

**SUPERIOR PROPERTIES
FEASIBILITY STUDY
(Dev. No. 2215)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-126

JANUARY 2023

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

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

1 EXECUTIVE SUMMARY

Superior Properties of Texas, LLC (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future 15.46-acre multifamily and commercial development along Lone Star Parkway, also referred to as the Superior Properties tract. All of the tract falls within the City limits and would not require annexation.

This development would consist of 98 multifamily units and approximately 4 commercial reserves for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

The analysis shows that the City has the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that the City will have the wastewater treatment plant capacity to serve the development and existing developments for the next couple of years but will need additional sanitary sewer plant capacity to serve all existing and proposed developments at full build out.

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

Escrow Account	\$14,000
Water Impact Fee	\$147,100
Wastewater Impact Fee	\$328,396
Offsite Utility Improvements	\$226,000
Total Estimated Costs	\$715,496

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$19,764,500 at full build out. Based on the City’s estimated current tax rate (\$0.1050 debt service and \$0.2950 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below, assuming 95% collection:

Operations and Maintenance	\$55,390
Debt Service	\$19,715
Total Estimated Annual Tax Revenue	\$75,105

2 INTRODUCTION

This undeveloped tract is located at the northwest corner of Lone Star Parkway and FM 149. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit C**, which indicates the Developer's intentions to subdivide the Tract into multi-family residential and commercial reserves. Currently, the tract is zoned ID – Industrial and would be required to be rezoned as R2 – Multifamily and B – Commercial prior to service. Enclosed as **Exhibit B** is a map showing the current zoning of the area surrounding the property.

Based on information from the Developer, construction of the development is planned to be complete in 2025. 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.

3 ANALYSIS

Water Production and Distribution

The Tract is located entirely within the City and would not need to be annexed before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day (average daily flow) per Texas Commission on Environmental Quality (“TCEQ”) requirements.

The current average daily flow (“ADF”) in the City is approximately 418,353 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in permitting or under construction, the City has committed approximately 593,890 gpd and 1,769 connections. A copy of the updated water usage projections is included as **Exhibit D**. This equates to approximately 105% of the total ADF capacity and 71% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until 2024. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on historical data from similar developments in the City and information provided by the Developer, the Tract’s estimated water capacity requirement is approximately 38,940 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility and design, and this development, the City will have committed approximately 900,275 gpd or 158% of the total ADF capacity and 130% of the connection capacity at full build out. Based on the projections shown in **Exhibit D**, the City would need additional water plant capacity around Q2 2024.

Based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

City records indicate that there is an existing 12-inch waterline along Lone Star Parkway, which will be able to serve the multi-family development as shown in **Exhibit A**. The commercial sites being proposed with this development will be able to be served by either the existing 6” line along Lawson Street or the existing 12” waterline along FM 149. The remaining management pad will be able to be served by extending the existing 6” line along Lawson Street along the proposed cul-de-sac as shown on the Developer’s land plan. A preliminary cost estimate for the construction costs of the waterline extension can be found in **Exhibit G**. The Developer will be responsible for all costs associated with the waterline extension and required easements.

The proposed multi-family development is to be served via a master meter at Lone Star Parkway. Each commercial building shall have an individual meter at each point of connection to the City’s system.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. The waterlines behind each master meter are to remain private and must be designed and

constructed per all applicable City and TCEQ design standards. 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 185,755 gpd or 46%.

Inclusive of existing connections, platted developments, and developments which are in permitting or under construction, the City has committed approximately 351,623 gpd or 88% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit D**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 32,990 gpd at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility and design, and this development, the City will have committed 550,363 gpd or 138% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts in design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around the first quarter of 2024. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around third quarter of 2024. (Note: We are expecting the construction of Nantucket Apartments and Grand Monarch Apartments, consisting of 385 units and 72 units, respectively. The developments will account for 58,600 gpd at full build out. We are not anticipating all units to be filled within 2024 but are accounting for it in these calculations.)

The proposed Tracts will receive sanitary sewer service by extending a gravity sanitary sewer line along the frontage of the tracts, adjacent to Lone Star Parkway from an existing manhole at the northeast corner of Lone Star Parkway and FM 149. From here the Tracts' flow will be routed to Lift Station No. 2 via an existing 8" gravity sanitary sewer line along FM 149.

Additionally, Lift Station No. 2 is already projected to be over its calculated capacity, based on a 6 hour per day run time, at full build-out of the existing developments, not including this Tract. (The reason to limit the capacity to 6 hours per day is it then allows for the lift station to handle the 4 times peaking factor.)

We also evaluated having Lift Station No. 7 serve the tract via gravity sanitary sewer. Lift Station No. 7 is projected to have capacity, however due to the elevation at Lift Station No. 7, it would not be feasible to provide service to the proposed development via a gravity sanitary sewer.

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 beyond the point of connection to the City's sanitary sewer system are to remain private and must be designed 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 private and will not be 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. 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 private, with the exception of a proposed public cul-de-sac at the end of Lawson Street. 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, provides for three (3) proposed access points along Lone Star Parkway and a proposed extension of Lawson Street to the Development to provide access to the entire multifamily and commercial developments. Due to the anticipated volume from the multi-family development and the current size and material of Lawson Street, the proposed multi-family access point onto Lawson Street will be for emergency vehicles only and will not allow for regular traffic to utilize Lawson Street. Additional

analysis of the anticipated vehicle traffic from the proposed commercial sites will be needed to determine the adequacy of Lawson Street and any potential improvements to be made. The Developer is responsible for Montgomery County approval for the proposed access points onto Lone Star Parkway and must obtain City approval for the proposed extension of Lawson Street.

Per the 2021 Montgomery County Major Thoroughfare Plan, there are no plans for any proposed collector streets or thoroughfares within or nearby the tract limits as shown in **Exhibit H**.

Per the City of Montgomery Code of Ordinances, the City requires that each multi-family unit shall have off street parking for at least two vehicles. Additionally, the City requires that Commercial developments allocate at least 75% of the gross building space to parking, excluding family dining which is to include 1 space for every 6 customer seating, as well as 1 space for every 2 employees.

Development Costs

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

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit F** 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 8– inch (8”) master meter for the multi-family and 4 1– inch (1”) water meters for the multifamily and commercial lots respectively.

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 \$14,000 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 G**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

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

Escrow Account	\$14,000
Water Impact Fee	\$147,100
Wastewater Impact Fee	\$328,396
Offsite Utility Improvements	\$226,000
Total Estimated Costs	\$715,496

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 \$19,764,500. Based on the estimated total A.V., and assuming 95% collection the in-city development would generate approximately \$19,715.09 per year in debt service revenue, and approximately \$55,390.01 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 Mr. Chris Roznovsky should you have any questions.

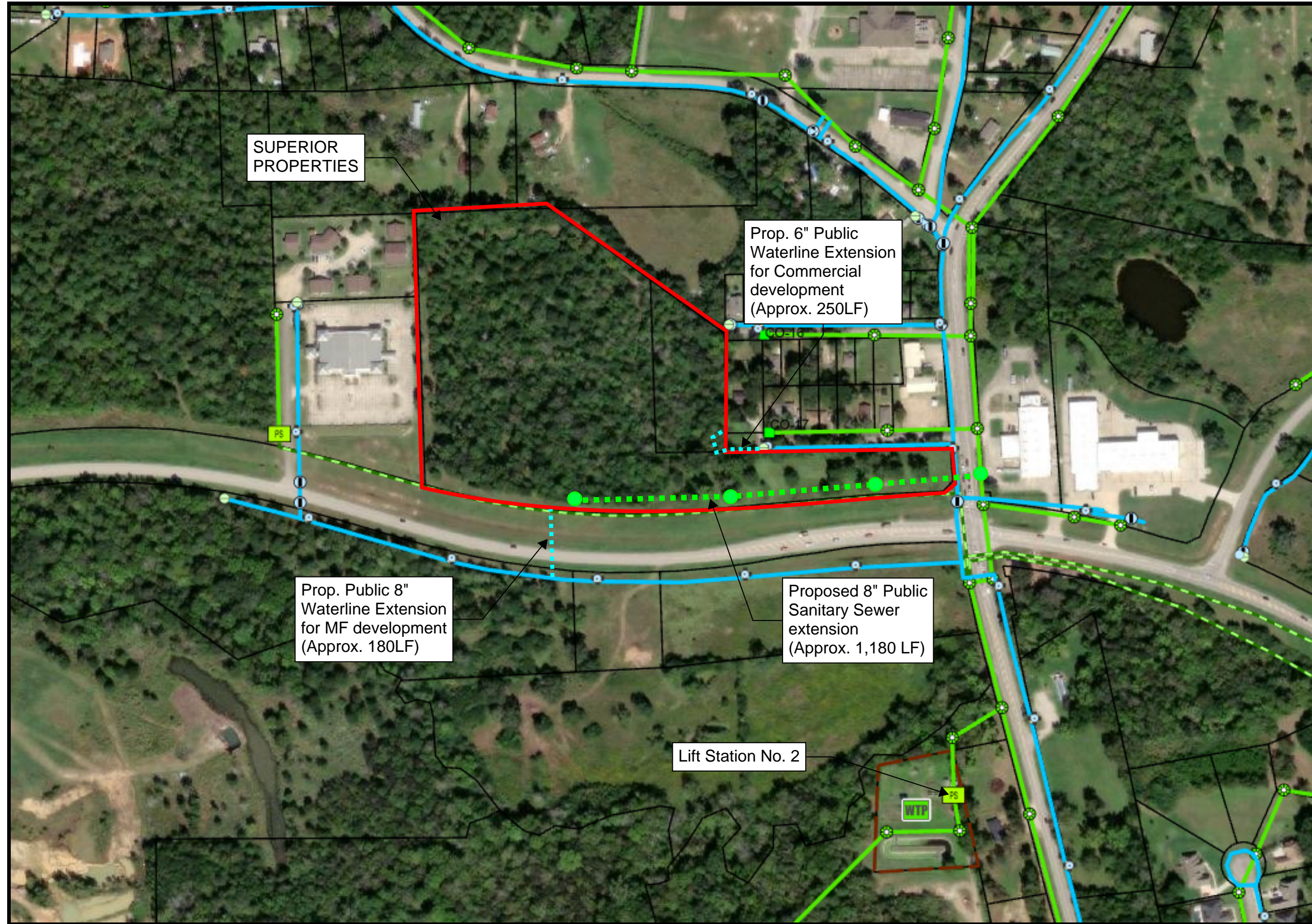
Sincerely,



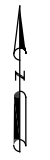
Katherine Vu, PE, CFM

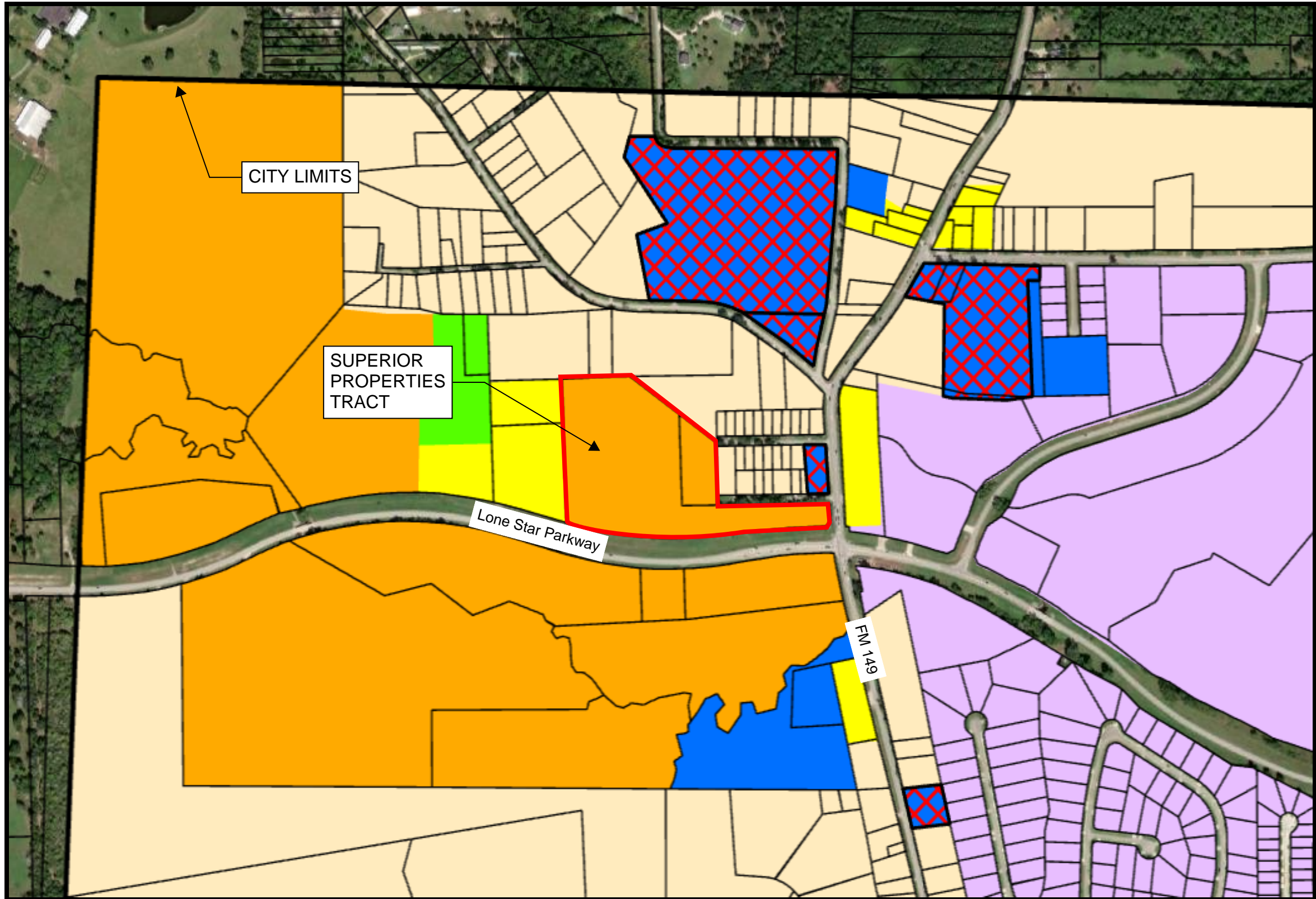
Engineer for the City

KMV/zlgt



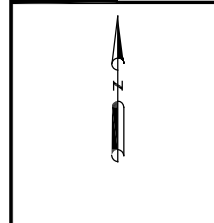
TRACT BOUNDARY
SUPERIOR PROPERTIES





LEGEND

	Historic Preservation District
	Historical Landmark
	City Limits
	City of Conroe ETJ
	Commercial (B)
	Industrial (ID)
	Institutional (I)
	Multi-Family (R2)
	Planned Development District (PDD)
	Residential (R1)



SUPERIOR PROPERTIES AT LONE STAR PHASE 1 AND 2 MASTER GENERAL LANDPLAN

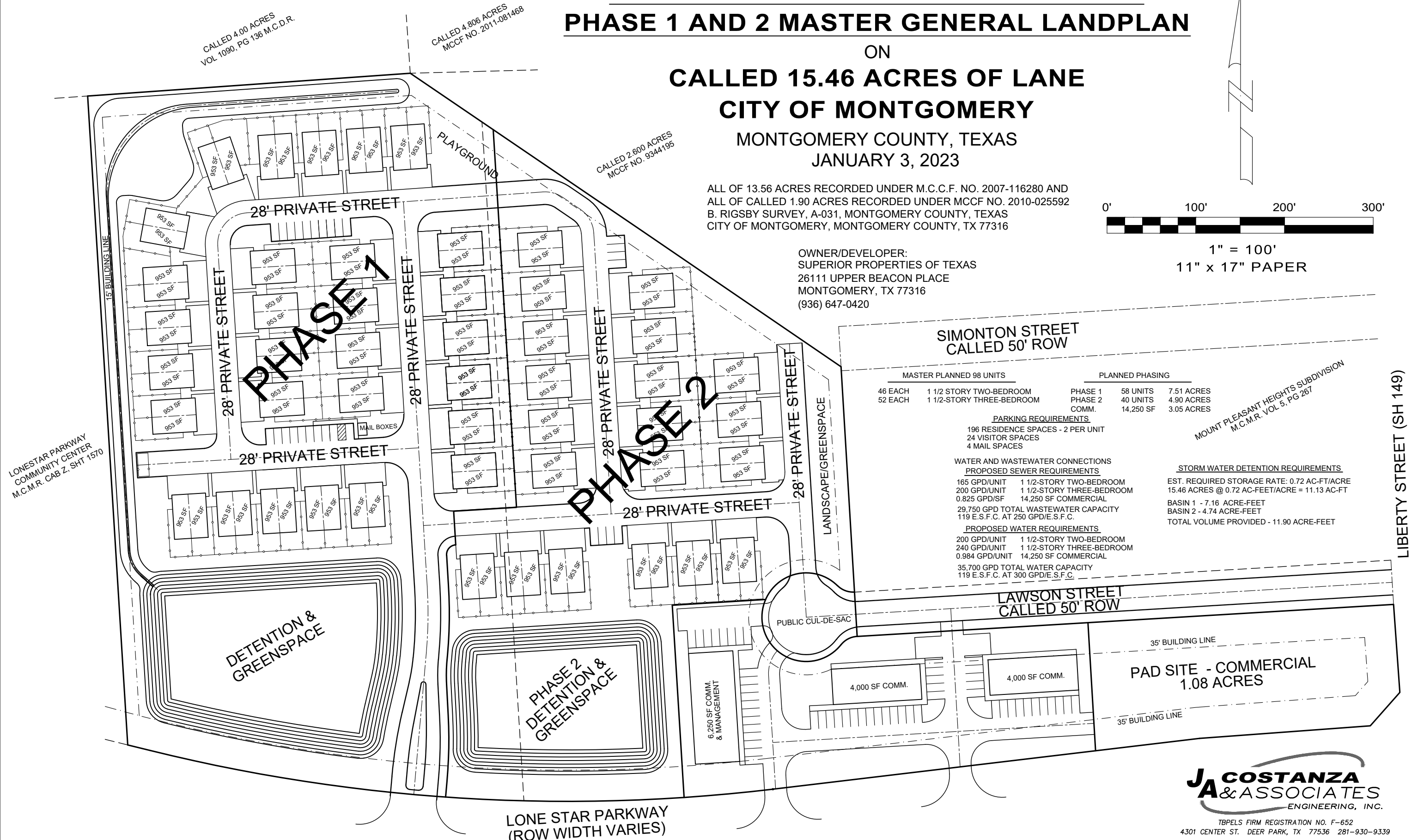
ON
CALLED 15.46 ACRES OF LANE
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS
JANUARY 3, 2023

ALL OF 13.56 ACRES RECORDED UNDER M.C.C.F. NO. 2007-116280 AND ALL OF CALLED 1.90 ACRES RECORDED UNDER MCCF NO. 2010-025592 B. RIGSBY SURVEY, A-031, MONTGOMERY COUNTY, TEXAS CITY OF MONTGOMERY, MONTGOMERY COUNTY, TX 77316

OWNER/DEVELOPER:
SUPERIOR PROPERTIES OF TEXAS
26111 UPPER BEACON PLACE
MONTGOMERY, TX 77316
(936) 647-0420



1" = 100'
11" x 17" PAPER



MASTER PLANNED 98 UNITS		PLANNED PHASING	
46 EACH	1 1/2 STORY TWO-BEDROOM	PHASE 1	58 UNITS 7.51 ACRES
52 EACH	1 1/2-STORY THREE-BEDROOM	PHASE 2	40 UNITS 4.90 ACRES
		COMM.	14,250 SF 3.05 ACRES

PARKING REQUIREMENTS
196 RESIDENCE SPACES - 2 PER UNIT
24 VISITOR SPACES
4 MAIL SPACES

WATER AND WASTEWATER CONNECTIONS
PROPOSED SEWER REQUIREMENTS
165 GPD/UNIT 1 1/2-STORY TWO-BEDROOM
200 GPD/UNIT 1 1/2-STORY THREE-BEDROOM
0.825 GPD/SF 14,250 SF COMMERCIAL
29,750 GPD TOTAL WASTEWATER CAPACITY
119 E.S.F.C. AT 250 GPD/E.S.F.C.

PROPOSED WATER REQUIREMENTS
200 GPD/UNIT 1 1/2-STORY TWO-BEDROOM
240 GPD/UNIT 1 1/2-STORY THREE-BEDROOM
0.984 GPD/UNIT 14,250 SF COMMERCIAL
35,700 GPD TOTAL WATER CAPACITY
119 E.S.F.C. AT 300 GPD/E.S.F.C.

STORM WATER DETENTION REQUIREMENTS
EST. REQUIRED STORAGE RATE: 0.72 AC-FT/ACRE
15.46 ACRES @ 0.72 AC-FEET/ACRE = 11.13 AC-FT
BASIN 1 - 7.16 ACRE-FEET
BASIN 2 - 4.74 ACRE-FEET
TOTAL VOLUME PROVIDED - 11.90 ACRE-FEET

MOUNT PLEASANT HEIGHTS SUBDIVISION
M.C.M.R. VOL 5, PG 267

LONESTAR PARKWAY
COMMUNITY CENTER
M.C.M.R. CAB Z. SHT 1570

LIBERTY STREET (SH 149)

J.A. COSTANZA & ASSOCIATES
ENGINEERING, INC.

TBPELS FIRM REGISTRATION NO. F-652
4301 CENTER ST. DEER PARK, TX 77536 281-930-9339

LONE STAR PARKWAY
(ROW WIDTH VARIES)

	Development Info & Capacities						2023			2024			2025			2026		
	Current Connections	Ultimate Connections	Water		Wastewater		Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
			Current Actual	Ultimate	Current	Ultimate												
Single Family																		
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690	4	900	520	1	225	130	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 2	63	64	14,175	14,400	8,190	8,320	1	225	130	-	-	-	-	-	-	-	-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250	1	225	130	1	225	130	1	225	130	1	225	130
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990	2	450	260	2	450	260	2	450	260	2	450	260
Martin Luther King	48	55	10,800	12,375	6,240	7,150	1	225	130	2	450	260	2	450	260	2	450	260
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	3	3	675	675	390	390	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	1	225	-	1	225	-	-	-	-	-	-	-
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950	-	-	-	-	-	-	-	-	-	-	-	-
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810	-	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 2	40	45	9,000	10,125	5,200	5,850	2	450	260	2	450	260	1	225	130	-	-	-
Estates of Lake Creek Village	18	22	4,050	4,950	2,340	2,860	4	900	520	-	-	-	-	-	-	-	-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek Sec. 4	23	30	5,175	6,750	2,990	3,900	7	1,575	910	-	-	-	-	-	-	-	-	-
Historic/Downtown	132	150	29,700	33,750	17,160	19,500	5	1,125	650	5	1,125	650	4	900	520	4	900	520
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930	-	-	-	-	-	-	-	-	-	-	-	-
Town Creek Crossing Section 1	60	102	13,500	22,950	7,800	13,260	40	9,000	5,200	2	450	260	-	-	-	-	-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820	-	-	-	-	-	-	-	-	-	-	-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460	-	-	-	-	-	-	-	-	-	-	-	-
Waterstone, Section 1	45	53	10,125	11,925	5,850	6,890	3	675	390	2	450	260	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	19	4,275	2,470	-	-	-
Gary Hammons	1	1	225	225	130	130	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300	-	-	-	-	-	-	-	-	-	-	-	-
City Hall	1	1	1,070	1,070	890	890	-	-	-	-	-	-	-	-	-	-	-	-
Community Center	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Spring Plant	1	1	360	360	250	250	-	-	-	-	-	-	-	-	-	-	-	-
Cedar Brake Park Restrooms	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-
Fermland Park	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-
Homecoming Park Restrooms	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000	-	-	-	-	-	-	-	-	-	-	-	-
West Side at the Park	8	11	1,800	2,475	1,040	1,430	3	675	390	-	-	-	-	-	-	-	-	-
Subtotal	874	1,077	198,780	244,455	114,420	137,560	95	21,375	11,830	42	9,450	4,940	35	7,875	4,160	15	3,375	1,560
Commercial Platted and Existing																		
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	1	1,800	1,170	2	3,600	2,340	-	-	-
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910	-	-	-	-	-	-	-	-	-	-	-	-
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	3	4,700	3,055	-	-	-	-	-	-	-	-	-
Prestige Storage (SBP Res. D)	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
McCoy's	1	1	750	750	488	488	-	-	-	-	-	-	-	-	-	-	-	-
AutoZone	1	1	360	360	234	234	-	-	-	-	-	-	-	-	-	-	-	-
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	2	5,000	3,250	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600	-	-	-	-	-	-	-	-	-	-	-	-
CareNow & Other Suites	3	3	1,200	1,500	780	975	-	-	-	-	-	-	-	-	-	-	-	-
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	2	8,000	5,200	1	4,000	2,600	-	-	-	-	-	-
Wendy's	1	1	1,300	1,300	845	845	-	-	-	-	-	-	-	-	-	-	-	-
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050	-	-	-	-	-	-	-	-	-	-	-	-
ProCore Developments	1	1	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-	-	-	-
Christian Brothers	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
Madsen and Richards	1	1	225	405	146	263	-	-	-	-	-	-	-	-	-	-	-	-
Kroger	2	2	4,500	5,000	2,925	3,250	-	-	-	-	-	-	-	-	-	-	-	-
Burger King	1	1	1,450	1,450	943	943	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve A2)	-	1	-	3,000	-	1,950	1	3,000	1,950	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve E)	-	1	-	3,000	-	1,950	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve D)	-	1	-	6,000	-	3,900	-	-	-	-	-	-	1	6,000	3,900	-	-	-
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Place	1	1	360	1,200	234	780	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	1	4,000	2,600	1	4,000	2,600	-	-	-	-	-	-
Discount Tire	-	1	-	225	-	146	1	225	146	-	-	-	-	-	-	-	-	-
Express Oil and Tire	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550	-	-	-	-	-	-	-	-	-	-	-	-
Brookshire Brothers	2	2	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-	-	-	-
Ransoms	1	1	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Medical Center	1	1	600	1,200	390	780	-	-	-	-	-	-	-	-	-	-	-	-
Lone Star Pkwy Office Building	2	2	400	720	260	468	-	-	-	-	-	-	-	-	-	-	-	-
Old Iron Work	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
Apache Machine Shop	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
Montgomery Community Center (Lone Star)	1	1	850	850	553	553	-	-	-	-	-	-	-	-	-	-	-	-
Jim's Hardware	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
Town Creek Storage	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-	-	1	5,000	3,250	-	-	-	2	10,000	6,500
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	2	3,750	2,438	2	3,750	2,438	2	3,750	2,43

	Development Info & Capacities						2040			2045			2050		
	Current Connections	Ultimate Connections	Water		Wastewater		Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
			Current Actual	Ultimate	Current	Ultimate									
Single Family															
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 2	63	64	14,175	14,400	8,190	8,320	-	-	-	-	-	-	-	-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	-	-	-	-	-	-	-	-	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990	-	-	-	-	-	-	-	-	-
Martin Luther King	48	55	10,800	12,375	6,240	7,150	-	-	-	-	-	-	-	-	-
Baja Road	7	11	1,575	2,475	910	1,430	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	390	390	-	-	-	-	-	-	-	-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950	-	-	-	-	-	-	-	-	-
Gulf Coast Estates, Section 2	2	4	450	900	260	520	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 2	40	45	9,000	10,125	5,200	5,850	-	-	-	-	-	-	-	-	-
Estates of Lake Creek Village	18	22	4,050	4,950	2,340	2,860	-	-	-	-	-	-	-	-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370	-	-	-	-	-	-	-	-	-
Hills of Town Creek Sec. 4	23	30	5,175	6,750	2,990	3,900	-	-	-	-	-	-	-	-	-
Historic/Downtown	132	150	29,700	33,750	17,160	19,500	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930	-	-	-	-	-	-	-	-	-
Town Creek Crossing Section 1	60	102	13,500	22,950	7,800	13,260	-	-	-	-	-	-	-	-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820	-	-	-	-	-	-	-	-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460	-	-	-	-	-	-	-	-	-
Waterstone, Section 1	45	53	10,125	11,925	5,850	6,890	-	-	-	-	-	-	-	-	-
Waterstone, Section 2	35	89	7,875	20,025	4,550	11,570	-	-	-	-	-	-	-	-	-
Gary Hammons	1	1	225	225	130	130	-	-	-	-	-	-	-	-	-
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300	-	-	-	-	-	-	-	-	-
City Hall	1	1	1,070	1,070	890	890	-	-	-	-	-	-	-	-	-
Community Center	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-
Buffalo Spring Plant	1	1	360	360	250	250	-	-	-	-	-	-	-	-	-
Cedar Brake Park Restrooms	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-
Fermland Park	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-
Homecoming Park Restrooms	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000	-	-	-	-	-	-	-	-	-
West Side at the Park	8	11	1,800	2,475	1,040	1,430	-	-	-	-	-	-	-	-	-
Subtotal	874	1,077	198,780	244,455	114,420	137,560	-	-	-	-	-	-	-	-	-
Commercial Platted and Existing															
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	-	-	-	-	-	-	-	-	-
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910	-	-	-	-	-	-	-	-	-
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	-	-	-	-	-	-	-	-	-
Prestige Storage (SBP Res. D)	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
McCoy's	1	1	750	750	488	488	-	-	-	-	-	-	-	-	-
AutoZone	1	1	360	360	234	234	-	-	-	-	-	-	-	-	-
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600	-	-	-	-	-	-	-	-	-
CareNow & Other Suites	3	3	1,200	1,500	780	975	-	-	-	-	-	-	-	-	-
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	-	-	-	-	-	-	-	-	-
Wendy's	1	1	1,300	1,300	845	845	-	-	-	-	-	-	-	-	-
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050	-	-	-	-	-	-	-	-	-
ProCore Developments	1	1	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-
Christian Brothers	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
Madsen and Richards	1	1	225	405	146	263	-	-	-	-	-	-	-	-	-
Kroger	2	2	4,500	5,000	2,925	3,250	-	-	-	-	-	-	-	-	-
Burger King	1	1	1,450	1,450	943	943	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve A2)	-	1	-	3,000	-	1,950	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve E)	-	1	-	3,000	-	1,950	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve D)	-	1	-	6,000	-	3,900	-	-	-	-	-	-	-	-	-
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365	-	-	-	-	-	-	-	-	-
Heritage Place	1	1	360	1,200	234	780	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	-	-	-	-	-	-	-	-	-
Discount Tire	-	1	-	225	-	146	-	-	-	-	-	-	-	-	-
Express Oil and Tire	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550	-	-	-	-	-	-	-	-	-
Brookshire Brothers	2	2	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-
Ransoms	1	1	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-
Heritage Medical Center	1	1	600	1,200	390	780	-	-	-	-	-	-	-	-	-
Lone Star Pkwy Office Building	2	2	400	720	260	468	-	-	-	-	-	-	-	-	-
Old Iron Work	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
Apache Machine Shop	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
Montgomery Community Center (lone Star)	1	1	850	850	553	553	-	-	-	-	-	-	-	-	-
Jim's Hardware	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
Town Creek Storage	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-	-	-	-	-	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	-	-	-	-	-	-	-	-	-

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

Superior Properties of Texas, LLC

Dev. No. 2215

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	\$ 500
City Attorney	\$ 500
City Engineer	\$ 13,000
<hr/>	
TOTAL	\$ 14,000

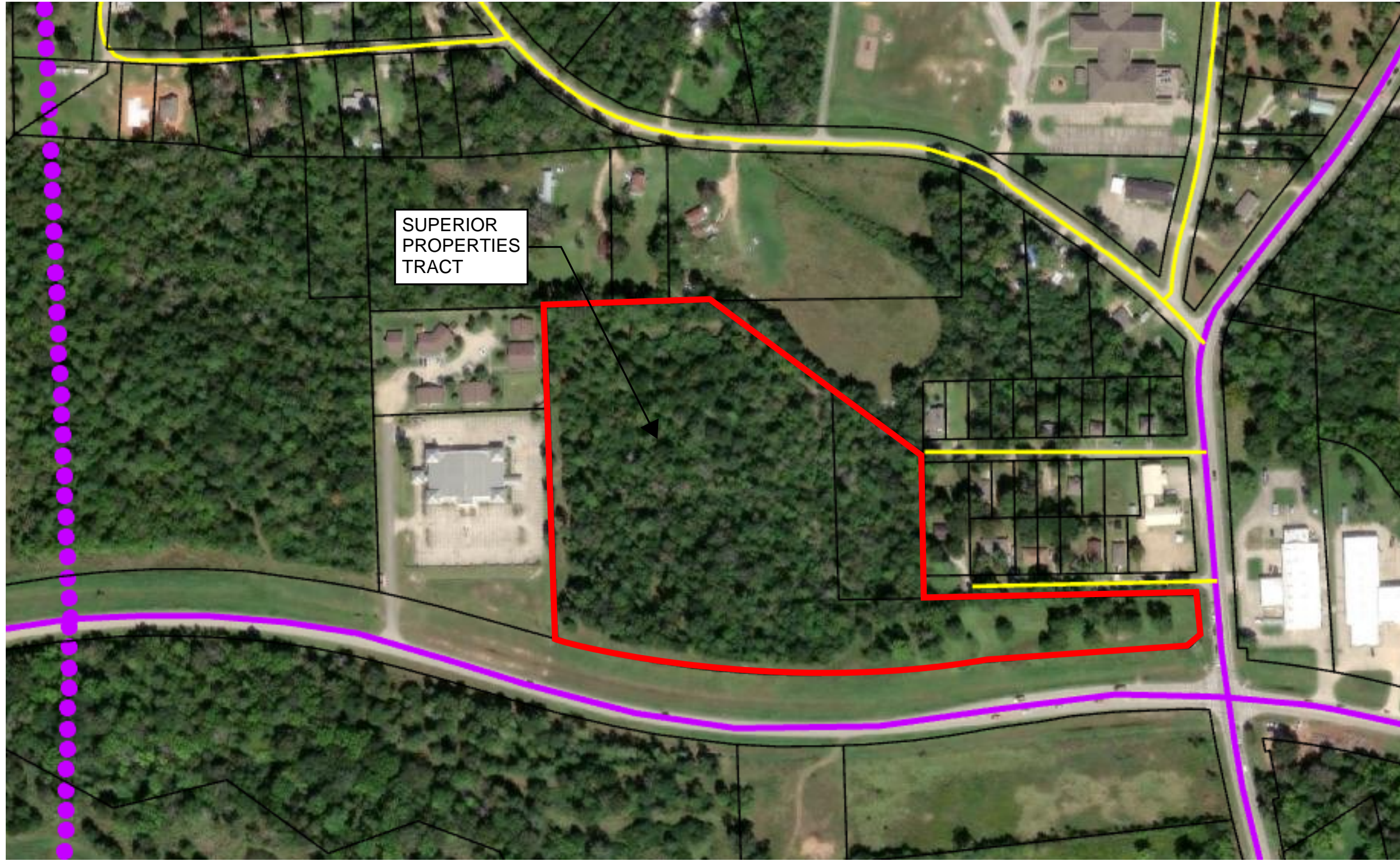


Preliminary Cost Estimate
FOR
PUBLIC UTILITY IMPROVEMENTS
Superior Properties
 1/19/2023

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
General					
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 20,000	\$ 20,000
2	Trench Safety	1,370	LF	1	1,000
3	Stormwater Pollution Prevention Plan	1	LS	15,000	15,000
4	Site Restoration	1	LS	10,000	10,000
5	Traffic Control Plan	1	LS	12,000	12,000
Water					
6	6" Waterline via Open Construction	250	LF	40	10,000
7	6" Wet Connect	1	EA	4,000	4,000
8	6" Plug and Clamp	1	EA	1,000	1,000
9	2" Blowoff valve	1	EA	1,500	1,000
Sanitary Sewer					
10	8-inch (8") Sanitary Sewer via Open Construction	1,120	LF	40	45,000
13	8" Sanitary Sewer via Trenchless (with 16" steel casing)	60	LF	225	14,000
11	48" Sanitary Sewer Manhole	4	EA	4,000	16,000
12	Connection to Existing Manhole	1	EA	2,000	2,000
				Construction Subtotal	\$ 151,000
				Contingencies (15%)	\$ 23,000
				Engineering	\$ 25,500
				Construction Phase Services	\$ 16,500
				Reimbursables	\$ 10,000
				Total	\$ 226,000




Notes:

- 1 All values rounded up to the nearest thousand.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.



SUPERIOR
PROPERTIES
TRACT

LEGEND

-  Ex. Thoroughfare
-  Prop. Thoroughfare
-  Local

