PULTE GROUP FEASIBILITY STUDY
(Dev. No. 2203)

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-115

MAY 2022

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

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Exhibits:

A: Tract Boundary

B: Preliminary Site Plan

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1 EXECUTIVE SUMMARY

Pulte Homes of Texas (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve future single-family development on a 79.4 acre tract along FM 1097, also referred to as the Mabry tract. The tract is located outside the City limits and within the City's Extraterritorial Jurisdiction ("ETJ"), and will require annexation prior to receiving service.

This development would consist of approximately 250 single family lots for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

The analysis shows that after the completion of the City's Water Plant No. 3 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 shows that based on sanitary sewer capacity of Lift Station No. 10, 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 development and existing developments for the next couple of years but will need additional sanitary sewer plant capacity to serve all existing and proposed developments at full build out.

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

Escrow Account	$44,000
Lift Station 10 Improvements	$350,000
Water Impact Fee	$281,500
Wastewater Impact Fee	$628,250
Total Estimated Costs	**$1,303,750**

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately $81,493,750 at full build out, assuming that 75% 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 ($0.1412 debt service and $0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	$ 200,361
Debt Service	$ 109,316
Total Estimated Annual Tax Revenue	**$ 309,677**

2 INTRODUCTION

This undeveloped tract is located along FM 1097 outside of the City's limits and within the City's ETJ. The tract will require annexation prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A.** A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to subdivide the Tract into approximately 250 – 45' wide single family lots. Upon annexation, the Tract will need to be zoned as Residential (R-1).

Based on information from the Developer, construction of the development is planned to be complete in 2029. 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 MUD or similar entity to support the development.

3 ANALYSIS

Water Production and Distribution

The Tracts are located within City's ETJ and would need to be annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 368,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C.** Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 56,250 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 869,490 gpd or 153% of the total ADF capacity and 117% 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 2024.

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

There is an existing 12-inch waterline located along FM 1097, which terminates at the City limits. This waterline will need to be extended to the Tract's northern boundary to provide water service to the Tract. There is an existing public 8" waterline along Terra Vista Circle that will need to be extended through an existing reserve to connect to the Tract . Additionally, the Developer will be required to provide a utility easement along the FM 1097 frontage to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the waterline extension and required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. These waterlines 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 offsite waterline 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 194,700 gpd or 48%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 343,000 gpd or 86% of existing permitted capacity at full build out. 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 32,500 gpd (975,000 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 523,527 gpd or 131% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around 2024.

The Developer will be responsible for constructing a public lift station and force main to direct flow into the gravity line, as shown in **Exhibit A**. There is an existing public 8" sanitary sewer line along Terra Vista Circle. There is also an existing reserve that connects Terra Vista Circle to the Tract. The manhole at this reserve will be the discharge point for the proposed force main to serve the Development. The Developer will be responsible for all costs associated with the sanitary sewer lift station and force main, and required easements.

The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 10 to exceed capacity at full buildout and will need to be upsized from approximately 350 gpm to 550 gpm. The estimated preliminary cost for the improvements is approximately $350,000 as shown in **Exhibit F**. However, an additional inspection and analysis of Lift Station No. 10 will need to be performed to prepare a final estimated cost of improvements. There is sufficient capacity in Lift Stations 9 and 14 to serve this development and other future developments. There is opportunity for a cost sharing agreement between the Developer for the Porter Farms development for the Lift Station No. 10 improvements as the improvements

are required to serve both of these developments.

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.

The Developer will need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of Public Works and will be responsible for all costs associated with said work.

Drainage

The onsite storm sewer system will be designated 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

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, combined with existing infrastructure, provides for one (1) proposed point at FM 1097 to provide access to the entire 250-home subdivision. Per the City and Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is also responsible for TxDOT approval for the proposed access to FM 1097.

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.

The estimated ADF provided by the developer requires the equivalent use of 250 $^{5}/_{8}$ – inch water meters per the 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 $44,000 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 E**. 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:

ESTIMATED COSTS	
Escrow Account	$44,000
Lift Station 10 Improvements	$350,000
Water Impact Fee	$281,500
Wastewater Impact Fee	$628,250
Total Estimated Costs	**$1,303,750**

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 $383,500, with the total assessed value (A.V.) at full development to be approximately $81,493,750 assuming that 75% 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 $109,316 per year in debt service revenue, and approximately $200,361 per year in operations and maintenance revenue. These estimates are based on the City's $0.1412/$100 valuation debt service tax rate and the $0.2588/$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 Ms. Katherine Vu should you have any questions.

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/kv:zlgt

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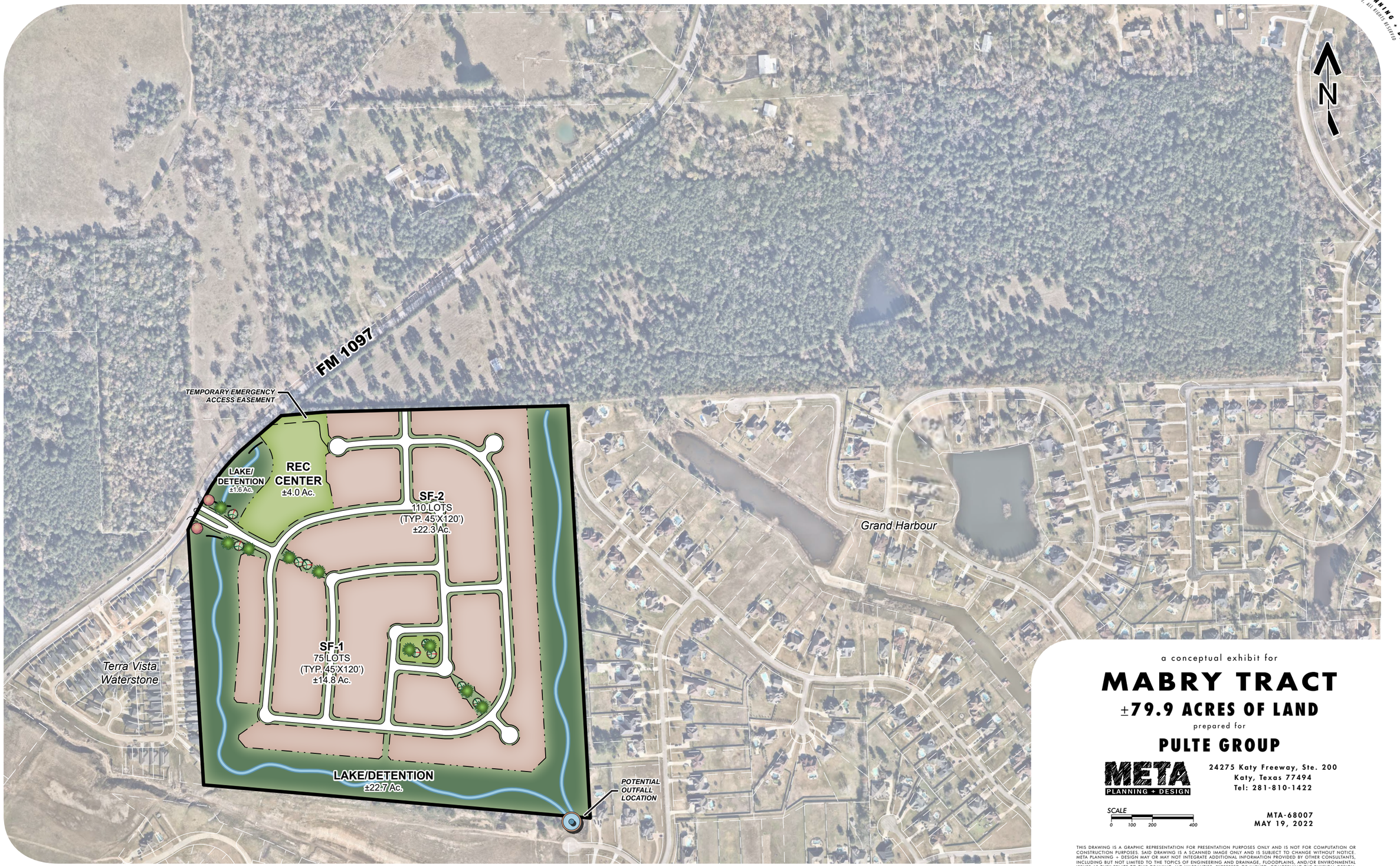
Mabry Tract Boundary

Pulte Group Feasibility Study

SHEET
EXHIBIT
A



a conceptual exhibit for

MABRY TRACT

±79.9 ACRES OF LAND

prepared for

PULTE GROUP

META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-68007
MAY 19, 2022

META PLANNING + DESIGN

		Development Info & Capacities					2022			2023			2024			2025			2026		
			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	1	13	225	2,925	130	1,690	3	675	390	4	900	520	2	450	260	2	450	260	1	225	130
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120															
Buffalo Springs, Section 2	60	64	13,500	14,400	7,800	8,320	1	225	130	1	225	130	1	225	130		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	2	450	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250		-	-	1	225	130	1	225	130	1	225	130	1	225	130
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990		-	-	2	450	260	2	450	260	2	450	260	2	450	260
Martin Luther King	47	55	10,575	12,375	6,110	7,150		-	-	2	450	260	2	450	260	2	450	260	2	450	260
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	-	-	-
Community Center Drive	3	3	675	675	390	390															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-				1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950															
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 2	39	45	8,775	10,125	5,070	5,850	1	225	130		-	-		-	-		-	-		-	-
Estates of Lake Creek Village	16	22	3,600	4,950	2,080	2,860	6	1,350	780		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300															
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630															
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370															
Hills of Town Creek Sec. 4	10	30	2,250	6,750	1,300	3,900	20	4,500	2,600		-	-		-	-		-	-		-	-
Historic/Downtown	129	150	29,025	33,750	16,770	19,500	5	1,125	650	5	1,125	650	5	1,125	650	5	1,125	650	1	225	130
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930		-	-		-	-		-	-		-	-		-	-
Town Creek Crossing Section 1	-	102	-	22,950	-	13,260	40	9,000	5,200	40	9,000	5,200	20	4,500	2,600	1	225	130		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820															
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460															
Waterstone, Section 1	43	53	9,675	11,925	5,590	6,890	3	675	390	3	675	390	2	450	260	2	450	260		-	-
Waterstone, Section 2	5	89	1,125	20,025	650	11,570	15	3,375	1,950	15	3,375	1,950	20	4,500	2,600	20	4,500	2,600	14	3,150	1,820
Gary Hammons	1	1	225	225	130	130															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,040	1,430				3	675	390	-	-	-	-	-	-		-	-
Subtotal	**752**	**1,077**	**171,330**	**244,455**	**98,560**	**137,560**	**99**	**22,275**	**12,610**	**81**	**18,225**	**10,010**	**60**	**13,500**	**7,280**	**39**	**8,775**	**4,680**	**24**	**5,400**	**2,730**
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				3	4,700	3,055	-	-	-	-					
Prestige Storage (SBP Res. D)	1	1	225	225	146	146															
McCoy's	1	1	750	750	488	488															
AutoZone	1	1	360	360	234	234															
McCoy's Reserves B & D	-	2	-	5,000	-	3,250				2	5,000	3,250				-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600											-	-			
CareNow & Other Suites	3	3	1,200	1,500	780	975											-	-			
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	2	8,000	5,200	-	-	-		-	-			
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	1,200	234	780		-	-		-	-					-	-			
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800															
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200		-	-	1	4,000	2,600	1	4,000	2,600		-	-			
Buffalo Springs Phase II (Reserve I2)	-	1	-	225	-	146	1	225	146								-	-			
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550											-	-			
Brookshire Brothers	2	2	1,500	1,500	975	975											-	-			
Ransoms	1	1	1,500	1,500	975	975											-	-			
Heritage Medical Center	1	1	600	1,200	390	780											-	-			
Lone Star Pkwy Office Building	2	2	400	720	260	468											-	-			
Old Iron Work	1	1	225	225	146	146											-	-			
Apache Machine Shop	1	1	225	225	146	146											-	-			
Montgomery Community Center (lone Star)	1	1	850	850	553	553											-	-			
Jim's Hardware	1	1	225	225	146	146											-	-			
Town Creek Storage	1	1	225	225	146	146											-	-			
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250				-	-	-	1	5,000	3,250	-	-	-	2	10,000	6,500
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	1,875	1,219	2	3,750	2,438	2	3,750	2,438	1	1,875	1,219

		Development Info & Capacities					2022			2023			2024			2025			2026		
			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		-	-	1	1,333	867	2	2,667	1,733			
Depado Estates	-	5	-	10,000	-	6,500	2	4,000	2,600	2	4,000	2,600	1	2,000	1,300						
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	1	2,500	1,625	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
Retail Center	1	2	2,000	4,000	1,300	2,600	1	2,000	1,300												
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	**136**	**187**	**99,315**	**239,080**	**64,555**	**155,402**	**10**	**19,533**	**12,697**	**16**	**39,175**	**25,464**	**9**	**22,883**	**14,874**	**6**	**14,917**	**9,696**	**3**	**11,875**	**7,719**
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	-	6,000	-	3,000	48	6,000	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															
Subtotal	**375**	**423**	**51,600**	**57,600**	**25,800**	**28,800**	**48**	**6,000**	**3,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	**9**	**9**	**41,090**	**42,230**	**20,615**	**21,115**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Committed	**1,272**	**1,696**	**363,335**	**583,365**	**209,530**	**342,877**	**157**	**47,808**	**28,307**	**175**	**79,435**	**35,474**	**69**	**36,383**	**22,154**	**45**	**23,692**	**14,376**	**27**	**17,275**	**10,449**
							2022			**2023**			**2024**			**2025**			**2026**		
							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:			**1,429**	**411,143**	**237,836**	**1,604**	**490,578**	**273,310**	**1,673**	**526,962**	**295,464**	**1,718**	**550,653**	**309,840**	**1,745**	**567,928**	**320,289**
Future Development in Feasibility/Design																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810				15	3,375	1,950	15	3,375	1,950	7	1,575	910			
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	220	-	60,000	-	50,000							220	60,000	50,000						
Pulte Group (Mabry Tract)	-	250	-	56,250	-	32,500				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Porter Farms Tract	-	92	-	20,700	-	11,960		-	-	38	8,550	4,940	30	6,750	3,900	30	6,750	3,900	-	-	-
Subtotal	**-**	**1,225**	**-**	**286,125**	**-**	**180,650**	**-**	**-**	**-**	**113**	**25,425**	**14,690**	**460**	**114,000**	**81,200**	**214**	**48,150**	**27,820**	**165**	**37,125**	**21,450**
Committed Plus Feasibility	**1,272**	**2,921**	**363,335**	**869,490**	**209,530**	**523,527**	**2022**			**2023**			**2024**			**2025**			**2026**		
							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			**1,429**	**411,143**	**237,836**	**1,717**	**516,003**	**288,000**	**2,246**	**666,387**	**391,354**	**2,505**	**738,228**	**433,550**	**2,697**	**792,628**	**465,449**

		Development Info & Capacities					2022			2023			2024			2025			2026		
			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
Potential Future Development (Within Current City Limits)																					
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500					-	-	1	10,000	6,500						
HEB Tract (pad sites only)	-	5		15,000		9,750	-	-	-				2	6,000	3,900	3	9,000	5,850	-	-	-
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860	2	1,467	953	2	1,467	953	2	1,467	953						
Moon Over Montgomery	-	15	-	3,375	-	2,194					-	-	15	3,375	2,194						
Waterstone, Section 3	-	36	-	8,100	-	5,265					-	-	10	2,250	1,463	10	2,250	1,463	10	2,250	1,463
Waterstone, Section 4	-	80	-	18,000	-	11,700					-	-	20	4,500	2,925	20	4,500	2,925	20	4,500	2,925
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380				50	11,250	6,500	50	11,250	6,500	26	5,850	3,380	-	-	-
Waterside	-	85		19,125	-	11,050				15	3,375	1,950	5	1,125	650	35	7,875	4,550			
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250	-	-	-	2	2,000	1,300	1	1,000	650	1	1,000	650	1	1,000	650
The Woods of Town Creek	-	212	-	47,700	-	27,560		-	-	-	-	-	45	10,125	5,850	47	10,575	6,110	30	6,750	3,900
Group 1A (Mix)	-	1,519	-	379,650	-	303,720					-	-		-	-		-	-		-	-
Group 1B (Mix)		715	-	178,650		142,920					-	-		-	-		-	-	41	10,250	8,200
Group 1C (Res Low)		114	-	28,530		22,820					-	-		-	-		-	-		-	-
Group 1D (Mix Use)		207	-	51,730		41,390					-	-	19	4,750	3,801	18	4,500	3,601	18	4,500	3,601
Group 1E (Res Low Density)		283	-	70,740		56,600					-	-		-	-		-	-		-	-
Group 1F (Mix Use)		162	-	40,610		32,480					-	-		-	-		-	-		-	-
Group 1G (Mix Use)		86	-	21,450		17,160					-	-	15	3,750	3,000		-	-	20	5,000	4,000
Group 1H (Comm)		230	-	57,490		45,990					-	-		-	-		-	-		-	-
Group 1I (Comm)		214	-	53,510		42,810					-	-		-	-	13	3,250	2,600	14	3,500	2,800
Group 1J (Mix Use)		1324	-	330,920		264,730					-	-		-	-	18	4,500	3,600	33	8,250	6,600
Group 1K (Comm)		151	-	37,770		30,220					-	-		-	-	4	1,000	800	5	1,250	1,000
Group 1L (Comm)		153	-	38,280		30,630	1	1,000	650		-	-	8	2,006	1,605	9	2,256	1,806		-	-
Subtotal	**-**	**5,728**	**-**	**1,448,380**	**-**	**1,127,979**	**3**	**2,467**	**1,603**	**69**	**18,092**	**10,703**	**193**	**61,598**	**39,991**	**204**	**56,557**	**37,334**	**192**	**47,251**	**35,139**
							2022			2023			2024			2025			2026		
							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					**1,432**	**413,610**	**239,440**	**1,789**	**536,562**	**300,307**	**2,511**	**748,543**	**443,652**	**2,974**	**876,942**	**523,182**	**3,358**	**978,593**	**590,219**
Potential Future Development (ETJ)																					
Group 2A (Mix Use)	-	516	-	129,120	-	103,290					-	-		-	-		-	-		-	-
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940					-	-		-	-		-	-		-	-
Group 2C (Res High Density)	0	428	-	106,890	-	85,510					-	-		-	-		-	-		-	-
Group 2D (Mix Use)	0	807	-	201,750	-	161,390					-	-		-	-		-	-		-	-
Group 2E (Mix Use)	0	1118	-	279,380	-	223,500					-	-		-	-		-	-		-	-
Group 2F (Res Low)	0	410	-	102,550	-	82,030					-	-		-	-		-	-		-	-
Group 2G (Comm)	0	406	-	101,400	-	81,120					-	-		-	-		-	-		-	-
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850					-	-		-	-		-	-		-	-
Subtotal	**-**	**4,063**	**-**	**1,015,850**	**-**	**812,630**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
							2022			2023			2024			2025			2026		
							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
Potential Ultimate Totals	**1,272**	**12,712**	**363,335**	**3,333,720**	**209,530**	**2,464,136**	**1,432**	**413,610**	**239,440**	**1,789**	**536,562**	**300,307**	**2,511**	**748,543**	**443,652**	**2,974**	**876,942**	**523,182**	**3,358**	**978,593**	**590,219**

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

Pulte Homes of Texas

Dev. No. 2203

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	$ 29,000
TOTAL	$ 44,000

Preliminary Cost Estimate
FOR
LIFT STATION NO. 10 IMPROVEMENTS
79.4 Acre Mabry Development
5/20/2022

Item No.	Description	Quantity	Unit	Unit Price	Cost
General					
1	Mobilization, Bonds & Insurance	1	LS	$ 25,000	$ 25,000
2	Submersible Pumps & Accessories	1	LS	89,700	90,000
3	Piping, Valves, Supports, etc.	1	LS	66,671	67,000
4	Lift Station Electrical & Controls	1	LS	71,563	72,000
5	8-inch (8") PVC Force Main	3,300	LF	52	172,000
6	Bypass Pumping	1	LS	25,000	25,000
7	Stormwater Pollution Protection Plan	1	LS	1,000	1,000
8	Misc. Metals	1	LS	8,000	8,000

Construction Subtotal	$	254,000
Contingencies (15%)	$	39,000
Engineering	$	28,000
Construction Phase Services	$	19,000
Reimbursables	$	10,000
Total	**$**	**350,000**

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 includes geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.