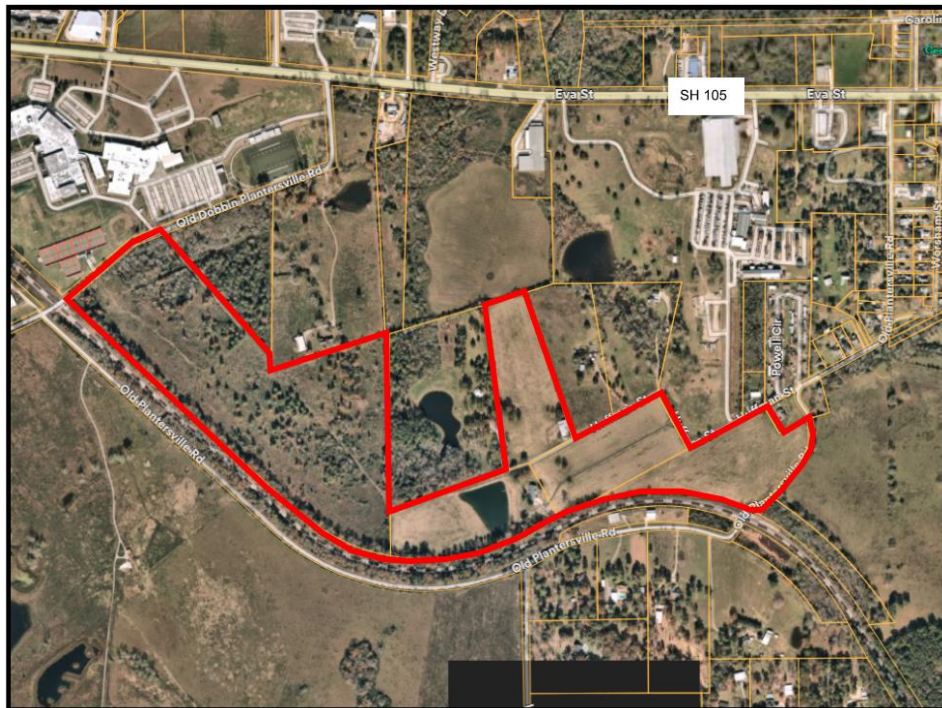


**MORNING CLOUD INVESTMENTS
FEASIBILITY STUDY
(Dev. No. 2403)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-137

APRIL 2024

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: City of Montgomery Impact Fee Table
- E: Escrow Calculation
- F: Offsite Public Infrastructure Cost Estimate
- G: Proposed Thoroughfare Plan
- H: Excerpt from Montgomery County Thoroughfare Plan
- J: City Zoning Map

1 EXECUTIVE SUMMARY

Morning Cloud Investments (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 86.45 acre tract along Old Plantersville Road, also referred to as the Stowe 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 246 65-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 water service capacity to 730,000 gpd.

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	\$65,000
Offsite Public Infrastructure Improvements	\$490,000
Water Impact Fee	\$277,000
Wastewater Impact Fee	\$618,200
Total Estimated Costs	\$1,450,200

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$94,000,000 (average of \$400,000 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	\$ 86,621
Debt Service	\$ 270,579
Total Estimated Annual Tax Revenue	\$ 357,200

2 INTRODUCTION

This undeveloped tract is located along Old Dobbins Plantersville Road and Old Plantersville Road, south of State Highway 105, partially inside the City's limits, and partially outside of the City's limits and 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 Dobbins-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 246 – 65' 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**.

A variance request approved by the City of Montgomery City Council will be required for any lot parameters that do not meet minimum specifications outlined in the City of Montgomery Code of Ordinances. This includes but is not limited to a 75-foot lot width, 120-ft lot depth, minimum lot area of 9,000 sq-ft, and side yard of 10-ft.

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. It is our understanding the Developer is looking to create a PID as a reimbursement vehicle to support 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, the Tract's estimated water capacity requirement is approximately 55,350 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,150,720 gpd or 203% of the total ADF capacity and 133% 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 if a booster pump is added to Water Plant No. 3.

There is a current waterline extension project creating a loop from SH 105 along Old Dobbins Plantersville and Old Plantersville Road. The project extends a 12-inch line along Old Dobbins Plantersville Road and Old Plantersville Road connecting to the existing 8-inch waterline along Old Plantersville Road and the 12-inch waterline along State Highway 105. Construction of the waterline project is expected to be completed in Q4 2024, before the development will need to connect for water service.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. However, the City will require the waterline to connect the 12-inch waterline along Old Dobbins Plantersville Road to the 8-inch waterline along Old Plantersville Road upon the development being built out completely. Additionally, the Developer will be responsible for installing an 8-inch waterline

terminating at the most northern point of the proposed thoroughfare as described later in this study, as shown in **Exhibit G**. These waterlines and 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 36,900 gpd (1,107,000 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 Developer will be responsible for constructing a public lift station within the development and force main with multiple feasible routes for ultimate discharge. The Developer will be responsible for sizing the on-site lift station to accept the portion of gravity sanitary flow if and when the land to the north develops. The final decision for the force main route will be subject to conversations between the Developer and the City.

The first option is to construct a force main along Old Dobbins Plantersville Road and SH 105 discharging at an existing sanitary sewer manhole shown in Exhibit A. The benefit of this option is the force main would be located nearly entirely within public ROW, and would require a small number of easements. The Developer will be responsible for all costs associated with the on-site sanitary sewer lift station, force main, and required easements. Additionally, the Developer will be responsible for the costs associated with upsizing the existing 8-inch sanitary sewer line that will accept the flow from the proposed force main. An estimated cost for this option is shown in **Exhibit F**.

The second option is to locate the force main north along Old Plantersville Road discharging at the existing sanitary manhole just south of New Montgomery Cemetery. The referenced manhole also acts as the discharge point of the existing 4-inch force main effluent from the City's Lift Station No. 4 as well as the future discharge point of the 6-inch force main effluent from future Lift Station No. 16 proposed to serve the Redbird Meadows development. The benefit of this option is a shorter force main route and eliminating having to pump sanitary flow more than once. However, the proposed route would require a number of easements from the property owners along the route due to multiple existing utilities within the public ROW and existing easements. Additionally, the Developer will be responsible for the costs associated with upsizing the existing 8-inch sanitary sewer line that will accept the flow from the proposed force main south of SH 105.

The third option is to coordinate with the property owners north of the tract to route the force main along the future thoroughfare road's ROW to SH 105 and then east to the manhole referenced in option 1. Similarly, the Developer would be responsible for upsizing the gravity line downstream of the manhole from an 8-inch to a 12-inch. This route would likely be the shortest in length, but the Developer would likely have the most difficulty obtaining easements due to the properties being mostly undeveloped. The Developer will be responsible for all coordination to obtain required easements.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. However, the City will require a gravity line with sufficient depth to serve a portion of the potential development north of the tract to be extended to the northern most point of the proposed thoroughfare as described later in this study. 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 Old Dobbins Plantersville Road and Old Plantersville Road to provide access to the entire 246-home subdivision. The Developer will need to perform a TIA for their impact on the City's roadway system and coordinate with Montgomery County on the connection to Old Dobbins Plantersville Road.

Per the City and Montgomery County's most recently adopted thoroughfare plan, the current land plan considers the planned extension of Westway Drive by providing an access easement through the site. However, based on our discussions with BNSF railway, the current alignment of the road is not feasible due to the railroad being unwilling to grant an additional crossing of their facilities unless multiple existing crossings nearby are closed or an overpass is constructed. The ultimate alignment of the public collector road will depend on the final land plan and coordination with the City and Montgomery County. The City suggests coordinating with the County to modify the thoroughfare plan to connect NR 211 with Westway drive within the planned Development, as shown in **Exhibit G**. The City recommends the collector have a 70-foot dedicated ROW with 36-foot-wide pavement as is being done with the improvements to Buffalo Springs Drive currently in construction.

Finally, the Developer must also provide access to the property adjacent to the north (MCAD Property ID: 270662) due to the property being landlocked if no access is given. Based on the preliminary land use plan provided, this requirement is being fulfilled as shown in **Exhibit B**. Any changes to the land use plan must consider and fulfill this requirement.



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 wastewater impact fees and is proposing an increase of approximately 9% to each.

The estimated ADF provided by the developer requires the equivalent use of 246 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 \$65,000 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	\$65,000
Offsite Public Infrastructure Improvements	\$490,000
Water Impact Fee	\$277,000
Wastewater Impact Fee	\$618,200
Total Estimated Costs	\$1,4,200

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 \$400,000, with the total assessed value (A.V.) at full development to be approximately \$94,000,000 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 \$86,621 per year in debt service revenue, and approximately \$270,579 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.

It is our understanding that the Developer is interested in Planned Improvement District (PID) to reimburse eligible public infrastructure.

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.

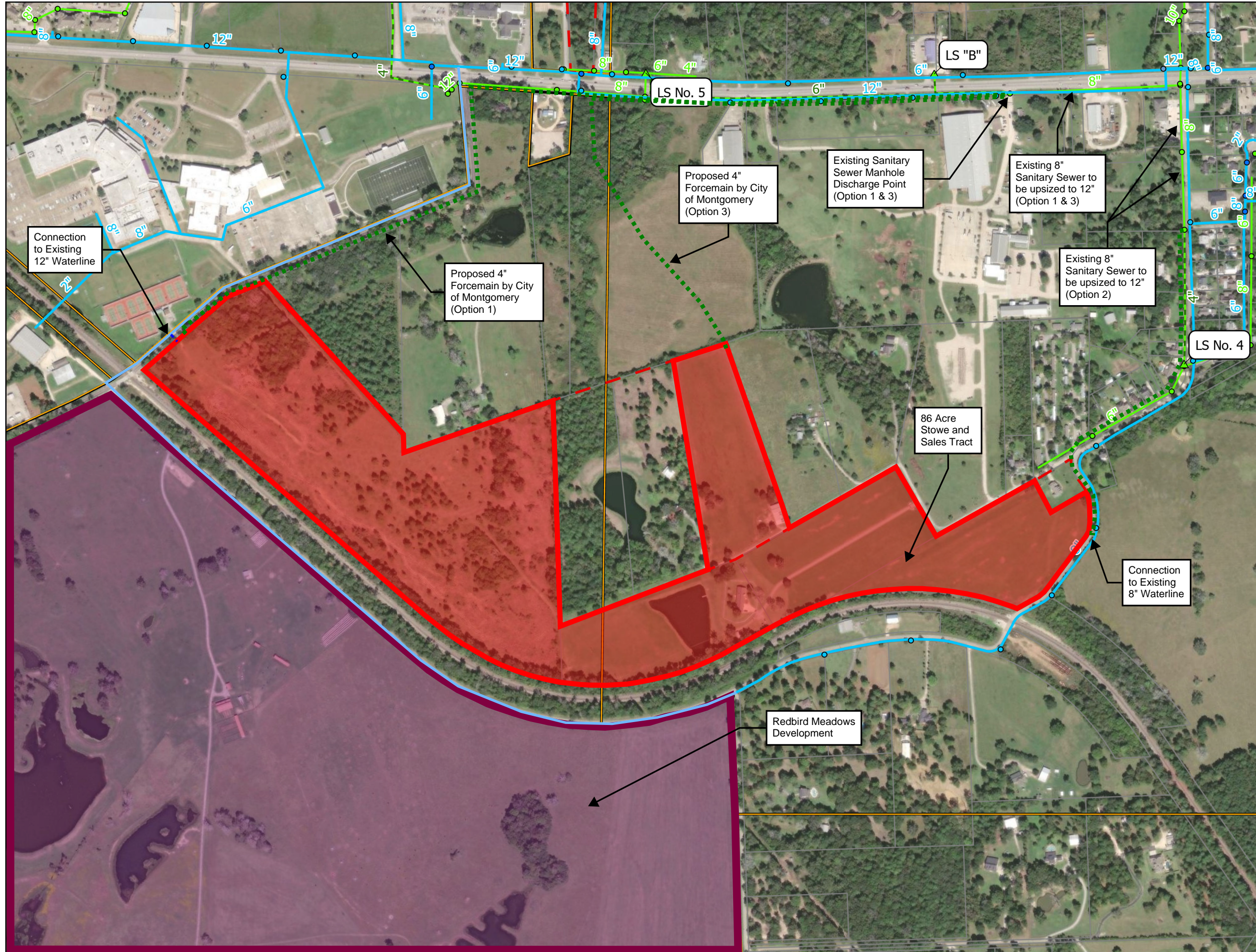


Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
City Engineer

CVR/akg



Legend

- Jurisdictional Boundary
- Parcel Boundary
- Montgomery ETJ
- Montgomery City Limits
- Subject Tract

Water Infrastructure

- wMain
- wLateral
- wControlValve
- wFittings
- wHydrant

Sanitary Sewer Infrastructure

- Lift Station
- Treatment Plant
- ssGravityMain
- ssManhole
- ssPressurizedMain

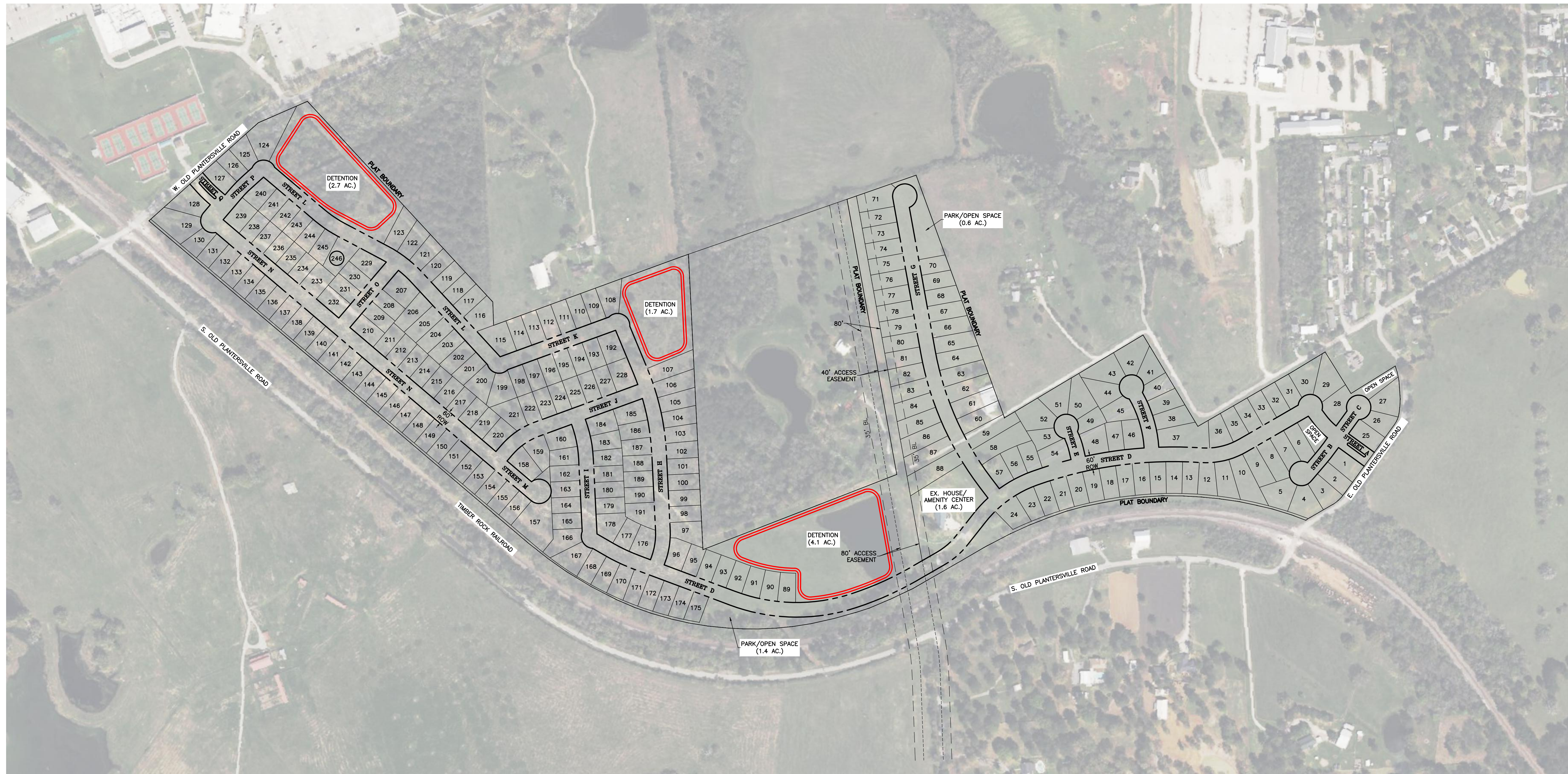
**EXHIBIT A
STOWE AND SALES
TRACT BOUNDARY**

City of Montgomery
Proposed Development

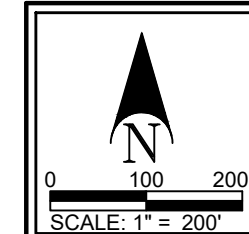


Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



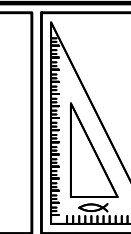


SITE DATA TABLE	
LOT COUNT	246 LOTS
TYP. LOT DIMENSION	65' x 120'
MIN. LOT DIMENSION	65' x 110'



PROJECT NAME:	STOWE & SALES 86-ACRE
PROJECT NUMBER:	13341
PREPARED FOR:	
DATE:	FEBRUARY 27, 2024

PRELIMINARY LANDPLAN



BLEYL ENGINEERING
 TEXAS FIRM REGISTRATION NO. F-678
 100 NUGENT STREET, CONROE TEXAS 77301
 PHONE 936-441-7833 FAX 936-760-3833
 WWW.BLEYLENGINEERING.COM

	Development Info & Capacities																					
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027			2028			
			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																
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																						
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027			2028				
			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		
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							
Superior Properties (Commercial)	-	4	-	17,262	-	14,350								3	12,947	10,763							
Morning Cloud Investments (Single Family)[Stowe and Sales Tract]	-	246	-	55,350	-	36,900								20	4,500	3,000		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			
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																	
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							
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							
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	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		
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

Morning Cloud Investments / Solid Bridge Development

Dev. No. 2403

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	\$ 7,500
City Attorney	\$ 7,500
City Engineer	\$ 50,000
<hr/>	
TOTAL	\$ 65,000



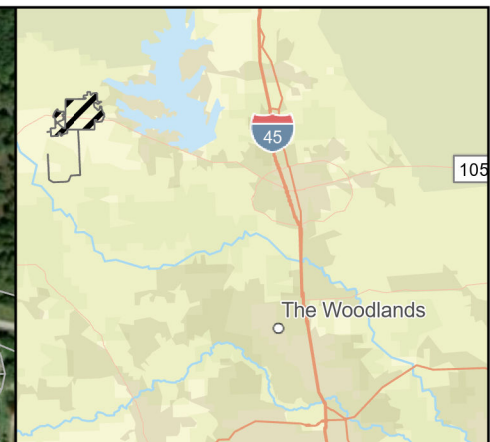
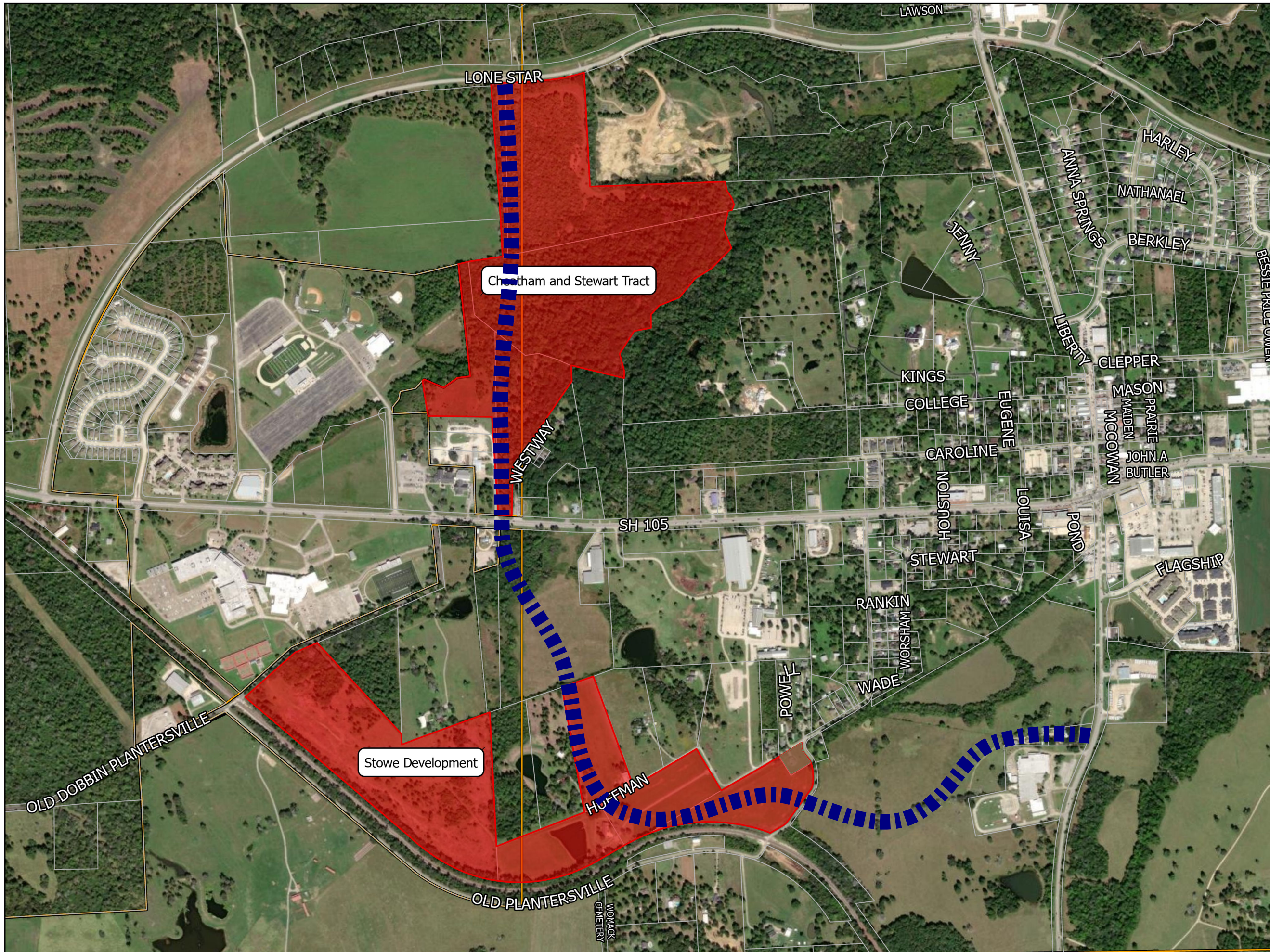
EXHIBIT F
Preliminary Cost Estimate
Public Sanitary Sewer Improvements
Morning Cloud Investments Tract

4/17/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
General					
1	Mobilization, Bonds, and Insurance	1	LS	\$ 30,000	\$ 30,000
2	Construction Staking	1	LS	12,000	12,000
3	Trench Safety System	5,300	LF	1	5,300
Sanitary Sewer (Force Main Route Option 1)					
4	4" Sanitary Sewer Forcemain	5,300	LF	45	239,000
5	Core into Existing Manhole	1	EA	2,000	2,000
6	Pressure Release Valve	3	EA	4,000	12,000
7	Upsize 8-Inch to 12-Inch Gravity (Via Pipe Bursting)	900	LF	\$ 60	\$ 54,000
				Construction Subtotal	\$ 354,000
				Contingencies (15%)	\$ 54,000
				Engineering (Surveying, Geotech, etc.)	\$ 82,000
				Total	\$ 490,000

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

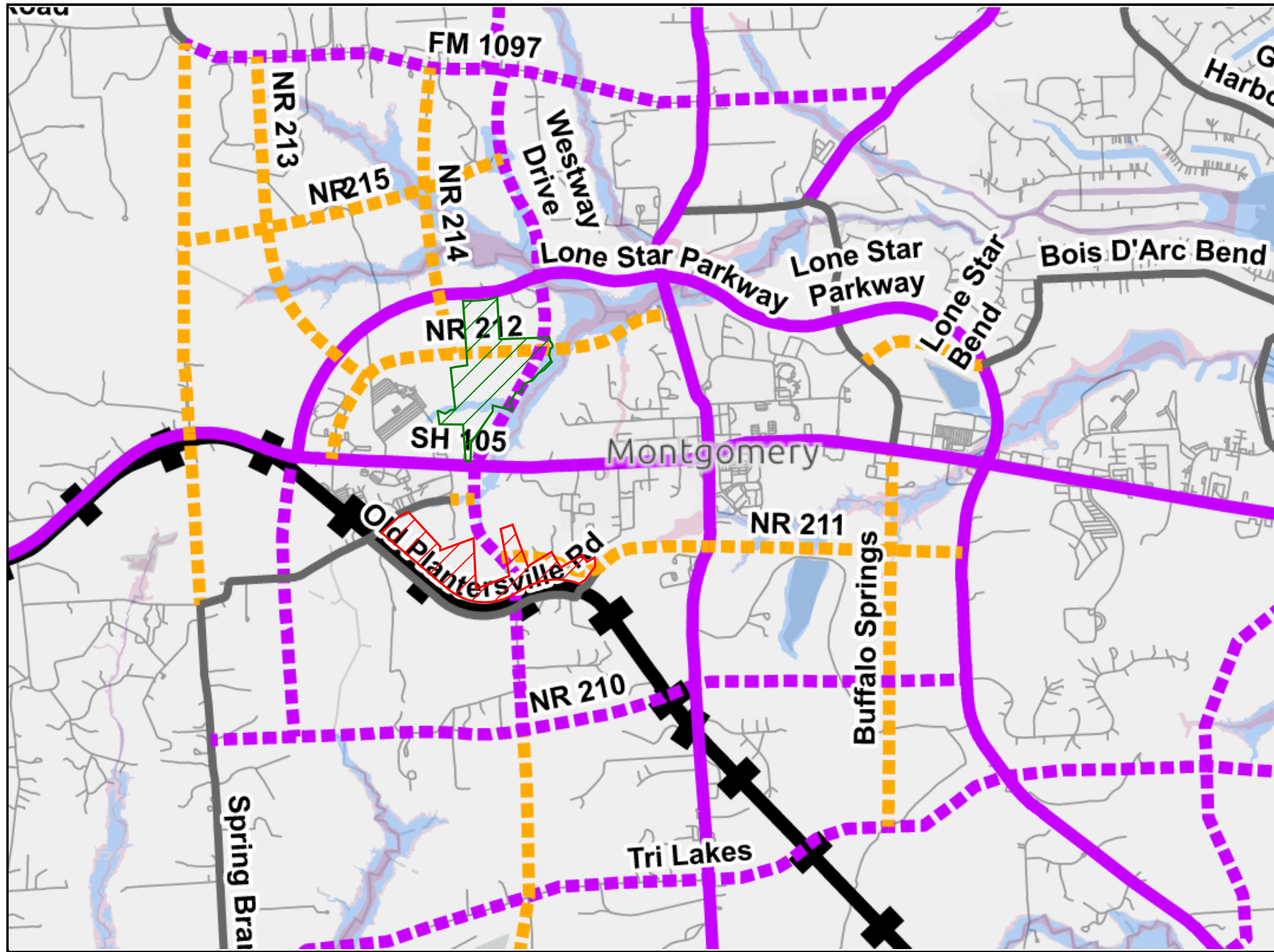
PROPOSED THOROUGHFARE PLAN

City of Montgomery
Proposed Development



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.





- 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

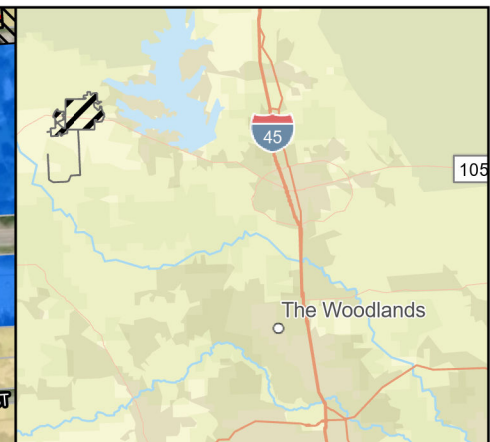
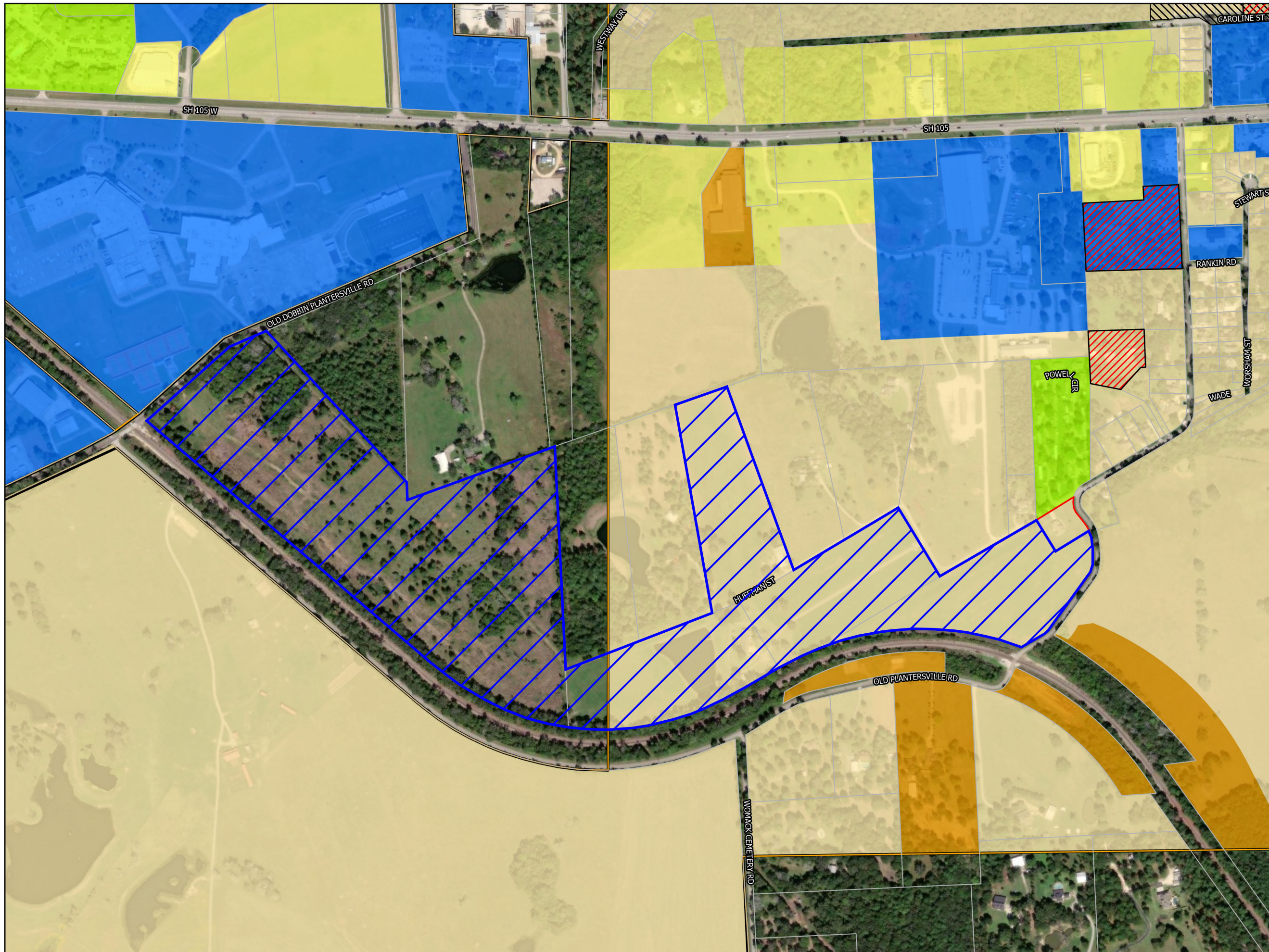
**EXHIBIT H -
EXCERPT FROM
MONTGOMERY COUNTY
THOROUGHFARE PLAN**

Feasibility Study



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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
 - Stowe Development

EXHIBIT J - CITY ZONING MAP

City of Montgomery
Proposed Development



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