

**HEB Grocery Company LP
FEASIBILITY STUDY
(Dev. No. 2402)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-138

May 2024

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary and Utilities
- B: Preliminary Site Plan
- C: Zoning Map
- D. Water and Wastewater Usage Projection
- E: Impact Fee Summary
- F: Escrow Calculation
- G: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

HEB Grocery Company (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve the commercial development on a 16.75-acre tract at the southeast corner of State Highway 105 and FM 2854, also referred to as the HEB tract. The tract is located within City limits and would not need to be fully annexed prior to receiving utility service.

Based on the preliminary land plan, provided by the Developer this development would consist of the development of a commercial site which includes a grocery store, gas station and car wash. The final land plan may affect the estimated costs of, and revenues associated with, the development.

The analysis shows that after the completion of the City’s Water Plant No. 2 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek WWTP plant project is completed.

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

Escrow Account	\$16,000
Cost of Public Infrastructure	\$140,000
Estimated Water Impact Fee (At Time of Platting)	\$69,117
Estimated Wastewater Impact Fee (At Time of Platting)	\$56,942
Total Estimated Costs	\$282,059

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$12,000,000.00 at full build out. Based on the City’s estimated current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Debt Service	\$ 11,058
Operations and Maintenance	\$ 34,542
Total Estimated Annual Tax Revenue	\$ 45,600

2 INTRODUCTION

This undeveloped tract located at the southwest corner of State Highway 105 and FM 2854 and falls entirely within the City's limits.

Tract's boundary in relation to the City's surrounding facilities is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to develop this 16.45-acre tract along with 15.22-acres of land surrounding it to be developed later by another developer. In total the future commercial developments will consist of detention ponds and commercial pad sites.

Based on information from the Developer, construction of the HEB portion of the development and the required detention for the entire site is planned to be complete in 2026. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development. It is our understanding that the Developer is unaware of the timeline of the remaining commercial pad sites of the total development. A separate Economic and Feasibility study will be required when the remaining pad sites are to be developed.

Additionally, it is our understanding that the proposed site of the development is the former homesite of Charles B. Stewart, the creator of the Texas State Flag. The Developer has informed us that they are proposing a homage to Charles B. Stewart in the form of some monumentation that will be included in their plan submittal.

3 ANALYSIS

Water Production and Distribution

The Tract is located completely within the City. The City is currently bidding a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a total capacity of 2,025 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 expected to be constructed in 2027.

The current average daily flow ("ADF") in the City is approximately 444,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City has committed approximately 796,700 gpd and 2,336 connections. A copy of the updated water usage projections is included as **Exhibit D**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 140% of the total ADF capacity and 93% of the connection capacity.

The City previously ran an analysis of the existing water facilities to determine the most economically advantageous improvements to increase water service capacity. The addition of a booster pump to Water Plant No. 3 would increase the City's ADF capacity to approximately 730,000 gpd and a capacity of 2,500 connections. We recommend the City move forward with making this improvement but do not expect the Developer to be responsible for costs associated with this project due to the impact fees assessed for the Development as described later in this study.

Based on preliminary site layout, the Tract's estimated water capacity requirement is approximately 23,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,158,722 gpd or 195% of the total ADF capacity and 178% 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 2026.

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

The Developer will be responsible for extending an existing 12" waterline to the eastern portion of their northern property line, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the public waterline extension.

The Developer is responsible for providing engineered plans and specifications for the required public waterline extension to serve the proposed 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 234,000 gpd or 59%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 502,250 gpd or 125% 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 18,400 gpd (552,000 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 763,000 gpd or 191% 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. Anticipating this requirement to be triggered, the City has selected Halff Associates to complete the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. 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). Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP this year. Based on the projections shown in **Exhibit D**, the City would exceed 700,000 gpd capacity around 2027.

The Developer will be responsible for extending an 8" gravity sanitary sewer line to the eastern portion of their northern property line, as shown in **Exhibit A**. There is a sanitary manhole located southwest of the intersection of State Highway 105 and FM 2854. The Developer will be responsible for all costs associated with the 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 will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer is responsible for providing engineered plans and specifications for the required public sanitary sewer extension to serve the proposed 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.

The Developer will also 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 and detention will be designated private and remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

Additionally, the Developer of the HEB tract has informed us that they have entered into an agreement with the adjacent property owners to propose mass grading of the entire for the adjacent properties in order to develop the HEB tract. It is our understanding that the Developer is unaware of the timing of the development for the adjacent properties. We would require that there be a separate economic and utility feasibility study for the development of the adjacent properties once the Developer identifies a timeline for development.

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 Planning

Currently, the preliminary land plan, combined with existing infrastructure, provides for one (1) proposed connection to State Highway 105 and three (3) proposed connections to FM 2854 to provide access to the commercial tract. All approvals to the proposed connections will need to be coordinated with and approved by TxDOT.

Finally, the Developer also plans to provide access to the two adjacent properties to the east (MCAD Property ID: 262384 and 450396) as a part of the entire development. Based on the preliminary land use plan provided, this requirement is being fulfilled as shown in **Exhibit B**.

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 D** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of three 2 – inch water meter per **Exhibit D**.

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 \$16,000 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 F**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

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

Escrow Account	\$16,000
Cost of Public Infrastructure	\$140,000
Estimated Water Impact Fee (At Time of Platting)	\$69,117
Estimated Wastewater Impact Fee (At Time of Platting)	\$56,942
Total Estimated Costs	\$282,059

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 \$12,000,000. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$11,058 per year in debt service revenue, and approximately \$34,542 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$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. Zach Timms should you have any questions.



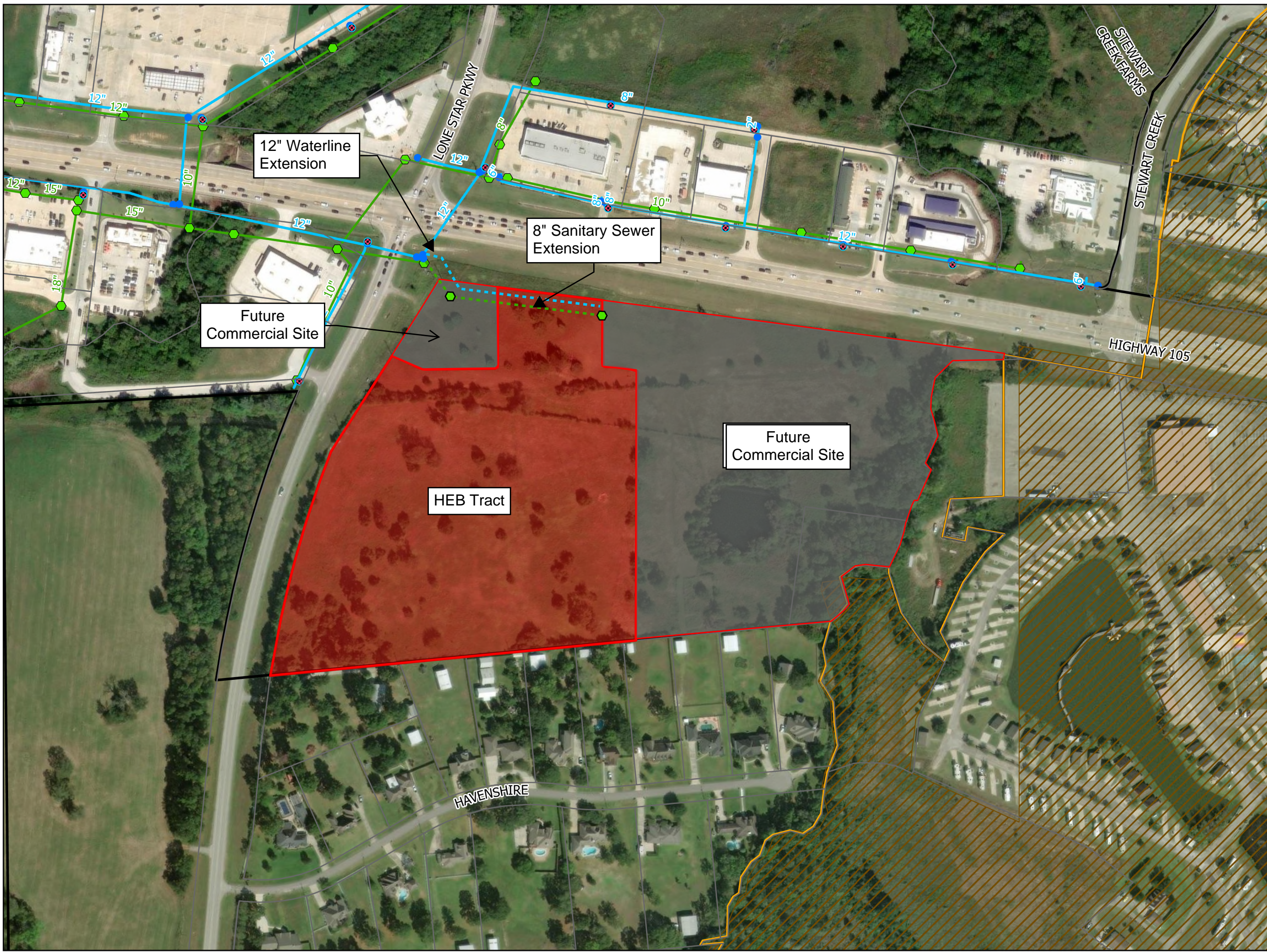
Sincerely,

Chris Roznovsky, PE

City Engineer

CVR/zlgt

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- Legend**
- Jurisdictional Boundaries**
- City Limits
 - City ETJ
 - Adjacent ETJ
 - Tax Parcel
- Water Infrastructure**
- Hydrant
 - Water Main Valves
 - Water Main
 - Water Plant Facility
- Sanitary Sewer Infrastructure**
- Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Lateral
 - Sanitary Sewer Pressurized Main
 - Sanitary Sewer Water Treatment Plant
- Proposed Development**
- HEB Grocery Company

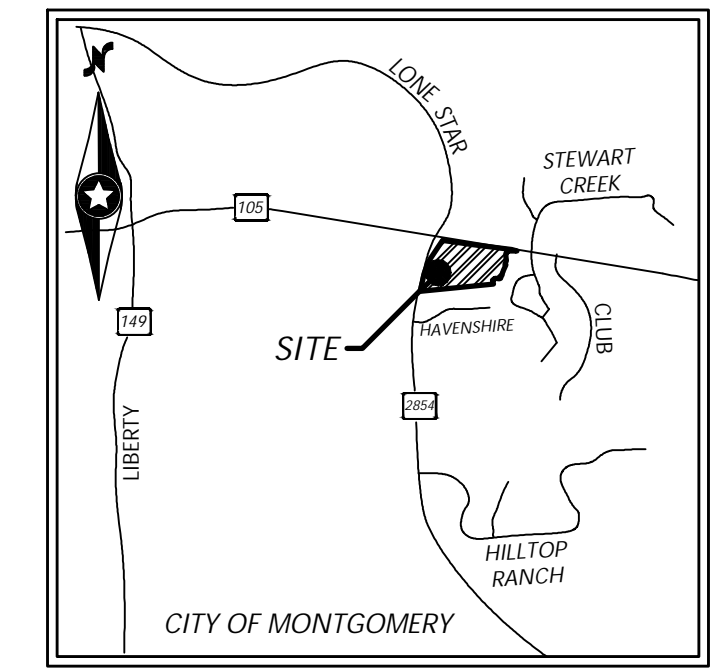
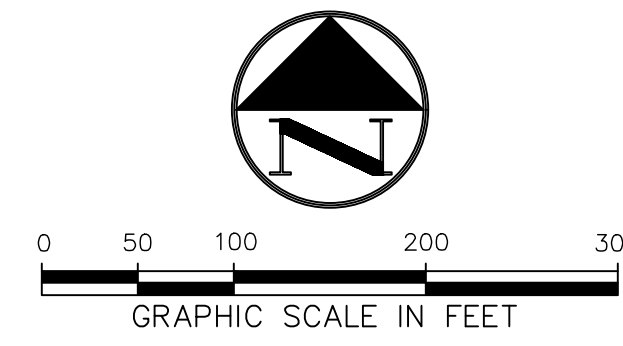
EXHIBIT A
TRACT BOUNDARY
AND UTILITIES

HEB GROCERY COMPANY
FEASIBILITY STUDY



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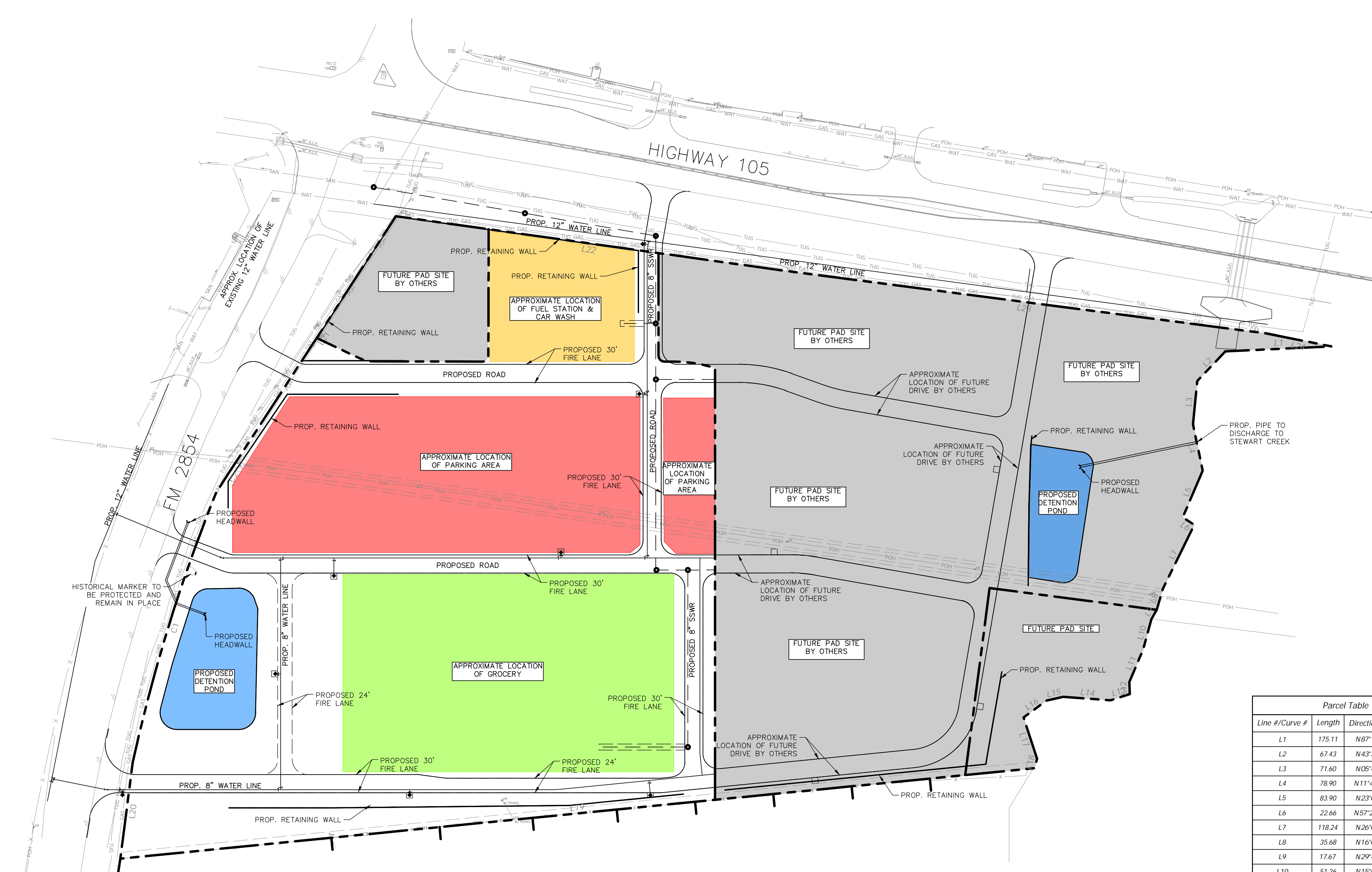
E6 VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	PROPERTY CORNER
LS	○	BENCHMARK
PP	○	LIGHT STANDARD
FH	○	POWER POLE
WV	○	DOWN GUY
WM	○	FIRE HYDRANT
GM	○	WATER VALVE
	○	WATER METER
	○	GAS METER
	○	FENCE
EMH	○	ELECTRICAL MANHOLE
SSMH	○	WASTEWATER MANHOLE
STMH	○	STORMSEWER MANHOLE
WMH	○	WATER MANHOLE
CO	○	CLEAN OUT
	○	CURB INLET
	○	HANDICAPPED PARKING SPACE
SIGN	○	SIGN
EM	○	ELECTRIC METER
	○	ELECTRIC TRANSFORMER
TELE	○	TELEPHONE SERVICE BOX
B	○	BOLLARD
OHL	○	OVER HEAD ELEC. LINE
EX 18" STM	○	18" RCP STORM SEWER LINE
WAT	○	8" WATER LINE
SAN	○	8" SAN WASTEWATER LINE
UE	○	UNDERGROUND ELECTRIC
EX GAS	○	UNDERGROUND TELEPHONE
678	○	GAS LINE
	○	PROPERTY LINE
	○	CONTOUR

PRELIMINARY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES
Engineer: **WESTWOOD**
P.E. No.: 197570
Date: 02/22/2024

Westwood
Westwood Professional Services, Inc.
2901 DALLAS PKWY, SUITE 400
PLANO, TX 75093
T: 214.473.4640
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301



Parcel Table

Line #/Curve #	Length	Direction/Delta	Radius
L1	175.11	N87°18'33"E	
L2	67.43	N43°39'07"E	
L3	71.60	N05°44'07"E	
L4	78.90	N11°43'53"W	
L5	83.90	N23°07'07"E	
L6	22.66	N57°24'53"W	
L7	118.24	N26°08'52"E	
L8	35.68	N16°07'19"E	
L9	17.67	N29°47'53"E	
L10	51.26	N15°09'01"E	
L11	59.23	N22°59'07"E	
L12	20.00	N02°21'29"W	
L13	33.41	N72°05'53"E	
L14	78.62	S85°47'02"E	
L15	28.29	N77°00'49"E	
L16	46.95	N53°56'00"E	
L17	71.89	N18°13'33"W	
L18	16.27	N15°07'44"E	
L19	1518.39	N84°21'02"E	
L20	160.56	S07°20'24"W	
C1	465.46	009°32'33"	2794.79
C2	77.71	002°47'16"	1597.02
L21	468.85	S33°02'14"W	
L22	645.37	N82°00'08"W	
L23	806.15	N82°35'09"W	
L24	109.52	N78°43'20"W	

B6 LEGEND
NOT TO SCALE

FLOODPLAIN INFORMATION
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G DATED AUGUST 18, 2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR MONTGOMERY COUNTY, TEXAS, THIS PROPERTY IS WITHIN FLOOD ZONE X.

LEGAL DESCRIPTION:
31.97 ACRE TRACT OF LAND SITUATED IN THE J. CORNER SURVEY, ABSTRACT NO. 8 OF MONTGOMERY COUNTY, TEXAS.

BENCHMARKS:
BENCHMARK #1 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 7' EAST OF THE ASPHALT PAVEMENT OF FM 2854 AND 135' NORTHWEST OF THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF HAVENSHIRE.
ELEVATION = 272.95
BENCHMARK #2 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 80' SOUTH OF THE CONCRETE PAVEMENT OF HIGHWAY 105 W. 32' NORTHEAST OF A 14" LIVE OAK TREE, AND 860' EAST OF THE ASPHALT PAVEMENT OF FM 2854.
ELEVATION = 260.42
BENCHMARK #3 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 10' SOUTH OF THE CONCRETE PAVEMENT OF HIGHWAY 105 W. 10' NORTH OF A HEADWALL OF A LARGE CULVERT, AND 1,500' EAST OF THE ASPHALT PAVEMENT OF FM 2854.
ELEVATION = 237.72

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT EXPRESS WRITTEN PERMISSION. ANY DISTRIBUTION TO ENTITIES OR PERSONS SHALL BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

PRELIMINARY SITE PLAN
HIGHWAY 105 AT FM 2854
MONTGOMERY, TEXAS 77356

CEREDFEARN
5/1/2024 4:16 PM
N:\040418\01\PROJECT DATA\DWG\OTHER\PRELIMINARY SITE PLAN EXHIBIT.DWG

A1 PRELIMINARY SITE PLAN
1" = 100'

A6 PROJECT INFO
NOT TO SCALE

SCALE: AS INDICATED
CONSUL. PROJ. NO.: 120823
DATE:
SHEET NO.: **C-1.0**



Legend

Jurisdictional Boundaries

- City Limits
- City ETJ
- Conroe ETJ
- Tax Parcel

Zoning

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)
- Historic Preservation District
- Historical Landmark

Proposed Development

- HEB Grocery Company

EXHIBIT C

ZONING MAP

**HEB GROCERY COMPANY
FEASIBILITY STUDY**



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EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial/Multi Family per ESFC			360	360	250	250												
Single Family			225	225	150	150												
Buffalo Crossing	8	13	1,800	2,925	1,200	1,950	2	450	300	2	450	300	1	225	150	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600												
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600	1	225	150									
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	3,150	3,750	2	450	300	1	225	150	1	225	150	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	1	225	150	1	225	150	1	225	150
Martin Luther King	52	55	11,700	12,375	7,800	8,250	2	450	300	2	450	300	2	450	300	-	-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	2	450	300	1	225	150	1	225	150	-	-	-
Community Center Drive	3	3	675	675	450	450												
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250												
Gulf Coast Estates, Section 2	2	4	450	900	300	600	1	225	150	1	225	150						
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550												
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750												
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150									
Lone Star Estates	10	10	2,250	2,250	1,500	1,500												
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650												
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350												
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500												
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800				35	7,875	5,250	37	8,325	5,550			
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	7	1,575	1,050	7	1,575	1,050	4	900	600	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150												
Town Creek Crossing Section 1	87	102	19,575	22,950	13,050	15,300	15	3,375	2,250	-	-	-						
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100												
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300												
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950	5	1,125	750	2	450	300	2	450	300			
Waterstone, Section 2	43	89	9,675	20,025	6,450	13,350	15	3,375	2,250	15	3,375	2,250	15	3,375	2,250			
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100				50	11,250	7,500	60	13,500	9,000	64	14,400	9,600
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600				1	15,900	10,600						
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-				3	1,500							
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350	60	13,500	9,000	100	22,500	15,000	109	24,525	16,350	40	9,000	6,000
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600									
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500										
Gary Hammons	1	1	225	225	150	150												
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												
Ferland 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	1,200	1,650	1	225	150	1	225	150	1	225	150			
Subtotal	931	1,640	211,605	404,130	139,490	262,090	123	44,175	27,850	226	67,350	43,300	237	53,325	35,100	108	24,300	15,750

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial/Multi Family per ESFC Single Family			360 225	360 225	250 150	250 150												
Commercial Platted and Existing																		
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170			
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	1	1,567	1,018	2	3,133	2,037						
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	1	2,500	1,625	-	-	-	1	2,500	1,625	-	-	-
Pizza Shack	1	1	4,900	5,000	3,185	3,250												
CareNow & Other Suites	3	3	1,200	1,500	780	975												
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	1	2,500	1,625	1	2,500	1,625			
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. 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	1	3,000	1,950									
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950												
Buffalo Springs Shopping, Ph. I (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	360	234	234												
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840	1	33,600	26,880									
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	1	4,000	2,600				1	4,000	2,600			
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	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	-	1	-	6,000	-	3,900	1	6,000	3,900									
Discount Tire	-	1	-	225	-	146	1	225	146									
Express Oil and Tire	1	1	225	225	146	146												
Popeyes	1	1	1,450	1,450	943	943												
Commercial Platted and Existing (cont.)																		
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263												
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867	2	2,667	1,733						
Depado Estates	-	5	-	10,000	-	6,500	1	2,000	1,300	1	1,333	867				1	1,333	867
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	2	5,000	3,250	2	5,000	3,250						
Sherwin Williams (Shoppes at Montgomery Sec. 2 Res. B)	-	1	-	360	-	320	1	360	320									
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												
Subtotal	139	191	134,590	268,875	87,483	174,855	16	69,060	50,015	13	34,233	22,252	8	25,175	16,364	2	3,208	2,085

EXIHIBIT E: IMPACT FEE SUMMARY

Meter Size	Maximum Capacity (GPM)	Existing Maximum Assessable Water Fee (\$/ESFC)	Proposed Maximum Assessable Water Fee (\$/ESFC)	Existing Maximum Assessable Wastewater Fee (\$/ESFC)	Proposed Maximum Assessable Wastewater Fee (\$/ESFC)	Existing Maximum Assessable Fee (\$/ESFC)	Proposed Maximum Assessable Fee (\$/ESFC)	Increase to Maximum Assessable Fee (\$/ESFC)
5/8"	15	1,126	2,033	2,513	1,951	3,639	3,984	345
3/4"	25	1,881	3,396	4,198	3,258	6,079	6,654	575
1"	40	3,001	5,429	6,711	5,209	9,712	10,638	926
1 1/2"	120	9,006	16,268	20,103	15,607	29,109	31,875	2,766
2"	170	12,755	23,039	28,471	22,104	41,226	45,143	3,917
3"	350	26,264	47,441	58,626	45,515	84,890	92,956	8,066
4"	600	44,942	81,339	100,517	78,037	145,459	159,376	13,917
6"	1,200	90,064	162,679	201,035	156,074	291,099	318,753	27,654
8"	1,800	135,096	244,018	301,552	234,111	436,648	478,129	41,481

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

HEB Grocery Company LP.

Dev. No. 2402

THE STATE OF TEXAS ⊃

COUNTY OF MONTGOMERY ⊃

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

Administration	\$ 500
City Attorney	\$ 500
City Engineer	\$ 15,000
<hr/>	
TOTAL	\$ 16,000



EXHIBIT G
Preliminary Cost Estimate
HEB Grocery Company LP
City of Montgomery
May 22, 2024

Item No.	Description	Quantity	Unit	Unit Price	Total
<u>General</u>					
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 10,000	\$ 10,000
2	Trench Safety System	1,030	LF	1	1,000
3	Site Restoration	1	LS	5,000	5,000
4	Traffic Control	1	LS	5,000	5,000
5	Control Staking	1	LS	8,000	8,000
<u>Water</u>					
6	12-inch PVC Waterline	515	LF	65	33,500
7	12-inch Gate Valve	1	EA	3,000	3,000
8	Fire Hydrant Assembly	1	EA	6,000	6,000
9	Connection to Existing Waterline	1	EA	4,000	4,000
10	12-inch Waterline Plug and Clamp	1	EA	1,500	1,500
11	2-inch Blowoff Valve and Box	1	EA	1,500	1,500
<u>Sanitary Sewer</u>					
11	8-inch PVC Sanitary Sewer	515	LF	55	28,300
12	48-inch Sanitary Sewer Manhole	2	EA	4,500	9,000
13	Connection to existing manhole.	1	EA	\$ 5,000	\$ 5,000
				Subtotal	\$ 121,000
				Contingencies (15%)	19,000
				Total Construction Cost	\$ 140,000

Notes:

(1) All values rounded up to the nearest hundred.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.