SUPERIOR PROPERTIES FEASIBILITY STUDY

(Dev. No. 2215)

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-126

JANUARY 2023

PREPARED BY



OVERVIEW

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- 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 incity 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:

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

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:

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

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 to 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

Catherine Vu

Engineer for the City

KMV/zlgt

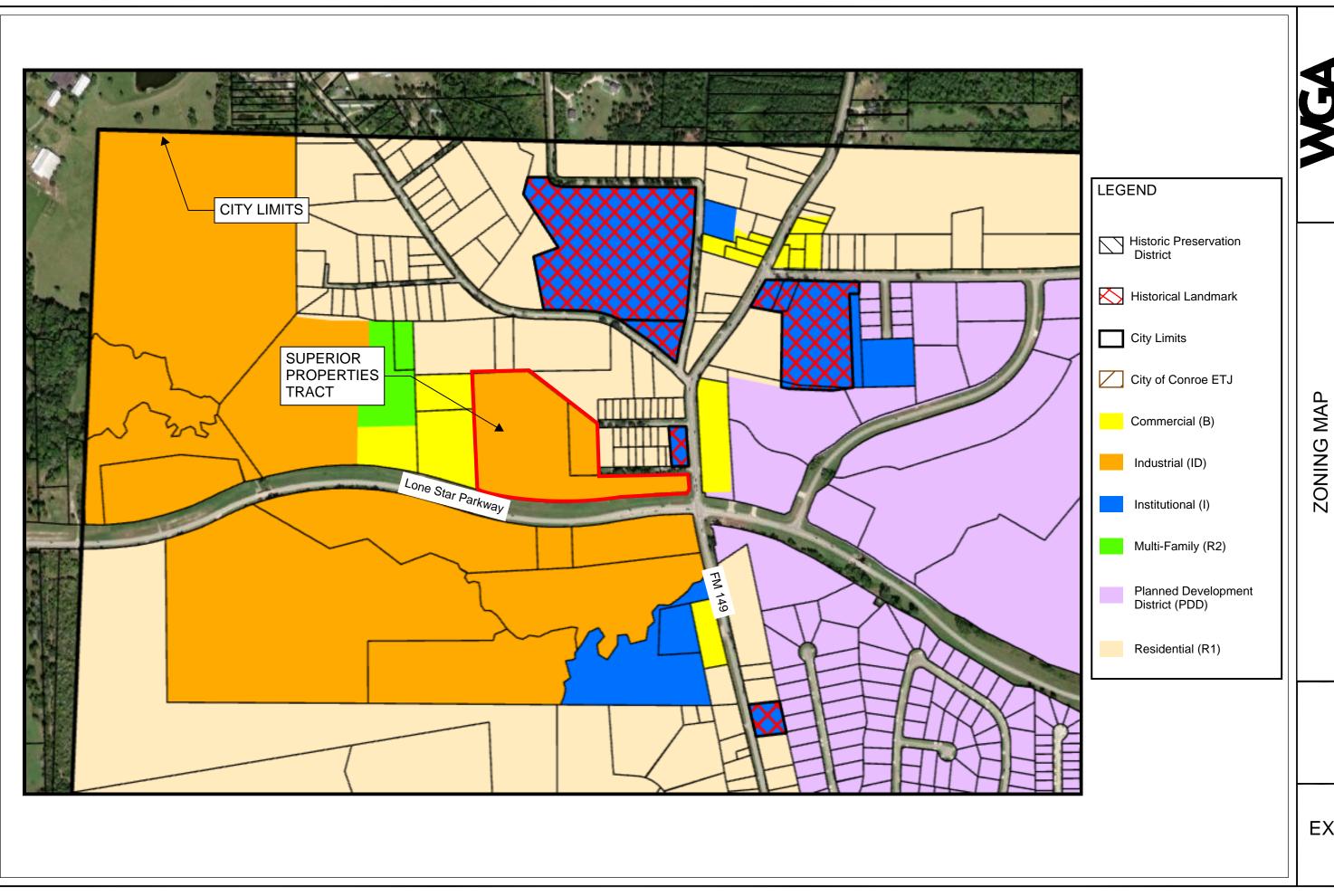


SUPERIOR PROPERTIES

TRACT BOUNDARY

7

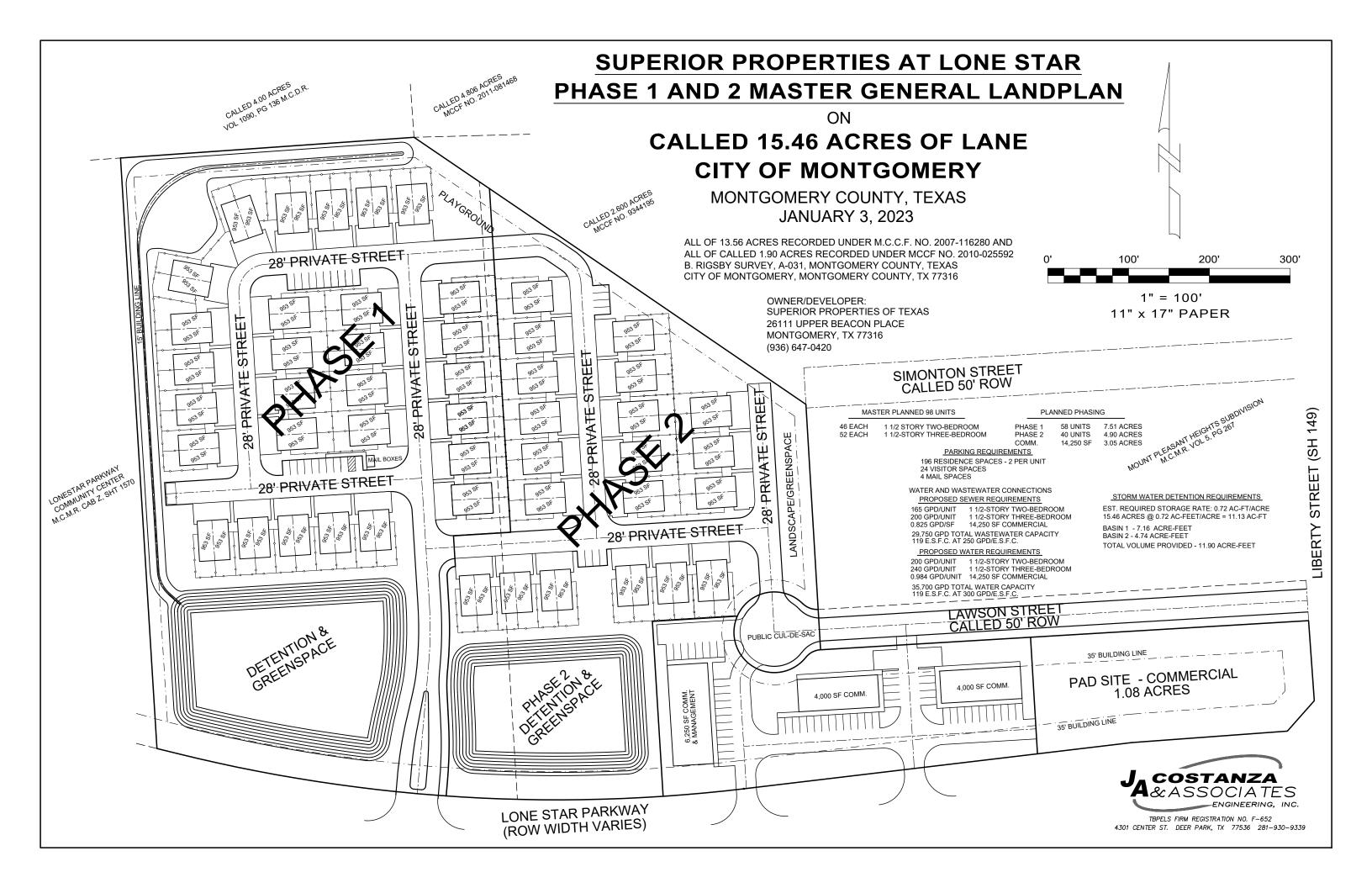
EXHIBIT A





SUPERIOR PROPERTIES FEASIBILITY STUDY

EXHIBIT B



			Development	Info & Capacitio	es													
				iter		ewater												
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate		2023			2024			2025			2026	
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690	4	900	520	1	225	130	-	-	-	-	-	-
Buffalo Springs, Section 1	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		4,725	5,625	2,730	3,250	1	225	130	1	225	130	1	225	130	1	225	130
Simonton and Lawson	13		2,925	5,175	1,690	2,990	2	450	260	2	450	260	2	450	260	2	450	260
Martin Luther King	48		10,800	12,375	6,240	7,150	1	225	130	2	450	260	2	450	260	2	450	26
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	13
Community Center Drive	3	9	675	675	390	390												
Community Center Drive (Water Only)	8		1,800	2,250	-	-	1	225		1	225							
Lake Creek Landing	15		3,375	3,375	1,950	1,950												
Gulf Coast Estates, Section 2	2		450	900	260	520	2	450	260		-	-		-	-		-	-
Lake Creek Village, Section 1	36		8,100	8,325	4,680	4,810		-	-		-	-		-	-		-	-
Lake Creek Village, Section 2	40		9,000	10,125	5,200	5,850	2	450	260	2	450	260	1	225	130		-	-
Estates of Lake Creek Village	18		4,050	4,950	2,340	2,860	4	900	520		-	-		-	-		-	-
Lone Star Estates	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	49		11,025	11,025	6,370	6,370	7	4.575	040					-				
Hills of Town Creek Sec. 4	23 132		5,175 29,700	6,750 33,750	2,990	3,900 19,500	7	1,575 1,125	910 650	-	1,125	650		900	520		900	
Historic/Downtown					17,160		5	1,125	650	5	1,125	650	4			4		520
Terra Vista Section 1 Town Creek Crossing Section 1	58 60		13,050 13,500	13,725 22,950	7,540 7,800	7,930 13,260	40	9,000	5,200	-	450	260	_	-	=		-	-
	14		3,150	3,150	1,820		40	9,000	5,200		450	200	-	-	-		-	-
Villas of Mia Lago Section 1 Villas of Mia Lago Section 2	42		9,450	9,450	5,460	1,820 5,460					-			-			-	+
Waterstone, Section 1	45		10,125	11,925	5,850	6,890	2	675	390	2	450	260	2	450	260	2	450	260
Waterstone, Section 2	35		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	13	3,373	1,550	20	1,500	2,000	13	1,273	2,170			
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300												
City Hall	1		1,070	1,070	890	890												
Community Center	1	1	200	200	150	150												
Buffalo Spring Plant	1	1	360	360	250	250												
Cedar Brake Park Restrooms	1	1	200	200	150	150												
Fernland Park	1	1	200	200	150	150												
Homecoming Park Restrooms	1	1	200	200	150	150												
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000												
West Side at the Park	8	11	1,800	2,475	1,040	1,430	3	675	390	-	-	-	-	-	-		-	-
Subto	otal 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			
Buffalo Run, Section 1 Longview Greens Miniature Golf	1 1	6	1,400	1,400	910	910	_			_			_	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1	1 1 3		1,400 1,300	1,400 6,000	910 845	910 3,900	2	3,600 4,700	2,340 3,055	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)	1		1,400 1,300 225	1,400 6,000 225	910 845 146	910 3,900 146	_			_			_	3,600	2,340			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's	1		1,400 1,300 225 750	1,400 6,000 225 750	910 845 146 488	910 3,900 146 488	_			_			_	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	1		1,400 1,300 225	1,400 6,000 225 750 360	910 845 146	910 3,900 146 488 234	3	4,700	3,055	_					·			
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) MCCO'S AutoZone McCOy'S Reserves B & D	1		1,400 1,300 225 750 360	1,400 6,000 225 750 360 5,000	910 845 146 488 234	910 3,900 146 488 234 3,250	_			_			_	-		-	-	-
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		1,400 1,300 225 750 360 - 4,900	1,400 6,000 225 750 360 5,000 4,000	910 845 146 488 234 - 3,185	910 3,900 146 488 234 3,250 2,600	3	4,700	3,055	_				-	-			
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		1,400 1,300 225 750 360	1,400 6,000 225 750 360 5,000 4,000 1,500	910 845 146 488 234	910 3,900 146 488 234 3,250 2,600 975	3	4,700 5,000	3,055	_	-	-		-	-	-	-	-
Buffalo Run, Section 1 Longwiew Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack Carekow & Other Suites KenRoc (Montgomery First)	1 1		1,400 1,300 225 750 360 - 4,900 1,200	1,400 6,000 225 750 360 5,000 4,000 1,500	910 845 146 488 234 - 3,185 780	910 3,900 146 488 234 3,250 2,600 975 7,800	3	4,700	3,055	_				-	-	-	-	
Buffalo Run, Section 1 Longwiew Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack LareNow & Other Suites KenRoc (Montgomery First)	1 1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300	1,400 6,000 225 750 360 5,000 4,000 1,500 12,000	910 845 146 488 234 - 3,185 780 - 845	910 3,900 146 488 234 3,250 2,600 975 7,800 845	3	4,700 5,000	3,055	_	-	-		-	-			
Buffalo Run, Section 1 Longwiew 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 (enRoc (Montgomery First) Wendy's	1 1		1,400 1,300 225 750 360 - 4,900 1,200	1,400 6,000 225 750 360 5,000 4,000 1,500	910 845 146 488 234 - 3,185 780	910 3,900 146 488 234 3,250 2,600 975 7,800	3	4,700 5,000	3,055	_	-	-		-	-		-	
Buffalo Run, Section 1 .ongwiew 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 CerRoc (Montgomery First) Wendy's Dousty's Car Wash ProCore Developments	1 1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000	1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000	910 845 146 488 234 - 3,185 780 - 845 11,050	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050	3	4,700 5,000	3,055	_	-	-		-	-	-		-
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's McCoy's AutoZone McCoy's Reserves B & D Pizza Shack ZareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Linstian Brothers	1 1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000	1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000	910 845 146 488 234 - 3,185 780 - 845 11,050 975	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050	3	4,700 5,000	3,055	_	-	-				-	-	-
Buffalo Run, Section 1 .ongwiew Greens Miniature Golf summit Business Park, Phase 1 restige Storage (SBP Res. D) McCoy's Reserves B & D Pizza Shack CareNow & Other Suites kenRoc (Montgomery First) Mendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards	1 1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500	1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 17,000 1,500 225 405 5,000	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250	3	4,700 5,000	3,055	_	-	-					-	-
Buffalo Run, Section 1 Longwiew 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	1 1		1,400 1,300 225 750 360 - 4,900 1,200 17,000 1,500 225 225 4,500 1,450	1,400 6,000 225 750 360 5,000 1,500 12,000 1,300 17,000 225 405 5,000 1,450	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250	3	4,700 5,000	3,055	_	-	-			-	-		
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's McCoy's AutoZone McCoy's Reserves B & D Pitza Shack Carekow & 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		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 225 225 4,500	1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 17,000 225 5,000 1,450 6,300	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095	3	4,700 5,000 8,000	3,055 3,250 5,200	_	-	-				-	-	
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		1,400 1,300 225 750 360 - 4,900 1,200 17,000 1,500 225 225 4,500 1,450	1,400 6,000 225 750 360 5,000 4,000 1,500 1,300 1,500 225 405 5,000 1,450 6,300 3,000	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925 943 4,095	910 3,900 146 488 234 3,250 2,600 975 7,800 975 11,050 975 146 263 3,250 943 4,095	3	4,700 5,000	3,055	_	-	-				-	-	-
Buffalo Run, Section 1 .ongwiew Greens Miniature Golf summit Business Park, Phase 1 Prestige Storage (SBP Res. D) 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		1,400 1,300 225 750 360 - 4,900 1,200 17,000 1,500 225 225 4,500 1,450	1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,300 1,500 225 405 5,000 1,450 6,300 3,000 3,000	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 146 2,925	910 3,900 148 488 2,34 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 943 4,095 1,950	3	4,700 5,000 8,000	3,055 3,250 5,200	_	-	-						-
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's McCoy's Reserves B & D Plzas Shack LareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Linistian Brothers Wadsen and Richards Kroger Buffalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve C) Buffalo Springs Shopping, Ph. I (Reserve C) Buffalo Springs Shopping, Ph. I (Reserve C)	1		1,400 1,300 225 750 360 - 4,900 1,200 17,000 1,500 225 225 225 4,500 1,450 6,300	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 225 4,050 1,450 6,300 3,000 3,000 6,000	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - -	910 3,900 146 488 234 3,250 2,600 975 7,800 975 11,050 975 146 263 3,250 943 4,095 1,950 1,950 1,950	3	4,700 5,000 8,000	3,055 3,250 5,200	_	-	-		- - - - - - - - - - - - - - - - - - -				
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 LareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Kroger Surger King Suffalo Springs Shopping, Ph. I (Reserve B) Suffalo Springs Shopping, Ph. I (Reserve E) Suffalo Springs Shopping, Ph. I (Reserve E) Suffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank	1		1,400 1,300 225 750 360 4,900 1,200 1,7000 1,500 225 225 4,500 1,450 6,300	1,400 6,000 225 750 360 5,000 4,000 12,000 1,500 1,500 225 405 5,000 1,450 6,300 3,000 3,000 6,000 2,100	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095	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	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	-	-						
Buffalo Run, Section 1 Longview Greens Miniature Golf Jummit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack Larekow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Wadsen 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 Leritage Place	1		1,400 1,300 225 750 360 - 4,900 1,200 17,000 1,500 225 225 225 4,500 1,450 6,300	1,400 6,000 225 750 360 5,000 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 3,000 6,000 2,100 1,200	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - -	910 3,900 146 488 234 3,250 2,600 975 7,800 11,050 943 3,250 943 4,095 1,950 3,900 1,365 780	3	4,700 5,000 8,000	3,055 3,250 5,200	_	-	-		- - - - - - - - - - - - - - - - - - -				-
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Longview Greens Barb Longview Greens Lo	1		1,400 1,300 225 750 360 4,900 1,200 1,7000 1,500 225 225 4,500 1,450 6,300	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,500 1,500 1,500 225 405 5,000 1,450 6,300 3,000 3,000 2,100 1,200 12,000	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095	910 3,900 146 488 234 3,250 2,600 975 7,800 146 263 3,250 1,950 1,950 1,950 3,900 1,365 780 7,800	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						-
Buffalo Run, Section 1 Longwiew Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's SutuoZone 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 Surger 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. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J)	1		1,400 1,300 225 750 360 4,900 1,200 1,7000 1,500 225 225 4,500 1,450 6,300	1,400 6,000 225 750 360 5,000 1,500 1,500 1,500 1,500 1,500 1,500 225 405 5,000 1,450 3,000 6,000 2,100 1,200 1,200	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095	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 7,800 5,200	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	-	-		- - - - - - - - - - - - - - - - - - -				
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's McCoy's McCoy's Reserves B & D Pizza Shack CareNow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Wadsen and Richards Kroger 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. I (Reserve I) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve I)	1		1,400 1,300 225 750 3606 - 4,900 1,200 1,7000 1,7000 1,500 2,215 225 4,500 1,450 6,300 2,100 360	1,400 6,000 225 750 360 5,000 4,000 1,500 12,000 1,500 1,500 1,500 1,500 225 405 5,000 1,450 6,300 3,000 3,000 2,100 1,200 12,000 8,000 225	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 - - - 1,365 234 -	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 5,200 5,200	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	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) Suiffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 (Beserve J) Buffalo Springs Shopping, Ph. 2 (Beserve J) Buffalo Springs Shopping, Ph. 2 (Beserve J) Buffalo Springs Shopping, Ph. 2	1		1,400 1,300 225 750 360 4,900 1,200 1,200 1,500 225 225 4,500 1,450 6,300 2,100 360 2,100 360 2,255	1,400 6,000 225 750 360 5,000 4,000 12,000 1,500 1,500 1,500 1,500 3,000 1,450 6,300 3,000 3,000 2,100 1,200 1,200 8,000 2,25	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - -	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 1,950 1,365 780 5,200	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						
Buffalo Run, Section 1 Longview Greens Miniature Golf Jummit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack Larerkow & Other Suites KenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Wadsen 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 I-eritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 Discount Tire Express Oil and Tire Bullewlave Car Wash	1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 17,000 255 225 4,500 1,450 6,300 2,100 360 2,100 360 2,100 360 2,100 37,000	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,500 3,000 3,000 3,000 3,000 3,000 1,200 12,000 12,000 2,100 8,000 2,100 2,100 2,100 2,100 8,000 2,100 2,100 8,000 2,100 8,000 2,100 8,000 2,100 8,000 2,100 8,000 2,100 8,000 2,100 8,000 8,000 2,100 8,000 8,000 2,100 8,0	910 845 146 488 234 - 3,185 780 - 845 11,050 943 4,095 - - 1,365 234 - - 1,466 4,550	910 3,900 146 488 234 3,250 2,600 975 7,800 11,050 943 3,250 943 4,095 1,950 3,900 1,365 780 7,800 5,200 146 4,550	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						
Buffalo Run, Section 1 Longview Greens Miniature Golf Summit Business Park, Phase 1 Prestige Storage (SBP Res. D) MCCOy's MCCOy's MALOZONE 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. 1 (Reserve J) Buffalo Springs Shopping, Ph. 1 (Reserve D) Spirit of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 (Deserve J) Buffalo Springs Shopping, Ph. 3 (Deserve J)	1		1,400 1,300 225 750 3600 1- 4,9000 1,200 1,7000 1,500 225 225 225 4,5000 1,450 6,300 1 2,100 360 2,100 360 1 2,100 360 1 1,500 1,500	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,500 1,500 1,500 1,450 6,300 3,000 2,100 1,200 1,200 8,000 2,100 1,200	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - - - - - - - - - - - - - - - - - -	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 1,950 1,950 1,950 3,900 1,365 780 7,800 5,200 146 4,550 975	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						
Buffalo Run, Section 1 Longview Greens Miniature Golf Jummit Business Park, Phase 1 Prestige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack Larerkow & Other Suites Larerkow	1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 15,000 1,500 1,500 1,500 1,500 1,500 1,500 1,500	1,400 6,000 225 750 360 5,000 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 2,100 3,000 6,000 2,100 1,200 1,200 1,200 2,100 1,200 1,200 1,200 1,200 1,500 1,500 1,500	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - - 1,365 234 - - - 1,464 4,550 975	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 9146 263 3,250 943 3,950 1,950 3,900 1,365 780 7,800 5,200 146 4,550 975	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						
Buffalo Run, Section 1 ongview Greens Miniature Golf ummit Business Park, Phase 1 restige Storage (SBP Res. D) McCoy's	1		1,400 1,300 225 750 3606 - 4,900 1,200 - 1,300 17,000 15,500 1,500 1,500 2,100 360 2,100 360 2,100 360 1,500 1,500 1,500 1,500 1,500	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,500 225 405 5,000 1,450 6,300 3,000 3,000 2,100 8,000 1,200 12,000 8,000 12,000 12,000 8,000 12,000	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - - - 146 4,550 975 975	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 1,365 7,800 5,200 146 146 4,550 975 975 975	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600		6,000	3,900			
Buffalo Run, Section 1 ongview Greens Miniature Golf ummit Business Park, Phase 1 restige Storage (SBP Res. D) wCcOy's McCOy's McCOy's Reserves B & D Pizza Shack arrenhow & Other Suites GenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Thristian Brothers Madsen and Richards Groger Burger King Burfalo Springs Shopping, Ph. I (Reserve B) Buffalo Springs Shopping, Ph. I (Reserve E) Buffalo Springs Shopping, Ph. I (Reserve D) Spirit of Texas Bank teritage Place Buffalo Springs Shopping, Ph. 2 (Reserve J) Buffalo Springs Shopping, Ph. 2 (Reserve J) Suffalo Springs Shopping, Ph. 2 (Seserve J) Suffalo Springs Shopping, Ph. 3 (Seserve J)	1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 15,000 1,500 1,500 1,500 1,500 1,500 1,500 1,500	1,400 6,000 225 750 360 5,000 1,500 1,500 1,500 2,100 1,500 2,100 1,500 2,100 1,450 3,000 6,000 2,100 1,200 1,200 1,200 1,200 1,200 1,200 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,200	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - - 1,365 234 - - - 1,464 4,550 975	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 9146 263 3,250 943 3,950 1,950 3,900 1,365 780 7,800 5,200 146 4,550 975	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						
Buffalo Run, Section 1 ongview Greens Miniature Golf iummit Business Park, Phase 1 restige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack arreNow & Other Suites GenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Christian Brothers Madsen and Richards Groger 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 Buffalo Sprin	1		1,400 1,300 225 750 360 - 4,900 1,200 1,300 1,500	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,500 225 405 5,000 1,450 6,300 3,000 3,000 2,100 8,000 1,200 12,000 8,000 12,000 12,000 8,000 12,000	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 - - - 1,365 234 - - - 146 4,550 975 975 975	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 1,950 1,950 1,950 1,950 1,950 1,950 1,950 1,950 1,950 7,800 5,200 146 4,550 975 780 468 146 4,551	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600			3,900 			
Buffalo Run, Section 1 ongview Greens Miniature Golf jummit Business Park, Phase 1 restige Storage (SBP Res. D) wcCoy's AutoZone McCoy's National Control Control McCoy's Reserves B & D McCoy's Reserves B McGoy Robert B McGoy Rober	1		1,400 1,300 225 750 3606 - 4,900 1,200 - 1,300 17,000 17,000 1,500 1,450 6,300 2,100 360 2,100 360 2,100 360 600 400 400 400	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,450 6,300 3,000 3,000 3,000 1,200 12,000 8,000 2,100 8,000 1,200 1,200 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,200 225 225 7,000 1,500 1,200 225 225 225 7,000 1,200 222	910 845 146 488 234 - 3,185 780 - 10,050 975 146 2,925 943 4,095 - - 1,365 234 - - 146 4,550 975 975 975	910 3,900 146 488 234 3,250 2,600 975 7,800 146 263 3,250 943 4,095 1,950 1,950 1,950 1,960 7,800 5,200 146 4,550 975 780 750 7780 7780 780 468 468	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600		6,000	3,900 			
Buffalo Run, Section 1 ongview Greens Miniature Golf iummit Business Park, Phase 1 restige Storage (SBP Res. D) McCoy's AutoZone McCoy's Reserves B & D Pizza Shack arreNow & Other Suites GenRoc (Montgomery First) Wendy's Dusty's Car Wash ProCore Developments Inhistian 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) Sprint of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. I (Reserve I) Buffalo Springs Shopping, Ph. I (Reserve I) Sprint of Texas Bank Heritage Place Buffalo Springs Shopping, Ph. 2 (Reserve I) Buffalo Springs Shopping, Ph. 2 (Reserve I) Buffalo Springs Shopping, Ph. 2 Buffa	1		1,400 1,300 225 750 3600 1 4,900 1,200 1,7,000 1,500 225 225 24,500 1,450 6,300 1 2,100 360 1 2,100 360 1 1,500 1,500 1,500 1,500 400 225	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,500 1,450 6,300 3,000 3,000 2,100 1,200	910 845 146 488 234 - 3,185 780 - 845 11,050 975 146 2,925 943 4,095 1,365 234 146 4,550 975 975 975 975 975 975 975 976 146 146 146	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 975 146 263 3,250 1,950 1,950 1,950 1,950 1,950 1,950 1,950 1,950 1,950 7,800 5,200 146 4,550 975 780 468 146 4,551	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600		6,000 	3,900			
suffalo Run, Section 1 ongview Greens Miniature Golf ummit Business Park, Phase 1 restige Storage (SBP Res. D) wCcOy's wLutoZone wCcOy's Reserves B & D Pizza Shack ZareNow & Other Suites GenRoc (Montgomery First) Wendy's Susty's Car Wash roroCore Developments Christian Brothers dradsen and Richards rorger surger King suffalo Springs Shopping, Ph. I (Reserve B) suffalo Springs Shopping, Ph. I (Reserve A2) suffalo Springs Shopping, Ph. I (Reserve B) puffalo Springs Shopping, Ph. I (Reserve B) suffalo Springs Shopping, Ph. 2 (Reserve I) suffalo Springs Shopping, Ph. 2 suffalo Springs Shopping, Ph. 3 suffalo Springs Shopping suffalo Springs suffalo Spr	1		1,400 1,300 225 750 360 - 4,900 1,200 - 1,300 17,000 15,000 1,500	1,400 6,000 225 750 360 5,000 12,000 1,500 1,500 225 5,000 1,500 225 5,000 1,450 3,000 6,000 2,100 1,200 1,200 1,500 1,500 1,500 2,100 1,5	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 1,365 234 146 4,550 975 975 390 260 146 146 553	910 3,900 146 488 234 3,250 2,600 975 7,800 845 11,050 3,950 1,950 3,900 1,365 780 7,800 5,200 146 4,550 975 780 468 146 146 146 553 146	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600						
suffalo Run, Section 1 ongview Greens Miniature Golf ummit Business Park, Phase 1 restige Storage (SBP Res. D) ACCOy's ACCOy's Reserves B & D 122a Shack arenhow & Other Suites enRoc (Montgomery First) Vendy's Pusty's Car Wash roCore Developments hristian Brothers Adsten and Richards roger surger King suffalo Springs Shopping, Ph. I (Reserve B) utfalo Springs Shopping, Ph. I (Reserve E) utfalo Springs Shopping, Ph. I (Reserve E) print of Texas Bank tertage Place utfalo Springs Shopping, Ph. I (Reserve I) surfalo Springs Shopping, Ph. 2 (Reserve I)	1		1,400 1,300 225 750 3606 - 4,9000 1,200 - 1,300 17,000 1,000 1,500 1,450 6,300 2,100 360 2,100 360 2,100 360 - 225 7,000 1,500 600 400 400 2255 225 850	1,400 6,000 225 750 360 5,000 1,500 12,000 1,500 1,500 1,500 1,450 6,300 3,000 3,000 1,200 2,100 8,000 1,200 1,200 1,500 1,200 1,200 1,500 1,200 225 225 225 225 3,000 1,500 1,500 1,500 1,200 225 225 225 225 225 225 225 225 225	910 845 146 488 234 - 3,185 780 - 11,050 975 146 2,925 943 4,095 1,365 234 146 4,550 975 975 975 975 975 975 975 975 975 975	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	3	4,700 5,000 8,000 3,000	3,055 3,250 5,200	_	4,000	2,600		6,000 	3,900	2	10,000	6,500 2,43t

Developer Acreages Service Demands (Updated January 1	.0, 2020,																	
				Info & Capacitie														
			Wa	iter	Wast	ewater												
	Current	Ultimate	Current															
	Connections	Connections	Actual	Ultimate	Current	Ultimate		2023			2024			2025			2026	
							Connections	GPD Water	GPD Sanitary									
Commercial Platted and Existing (cont.)																		
			105	405	252	262												
Waterstone Commercial Reserve C (State Farm) Town Creek Crossing Commercial Reserves	- 1	1	405	405 8,000	263	263 5,200				1	1,333	867	2	2,667	1,733			
Depado Estates	-		-	10.000	-	6,500	2	4.000	2.600	1	2,000	1,300	2	2,007	1,/33			
The Montgomery Shoppes (Remaining)	-	5	-	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		3,000	3,230	1	2,300	1,023	-		
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	137	188	99,540	239,305	64,701	155,548	17	39,400	25,610	10	26,883	17,474	8	18,517	12,036	4	13,750	8,93
								• • •				•						, , ,
Multi Family																		
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	48	6,000	6,000	3,000	3,000												
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150												
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150												
Grand Monarch Apartments	-	72	-	10,300	-	8,600	72	10,300	8,600									
Subtotal	423	495	57,600	67,900	28,800	37,400	72	10,300	8,600	-	-	-	-	-	-	-	-	-
Institutional (Schools)																		
MISD Athletic Complex	2	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	1,443	1,769	397,010	593,890	228,536	351,623	262	93,110	46,040	52	36,333	22,414	43	26,392	16,196	19	17,125	10,498
								2023			2024			2025			2026	
				Total D	valacted Comm	nitted Volumes:	Connections 1,705	GPD Water 490.120	GPD Sanitary 274.576	Connections 1,757	GPD Water 526.453	GPD Sanitary 296.990	Connections 1.800	GPD Water 552.845	GPD Sanitary 313.186	Connections 1.819	GPD Water 569.970	GPD Sanitary 323.683
				I otal P	rojectea Comm	littea volumes:	1,/05	490,120	2/4,5/6	1,/5/	526,453	296,990	1,800	552,845	313,186	1,819	569,970	323,683
Future Development in Feasibility/Design																		
The state of the s																		
Red Bird Meadows	-	554	-	124,650	-	72,020				90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
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		2,. 30	2,230	385	60,000	50,000			_,_,_			
Pulte Group (Mabry Tract)	-	259	-	58,275	-	33,670	20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180	1	2,180	2,180		.,	.,		.,	.,		.,	.,
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			
Superior Properties (Units)	-	98	-	21,680		17,990							58	12,831	10,647	40	8,849	7,343
Superior Properties (Commercial)	-	4	-	17,262		14,350							3	12,947	10,763	1	4,316	3,588
, , , ,		1																,
Subtotal	-	1,477	-	306,385	-	198,740	51	13,430	8,680	658	121,425	85,490	264	58,506	37,037	205	45,974	28,793
Committed Plus Feasibility	1,443	3,246	397,010	900,275	228,536	550,363		2023			2024			2025	1		2026	
Committee i lus reasibility	1,443	3,240	37,010	330,273		230,303	Connections	GPD Water	GPD Sanitary									
		ĺ	Total P	rojected Comn	nitted Volumes	Plus Feasibility	1,756	503,550	283,256	2,466	661,308	391,160	2,773	746,206	444,393	2,997	809,305	483,683
							,											

Developer Acreages Service Demands (Updated January	18, 2023)																				
				Info & Capacition		ewater															
	Current	Ultimate	Current	ater	wast	ewater															
	Connections	Connections	Actual	Ultimate	Current	Ultimate	Commont's ma	2027	CDD Coultran	Commontions.	2028	CDD Cit		2029	CDD Caraltana	Commontions	2030	CDD Cit	Commontions.	2035	CDD Cit
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690		-	_		_	_	_	_	_	-	_	-	_	_	_
Buffalo Springs, Section 1	24	24	5,400		3,120	3,120														-	-
Buffalo Springs, Section 2	63	64	14,175		8,190	8,320		-	-		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	3	675	-	3	675	-	3	675	-	2	450	-	-	-	
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925		1,690	2,990	2	450	260		-	-		-	-		-	-		-	-
Martin Luther King	48	55	10,800		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	3,375 450	3,375 900	1,950	1,950		_	_								_	_		-	-
Gulf Coast Estates, Section 2 Lake Creek Village, Section 1	36	27	8,100		260 4,680	520 4,810		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 2	40	45	9,000	10,125	5,200	5,850		-	-		-			1	_		-	-			1
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			1											-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370		1	1											-	-
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	5	1,125	650	-	-	-	-	-	-	-	-	-	-	-	-
Gary Hammons	1	1	225	225	130	130															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200		150	150															
Homecoming Park Restrooms Water Plant No. 3	1	1	200 4,000		150	150 2,000															
West Side at the Park	1 8	11	1,800	2,475	2,000 1,040	1,430		_	_		_	_		_	_			_		_	_
Subtota	874	1,077			114,420	137,560	10	2,250	910	3	675	-	3	675	-	2	450	-	-	-	-
	-	,		,	,			,													
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		910	910															
Summit Business Park, Phase 1	3	6	1,300		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		1	1												
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050		-	1		-		-				1	-		-	-
ProCore Developments Christian Prothers	1 1	1	1,500 225	1,500 225	975	975		-	1								1	1		-	1
Christian Brothers Madsen and Richards	1	1			146 146	146															-
	1	1	225 4,500	5,000	2,925	263 3,250															-
Kroger Burger King	1	1	1,450	1,450	943	943		1	1		-		1				1	1		-	1
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095															
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	- 0,500	3,000	-,055	1,950															
Buffalo Springs Shopping, Ph. I (Reserve E)	1 -	1	-	3,000		1,950			1				1	3,000	1,950						1
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900		1	1				1	2,300	_,,,,,						
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365		1	1												
Heritage Place	1	1	360	1,200	234	780		1	1												
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800										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	600 400	1,200	390	780 468		1	1												
Lone Star Pkwy Office Building	2	2	400	720	260	468															
Old Iron Work	1	1	225	225 225	146	146 146		-	1		-		-				1	-		-	-
Apache Machine Shop	1	1	225 850	225		146 553		-	1								1	1		-	1
Montgomery Community Center (Ione Star)	1 1	1	850 225	850 225	553 146	553 146		-	1								1	1		-	1
Jim's Hardware Town Creek Storage	1 1	1	225			146															-
Lake Creek Village 3 Commercial (Res A & B)	1	1	- 225	25,000	146	16,250		l .	l		-	_	2	10,000	6,500		1	1 .		-	l .
Waterstone Commercial Reserves	,	11	1,000		650	10,400		<u> </u>	1 -	1	1,875	1,219	t	10,000	-		-	-		<u> </u>	<u> </u>

Developer Acreages Service Demands (Updated January	10, 2023)																				
				Info & Capacitie																	
			Wa	iter	Waste	water															
	Current	Ultimate	Current																		
	Connections		Actual	Ultimate	Current	Ultimate		2027			2028			2029			2030			2035	
					current	Oramote	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
Commercial Platted and Existing (cont.)															,			,			,
Waterstone Commercial Reserve C (State Farm) Town Creek Crossing Commercial Reserves	1	1 6	405	405 8,000	263	263 5,200				1	1,333	867									_
Depado Estates		5	-	10.000		6,500					1,333	807									
The Montgomery Shoppes (Remaining)	_	6	_	15,000		9,750		_	_	_	_	_	_	_	_	_		_	_	_	
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								10.000			40.00				
Subtot	al 137	188	99,540	239,305	64,701	155,548	-	-	-	2	3,208	2,085	3	13,000	8,450	1	12,000	7,800	-	-	-
Multi Family																					
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	48		6,000	3,000	3,000															
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150															
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150															
Grand Monarch Apartments	-	72	-	10,300	-	8,600															
Subtot	al 423	495	57,600	67,900	28,800	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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															
Subtot	al 9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
										_											
Committee	d 1,443	1,769	397,010	593,890	228,536	351,623	10	2,250	910	5	3,883	2,085	6	13,675	8,450	3	12,450	7,800	-	-	-
								2027			2028	l .	}	2029	1	}	2030	l	}	2035	<u> </u>
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections		GPD Sanitary	Connections		GPD Sanitary	Connections	GPD Water	GPD Sanitary
				Total P	rojected Commi	tted Volumes:	1,829	572,220	324,593	1,834	576,103	326,679	1,840	589,778	335,129	1,843		342,929	1,843	602,228	342,92
Future Development in Feasibility/Design																					
Red Bird Meadows	_	554	_	124,650	_	72,020	90	20,250	11,700	90	20,250	11,700	65	14,625	8,450	25	5,625	3,250	10	2,250	0 1,30
Hills of Town Creek Section 5	-	72		16,200		9,360		20,230	11,700		20,230	11,700		14,023	0,430	- 23	, 3,02.	- 3,230	10	2,230	- 1,30
Nantucket Housing (Stewart Creek) (Units)	-	385		60.000		50,000		_			_		1	1	1			1	1		1
Pulte Group (Mabry Tract)	-	259		58,275		33,670	50	11,250	6,500	50	11,250	6,500	39	8,775	5,070		1			1	
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180	30	11,230	5,500	30	11,230	3,300	1	3,773	3,070						1
Meadow Ridge	-	81	-	18,225	-	10,530															1
Waterstone Section 4	-	23	-	5,175	-	2,990								1			1				
Superior Properties (Units)	-	98	-	21,680		17,990															
Superior Properties (Commercial)	-	4	1 -	17,262		14,350															
, , , ,																					
Subtot	al -	1,477	-	306,385	-	198,740	140	31,500	18,200	140	31,500	18,200	104	23,400	13,520	25	5,625	3,250	10	2,250	1,30
Committed Plus Feasibili	ty 1,443	3,246	397,010	900,275	228,536	550,363		2027	1		2028	1	1	2029	1	1	2030	1	1	2035	-
		3,240	557,510	300,273		550,505	L					1	+								
				1			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

			Development												
			Wa	ter	Wast	ewater	ļ			1			1		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate		2040			2045			2050	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family															
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690	-	-	-	-	-	-	-	-	_
Buffalo Springs, Section 1	24			5,400	3,120	3,120		-	-		-	-		-	-
Buffalo Springs, Section 2	63		14,175	14,400	8,190	8,320			-		-	-		-	-
Estates of Mia Lago, Section 1	4	27		6,075	-	-	-			-	-		-	-	
FM 149 Corridor	21		4,725	5,625	2,730	3,250	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13			5,175	1,690	2,990		-	-		-	-		-	-
Martin Luther King	48			12,375	6,240	7,150		-	-		-	-		-	-
Baja Road	7	11		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			3,375	1,950	1,950		-	-		-	-		-	-
Gulf Coast Estates, Section 2	2	4	450	900	260	520		-	-		-	-		-	-
Lake Creek Village, Section 1	36		8,100	8,325	4,680	4,810		-	-		-	-		-	-
Lake Creek Village, Section 2	40 18		9,000 4,050	10,125 4,950	5,200 2,340	5,850 2,860		-	-		-	-		-	-
Estates of Lake Creek Village Lone Star Estates	10		2,250	2,250	1,300	1,300		=	-		-	-		-	-
	51		11,475	11,475	6,630	6,630		-	-		-	-		-	-
Hills of Town Creek, Section 2 Hills of Town Creek, Section 3	49			11,475	6,370	6,370		-	-		-	-		-	-
Hills of Town Creek, Section 3 Hills of Town Creek Sec. 4	23			6,750	2,990	3,900		-	-		· -	· -	1	· -	<u> </u>
Historic/Downtown	132			33,750	17,160	19,500		-	-	-	-	-	-	-	_
Terra Vista Section 1	58			13,725	7,540	7,930		-	-		-	-		-	-
Town Creek Crossing Section 1	60			22,950	7,800	13,260		-	-		_			_	1
Villas of Mia Lago Section 1	14			3,150	1,820	1,820		-	-		-	-		-	-
Villas of Mia Lago Section 2	42		9,450	9,450	5,460	5,460		-	-		-	-		-	-
Waterstone, Section 1	45		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	3,300	3,300									
City Hall	1	1	1,070	1,070	890	890									
Community Center	1	1	200	200	150	150									
Buffalo Spring Plant	1	1	360	360	250	250									
Cedar Brake Park Restrooms	1	1	200	200	150	150									
Fernland Park	1	1	200	200	150	150									
Homecoming Park Restrooms	1	1	200	200	150	150									
Water Plant No. 3	1	1 11	4,000	4,000	2,000	2,000									
West Side at the Park Subtotal	874		1,800 198,780	2,475 244,455	1,040 114,420	1,430 137,560		-	-		-	-	+	-	-
Subtotal	874	1,077	138,780	244,433	114,420	137,300		•	-		· ·	· ·		-	
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	225 750	146 488	146 488									
McCoy's AutoZone	1	1	750 360	360	234	234									
McCoy's Reserves B & D	1	2	300	5,000	254	3,250			-	_		_	-	_	
Pizza Shack	1	1	4,900	4,000	3,185	2,600									
CareNow & Other Suites	3	1 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									1
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. I (Reserve B)	1	1	6,300	6,300	4,095	4,095									
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950									
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950									
Buffalo Springs Shopping, Ph. I (Reserve D)	- 4	1	2.00	6,000	4 205	3,900					-	-	1		-
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365									
Heritage Place	1	1 1	360	1,200 12.000	234	780 7.800					-				-
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1 1	-		-						-				-
Buffalo Springs Shopping, Ph. 2 Discount Tire	-	1 1		8,000 225	-	5,200 146									-
Express Oil and Tire	1	1 1	225	225	146	146					-		1		1
BlueWave Car Wash	1	1 1	7,000	7,000	4,550	4,550							1		1
Brookshire Brothers	2	7	1,500	1,500	975	975									
Ransoms	1	1	1,500	1,500	975	975							1		1
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		225	225	146	146									
Apache Machine Shop	1		225	225	146	146									1
	1	1	850	850	553	553							1	1	
Montgomery Community Center (Ione Star)															
	1	1	225	225	146	146									
Jim's Hardware	1 1	1				146 146									
Montgomery Community Center (Ione Star) Jim's Hardware Town Creek Storage Lake Creek Village 3 Commercial (Res A & B) Waterstone Commercial Reserves	1 1 - 3	1 1 5 11	225	225	146		-	-	-	-	-	-	-	-	-

			Development	Info & Capaciti	es										
			Wa	ater	Wast	tewater									
	Current	Ultimate	Current												
	Connections	Connections	Actual	Ultimate	Current	Ultimate		2040			2045			2050	
							Connections	GPD Water	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									
Depado Estates	-	5	-	10,000	-	6,500									
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-
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	1,950	1,950									
Miscellaneous Commercial	79			28,000	18,200	18,200								ļ	
Subtota	137	188	99,540	239,305	64,701	155,548	- 1	-	-	-	-	-	-	-	-
A4. (a) P 11.															
Multi Family															
			20.5	22.0	44.0	44									
Heritage Plaza (Units)	208	208		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	48		6,000	3,000	3,000									
Montgomery Supported Housing	14	14	2,300 2,300	2,300 2,300	1,150 1,150	1,150 1,150									
Live Oak Assisted Living	1	72	2,300	10,300	1,150	8,600									
Grand Monarch Apartments	-		-		-										
Subtota	423	495	57,600	67,900	28,800	37,400	-	-	-	-	-	-	-	-	-
112															
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									
Subtota	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	_
Subtota	,	,	41,030	42,230	20,013	21,113		-	-	-	-	-	-	-	-
Committee	1,443	1,769	397,010	593,890	228,536	351,623						-	-		-
Committee	1,443	1,703	337,010	333,030	220,330	331,023	-	_	-	_		_	_	_	_
								2040		'	2045	I		2050	1
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
				Total P	rojected Comn	nitted Volumes:	1,843	602,228	342,929	1,843	602,228	342,929	1,843	602,228	342,929
							,	,	,		,	,		,	•
Future Development in Feasibility/Design															
, , , , , , , , , , , , , , , , , , ,															
Red Bird Meadows	-	554	=	124,650		72,020	-	-	-	-	-	-	-	-	
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360	-	-	-	-	-	-	-	-	
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000									
Pulte Group (Mabry Tract)	-	259	-	58,275	-	33,670									
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180									
Meadow Ridge	-	81		18,225	-	10,530									
Waterstone Section 4	-	23		5,175	-	2,990									
Superior Properties (Units)	-	98	-	21,680		17,990									
Superior Properties (Commercial)	-	4	-	17,262		14,350									
		1													
				206 200		198,740									
Subtota	-	1,477	-	306,385	-	198,740		-	-	-	-	-	-	-	
		1,477					-		-	-			-		
Subtota Committed Plus Feasibility		1,477 3,246	397,010	900,275	228,536	550,363	-	2040	<u> </u>		2045		-	2050	<u> </u>
		· ·	397,010		228,536	550,363	Connections 3,440	2040 GPD Water 935,838	GPD Sanitary 557,399	Connections 3,440		GPD Sanitary	Connections 3,440	GPD Water	

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

Э

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	\$ 500 \$ 500 \$ 13,000
TOTAL	\$ 14,000



Preliminary Cost Estimate FOR

PUBLIC UTILITY IMPROVEMENTS Superior Properties

1/19/2023

<u>Item No</u>	<u>Description</u>	Quantity	<u>Unit</u>	Unit Price	Cost
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
<u>Water</u>					
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	<u>Sewer</u>				
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
			Const	ruction Subtotal \$	151,000
			Con	tingencies (15%) \$	23,000
				Engineering \$	25,500
			Constructio	n Phase Services \$	16,500
				Reimbursables \$	10,000
				Total \$	226,000

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.



LEGEND

Ex. Thoroughfare

Prop. Thoroughfare

Local

2021 THROROUGHFARE PLAN

SUPERIOR PROPERTIES

EXHIBIT Н