

**THE FOOD GARDENS OF OLDE MONTGOMERY  
FEASIBILITY STUDY  
(Dev. No. 2210)**

**FOR**

**THE CITY OF MONTGOMERY**

**WGA PROJECT NO. 00574-122**

**OCTOBER 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: Preliminary Site Plan

C: Water and Wastewater Usage Projection

D: Excerpt From Impact Fee Analysis

E: Escrow Calculation

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## 1 EXECUTIVE SUMMARY

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Food Gardens of Olde Montgomery (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve future commercial development on a 1.48 acre tract along FM 149, also referred to as the Food Gardens of Olde Montgomery tract. The tract is located within City limits.

This development would consist of parking and food truck pads 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 the existing capacity of Lift Station No. 2, the lift station will have sufficient capacity to serve existing and proposed developments for the next couple of years but will need additional 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 wastewater treatment 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	\$5,000
Water Impact Fee	\$3,001
Wastewater Impact Fee	\$6,711
<b>Total Estimated Costs</b>	<b>\$14,712</b>

Based on information provided by the Developer, the estimated total assessed valuation for the development would be approximately \$800,000 at full build out. Based on the City’s current tax rate (\$0.1050 for debt service and \$0.2950 for operations and maintenance), the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 2,360
Debt Service	\$840
<b>Total Estimated Annual Tax Revenue</b>	<b>\$ 3,200</b>

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## 2 INTRODUCTION

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This undeveloped tract is located along the western right-of-way of FM 149 between Berkley Street and Clepper Drive and falls completely within the City Limits. An exhibit showing the Tract's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions develop the tract to be a food truck park. The Tract is currently partially zoned as R – 1 Residential and partially zoned as B – Commercial, and the proposed usage would require the tract be rezoned as B – Commercial for the entirety of the tract. The tract also falls partially within the City's Historic Preservation District and would require approval from the Planning & Zoning Commission prior to development.

Based on information from the Developer, construction of the development is planned to be complete in 2023. 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 within the City limits and plans to receive service from the City. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality (“TCEQ”) requirements. The City is currently 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.

Based on information from the Developer, the Tract’s estimated water capacity requirement is approximately 2,180 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.

There is an existing 12-inch waterline located along FM 149, which will be able to serve the development. The Developer will be required to provide a utility easement along the FM 149 frontage to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. Waterlines interior to the Tract beyond the water meter must be constructed per all applicable City and TCEQ design criteria, and will be considered private. 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 Average Daily Flow (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 343,000 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 2,180 gpd (65,400 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. 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.

The Tract will be served by gravity flow to Lift Station No. 2 as shown on **Exhibit A** which has an ADF capacity of 144,000 GPD. At the time of development, Lift Station No. 2 does have capacity to service the commercial development. Inclusive of existing connections, platted developments, and developments which are in design or under construction and feasibility, the City has committed approximately 216,967 GPD to Lift Station No. 2. Based on this analysis the City will need to upgrade Lift Station No. 2 to be able to serve the development and other tracts at full build out.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. Sanitary sewer lines interior to the Tract beyond the point of connection must be constructed per all applicable City and TCEQ design criteria, and will be considered private.

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 private. 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 water and sanitary sewer service by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

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

### **Paving and Traffic**

Currently, the preliminary land plan, combined with existing infrastructure, provides for two (2) proposed driveways at FM 149 to provide access to the development from both the north and south side of the tract. The currently proposed driveway will connect directly to FM 149 but is aligned to allow for the future roundabout to be constructed.

Per the City and Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is also responsible for TxDOT approval for the proposed access points onto FM 149.

### **Applicable Ordinances**

The project tract is currently partially zoned for R-1 Residential and partially zoned for B-Commercial use. Prior to development the Developer will need to request the property to be rezoned to B-Commercial in its entirety. The Developer must submit all proper documentation including metes and bounds, copies of the deed, site plan, and all necessary payments with their rezoning application, and must attend public hearings at the Planning and Zoning Commission and City Council throughout the rezoning process.

Additionally, the subject tract falls partially within the Historic Preservation District (HPD) of the City. In accordance with Section 98-347 of the City's Code of Ordinances, the Developer must submit all construction plans and the preliminary and final plat for approval to the Planning and Zoning Commission prior to development. Additionally, Section 98-181 of the City's Code of Ordinances states that all commercial properties along major roads shall have a building setback of no less than 35 feet. The City considers a building to be "any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind". Based on the current land plan, the proposed canopies

would be considered a building and are located within the proposed building line. The Developer would be required to obtain a variance for a reduced building setback

In addition to these ordinances, the Development will need to follow all other applicable sections of the Code of Ordinances in order to be approved for development by the City.

Any desired deviations from the Code of Ordinances would require additional analysis and information in the form of a variance request, which would need to be submitted to City Council and the Planning and Zoning Commission for review and approval.

### **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 also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of 1 1–inch water meter 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 \$5,000 will be required to cover the City’s remaining expenses for the development, which includes administrative costs, legal fees, plan reviews and coordination with the Developer. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited in the escrow prior to any work being completed by the City.

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

#### ***ESTIMATED COSTS***

Escrow Account	\$5,000
Water Impact Fee	\$3,001
Wastewater Impact Fee	\$6,711
<b>Total Estimated Costs</b>	<b>\$14,712</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 \$800,000. Based on the estimated total A.V., the in-city development would generate approximately \$840 per year in debt service revenue, and approximately \$2,360 per year in operations and maintenance revenue. These



October 7, 2022

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 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.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Ms. Katherine Vu should you have any questions.

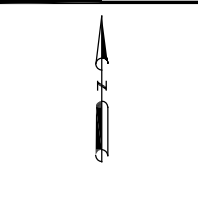
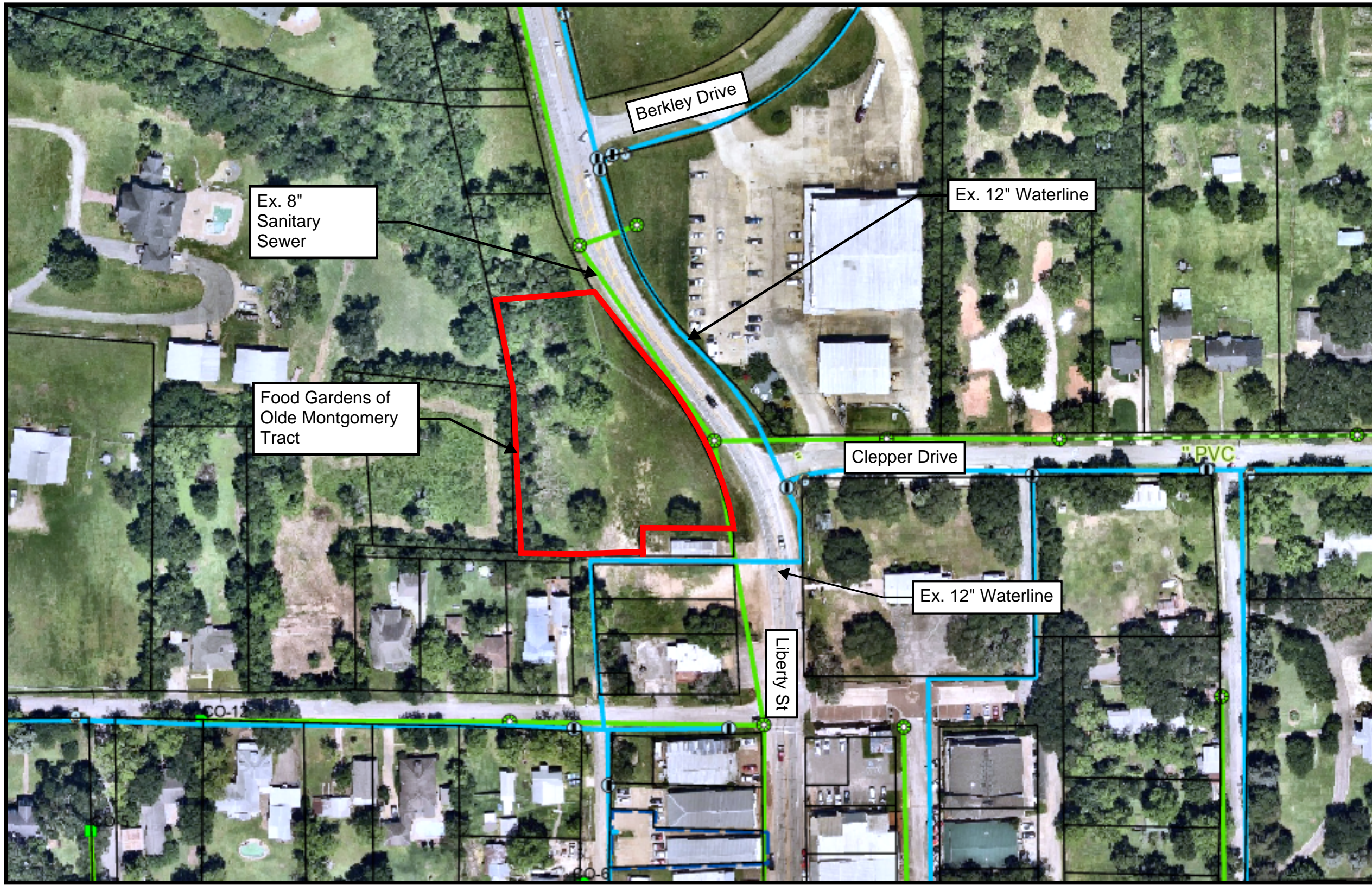


Sincerely,

Chris Roznovsky, PE

Engineer for the City

CVR/kv:zlg





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 ARE INCOMPLETE AND  
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 APPROVAL, PERMIT OR  
 CONSTRUCTION.  
 ENRIQUE GONZALEZ  
 ARCHITECT  
 DATE: 8/13/2022

Proposed New Project for:  
**The Food Gardens at Olde Montgomery,**  
 Address: 14465 Liberty St., Montgomery,  
 TX 77356

LOT COVERAGE FOR ALL IMPERVIOUS MATERIAL		
TOTAL LOT SIZE		<b>61,307</b>
GRAVEL	29,250	
CONCRETE PADS	5,373	
PAVERS	4,179	
TOTAL SQ. FT.	<b>38,802</b>	
PROPOSED PERCENTAGE OF LOT COVERED =	63.29%	

LANDSCAPE AREAS	
FRONT GREEN AREA	15,207
REAR GREEN AREA	7,288
AREA IN 25' VEGETATIVE SETBACK (included in total rear green area)	5,504

22 Trees in Total are shown

ASSUMED 120' DIA.  
 ROUNDABOUT CENTERED  
 ON INTERSECTION

ASSUMED 50' DIA. GARDEN  
 AREA FOR MONUMENT

**1.01 Site Plan**

1/16" = 1'-0"

DATE	Description

DATE: 04-01-2022	8/13/2022
DRAW: PV-KM-AZ-EG	CHECKED: EGG
PROJECT NO: 22-144	

SHEET NAME:  
 Site Plan

SHEET No.  
**1.01**



	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>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																
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																
<b>Subtotal</b>	<b>375</b>	<b>423</b>	<b>51,600</b>	<b>57,600</b>	<b>25,800</b>	<b>28,800</b>	<b>48</b>	<b>6,000</b>	<b>3,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</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>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>Committed</b>	<b>1,385</b>	<b>1,696</b>	<b>388,760</b>	<b>583,365</b>	<b>224,220</b>	<b>342,877</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>2022</b>				<b>2023</b>				<b>2024</b>				<b>2025</b>				<b>2026</b>				
		<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</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	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	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>1,695</b>	<b>-</b>	<b>350,805</b>	<b>-</b>	<b>221,590</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>148</b>	<b>29,355</b>	<b>20,530</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>2022</b>		<b>2023</b>			<b>2024</b>			<b>2025</b>			<b>2026</b>				
		<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>
		<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,779</b>	<b>510,375</b>	<b>287,319</b>	<b>2,592</b>	<b>691,308</b>	<b>408,613</b>	<b>2,918</b>	<b>781,375</b>	<b>461,599</b>	<b>3,176</b>	<b>850,625</b>	<b>502,077</b>						
<b>Total Projected Committed Volumes Plus Feasibility</b>																						

	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>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							
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	-	-	-	-	-	-	-	-	-	-	-	41	10,250	8,200							
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	3,601							
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>-</b>	<b>5,740</b>	<b>-</b>	<b>1,451,080</b>	<b>-</b>	<b>1,128,239</b>	<b>-</b>	<b>-</b>	<b>-</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>Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City</b>							<b>2022</b>			<b>2023</b>			<b>2024</b>			<b>2025</b>			<b>2026</b>								
							<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>						
							<b>1,456</b>	<b>401,585</b>	<b>231,299</b>	<b>1,836</b>	<b>525,767</b>	<b>296,462</b>	<b>2,852</b>	<b>770,548</b>	<b>458,722</b>	<b>3,416</b>	<b>924,822</b>	<b>553,137</b>	<b>3,872</b>	<b>1,042,673</b>	<b>629,209</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>-</b>	<b>4,063</b>	<b>-</b>	<b>1,015,850</b>	<b>-</b>	<b>812,630</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>							
							<b>2022</b>			<b>2023</b>			<b>2024</b>			<b>2025</b>			<b>2026</b>								
							<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</b>	<b>Connections</b>	<b>GPD Water</b>	<b>GPD Sanitary</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>1,836</b>	<b>525,767</b>	<b>296,462</b>	<b>2,852</b>	<b>770,548</b>	<b>458,722</b>	<b>3,416</b>	<b>924,822</b>	<b>553,137</b>	<b>3,872</b>	<b>1,042,673</b>	<b>629,209</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**

**Food Gardens of Olde Montgomery**

**Dev. No. 2210**

THE STATE OF TEXAS                    ⊃

COUNTY OF MONTGOMERY            ⊃

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 500
City Attorney	\$ 500
City Engineer	\$ 4,000
<hr/>	
TOTAL	\$ 5,000