# TRI POINTE HOMES
# FEASIBILITY STUDY
# (Dev. No. 2409)

**FOR**

**THE CITY OF MONTGOMERY**


**WGA PROJECT NO. 00574-143**

**APRIL 2024**

**PREPARED BY**

WGA

## OVERVIEW



**Exhibits:**

# 1 EXECUTIVE SUMMARY

Tri Pointe Homes Texas, Inc. (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve a future single-family development on a 108.8-acre tract between Lone Star Parkway and SH 105, also known as the Cheatham-Stewart Tract. The tract is not located entirely within City limits and would need to be fully annexed prior to receiving utility service.

This development would consist of approximately 136 90-foot wide single-family lots for in-city service at full build out. The final land plan may affect the estimated costs 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 approvals 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. We recommend the City move forward with an improvements project at Water Plant No. 3 to add a booster pump to increase the City's capacity to 730,000 gpd.

The analysis shows that based on sanitary sewer capacity of Lift Station No. 5, the lift station will need additional capacity to serve all existing and proposed developments at full build out. The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek Crossing WWTP plant project is completed.

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

| | |
|---|---|
| Escrow Account | $56,000 |
| Lift Station No. 5 Improvements | $1,193,000 |
| Offsite Public Infrastructure Improvements | $404,000 |
| Water Impact Fee | $153,150 |
| Wastewater Impact Fee | $341,800 |
| Total Estimated Costs | $2,147,950 |

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately $115,000,000 (average of $700,000 per home) at full build out, assuming that 95% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. 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:

| | |
|---|---|
| Operations and Maintenance | $ 105,973 |
| Debt Service | $ 331,027 |
| Total Estimated Annual Tax Revenue | $ 437,000 |

# 2 INTRODUCTION

This undeveloped tract is located between Lone Star Parkway and State Highway 105 ("SH 105"), partially inside the City's limits, and partially outside of the City's limits and completely within the City's ETJ. The portion of the tract outside the City's limits will require annexation prior to receiving service. As a reminder, it is our understanding that a portion of the tract was previously located in Dobbin-Plantersville WSC, but as part of the 2011 Settlement Agreement was removed from the CCN's service boundary. An exhibit showing the 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 subdivide the Tract into approximately 136 – 90' wide single-family lots. Upon annexation, the Tract will need to be zoned completely as Residential (R-1). An exhibit showing the zoning of the tract and surrounding area is included as **Exhibit J**.

Based on information from the Developer, construction of the development is planned to be complete in 2028. 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 partially within the City. The portion only within the City's ETJ would need to be annexed into the City before receiving water service. The City is currently obtaining approvals of 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 capacity of 2,500 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 that includes an elevated storage tank and increased water well capacity. The project is expected to be constructed in 2025 or 2026 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 444,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 796,700 gpd and 2,336 connections. A copy of the updated water usage projections is included as **Exhibit C.** 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 the proposed lot count and the estimated usage per single family connection based on the City's historical data, the Tract's estimated water capacity requirement is approximately 30,600 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,086,750 gpd or 191% of the total ADF capacity and 167% of the connection capacity at full build out. Based on the projections shown in **Exhibit C**, the City would need additional water plant capacity around 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.

There are existing 12-inch waterlines located along the Tract's frontage of SH 105 as well as approximately 1600-feet east of the closest property boundary along Lone Star Parkway. The City requires the Developer to extend the waterline along Lone Star Parkway to the western property boundary. The Developer will be responsible for all costs of design and construction to extend the 12-inch waterline along Lone Star Parkway, as shown in **Exhibit A.**

Additionally, the City will require a 12-inch waterline to run through the tract to connect the 12-inch waterlines along Lone Star Parkway and SH 105 upon the development being built out completely, to create a looped waterline. These waterline connections will need to be placed in public utility easements located along the public ROW or placed within public ROW interior to the development and constructed per all applicable City and TCEQ design criteria. The developer is responsible for all costs associated with easement acquisitions and recordation.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public waterline for the connections 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. Based on projected build out we do not expect to exceed the allowance until late 2025. A copy of the wastewater usage projections is included as **Exhibit C.**

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 20,400 gpd (855,000 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 757,000 gpd or 189% 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 recently received qualifications for 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). Upon selection of an engineer for design of the Town Creek WWTP, the City will move forward with design and ultimately construction to provide capacity for the proposed development and future committed developments. Based on the projections shown in **Exhibit C**, the City would exceed the 700,000 gpd capacity around 2027.

An analysis of the City's surrounding sanitary sewer facilities determined the most effective option to provide sanitary service to the entire tract is by directing flow to the City's Lift Station No. 5. The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 5 to exceed capacity at full buildout and will need to be upsized from approximately 240 gpm to 420 gpm. Due to the location and condition of Lift Station No. 5, a new Lift Station must be constructed in a separate location in place of the

existing facility. The Developer will be responsible for dedicating land sized for a public sanitary sewer lift station site as well as contributing to the cost for design and construction of the proposed lift station. The estimated preliminary cost for the improvements is shown in **Exhibit F2**. However, an additional inspection and analysis of Lift Station No. 5 will need to be performed to prepare a final estimated cost of improvements. It is also important to note that the developer is only estimated to utilize approximately 32% of the capacity of the proposed lift station and the City may consider a development agreement to address a cost sharing with the City or other developers.

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

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development, the sanitary sewer extension, lift station, and force main 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.

**Drainage**

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

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

**Paving and Traffic Planning**

Per the preliminary land plan submitted by the Developer, the streets are proposed to be public and accepted by the City. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Currently, the preliminary land plan provides for two (2) proposed connections to Lone Star Parkway and SH 105 to provide access to the entire 136-home subdivision. The Developer will need to coordinate with Montgomery County and TxDOT on the impact of the proposed development on those roads.

Per the City and Montgomery County's most recently adopted thoroughfare plan, the current land plan does not consider the planned extension of Westway Drive. The ultimate alignment of the public collector road will depend on the final landplan and coordination with the City and Montgomery County. The Developer will be required to coordinate with the City to provide right-of-way dedicated for the planned collector. The City has determined a proposed route for the collector that satisfies this development and others planned at the time of this study as shown in **Exhibit G.** The alignment of the proposed collector is modified from the most recent Montgomery County Thoroughfare Plan as shown in **Exhibit H**. Based on our discussions with BNSF railway, the proposed Westway Drive is not feasible due to the railroad being unwilling to grant an additional crossing of their facilities along Old Plantersville Road unless multiple existing crossings nearby are closed or an overpass is constructed. The point of intersection with SH 105 is fairly fixed however the point of intersection with Lone Star Parkway can vary must be on this tract. The City recommends the collector have a 70-foot dedicated ROW with 36-foot-wide pavement to match the improvements to Buffalo Springs Dr currently in construction.

**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** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report. It is important to note that the City is currently undergoing revisions to their water and sanitary sewer impact fees and is proposing approximately a 9% increase.

The estimated ADF provided by the developer requires the equivalent use of 136 $^{5}/_{8}$ – inch water meters per the current table.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional $56,000 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. This number is for general planning only and subject to change based on size and number of phases of the development. The fees calculation can be seen in **Exhibit E**.

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

| ***ESTIMATED COSTS*** | |
|---|---|
| Escrow Account | $56,000 |
| Lift Station 5 Improvements | $1,193,000 |
| Offsite Public Infrastructure Improvements | $404,000 |
| Water Impact Fee | $153,150 |
| Wastewater Impact Fee | $341,800 |
| **Total Estimated Costs** | **$2,147,950** |

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 average home price to be $700,000, with the total assessed value (A.V.) at full development to be approximately $115,000,000 assuming that 95% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately $105,973 per year in debt service revenue, and approximately $331,027 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 Tracts and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

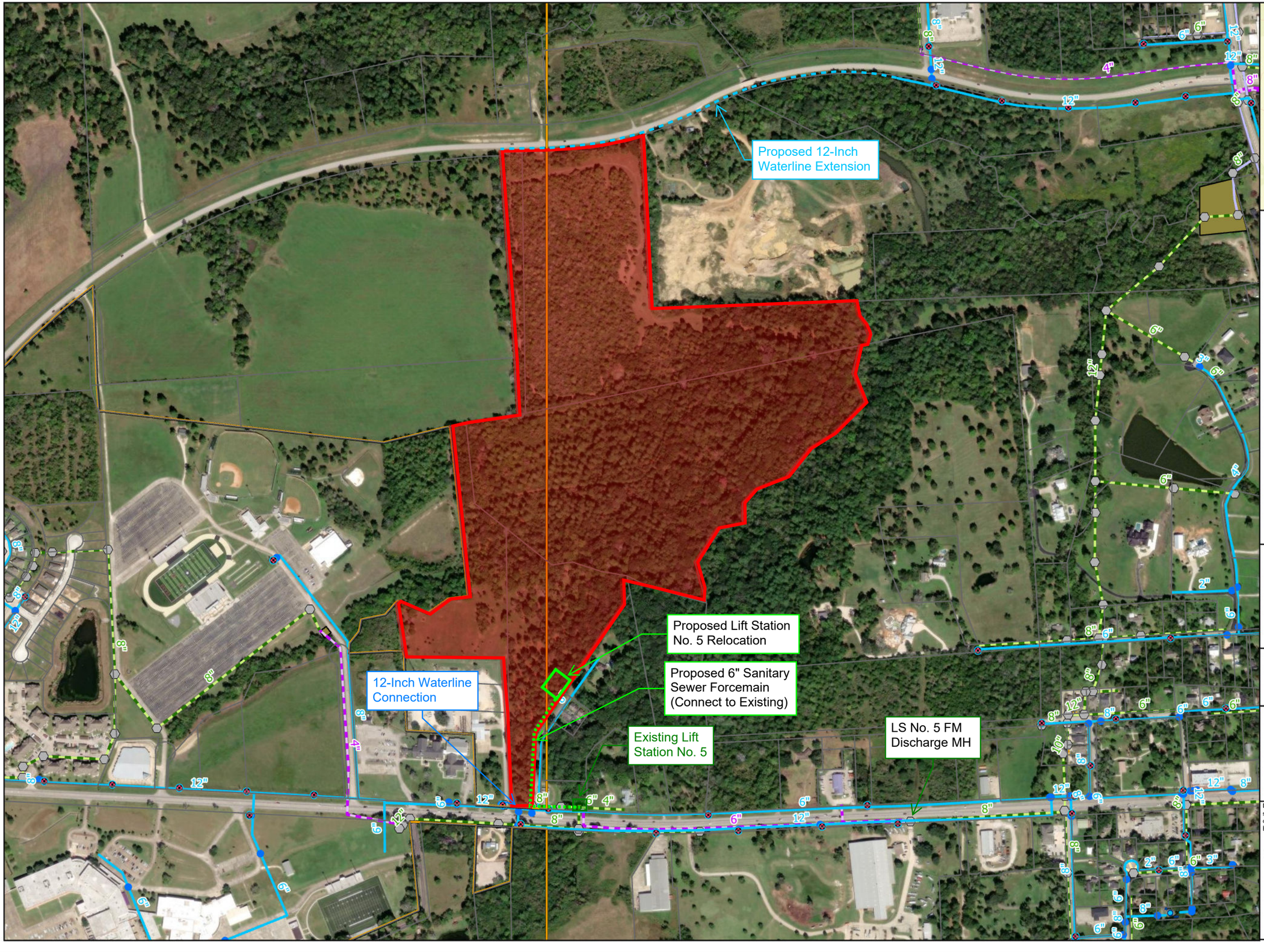
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Austin Gee should you have any questions.


Sincerely,

Chris Roznovsky

Chris Roznovsky, PE
City Engineer

CVR/akg





Legend

- Cheatham-Stewart Tract
- City ETJ
- City Limits
- Tax Parcel

Water Infrastructure

- Hydrant
- Water Main Valves
- Water Main
- Water Plant Facility

Sanitary Sewer Infrastructure

- Sanitary Sewer Manhole
- Sanitary Sewer CCTV
- Sanitary Sewer Gravity Main
- Sanitary Sewer Lateral
- Sanitary Sewer Pressurized Main
- Sanitary Sewer Water Treatment Plant

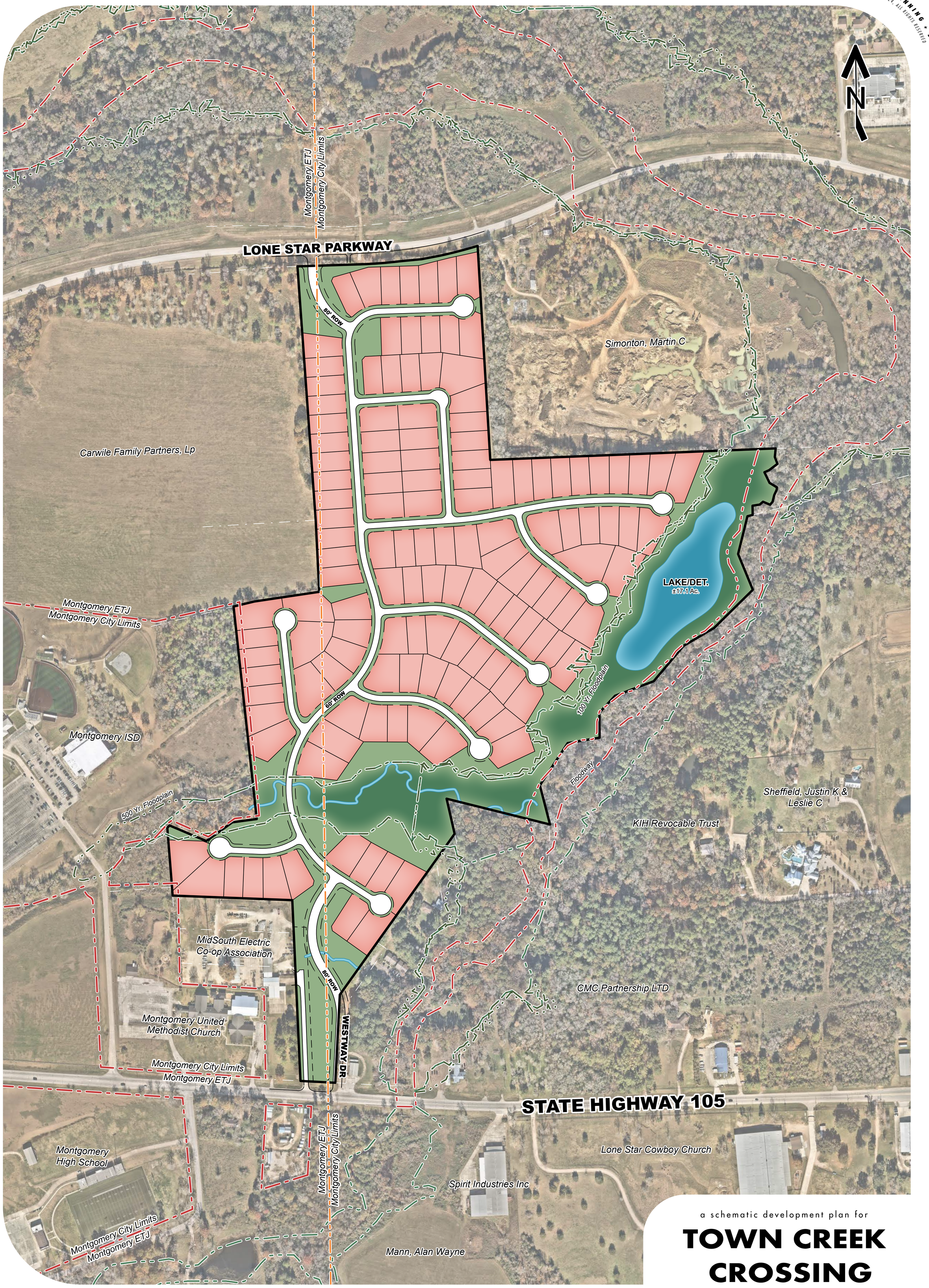
# Cheatham-Stewart Tract

## Feasibility Study

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG



WGA




## LOT SUMMARY

| | | | |
|---|---|---|---|
| | 90'x175' | 136 LOTS | 100% |
| **TOTAL** | | **136 LOTS** | |

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OPTION B

a schematic development plan for

# TOWN CREEK CROSSING

## ±108.8 ACRES OF LAND

prepared for

## TRI POINTE HOMES

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

HOU-1301
FEBRUARY 14, 2024

META PLANNING + DESIGN

| | Development Info & Capacities | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Water | | Wastewater | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary |
| **Single Family** | | | | | | | | | | | | | | | | | | | | | |
| 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 | - | 4 | 900 | - |
| 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 | 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 | 86 | 102 | 19,350 | 22,950 | 12,900 | 15,300 | 16 | 3,600 | 2,400 | - | - | - | | - | - | | - | - | | - | - |
| 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 | | | | | | | | | | | | | | | |
| 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 | 1,200 | 1,650 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | | - | - | | - | - |
| **Subtotal** | **930** | **1,640** | **211,380** | **404,130** | **139,340** | **262,090** | **124** | **44,400** | **28,000** | **226** | **67,350** | **43,300** | **237** | **53,325** | **35,100** | **108** | **24,300** | **15,750** | **5** | **1,125** | **150** |

| | Development Info & Capacities | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Water | | Wastewater | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary |
| **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 | 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 | | | | | | | | | | | | | | | |

| | | Development Info & Capacities | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Water | | Wastewater | | | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary | Connections | GPD Water | GPD Sanitary |
| **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 | | | | | | | 1 | 1,333 | 867 |
| 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 | 1 | 2,500 | 1,625 | - | - | - | - | - | - |
| Sherwin Williams (Shoppes at Montgomert 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** | **2** | **3,208** | **2,085** |
| **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 | 20,000 | 20,000 | 10,000 | 10,000 | | | | | | | | | | | | | | | |
| MISD Warehouse (105/Clepper) | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | | |
| MISD CTE/ Ag Barn | - | 1 | - | 20,000 | - | 10,000 | | | | 1 | 20,000 | 10,000 | | - | - | | | | | | |
| Bus Barn | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | | |
| MISD School (MLK) | 2 | 2 | 2,500 | 2,500 | 1,250 | 1,250 | | | | | | | | | | | | | | | |
| MISD School (149) | 1 | 1 | 4,500 | 4,500 | 2,250 | 2,250 | | | | | | | | | | | | | | | |
| **Subtotal** | **9** | **10** | **35,800** | **55,800** | **17,900** | **27,900** | **-** | **-** | **-** | **1** | **20,000** | **10,000** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| **Irrigation** | | | | | | | | | | | | | | | | | | | | | |
| Single Family Residential | 61 | 100 | 16,165 | 26,500 | - | - | 39 | 10,335 | | | | | | | | | | | | | |
| Commercial Irrigation | 32 | 70 | 9,600 | 21,000 | - | - | 38 | 11,400 | | | | | | | | | | | | | |
| Christian Brothers | 1 | 1 | 1,100 | 1,100 | - | - | | | | | | | | | | | | | | | |
| MISD High School Irrigation | | | | | | | | | | | | | | | | | | | | | |
| Chick Fil A | 1 | 1 | 1,600 | 1,600 | - | - | | | | | | | | | | | | | | | |
| BlueWave | 1 | 1 | 500 | 500 | - | - | | | | | | | | | | | | | | | |
| CVS | 1 | 1 | 1,200 | 1,200 | - | - | | | | | | | | | | | | | | | |
| Church | 2 | 2 | 530 | 530 | - | - | | | | | | | | - | - | | - | - | | - | - |
| City | 9 | 9 | 4,500 | 4,500 | - | - | | | | | | | | - | - | | - | - | | - | - |
| **Subtotal** | **108** | **185** | **35,195** | **56,930** | **-** | **-** | **77** | **21,735** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| **Committed** | **1,501** | **2,336** | **439,370** | **796,705** | **273,523** | **502,245** | **289** | **145,495** | **86,615** | **240** | **121,583** | **75,552** | **245** | **78,500** | **51,464** | **110** | **27,508** | **17,835** | **7** | **4,333** | **2,235** |
| | | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | | | | | 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 |
| | | | | **Total Projected Committed Volumes:** | | | **1,790** | **584,865** | **360,138** | **2,030** | **706,448** | **435,690** | **2,275** | **784,948** | **487,153** | **2,385** | **812,457** | **504,989** | **2,392** | **816,790** | **507,224** |

| | | Development Info & Capacities | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Water | | Wastewater | | | | | | | | | | | | | | |
| | Current Connections | Ultimate Connections | Current Actual | Ultimate | Current | Ultimate | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | | | | | 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 |
| **Future Development in Feasibility/Design** | | | | | | | | | | | | | | | | | | | | | |
| Red Bird Meadows (Future Phases) | - | 495 | - | 111,375 | - | 74,250 | | | | | | | 30 | 6,750 | 4,500 | 50 | 11,250 | 7,500 | 90 | 20,250 | 13,500 |
| Nantucket Housing (Stewart Creek) (Units) | - | 385 | - | 60,000 | - | 50,000 | | | | | | | 385 | 60,000 | 50,000 | | | | | | |
| Superior Properties (Units) | - | 98 | - | 21,680 | | 17,990 | | | | 40 | 8,849 | 7,343 | 58 | 12,831 | 10,647 | | - | - | | - | - |
| Superior Properties (Commercial) | - | 4 | - | 17,262 | | 14,350 | | | | 3 | 12,947 | 10,763 | 1 | 4,316 | 3,588 | | - | - | | - | - |
| Morning Cloud Investments (Single Family)[Stowe and Sales Tract | - | 246 | - | 55,350 | | 36,900 | | | | 20 | 4,500 | 3,000 | 90 | 20,250 | 13,500 | 90 | 20,250 | 13,500 | 46 | 10,350 | 6,900 |
| Taylor Morrison (Single Family) | - | 190 | - | 42,750 | | 28,500 | | | | 50 | 11,250 | 7,500 | 70 | 15,750 | 10,500 | 70 | 15,750 | 10,500 | | - | - |
| Tri-Pointe Homes (Single Family)[Cheatham-Stewart Tracts] | - | 136 | - | 30,600 | - | 20,400 | | | | 25 | 5,625 | 3,750 | 50 | 11,250 | 7,500 | 66 | 14,850 | 9,900 | | - | - |
| HEB Grocery (Commercial) | - | 1 | - | 15,000 | - | 12,450 | | | | | | | 1 | 15,000 | 12,450 | | - | - | | - | - |
| **Subtotal** | **-** | **982** | **-** | **354,017** | **-** | **254,840** | - | - | - | **138** | **43,170** | **32,355** | **685** | **146,147** | **112,685** | **276** | **62,100** | **41,400** | **136** | **30,600** | **20,400** |
| **Committed Plus Feasibility** | **1,501** | **3,318** | **439,370** | **1,150,722** | **273,523** | **757,085** | **2024** | | | **2025** | | | **2026** | | | **2027** | | | **2028** | | |
| | | | | | | | 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 |
| | | | **Total Projected Committed Volumes Plus Feasibility** | | | | **1,790** | **584,865** | **360,138** | **2,168** | **749,619** | **468,045** | **3,098** | **974,265** | **632,193** | **3,484** | **1,063,874** | **691,429** | **3,627** | **1,098,807** | **714,064** |
| **Potential Future Development (Within Current City Limits)** | | | | | | | | | | | | | | | | | | | | | |
| Summit Business Park, Phase 2 | - | 6 | - | 4,400 | - | 2,860 | | | | | | | 2 | 1,467 | 953 | | | | | | |
| Moon Over Montgomery | - | 15 | - | 3,375 | - | 2,194 | | - | - | | | | | | | 15 | 3,375 | 2,194 | | | |
| Waterstone, Section 3 | - | 20 | - | 4,500 | - | 2,925 | | - | - | 10 | 2,250 | 1,463 | 10 | 2,250 | 1,463 | | - | - | - | - | - |
| Waterstone Section 4 | - | 23 | - | 5,175 | - | 3,450 | | - | - | - | - | - | 15 | 3,375 | 2,250 | 8 | 1,800 | 1,200 | | - | - |
| J. Allen Kent (19.6 Ac) | - | 126 | - | 28,350 | - | 18,900 | | | | 50 | 11,250 | 7,500 | 50 | 11,250 | 7,500 | - | - | - | - | - | - |
| Peter Hill 5.7 Acre Feasibility | - | 5 | - | 5,000 | - | 3,250 | 1 | 1,000 | 650 | 1 | 1,000 | 650 | 1 | 1,000 | 650 | 2 | 2,000 | 1,300 | | | |
| Porter Farms Tract | - | 92 | - | 20,700 | - | 11,960 | | | | | | | 38 | 8,550 | 4,940 | 30 | 6,750 | 3,900 | 30 | 6,750 | 3,900 |
| Olde Montgomery Food Gardens | - | 1 | - | 2,180 | - | 2,180 | | | | | | | | | | | | | 1 | 2,180 | 2,180 |
| **Commercial** | | | | | | | | | | | | | | | | | | | | | |
| South FM 149 Corridor | | 2,258 | | 813,000 | | 650,400 | | - | - | | - | - | | - | - | | - | - | | - | - |
| West SH 105 Corridor | | 1,376 | | 495,000 | | 396,000 | | - | - | | - | - | | - | - | | - | - | | - | - |
| East Buffalo Springs Corridor | | 2,031 | | 731,000 | | 584,800 | | - | - | | - | - | | - | - | | - | - | | - | - |
| East Lone Star Parkway Corridor | | 7,035 | | 2,532,708 | | 2,026,170 | | - | - | 18 | 6,480 | 5,184 | 33 | 11,880 | 9,504 | 34 | 12,240 | 9,792 | 34 | 12,240 | 9,792 |
| East SH 105 Corridor | | 810 | | 292,000 | | 233,600 | | - | - | | - | - | | - | - | | - | - | | - | - |
| **Residential** | | | | | | | | | | | | | | | | | | | | | |
| Southeast Corridor | | 1,430 | | 357,500 | | 286,000 | | - | - | | - | - | | - | - | | - | - | | - | - |
| Southwest Corridor | | 397 | | 99,250 | | 79,400 | | - | - | | - | - | 41 | 10,250 | 8,200 | 42 | 10,500 | 8,400 | 42 | 10,500 | 8,400 |
| Western Corridor | | 471 | | 117,750 | | 94,200 | | - | - | 47 | 11,750 | 9,400 | 45 | 11,250 | 9,000 | 30 | 7,500 | 6,000 | 30 | 7,500 | 6,000 |
| Northern Corridor | | 106 | | 26,500 | | 21,200 | | - | - | | - | - | 38 | 9,500 | 7,600 | 38 | 9,500 | 7,600 | 30 | 7,500 | 6,000 |
| **Multi-Family** | | | | | | | | | | | | | | | | | | | | | |
| SH 105 Corridor | | 117 | | 23,000 | | 18,400 | | - | - | | - | - | | - | - | | - | - | | - | - |
| FM 149 Corridor | | 807 | | 61,000 | | 48,800 | | - | - | | - | - | | - | - | | - | - | | - | - |
| **Institutional** | - | - | - | - | - | - | | | | | | | | | | | | | | | |
| **Industrial** | | | | | | | | | | | | | | | | | | | | | |
| Old Plantersville Rd Corridor | | 213 | | 76,000 | | 60,800 | | - | - | | - | - | | - | - | | - | - | | - | - |
| FM 1097 Corridor | | 608 | | 219,000 | | 175,200 | | - | - | | - | - | | - | - | | - | - | | - | - |
| West Lone Star Parkway Corridor | | 1,499 | | 540,000 | | 432,000 | | - | - | | - | - | | - | - | | - | - | | - | - |
| **Planned Development** | | | | | | | | | | | | | | | | | | | | | |
| Plez Morgan Corridor | | 103 | - | 25,750 | - | 20,600 | | - | - | | - | - | 21 | 5,250 | 4,200 | 21 | 5,250 | 4,200 | 21 | 5,250 | 4,200 |
| East Lone Star Parkway Corridor | | 384 | - | 96,000 | - | 76,800 | | - | - | | - | - | | - | - | | - | - | 48 | 12,000 | 9,600 |
| **Subtotal** | **-** | **19,933** | **-** | **6,579,138** | **-** | **5,252,089** | **1** | **1,000** | **650** | **126** | **32,730** | **24,197** | **294** | **76,022** | **56,260** | **220** | **58,915** | **44,586** | **236** | **63,920** | **50,072** |
| | | | | | | | **2024** | | | **2025** | | | **2026** | | | **2027** | | | **2028** | | |
| | | | | | | | 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 |
| | | **Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City** | | | | | **1,791** | **585,865** | **360,788** | **2,295** | **783,349** | **492,892** | **3,519** | **1,084,017** | **713,300** | **4,125** | **1,232,540** | **817,121** | **4,504** | **1,331,394** | **889,829** |

*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**

**Tri Pointe Homes Texas, Inc.**

**Dev. No. 2409**

THE STATE OF TEXAS ə

COUNTY OF MONTGOMERY ə

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 | $ 7,500 |
| City Attorney | $ 7,500 |
| City Engineer | $ 41,000 |
| TOTAL | $ 56,000 |

# EXHIBIT F-1
## Preliminary Cost Estimate
### Offsite Public Water Improvements
## Cheatham-Stewart Tract
4/18/2024

| Item No. | Description | Quantity | Unit | Unit Price | Cost |
|---|---|---|---|---|---|
| **General** | | | | | |
| 1 | Mobilization, Bonds, and Insurance | 1 | LS | $ 20,000 | $ 20,000 |
| 2 | Construction Staking | 1 | LS | 8,000 | 8,000 |
| 3 | Trench Safety System | 2,460 | LF | 1 | 2,460 |
| 4 | SWPPP | 1 | LS | 7,500 | 7,500 |
| **Water** | | | | | |
| 5 | 12-Inch C900 PVC Waterline | 2,460 | LF | 65 | 159,900 |
| 6 | 12-Inch PVC Waterline (trenchless with 20" Steel Casing) | 140 | LF | 350 | 49,000 |
| 7 | 12-Inch Gate Valve | 5 | EA | 3,000 | 15,000 |
| 8 | 12-Inch Wet Connect | 1 | EA | 4,500 | 4,500 |
| 9 | Flush Valve | 5 | EA | 5,000 | 25,000 |
| 10 | 2-Inch Blow Off Valve and Box | 1 | EA | $ 2,000 | $ 2,000 |
| | | | | **Construction Subtotal** | $ 293,000 |
| | | | | **Contingencies (15%)** | $ 44,000 |
| | | | | **Engineering (Surveying, Geotech, etc.)** | $ 67,000 |
| | | | | **Total** | **$ 404,000** |

Notes:

1 All values rounded up to the nearest thousand.

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

3 This is not a proposal for engineering services but an estimate for planning purposes.

# EXHIBIT F-2
## Preliminary Cost Estimate
### Lift Station No. 5 Improvements
### Morning Cloud Investments Tract
4/18/2024

| Item No. | Description | Quantity | Unit | Unit Price | Cost |
|---|---|---|---|---|---|
| **Site Work** | | | | | |
| 1 | Site Grading | 1 | LS | $ 7,500 | $ 7,500 |
| 2 | Clearing and Grubbing | 0.1 | AC | 10,000 | 1,000 |
| 3 | Site Fence | 150 | LF | 55 | 8,250 |
| 4 | Manual Swing Gate - 15-Feet Wide | 1 | EA | 2,500 | 2,500 |
| 5 | Flexible Base Site Paving - 7-Inch Thick | 37 | SY | 75 | 2,775 |
| 6 | Demolition of Existing Lift Station Wet Well and Piping | 1 | LS | 75,000 | 75,000 |
| 7 | Mobilization and Bonds | 1 | LS | 50,000 | 50,000 |
| **Stormwater Pollution Prevention** | | | | | |
| 8 | Concrete Truck Washout | 1 | LS | 1,500 | 1,500 |
| 9 | Stabilized Construction Access | 1 | LS | 1,500 | 1,500 |
| **Structural** | | | | | |
| 10 | Excavation | 25 | CY | 53 | 1,325 |
| 11 | Structural Backfill | 22 | CY | 150 | 3,300 |
| 12 | Electrical/Controls and Valve Pad Concrete Slabs | 15 | CY | 750 | 11,250 |
| 13 | Concrete Pipe Supports | 2 | EA | 1,875 | 3,750 |
| 14 | 6-Foot Diameter x 25-Foot Deep Lift Station Wet Well | 1 | LS | 201,250 | 201,250 |
| **Pump Station Mechanical and Yard Piping** | | | | | |
| 15 | Pump Hatches | 2 | EA | 2,500 | 5,000 |
| 16 | Submersible Pumps | 2 | EA | 35,000 | 70,000 |
| 17 | 6-Inch DI Discharge Pipe and Header | 35 | LF | 100 | 3,500 |
| 18 | 6-Inch DI Riser Pipe | 50 | LF | 150 | 7,500 |
| 19 | 4x6 DI Reducer | 2 | EA | 1,000 | 2,000 |
| 20 | 6-Inch DI 45-Degree Bend | 6 | EA | 1,000 | 6,000 |
| 21 | 6-Inch DI 90 Degree Bend | 3 | EA | 1,750 | 5,250 |
| 22 | 6x6 Tee | 4 | EA | 3,000 | 12,000 |
| 23 | 6-Inch Swing Check Valve | 2 | EA | 4,400 | 8,800 |
| 24 | 6-Inch Manual Plug Valve | 3 | EA | 3,300 | 9,900 |
| 25 | Combination Air Valve Assembly | 3 | EA | 2,750 | 8,250 |
| 26 | 6-Inch Flex Coupling | 2 | EA | 750 | 1,500 |
| 27 | Adjustable Pipe Support | 3 | EA | 275 | 825 |

| | | | | | |
|---|---|---|---|---|---|
| **Electrical** | | | | | |
| 28 | 50kW Generator | 1 | LS | 115,000 | 115,000 |
| 29 | Electrical Improvements & Appurtenances | 1 | LS | 77,000 | 77,000 |
| **Sanitary Sewer** | | | | | |
| 30 | 4-Foot Diameter Sanitary Manhole, All Depths | 4 | EA | 4,000 | 16,000 |
| 31 | 8-Inch SDR 26 Gravity Sanitary Sewer | 1,030 | LF | 45 | 46,350 |
| 32 | 6-Inch C900 Sanitary Sewer Force Main | 1,200 | LF | 50 | 60,000 |
| 33 | Connection of Proposed 6-Inch Force Main to Existing Force Main | 1 | EA | 3,000 | 3,000 |
| 34 | Temporary Bypass Pumping | 1 | LS | $ 35,000 | $ 35,000 |

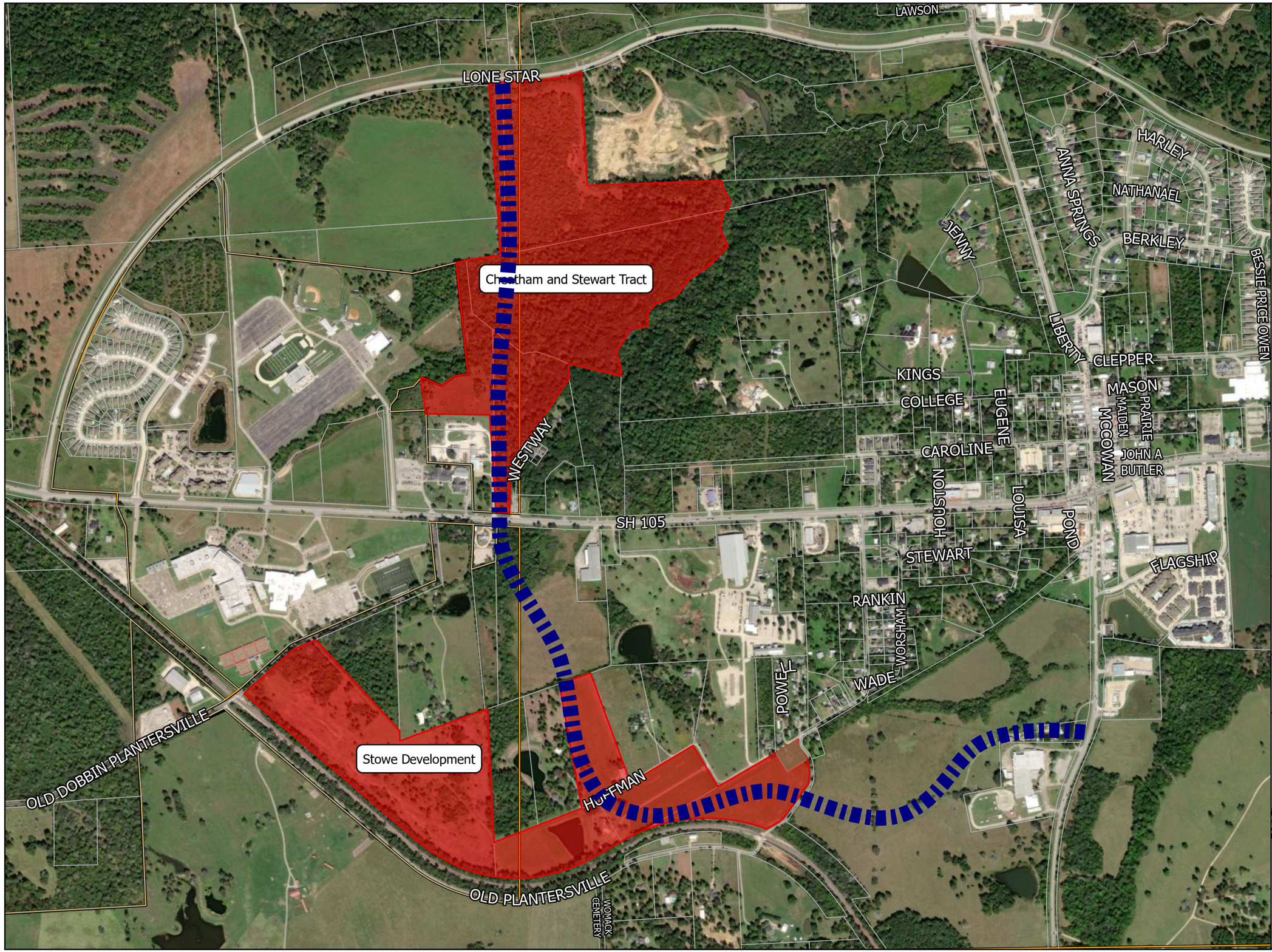
| | |
|---|---|
| **Construction Subtotal** | $ 864,000 |
| **Contingencies (15%)** | 130,000 |
| **Engineering (20%)** | 199,000 |
| | **$ 1,193,000** |

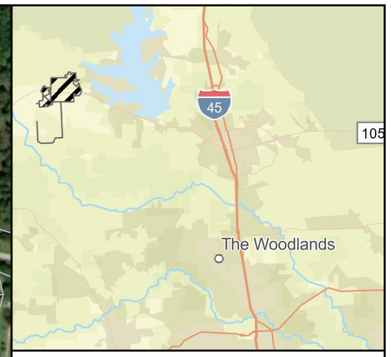
Notes:

1 All values rounded up to the nearest thousand.

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

3 This is not a proposal for engineering services but an estimate for planning purposes.




## Legend

**Jurisdictional Boundaries**

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ

**Proposed Development**

- Proposed Development
- Proposed Collector Road

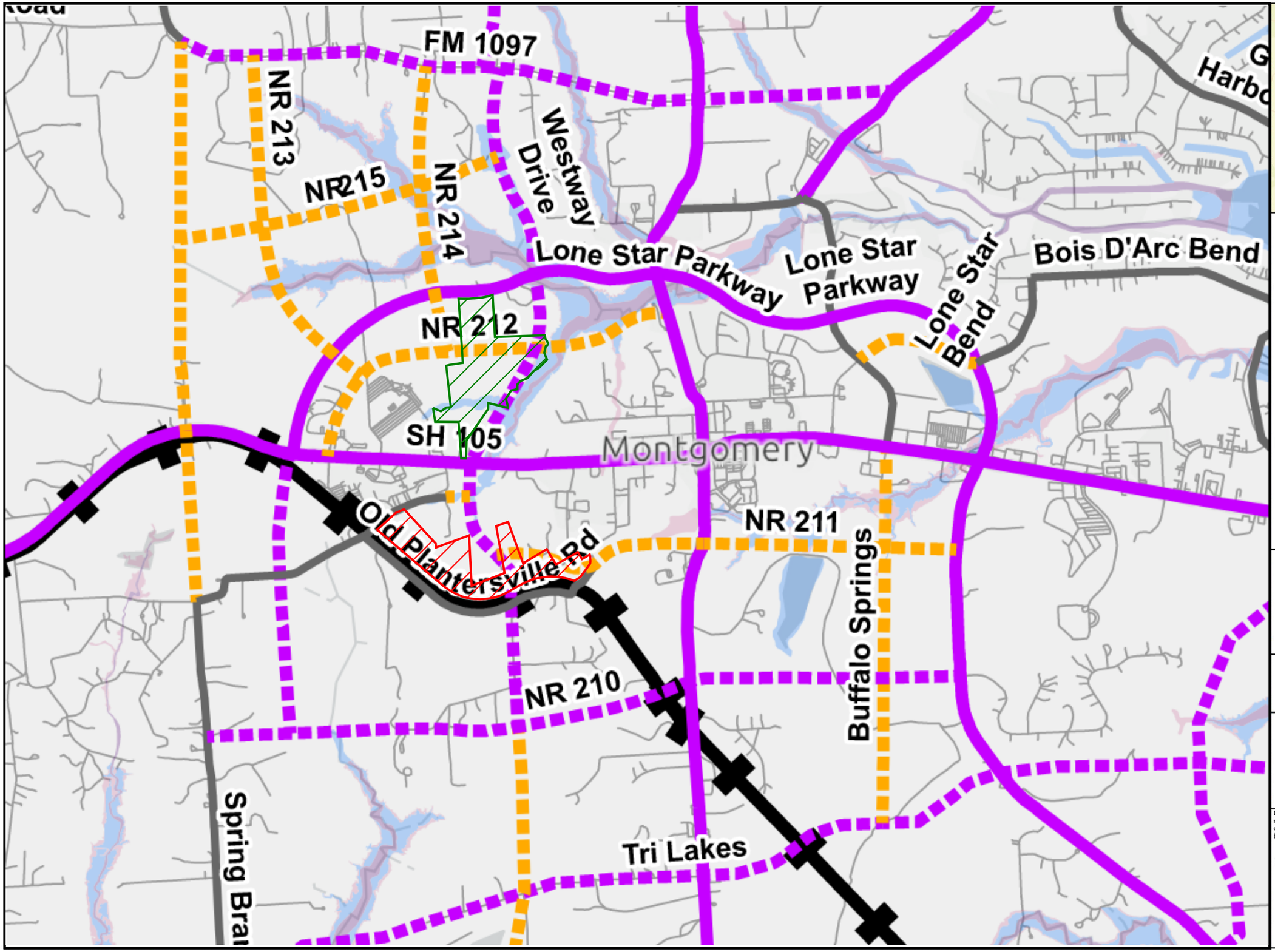
# PROPOSED THOROUGHFARE PLAN

City of Montgomery
Proposed Development

CITY OF MONTGOMERY TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG



WGA





Railroad

**ROAD CLASSIFICATION**

- Existing Thoroughfare
- Proposed Thoroughfare
- Existing Collector
- Proposed Collector

**FLOOD PLAIN**

- 100 Year Flood Plain
- Floodway
- 500 Year Flood Plain

**DEVELOPMENTS**

- Tri Pointe Homes Tract
- Morning Cloud Investments Tract

# EXHIBIT H - EXCERPT FROM MONTGOMERY COUNTY THOROUGHFARE PLAN

Feasibility Study

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG



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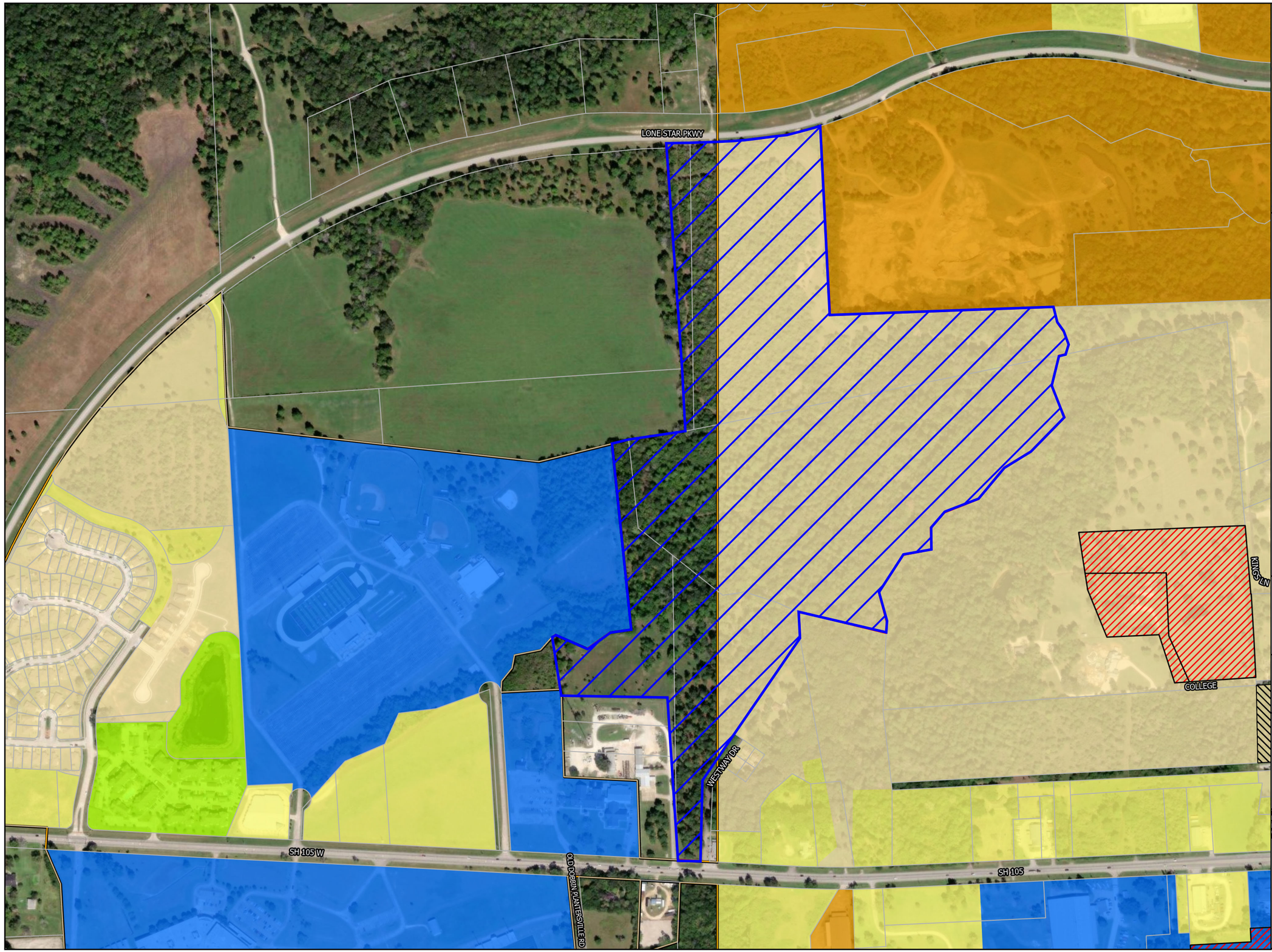


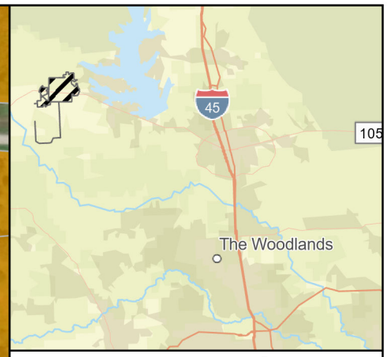


## Legend

**Jurisdictional Boundaries**

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ

**Historical Preservation**

- Historical Landmark
- Historical District

**Zoning Classification**

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)

**Proposed Development**

- Cheatham and Stewart Tract

# EXHIBIT J - CITY ZONING MAP

City of Montgomery
Proposed Development

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA