvements plan and included in the City’s Impact Fee calculation. The City should consider completing this waterline loop as part of this project and should take into consideration the sharing of cost of this waterline with the Developer.

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 acquisitions and recordation.

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

### **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 184,330 gpd or 46%.

Inclusive of existing connections, platted developments, and developments which are in permitting or under construction, the City has committed approximately 351,477 gpd or 88% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit D**.

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 10,530 gpd (315,900 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility and design, and this development, the City will have committed 564,467 gpd or 141% 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 these Tracts and other tracts in design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around the first quarter of 2024. 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 third quarter of 2024. (Note: We are expecting the construction of Nantucket Apartments and Grand Monarch Apartments, consisting of 385 units and 72 units, respectively. The developments will account for 58,600 gpd at full build out. We are not anticipating all units to be filled within 2024 but are accounting for it in these calculations.)

Given the Tract's location relative to the City's existing sanitary sewer facilities and due to the topography across the tract, a new public lift station and force main will need to be constructed to serve the Tract. The Tract will be served by extending gravity sanitary sewer lines to the proposed lift station. The lift station will need to be located and constructed to a depth such that future gravity sanitary sewer lines can also be extended to the surrounding properties to receive sanitary sewer service in the future. This includes properties along Lone Star Parkway up to Town Creek.

The lift station pumps will initially be sized to serve only the Tract and existing developed properties within the City limits that do not currently receive sanitary sewer service. Additionally, the wet well and gravity sanitary sewer lines shall be constructed deep enough to serve a portion of the surrounding properties for future development as previously described. The final location of the lift station will determine the depth

and diameter of the wet wells. The lift station will need to be constructed with a permanent backup generator, and the pumps, controls, and design shall be reviewed and approved by the City. The Developer will be responsible for dedicating the necessary lift station site and easements to the City.

The proposed lift station will convey flow via a new public force main extending to the existing public gravity sanitary sewer line located at the southwest corner of the intersection of FM 149 and Lone Star Parkway. We evaluated routing the flow toward Lift Station No. 7; however, Lift Station No. 7 does not have the capacity to serve the Tract. Additionally, by discharging the force at the intersection of FM 149 and Lone Star Parkway, will minimize the number of times the flow would have to be pumped before reaching the City's wastewater treatment plant. A preliminary layout of the improvements can be found in **Exhibit A**, and construction cost estimates for the force main can be found in **Exhibit G**. The developer will need to prepare cost estimates for the proposed lift station and include them in their development cost. The alignment and cost of the improvements are subject to change based on the final land plan of the proposed development. The developer will be responsible for all costs associated with the improvements required to serve the Tract and all required easements.

We additionally evaluated the feasibility of extending a public gravity sanitary sewer line from the Tract to the existing manhole in Lone Star Estates. However due to the elevations of Town creek and the existing 12" sanitary sewer line, this option is not feasible to provide service to the Tract via gravity sanitary sewer.

Lift Station No. 2 is also already projected to be over its calculated capacity, based on a 6 hour per day run time, at full build-out of the existing developments, not including this Tract. (The reason to limit the capacity to 6 hours per day is it then allows for the lift station to handle the 4 times peaking factor.) The City will need to proceed with a study in the next few months to finalize the long-term plan to handle sanitary sewer treatment, which will include evaluation of future sanitary sewer line and lift station upsizing's.

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. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards.

Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development ultimately has no 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, the streets 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 plan, combined with existing infrastructure, provides for two (2) proposed access points along Lone Star Parkway to provide access to the entire 81-home subdivision. The Developer is responsible for Montgomery County approval for the proposed access point onto Lone Star Parkway.

Per the 2021 Montgomery County Major Thoroughfare Plan, there is a proposed road that runs east/west across the southern portion of the property. The terminus points of the road per the plan are not feasible and the road would provide minimal benefit to the area. We recommend the developer stub out streets to the west, south, and east of the property to allow the option for future connection but not dedicate a full 60' wide right-of-way for a future collector street through the tract.

### **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 E** 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 81  $\frac{5}{8}$  – 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 \$47,500 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 F**. 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:

Escrow Account	\$47,500
Water Impact Fee	\$91,206
Wastewater Impact Fee	\$203,553
Offsite Utility Improvements	\$762,500
<b>Total Estimated Costs</b>	<b>\$1,104,759</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 \$36,000,000. Based on the estimated total A.V., and assuming 95% collection and 75% of the residents receive a 20% homesteads exemption the in-city development would generate approximately \$85,756 per year in debt service revenue, and approximately \$30,524 per year in operations and maintenance revenue. These estimates are based on the City's \$0.1050/\$100 valuation debt service tax rate and the \$0.2950/\$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,

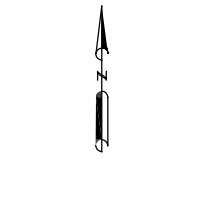
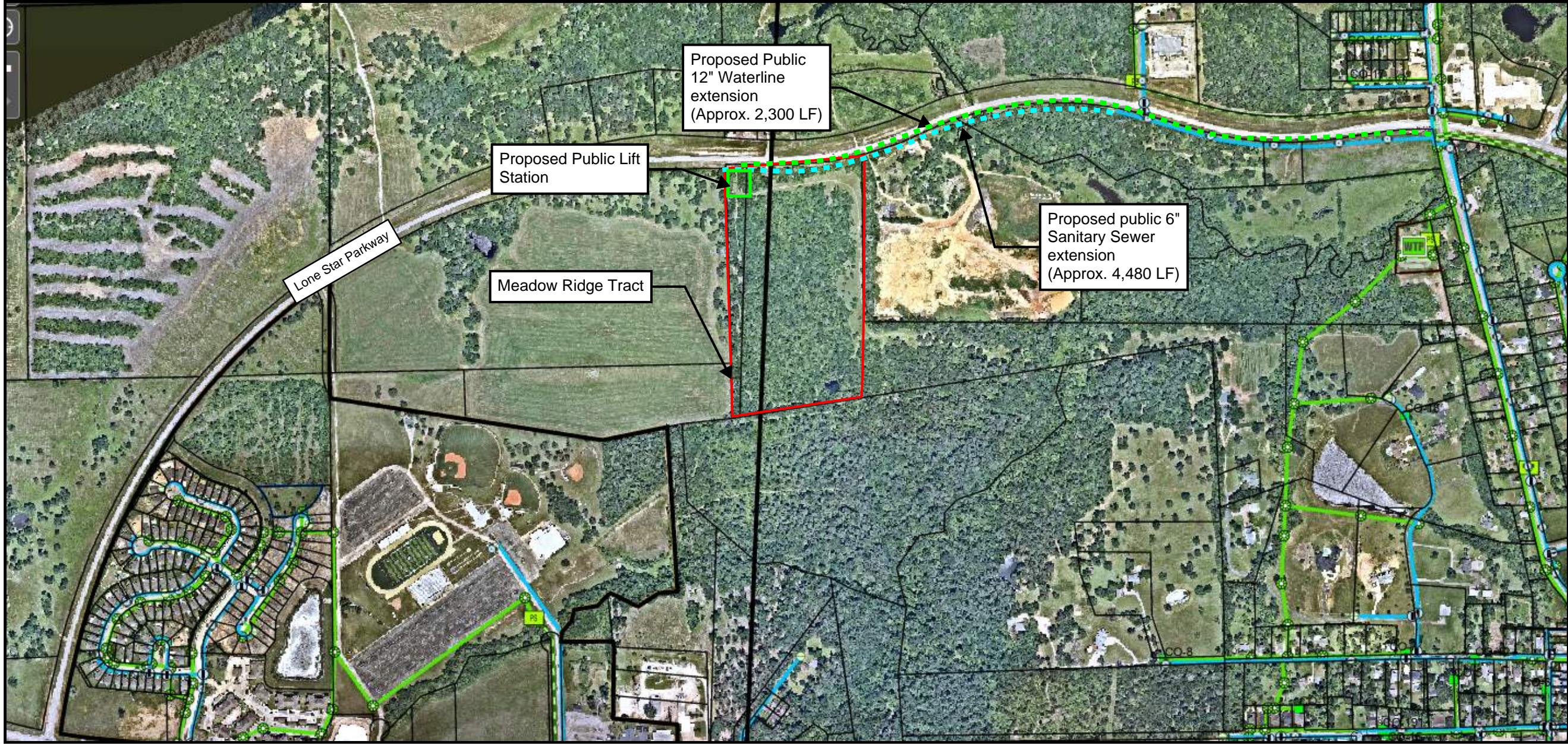
A handwritten signature in black ink that reads "Chris Roznovsky".

Chris Roznovsky, PE

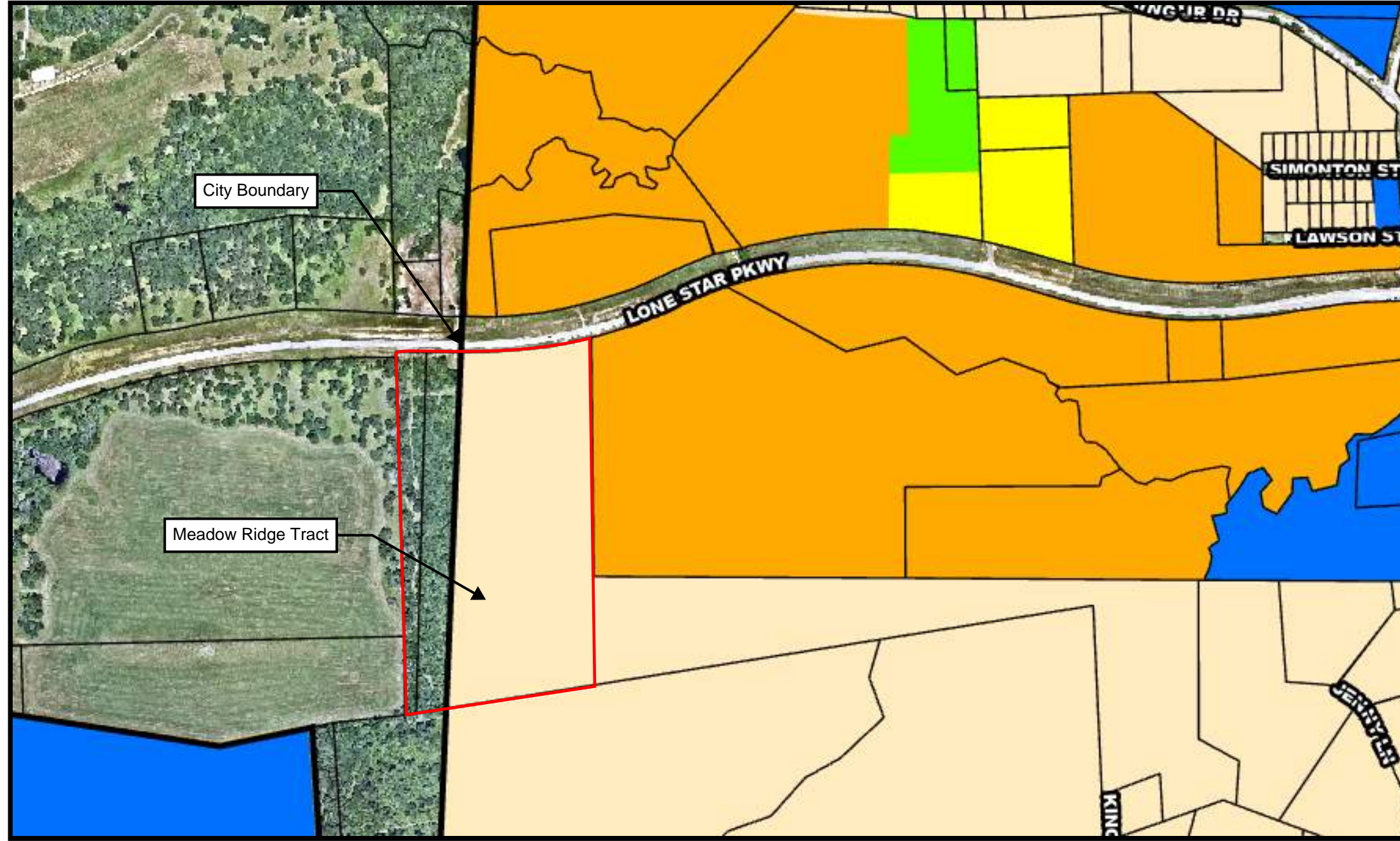
Engineer for the City

CVR/kv:zlg














City Boundary

Meadow Ridge Tract

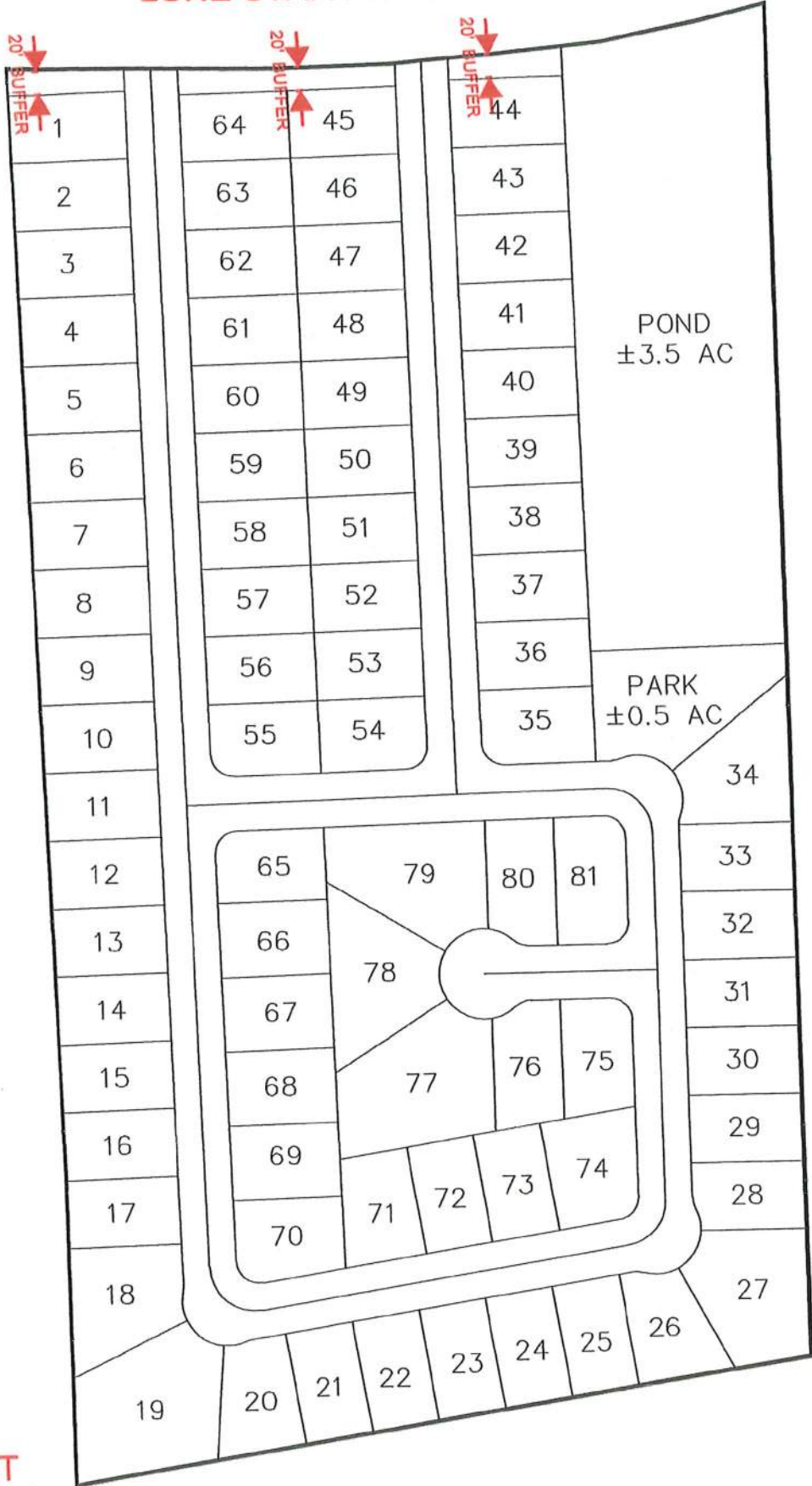
LEGEND	
	SINGLE FAMILY
	INDUSTRIAL
	INSTITUTIONAL
	COMMERCIAL
	MULTIFAMILY

CITY ZONING

MEADOW RIDGE FEASIBILITY STUDY



LONE STAR PKWY



28 AC TRACT  
81 LOTS (75' X 120')  
60' ROW

	Development Info & Capacities																						
	Current Connections	Ultimate Connections	Water		Wastewater		2022			2023			2024			2025			2026				
			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	Connections	GPD Water	GPD Sanitary		
<b>Single Family</b>																							
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690	-	-	-	4	900	520	2	450	260	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Buffalo Springs, Section 2	63	64	14,175	14,400	8,190	8,320	-	-	-	1	225	130	-	-	-	-	-	-	-	-	-	-	
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	-	-	-	3	675	-	3	675	-	3	675	-	3	675	-	3	675
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250	-	-	-	1	225	130	1	225	130	1	225	130	1	225	130	1	225
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990	-	-	-	2	450	260	2	450	260	2	450	260	2	450	260	2	450
Martin Luther King	48	55	10,800	12,375	6,240	7,150	-	-	-	1	225	130	2	450	260	2	450	260	2	450	260	2	450
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	1	225	130	-	-
Community Center Drive	3	3	675	675	390	390	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	-	-	-	1	225	-	1	225	-	-	-	-	-	-	-	-	-
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 2	39	45	8,775	10,125	5,070	5,850	1	225	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Estates of Lake Creek Village	17	22	3,825	4,950	2,210	2,860	5	1,125	650	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek Sec. 4	23	30	5,175	6,750	2,990	3,900	7	1,575	910	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic/Downtown	132	150	29,700	33,750	17,160	19,500	4	900	520	5	1,125	650	5	1,125	650	5	1,125	650	5	1,125	650	1	225
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Creek Crossing Section 1	54	102	12,150	22,950	7,020	13,260	-	-	-	40	9,000	5,200	19	4,275	2,470	-	-	-	-	-	-	-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterstone, Section 1	44	53	9,900	11,925	5,720	6,890	2	450	260	3	675	390	2	450	260	2	450	260	2	450	260	14	3,150
Waterstone, Section 2	35	89	7,875	20,025	4,550	11,570	-	-	-	15	3,375	1,950	20	4,500	2,600	20	4,500	2,600	20	4,500	2,600	14	3,150
Gary Hammons	1	1	225	225	130	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fernland 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	1,040	1,430	-	-	-	3	675	390	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>865</b>	<b>1,077</b>	<b>196,755</b>	<b>244,455</b>	<b>113,250</b>	<b>137,560</b>	<b>22</b>	<b>4,950</b>	<b>2,860</b>	<b>80</b>	<b>18,000</b>	<b>9,880</b>	<b>58</b>	<b>13,050</b>	<b>7,020</b>	<b>36</b>	<b>8,100</b>	<b>4,290</b>	<b>23</b>	<b>5,175</b>	<b>2,600</b>		
<b>Commercial Platted and Existing</b>																							
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	-	-	-	2	3,600	2,340	1	1,800	1,170	2	3,600	2,340	-	-	-	-	-
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	-	-	-	3	4,700	3,055	-	-	-	-	-	-	-	-	-	-	-
Prestige Storage (SBP Res. D)	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
McCoy's	1	1	750	750	488	488	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AutoZone	1	1	360	360	234	234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	2	5,000	3,250	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CareNow & Other Suites	3	3	1,200	1,500	780	975	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	-	-	-	2	8,000	5,200	1	4,000	2,600	-	-	-	-	-	-	-	-
Wendy's	1	1	1,300	1,300	845	845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ProCore Developments	1	1	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Christian Brothers	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Madsen and Richards	1	1	225	405	146	263	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kroger	2	2	4,500	5,000	2,925	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Burger King	1	1	1,450	1,450	943	943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve A2)	-	1	-	3,000	-	1,950	-	-	-	1	3,000	1,950	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve E)	-	1	-	3,000	-	1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve D)	-	1	-	6,000	-	3,900	-	-	-	-	-	-	1	6,000	3,900	-	-	-	-	-	-	-	-
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Place	1	1	360	1,200	234	780	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	-	-	-	1	4,000	2,600	1	4,000	2,600	-	-	-	-	-	-	-	-
Discount Tire	-	1	-	225	-	146																	



	Development Info & Capacities						2022			2023			2024			2025			2026		
	Current Connections	Ultimate Connections	Water		Wastewater		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
			Current Actual	Ultimate	Current	Ultimate															
<b>Commercial Platted and Existing (cont.)</b>																					
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200															
Depado Estates	-	5	-	10,000	-	6,500			2	4,000	2,600	1	1,333	867	2	2,667	1,733				
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750			2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-	
Retail Center	1	2	2,000	4,000	1,300	2,600															
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	79	28,000	28,000	18,200	18,200															
<b>Subtotal</b>	<b>136</b>	<b>187</b>	<b>99,315</b>	<b>239,080</b>	<b>64,555</b>	<b>155,402</b>	<b>1</b>	<b>1,875</b>	<b>1,219</b>	<b>17</b>	<b>39,400</b>	<b>25,610</b>	<b>10</b>	<b>26,883</b>	<b>17,474</b>	<b>8</b>	<b>18,517</b>	<b>12,036</b>	<b>3</b>	<b>11,875</b>	<b>7,719</b>
<b>Multi Family</b>																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000															
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500															
Piez Morgan Townhomes	-	48	-	6,000	-	3,000	48	6,000	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	1,150															
Grand Monarch Apartments	-	72	-	10,300	-	8,600			72	10,300	8,600										
<b>Subtotal</b>	<b>375</b>	<b>495</b>	<b>51,600</b>	<b>67,900</b>	<b>25,800</b>	<b>37,400</b>	<b>48</b>	<b>6,000</b>	<b>3,000</b>												
<b>Institutional (Schools)</b>																					
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															
<b>Subtotal</b>	<b>9</b>	<b>9</b>	<b>41,090</b>	<b>42,230</b>	<b>20,615</b>	<b>21,115</b>															
<b>Committed</b>	<b>1,385</b>	<b>1,768</b>	<b>388,760</b>	<b>593,665</b>	<b>224,220</b>	<b>351,477</b>	<b>71</b>	<b>12,825</b>	<b>7,079</b>	<b>175</b>	<b>79,435</b>	<b>35,490</b>	<b>68</b>	<b>39,933</b>	<b>24,494</b>	<b>44</b>	<b>26,617</b>	<b>16,326</b>	<b>26</b>	<b>17,050</b>	<b>10,319</b>
<b>Total Projected Committed Volumes:</b>																					
			<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>317,927</b>	<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,631</b>	<b>481,020</b>	<b>266,789</b>	<b>1,699</b>	<b>520,953</b>	<b>291,283</b>	<b>1,743</b>	<b>547,570</b>	<b>307,609</b>	<b>1,769</b>	<b>564,620</b>	<b>317,927</b>
<b>Future Development in Feasibility/Design</b>																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810			15	3,375	1,950	15	3,375	1,950	7	1,575	910	-	-	-	
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360			30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-	
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000						385	60,000	50,000							
Pulte Group (Mabry Tract)	-	259	-	58,275	-	33,670			20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750	
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180			1	2,180	2,180										
Summer Wind	-	211	-	47,475	-	27,430						72	16,200	9,360	72	16,200	9,360	67	15,075	8,710	
Meadow Ridge	-	81	-	18,225	-	10,530						60	13,500	7,800	21	4,725	2,730				
Waterstone Section 4	-	23	-	5,175	-	2,990						18	4,050	2,340	5	1,125	650				
<b>Subtotal</b>	<b>-</b>	<b>1,623</b>	<b>-</b>	<b>340,505</b>	<b>-</b>	<b>212,990</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76</b>	<b>19,055</b>	<b>11,930</b>	<b>745</b>	<b>141,000</b>	<b>96,800</b>	<b>282</b>	<b>63,450</b>	<b>36,660</b>	<b>232</b>	<b>52,200</b>	<b>30,160</b>
<b>Committed Plus Feasibility</b>	<b>1,385</b>	<b>3,391</b>	<b>388,760</b>	<b>934,170</b>	<b>224,220</b>	<b>564,467</b>	<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,707</b>	<b>500,075</b>	<b>278,719</b>	<b>2,520</b>	<b>681,008</b>	<b>400,013</b>	<b>2,846</b>	<b>771,075</b>	<b>452,999</b>	<b>3,104</b>	<b>840,325</b>	<b>493,477</b>
<b>Total Projected Committed Volumes Plus Feasibility</b>																					
			<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>564,467</b>	<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,707</b>	<b>500,075</b>	<b>278,719</b>	<b>2,520</b>	<b>681,008</b>	<b>400,013</b>	<b>2,846</b>	<b>771,075</b>	<b>452,999</b>	<b>3,104</b>	<b>840,325</b>	<b>493,477</b>

	Development Info & Capacities						2022-2026 Projections																		
	Current Connections	Ultimate Connections	Water		Wastewater		2022			2023			2024			2025			2026						
			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	Connections	GPD Water	GPD Sanitary				
<b>Potential Future Development (Within Current City Limits)</b>																									
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500							1	10,000	6,500										
HEB Tract (pad sites only)	-	5	-	15,000	-	9,750							2	6,000	3,900				3	9,000	5,850				
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860				2	1,467	953		2	1,467	953									
Moon Over Montgomery	-	15	-	3,375	-	2,194							15	3,375	2,194										
Waterstone, Section 3	-	36	-	8,100	-	5,265							10	2,250	1,463			10	2,250	1,463		10	2,250	1,463	
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380							50	11,250	6,500			50	11,250	6,500		26	5,850	3,380	
Waterside	-	85	-	19,125	-	11,050				15	3,375	1,950		5	1,125	650		35	7,875	4,550					
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250				2	2,000	1,300		1	1,000	650		1	1,000	650		1	1,000	650	
Porter Farms Tract	-	92	-	20,700	-	11,960				38	8,550	4,940		30	6,750	3,900		30	6,750	3,900		-	-	-	
The Woods of Town Creek	-	212	-	47,700	-	27,560							45	10,125	5,850			47	10,575	6,110		30	6,750	3,900	
Group 1A (Mix)	-	1,519	-	379,650	-	303,720																			
Group 1B (Mix)	-	715	-	178,650	-	142,920																			
Group 1C (Res Low)	-	114	-	28,530	-	22,820																41	10,250	8,200	
Group 1D (Mix Use)	-	207	-	51,730	-	41,390							19	4,750	3,801			18	4,500	3,601		18	4,500	3,601	
Group 1E (Res Low Density)	-	283	-	70,740	-	56,600																			
Group 1F (Mix Use)	-	162	-	40,610	-	32,480																			
Group 1G (Mix Use)	-	86	-	21,450	-	17,160							15	3,750	3,000							20	5,000	4,000	
Group 1H (Comm)	-	230	-	57,490	-	45,990																			
Group 1I (Comm)	-	214	-	53,510	-	42,810													13	3,250	2,600		14	3,500	2,800
Group 1J (Mix Use)	-	1,324	-	330,920	-	264,730													18	4,500	3,600		33	8,250	6,600
Group 1K (Comm)	-	151	-	37,770	-	30,220													4	1,000	800		5	1,250	1,000
Group 1L (Comm)	-	153	-	38,280	-	30,630							8	2,006	1,605			9	2,256	1,806					
<b>Subtotal</b>	-	<b>5,740</b>	-	<b>1,451,080</b>	-	<b>1,128,239</b>				<b>57</b>	<b>15,392</b>	<b>9,143</b>	<b>203</b>	<b>63,848</b>	<b>40,966</b>	<b>238</b>	<b>64,207</b>	<b>41,429</b>	<b>198</b>	<b>48,601</b>	<b>35,594</b>				
							<b>2022</b>						<b>2023</b>			<b>2024</b>			<b>2025</b>			<b>2026</b>			
							<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,764</b>	<b>515,467</b>	<b>287,862</b>	<b>2,780</b>	<b>760,248</b>	<b>450,122</b>	<b>3,344</b>	<b>914,522</b>	<b>544,537</b>	<b>3,800</b>	<b>1,032,373</b>	<b>620,609</b>				
<b>Potential Future Development (ETJ)</b>																									
Group 2A (Mix Use)	-	516	-	129,120	-	103,290																			
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940																			
Group 2C (Res High Density)	0	428	-	106,890	-	85,510																			
Group 2D (Mix Use)	0	807	-	201,750	-	161,390																			
Group 2E (Mix Use)	0	1,118	-	279,380	-	223,500																			
Group 2F (Res Low)	0	410	-	102,550	-	82,030																			
Group 2G (Comm)	0	406	-	101,400	-	81,120																			
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850																			
<b>Subtotal</b>	-	<b>4,063</b>	-	<b>1,015,850</b>	-	<b>812,630</b>																			
							<b>2022</b>						<b>2023</b>			<b>2024</b>			<b>2025</b>			<b>2026</b>			
<b>Potential Ultimate Totals</b>	<b>1,385</b>	<b>13,194</b>	<b>388,760</b>	<b>3,401,100</b>	<b>224,220</b>	<b>2,505,336</b>	<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,764</b>	<b>515,467</b>	<b>287,862</b>	<b>2,780</b>	<b>760,248</b>	<b>450,122</b>	<b>3,344</b>	<b>914,522</b>	<b>544,537</b>	<b>3,800</b>	<b>1,032,373</b>	<b>620,609</b>				

**Table 1.1 September 2017 ESFC Table for Commonly Used Meters**

<b>Meter Size</b>	<b>Maximum Continuous Operating Capacity (GPM)</b>	<b>Equivalent Single Family Home (ESFC)</b>	<b>Maximum Assessable Water Fee (\$)</b>	<b>Maximum Assessable Waste Water Fee (\$)</b>	<b>Maximum Assessable Fee (\$)</b>
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**

**Meadow Ridge**

**Dev. No. 2213**

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 and drainage report 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	\$ 32,500
<hr/>	
TOTAL	\$ 47,500



**Preliminary Cost Estimate  
FOR  
PUBLIC UTILITY IMPROVEMENTS  
Meadow Ridge  
11/3/2022**

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
<b><u>Site Preparation</u></b>					
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$20,000	\$20,000
2	Trench Safety	6,320	LF	1	7,000
3	Stormwater Pollution Protection Plan	1	LS	15,000	15,000
4	Site Restoration	1	LS	10,000	10,000
5	Traffic Control	1	LS	25,000	25,000
<b><u>Waterline</u></b>					
6	12 - inch (12") PVC Waterline (Open-Cut)	2,140	LF	65	140,000
7	12 - inch (12") PVC Waterline (Trenchless)	300	LF	120	36,000
8	Fire Hydrant	6	EA	4,500	27,000
9	12" Wet Connect	1	EA	3,000	3,000
10	12" Plug and Clamp	1	EA	1,500	2,000
11	12" Gate Valve & Box	2	EA	3,000	6,000
12	2" Blow-off Valve & Box	1	EA	2,000	2,000
<b><u>Sanitary Sewer</u></b>					
13	6-inch (6") Force Main (Open Cut)	4,180	LF	45	189,000
14	6-inch (6") Force Main (Trenchless)	300	LF	100	30,000
15	Air Release Valve and Manhole	1	EA	12,000	12,000
16	Corrosion Resistant Discharge Manhole	1	EA	15,000	15,000
17	Connection to existing Manhole	1	EA	2,000	2,000
				Construction Subtotal	\$541,000
				Contingencies (15%)	\$82,000
				Environmental Assessment	\$16,500
				Engineering Design	\$60,000
				Construction Administration	\$18,000
				Inspection	\$25,000
				Reimbursable Expenses (Survey, Testing, Reproduction, Etc.) <sup>(3)</sup>	\$20,000
				<b>Total</b>	<b>\$762,500</b>

Notes:

- 1 All values rounded up to the nearest hundred.
- 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 includes geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.