SUMMER WIND FEASIBILITY STUDY (Dev. No. 2211)

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-121

OCTOBER 2022

PREPARED BY



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: Escrow Calculation
- E: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

Montage Partners, LLC (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve a future single family development on a 56.7 acre tract along Lone Star Parkway, also referred to as the Summer Wind tract. The tract is located within City limits.

The development falls with Montgomery County Municipal Utility District No. 179. MUD No. 179 does not provide its own water or wastewater so the development would receive water and wastewater services from the City.

This development would consist of approximately 211 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 after the completion of the City's Water Plant No. 3 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis shows that based on sanitary sewer capacity of Lift Station No. 10, the lift station will need additional capacity to serve all existing and proposed developments at full build out. There is an opportunity of some cost sharing for Lift Station No. 10 improvements with the Developer of the Mabry Tract. All coordination on any potential cost sharing is the responsibility of the Developer. 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:

Total Estimated Costs	\$412,000
Lift Station No. 10 Improvements*	\$379,000
Escrow Account	\$33,000

^{*}total cost to of improvements to serve this development and the Pulte development

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$82,875,000 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:

Total Estimated Annual Tax Revenue	\$331,500.00
Debt Service	\$ 87,018.75
Operations and Maintenance	\$244,481.25

2 INTRODUCTION

This undeveloped tract is located along Lone Star Parkway just east of Buffalo Springs Drive, and falls completely within the City Limits. 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 B** and indicates the Developer's intentions to subdivide the Tract into approximately 211 - 45' wide single family lots.

The Tract is currently zoned as Planned Development as part of the LeFevre Development Agreement. The Planned Development zoning allows for a mixed use of the development which includes single family as proposed in this development.

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. The Tract is currently located within the boundary of Montgomery County MUD No. 179.

3 ANALYSIS

Water Production and Distribution

The Tract is located within the City and would not need to be annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is nearing completion of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 434,400 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 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C.** Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until 2024. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

The proposed development falls within Montgomery County Municipal Utility District No. 179 ("MUD No. 179"). MUD No. 179 does not intend to provide separate water service so the Development will receive water from the City. Based on information provided by the Developer the Tract is estimated water usage is 79,560 gpd. However, based on historical data from similar developments in the City, the Tract's estimated water capacity requirement is approximately 47,475 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, 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 C**, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next 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 8-inch waterline that stubs at the frontage of the Tract, which will be able to serve the development as shown in **Exhibit A**. This will need to be verified by the Developer. The Developer should also connect to the existing 8-inch waterline that stubs at the end of Peel Point Dr. to provide a looped waterline system throughout the development. The Developer will be responsible for all costs associated with the waterline extension and required easements.

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

TCEQ design criteria. The developer is responsible for all costs associated with easement 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 design or under construction, the City has committed approximately 342,900 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C.**

The proposed development falls within Montgomery County Municipal Utility District No. 179 ("MUD No. 179"). MUD No. 179 does not intend to provide separate sanitary sewer service so the Development will receive sanitary sewer service from the City. Based on information from the Developer the Tract's estimated sanitary sewer usage is 55,250. However, 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 27,430 gpd (822,900 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 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 under 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, consisting of 385 units. The development will account for 50,000 gpd at full build out. We are not anticipating all units to be filled within 2024 but are accounting for it in these calculations.)

There is an existing public sanitary sewer manhole at the end of Peel Point Dr. that can serve as the point of connection for the proposed development. This is based on as-built information for the existing sanitary sewer line and LIDAR elevations for the Tract, and should be verified by the Developer after a topographic survey is completed. The Developer will be responsible for constructing a gravity line to serve the development, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the sanitary sewer gravity line, and required easements. The final land plan, and grading plan may affect the estimated costs and design associated with the development.

The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 10 to exceed capacity at full buildout and will need to be upsized from approximately 350 gpm to 550 gpm. There is an opportunity for cost sharing of these expenses with the Mabry Tract development. The estimated preliminary cost for the improvements is approximately \$379,000 as shown in **Exhibit E**. However, an additional inspection and analysis of Lift Station No. 10 will need to be performed to prepare a final estimated cost of improvements.

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 one (1) proposed access point along Lone Star Parkway to provide access to the entire 211-home subdivision. The Developer Per the City and Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is responsible for Montgomery County approval for the proposed access point onto Lonestar Parkway. The Developer will need to add a stub-out street adjacent to the western boundary to allow for future access through the adjacent property.

Development Costs

The Developer will need to engineer and construct the on-site water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract.

The Developer will not need to pay water and wastewater impact fees to the City. Tap fees will be based on cost of the tap plus 200%, and will be determined by Public Works at the time the tap is requested.

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 \$33,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. The fees calculation can be seen in **Exhibit D**. 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:

Total Estimated Costs	\$412,000
Lift Station No. 10 Improvements*	\$379,000
Escrow Account	\$33,000

 $[*]total\ cost\ of\ improvements\ to\ serve\ this\ development\ and\ the\ Pulte\ development$

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.

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

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$82,875,000.00. Based on the estimated total A.V., the in-city development would generate approximately \$87,018.75 per year in debt service revenue, and approximately \$244,481.25 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,

Chris Roznovsky, PE

Chris Romones

Engineer for the City

CVR/kv:zlgt

CHRIS ROZNOVSKY



SUMMER WIND FEASIBILITY STUDY

TRACT BOUNDARY

SHEET EXHIBIT A



45'x120' 211 LOTS 100%

> TOTAL 211 LOTS



24275 Kaly Freeway, Sie. 200 Kaly, Texas 77494 Tel: 281-810-1422

MTA-1-763 JULY 26, 2022

Ī		Development Info & Capacities																			j
		Water Wastewater			ewater							ı						1			
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate		2022			2023			2024			2025			2026	
Single Family					Janone	J	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
	_		4.00-	2.225	4.045						205				200						
Buffalo Crossing Buffalo Springs, Section 1	24	13	1,800 5,400	2,925 5,400	1,040 3,120	1,690 3,120	-	-	-	4	900	520	2	450	260	-	-	-	-	-	-
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	
FM 149 Corridor Simonton and Lawson	21 13	25 23	4,725 2,925	5,625 5,175	2,730 1,690	3,250 2,990		-	-	1	225 450	130 260	1	225 450	130 260	1	225 450	130 260	1	225 450	
Martin Luther King	48	55	10,800	12,375	6,240	7,150		-	-	1	225	130	2	450	260	2	450	260	2	450	
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	-	-	-
Community Center Drive Community Center Drive (Water Only)	3	10	675 1,800	675 2,250	390	390				1	225		1	225						1	
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950				1	223		1	223						` <u> </u>	
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	36 39	37 45	8,100 8,775	8,325 10,125	4,680 5,070	4,810 5,850	1	225	130		-	-		-	-		-	-		-	-
Lake Creek Village, Section 2 Estates of Lake Creek Village	17	22	3,825		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		11,475	11,475	6,630	6,630														'	
Hills of Town Creek, Section 3 Hills of Town Creek Sec. 4	49 23		11,025 5,175	11,025 6,750	6,370 2,990	6,370 3,900	7	1,575	910		-	-		-	_					-	ļ
Historic/Downtown	132		29,700	33,750	17,160	19,500	4	900	520	5	1,125	650	5	1,125	650	.5	1,125	650	1	225	130
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		3,150	3,150	1,820	1,820														` 	
Villas of Mia Lago Section 2 Waterstone, Section 1	42	53	9,450 9,900	9,450 11,925	5,460 5,720	5,460 6,890	2	450	260	3	675	390	2	450	260	2	450	260		_	
Waterstone, Section 2	35	89	7,875	20,025	4,550	11,570	-	-	-	15	3,375	1,950	20	4,500	2,600	20		2,600	14	3,150	1,820
Gary Hammons	1	1	225	225	130	130												·			
Mobile Home Park (connection)	29	29	4,000		3,300	3,300														1	
City Hall Community Center	1	1	1,070 200	1,070 200	890 150	890 150														1	1
Buffalo Spring Plant	1	1	360	360	250	250														1	
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														1	
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	-	-	-	-	-	-		-	-
Subtotal			100 755	244 455	112 252	127 500		4.000	3 000	00	10 000	0.000	F0	42.050	7.020	~~	0.400	4 300	22	F 47F	3 (00
	865	1,077	196,755	244,455	113,250	137,560	22	4,950	2,860	80	18,000	9,880	58	13,050	7,020	36	8,100	4,290	23	5,175	2,600
Commercial Platted and Existing	865	1,077	196,755	244,455	113,250	137,560	22	4,950	2,860	80	18,000	9,880	58	13,050	7,020	36	8,100	4,290	23	5,175	2,600
	865	1,077					22	4,950	2,860	80			58			36			23	5,175	2,600
Buffalo Run, Section 1	1 1	1,077 6 1	1,000 1,400	10,000	650	6,500	22	4,950	2,860	2	3,600	9,880 2,340	1	1,800	1,170	2	3,600	4,290 2,340	23	5,175	2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1	1 1 3	1,077 6 1 6	1,000 1,400 1,300	10,000 1,400 6,000	650 910 845	6,500 910 3,900	22	4,950	2,860	2			1			2			23	5,175	2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D)	1 1 3 1	1,077 6 1 6 1	1,000 1,400 1,300 225	10,000 1,400 6,000 225	650 910 845 146	6,500 910 3,900 146	22	4,950	2,860	2	3,600	2,340	1	1,800	1,170	2			23	5,175	2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's	1 1 3 1	1,077 6 1 6 1 1	1,000 1,400 1,300 225 750	10,000 1,400 6,000 225 750	650 910 845 146 488	6,500 910 3,900 146 488	22	4,950	2,860	2	3,600	2,340	1	1,800	1,170	2			23	5,175	2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D)	1 1 3 1 1	1,077 6 1 6 1 1 1 2	1,000 1,400 1,300 225	10,000 1,400 6,000 225	650 910 845 146	6,500 910 3,900 146	22	4,950	2,860	2 3 2 2	3,600	2,340	1	1,800	1,170	2			23	5,175	2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack	1 1 3 1 1 1	1,077 6 1 6 1 1 1 1 2	1,000 1,400 1,300 225 750 360 -	10,000 1,400 6,000 225 750 360 5,000 4,000	650 910 845 146 488 234 -	6,500 910 3,900 146 488 234 3,250 2,600	22	4,950	2,860	3 2 2	3,600 4,700	2,340	1	1,800	1,170	2					2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites	1 1 3 1 1 1 1 1 -	1,077 6 1 6 1 1 1 1 2 1 3	1,000 1,400 1,300 225 750 360	10,000 1,400 6,000 225 750 360 5,000 4,000	650 910 845 146 488 234	6,500 910 3,900 146 488 234 3,250 2,600 975	22	4,950	2,860	3 2 2	3,600 4,700 5,000	2,340 3,055 3,250	-	1,800	1,170	2	3,600	2,340 - - -			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First)	1 1 3 1 1 1 1 -	1,077 6 1 6 1 1 1 1 1 2 1 3 3	1,000 1,400 1,300 225 750 360 - 4,900 1,200	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500	650 910 845 146 488 234 - 3,185 780	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800	22	4,950	2,860	3 2 2 2	3,600 4,700	2,340	-	1,800	1,170	2	3,600	2,340			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites	1 1 3 1 1 1 1 - 1 3 3 - 1	1,077 6 1 6 1 1 1 1 1 2 1 3 3 1 1 1	1,000 1,400 1,300 225 750 360 -	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000	650 910 845 146 488 234 -	6,500 910 3,900 146 488 234 3,250 2,600 975	22	4,950	2,860	3 3 2 2 2 2	3,600 4,700 5,000	2,340 3,055 3,250	-	1,800	1,170	2	3,600 - - - -	2,340 - - - -			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments	1 1 3 1 1 1 1 - 1 3 3 - 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 2 1 3 3 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 1,700 1,500	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050	22	4,950	2,860	3 3 2 2 2 2	3,600 4,700 5,000	2,340 3,055 3,250	-	1,800	1,170	2	3,600 	2,340 - - - - - - -			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers	1 1 3 1 1 1 1 - 1 3 3 - 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975	22	4,950	2,860	3 3 2 2 2 2	3,600 4,700 5,000	2,340 3,055 3,250	-	1,800	1,170	2	3,600 	2,340 			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225 225	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000 1,500 225	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146	22	4,950	2,860	3 2 2 2	3,600 4,700 5,000	2,340 3,055 3,250	-	1,800	1,170	2	3,600 	2,340 - - - - - - -			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers	1 1 3 3 1 1 1 3 3 3 - 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000 1,500 225	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975	22	4,950	2,860	2 3 2 2	3,600 4,700 5,000	2,340 3,055 3,250	-	1,800	1,170	2	3,600 	2,340 			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B)	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,500 225 405 5,000 1,450 6,300	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943	22	4,950	2,860	2 3 2 2	3,600 4,700 5,000 8,000	2,340 3,055 3,250 5,200	1	1,800	1,170	2	3,600 	2,340 			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve A2)	1 1 3 1 1 1 - 1 3 - 1 1 1 1 1 1 1 2 1 1 1 1 1 2 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 1,500 225 225 4,500 1,450	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000 225 405 5,000 1,450 6,300 3,000	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950	22	4,950	2,860	2 2 2 1 1 1	3,600 4,700 5,000	2,340 3,055 3,250	1	1,800	1,170	2	3,600 	2,340 			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve A2) Buffalo Springs Shopping, Ph. I (Reserve E)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 225 225 4,500 1,450 6,300	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,500 225 405 5,000 1,450 6,300	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950	22	4,950	2,860	2 2 2 1 1 1	3,600 4,700 5,000 8,000	2,340 3,055 3,250 5,200	1	1,800	1,170	2	3,600 	2,340 			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve A2)	1 1 3 1 1 1 - 1 1 1 1 1 1 1 1 2 1 1	1,077 6 11 6 11 11 12 21 11 11 11 11 11 11 11 11 11	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500 1,450 6,300	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,500 225 405 5,000 1,450 6,300 3,000 3,000 6,000 2,100	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 975 146 263 3,250 975 1,950 1,950 1,950 1,950	22	4,950	2,860	2 2 2 1 1 1	3,600 4,700 5,000 8,000	2,340 3,055 3,250 5,200	1	1,800	1,170	2	3,600 	2,340 			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 2 1 1 - -	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500 1,450 6,300 - -	10,000 1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000 225 405 5,000 1,450 6,300 3,000 6,000 2,100	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - - - 1,365 234	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1,950 1,950 1,950 1,950 1,950	22	4,950	2,860	2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000	2,340 3,055 3,250 5,200	1	1,800	1,170	2	3,600 	2,340 			-
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J)	1 1 3 1 1 1 - 1 3 - 1 1 1 1 1 1 2 1 1 1 - 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500 1,450 6,300	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 1,500 225 405 5,000 1,450 6,300 3,000 6,000 2,100	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - - - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 3,900 1,365 780	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000	2,340 3,055 3,250 5,200	1	1,800	2,600	2	3,600	2,340			-
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J)	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 2 1 1 - -	1,077 6 6 1 1 6 1 1 1 1 2 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500 1,450 6,300 2,100 360	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 225 405 5,000 1,450 6,300 3,000 6,000 2,100 1,200	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - - - 1,365 234	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1,950 3,900 1,365 7800 7,800 5,200	22		2,860	2 2 2 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	1,170	2	3,600 	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J)	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 6 1 1 6 1 1 1 1 2 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500 1,450 6,300 2,100 360 7,000	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 17,000 1,500 225 405 5,000 1,450 6,300 3,000 6,000 2,100 1,200 1,200	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - - - 1,365 234 - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 3,900 1,365 780	22			2 2 2 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000	2,340 3,055 3,250 5,200	1	1,800	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 1,500 225 225 4,500 1,450 6,300 2,100 360 7,000 1,500	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 225 405 5,000 1,450 6,300 3,000 6,000 2,100 1,200 1,200 8,000 2,25	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - - - 1,365 234 - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1,950 3,900 1,365 780 7,800 5,200 146 4,550	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 6 1 1 6 1 1 1 1 1 2 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 1,500 225 225 4,500 1,450 6,300 2,100 360 7,000 1,500 1,500 1,500	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 1,500 225 405 5,000 3,000 3,000 2,100 1,200 1,	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1,950 1,950 1,950 1,365 7,800 7,900 7	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms Heritage Medical Center	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 6 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225 225 4,500 1,450 6,300 2,100 360 - 7,000 1,500 1,500 600	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 17,000 1,500 225 405 5,000 1,450 6,300 3,000 3,000 1,200 12,000 1,200 12,000 1,200 12,000 1,50	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - 1,365 234 - - - 1,365 234 - - - - - - - - - - - - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 975 1,950	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 1,500 225 225 4,500 1,450 6,300 2,100 360 7,000 1,500 1,500 1,500	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 17,000 1,500 225 405 5,000 1,450 6,300 3,000 3,000 1,200 1,200 1,200 1,500 1,500 1,200 1,500 1,500 1,200 1,500 1,500 1,200	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1,950 1,950 1,950 1,365 7,800 7,900 7	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve A2) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms Heritage Medical Center Lone Star Pkwy Office Building Old Iron Work Apache Machine Shop	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 225 225 4,500 1,450 6,300 2,100 360 7,000 1,500 1,500 6,000 1,500 6,000 4,000 225 225 225	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 225 405 5,000 3,000 3,000 2,100 1,200 1,200 1,200 1,200 1,200 1,200 1,500 2,100 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 1,	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - - - 4,550 975 975 975 975	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			2,600
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms Heritage Medical Center Lone Star Pkwy Office Building Old Iron Work Apache Machine Shop Montgomery Community Center (Ione Star)	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 11 6 11 11 12 11 11 11 11 11 11 11 11 11 11	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225 225 4,500 2,100 360 7,000 1,500 600 400 225 225 850	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 225 405 5,000 1,450 6,300 3,000 3,000 2,100 1,200 12,000 1,200 1,500 2,100 1,200 1,500 2,100 1,200 1,500 2,100 1,200 1,500 2,100 1,500 2,100 1,200 1,500 2,100 1,500 8,000 2,100 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 1,500 8,000 1,500 1,500 8,000 1,500 1,500 8,000 1,500 8,000 1,500 1,500 8,000 1,500 1,500 8,000 1,500 8,000 1,500 1,500 8,000 1,500 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 8,000 1,500 1,500 8,000 1,500 1	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - 1,365 234 - - 4,550 975 975 975 975 975 975 975 975	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 1,950 1				2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms Heritage Medical Center Lone Star Pkwy Office Building Old Iron Work Apache Machine Shop Montgomery Community Center (Ione Star) Jim's Hardware	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225 225 4,500 1,450 6,300 7,000 1,500 1,500 600 600 400 225 225 850	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 225 405 5,000 1,450 6,300 3,000 6,000 2,100 1,200 1,200 1,500 1,500 1,500 1,200 1,500 1,500 2,100 1,500 1,200 1,500 1,500 2,100 1,500 2,100 1,500 1,500 1,500 1,500 2,100 1,500 2,100 1,500 1,	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - - - - 1,365 234 - - - - - - - - - - - - - - - - - - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 975 1,950 1,950 1,950 1,950 3,900 1,365 7,800 5,200 146 4,550 975 975 780 7,800 5,200	22			2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms Heritage Medical Center Lone Star Pkwy Office Building Old Iron Work Apache Machine Shop Montgomery Community Center (Ione Star) Jim's Hardware Town Creek Storage	1 1 3 1 1 1 1 3 3 - 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225 225 4,500 2,100 360 7,000 1,500 600 400 225 225 850	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 1,500 225 405 5,000 1,450 6,300 3,000 2,100 1,200 1,200 1,200 1,500 1,	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095 - - 1,365 234 - - 4,550 975 975 975 975 975 975 975 975	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950 1,950 3,900 1,365 780 7,800 5,200 146 4,550 975 975 975 975				2 3 2 2 2 2 1 1 1 1	3,600 4,700 5,000 8,000 3,000	2,340 3,055 3,250 5,200 1,950	1	1,800 - 4,000 4,000	2,600	2	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) MCCoy's AutoZone MCCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Burger King Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve A2) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire BlueWave Car Wash Brookshire Brothers Ransoms Heritage Medical Center Lone Star Pkwy Office Building Old Iron Work Apache Machine Shop Montgomery Community Center (lone Star) Jim's Hardware	1 1 1 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,077 6 6 1 1 6 1 1 1 1 2 1 1 1 1 1 1 1 1 1	1,000 1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 1,500 225 225 4,500 1,450 6,300 7,000 1,500 1,500 1,500 1,500 400 225 225 850 225 850	10,000 1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 225 405 5,000 3,000 3,000 2,100 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 2,100 1,200 1,	650 910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - - - - 1,365 234 - - - - - - - - - - - - - - - - - - -	6,500 910 3,900 146 488 234 3,250 2,600 975 7,800 975 1,950 1,950 1,950 1,950 3,900 1,365 7,800 5,200 146 4,550 975 975 780 7,800 5,200	1			2 2 3 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	3,600 4,700 5,000 8,000 3,000 - 4,000 225	2,340 3,055 3,250 5,200 1,950	1	1,800	1,170 - - 2,600 2,600	1	3,600	2,340			6,500

			Development Info & Capacities		Į.																
			Development			ewater	1														
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate		2022			2023			2024			2025			2026	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections		GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																					
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves		6	-	8.000		5,200					_	-	1	1,333	867	2	2,667	1,733			
Depado Estates	-	5	-	10,000	-	6,500				2	4,000	2,600	1	2,000	1,300	_	2,007	2,700			
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				_	3,000	3,230	_	5,000	3,230	_	2,500	2,023			
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															
Subtotal	136	187	99,315	239,080	64,555	155,402	1	1,875	1,219	17	39,400	25,610	10	26,883	17,474	8	18,517	12,036	3	11,875	7,719
Multi Family																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000							1	1							
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500															
Plez 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															
Subtotal	375	423	51,600	57,600	25,800	28,800	48	6,000	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2.800	1.400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,385	1,696	388,760	583,365	224,220	342,877	71	12,825	7,079	175	79,435	35,490	68	39,933	24,494	44	26,617	16,326	26	17,050	10,319
Committee	1,303	1,030	366,700	363,303	224,220	342,077	′1	12,023	7,075	1/3	75,433	33,430	08	39,933	24,434	44	20,017	10,320	20	17,030	10,319
								2022			2023			2024			2025			2026	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections		GPD Sanitary	Connections			Connections	GPD Water	GPD Sanitary
				Total Pr	ojected Comm	itted Volumes:	1,456	401,585	231,299	1,631	481,020	266,789	1,699	520,953	291,283	1,743	547,570	307,609	1,769	564,620	317,927
Future Development in Feasibility/Design																					
ature bevelopment in reasisinty, besign																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	-,		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				
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
Grand Monarch Apartments	-	72	-	10,300	-	8,600				72	10,300	8,600									
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			67	15,075	8,710
Meadow Ridge	-	81	-	18,225	-	10,530							60	13,500	7,800	21					
Waterstone Section 4	-	23	-	5,175	-	2,990			-			-	18	4,050	2,340	5	1,125	650			
Subtotal	_	1,695	-	350,805	-	221,590	-	-	_	148	29,355	20,530	745	141,000	96,800	282	63,450	36,660	232	52,200	30,160
		-		,										,	,000		-	23,000	302		11,200
Committed Plus Feasibility	1,385	3,391	388,760	934,170	224,220	564,467	Connocticus	2022	CDD Comiton	Connections	2023	CDD C:t	Connections	2024	CDD Conitor	Connections	2025	CDD Caritan	Connections	2026	CDD Cit
			Total Pro	niected Comm	itted Volumes	Plus Feasibility	Connections 1,456	GPD Water 401,585	GPD Sanitary 231,299	Connections 1,779	GPD Water 510,375	GPD Sanitary 287,319	Connections 2,592		GPD Sanitary 408,613	Connections 2,918		GPD Sanitary 461,599	Connections 3,176	GPD Water 850,625	
		1	- Total FIC	ojecteu coniin	ca volumes	as i casionity	1,430	-01,505	231,233	1,773	310,373	207,313	2,332	031,300	400,013	2,318	701,373	701,333	3,170	330,023	302,077

	1		Development	t Info & Capacit	ies																
				ater		ewater															
	Current	Ultimate	Current Actual	Ultimate				2022			2022			2024			2025			2025	
	Connections	Connections	Actual	Ultimate	Current	Ultimate	Campadiana	2022	CDD Camitam	Campatiana	2023	CDD Camitami	Commontions	2024	CDD Caritani	Campatiana	2025	CDD Conitoni	Campatiana	2026	CDD Camitan
Potential Future Development (Within Current City Limits)							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
rotential ruture Development (within Current City Linits)																					
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		,,,,,	5,555			
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	1,46
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380					-	-	50	11,250	6,500	50	11,250	6,500	26	5,850	3,38
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	65
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	3,90
Group 1A (Mix)	-	1,519	-	379,650	-	303,720					-	-		-	-		-	-		-	-
Group 1B (Mix)		715	-	178,650		142,920					-	-		-	-		-	-	41	10,250	8,20
Group 1C (Res Low)		114	-	28,530		22,820					-	-		-	-		-	-		-	-
Group 1D (Mix Use)		207	-	51,730		41,390					-	-	19	4,750	3,801	18	4,500	3,601	18	4,500	3,60
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	4,00
Group 1H (Comm)		230	_	57,490		45,990					-	-		-	-		-	-		-	_
Group 1I (Comm)		214	_	53,510		42,810						_		_	_	13	3,250	2,600	14	3,500	2,80
Group 1J (Mix Use)		1324	_	330,920		264,730					-	-		-	-	18	4,500	3,600	33	8,250	6,60
Group 1K (Comm)		151	_	37,770		30,220					-	_		_	_	1	1,000	800	5	1,250	1,00
Group 1k (Comm)		153	_	38,280		30,630						-	Q	2,006	1,605	9	2,256	1,806		- 1,230	
Group II (Comm)		155		38,280		30,030						_	0	2,000	1,003		2,230	1,000			
Subtot	al -	5,740	-	1,451,080	-	1,128,239	-	-	-	57	15,392	9,143	203	63,848	40,966	238	64,207	41,429	198	48,601	35,59
1								2022	•		2023	•		2024	•		2025		•	2026	
							Connections		GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
		Total Projected	Committed V	<mark>/olumes Plus Fe</mark>	asibility, Plus F	otential In-City	1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,20
Potential Future Development (ETJ)																					
		516		129,120	-	103,290					-	-		-	_		_	-			-
Group 2A (Mix Use)	-		-					1				-		-	-		-	-			-
Group 2A (Mix Use)	-		-		-									_							-
Group 2B (Res Low Density)		150		37,440		29,940						_		-	-		_	_		-	
Group 2B (Res Low Density) Group 2C (Res High Density)		150 428	-	37,440 106,890	-	29,940 85,510					-	-		-	-						-
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use)		150) 428) 807	-	37,440 106,890 201,750	-	29,940 85,510 161,390						-					-	- -			
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use)		150 428 0 807 0 1118	-	37,440 106,890 201,750 279,380	-	29,940 85,510 161,390 223,500					-	-		-	-		-	-		-	
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use) Group 2F (Res Low)		150 428 807 1118 0 410	- - - -	37,440 106,890 201,750 279,380 102,550	-	29,940 85,510 161,390 223,500 82,030					- - -	-		-	-			-		-	-
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use)		150 428 0 807 0 1118	- - - -	37,440 106,890 201,750 279,380	-	29,940 85,510 161,390 223,500					- - -	- - -		- - -	- - -		- - -	- - -		- - -	- - -
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use) Group 2F (Res Low) Group 2G (Comm)		150 428 807 1118 0 410	- - - -	37,440 106,890 201,750 279,380 102,550 101,400 57,320	-	29,940 85,510 161,390 223,500 82,030 81,120					- - - -	- - -		- - - -			- - -	-		- - - -	- - -
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use) Group 2F (Res Low) Group 2G (Comm)	- (150 428 807 1118 0 410	- - - -	37,440 106,890 201,750 279,380 102,550 101,400	-	29,940 85,510 161,390 223,500 82,030 81,120	-	-		-	- - - -	- - -	-	- - - -			- - -	-	-	- - - -	- - -
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use) Group 2F (Res Low) Group 2G (Comm) Group 2H (Res Low Density)	- (150 428 807 1118 0 410 0 406 0 229	- - - - - -	37,440 106,890 201,750 279,380 102,550 101,400 57,320	-	29,940 85,510 161,390 223,500 82,030 81,120 45,850	-	2022	-	-	- - - - -	- - - -	-	- - - -		-	-	-	-	- - - -	- - - - -
Group 2B (Res Low Density) Group 2C (Res High Density) Group 2D (Mix Use) Group 2E (Mix Use) Group 2F (Res Low) Group 2G (Comm) Group 2H (Res Low Density)	- (150 428 807 1118 0 410 0 406 0 229	- - - - - -	37,440 106,890 201,750 279,380 102,550 101,400 57,320	-	29,940 85,510 161,390 223,500 82,030 81,120 45,850	Connections	- 2022 GPD Water	GPD Sanitary	Connections		- - - -	- Connections			Connections	- - - - -	-	Connections		- - -

Table 1.1 September 2017 ESFC Table for Commonly Used Meters

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

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Summer Wind

Dev. No. 2211

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 City Attorney City Engineer	\$ 3,000 \$ 3,000 \$ 27,000
TOTAL	\$ 33,000



Preliminary Cost Estimate

FOR

LIFT STATION NO. 10 IMPROVEMENTS

Summer Wind

9/28/2022

Item No.	<u>Description</u>	Quantity	<u>Unit</u> <u>Unit Price</u>		it Price	Cost
1	Mobilization, Bonds & Insurance	1	LS	\$	25,000	\$ 25,000
2	Submersible Pumps & Accessories	1	LS		89,700	90,000
3	Piping, Valves, Supports, etc.	1	LS		66,671	67,000
4	Lift Station Electrical & Controls	1	LS		71,563	72,000
5	Bypass Pumping	1	LS		25,000	25,000
6	Stormwater Pollution Protection Plan	1	LS		1,000	1,000
7	Misc. Metals	1	LS		8,000	8,000
					•	
			Const	ruction	Subtotal	\$ 288,000
			Con	tingenc	ies (15%)	\$ 44,000
				En	gineering	\$ 28,000
			Construction	n Phase	Services	\$ 19,000
					Total	\$ 379,000

Notes:

- 1 All values rounded up to the nearest thousand.
- This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- This includes geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.