

Notice of Planning and Zoning Commission Regular Meeting
AGENDA

October 01, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Regular Meeting will be held on **Tuesday, October 01, 2024 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may download the agenda packet view the meeting live on the City's website (www.montgomerytexas.gov) under Agenda/Minutes by selecting **Live Stream Page** (located at the top of the page). The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

PUBLIC FORUM:

The Planning and Zoning Commission will receive comments from the public on any matters within the jurisdiction of the Commission. Speakers will be limited to three (3) minutes each and must sign-in prior to the meeting being called to order. Please note that discussion is limited to statements of specific factual responses and recitation of existing policy.

REGULAR AGENDA

- 1.** Consideration and possible action on two signs - one freestanding and one wall sign - for Lola & Viv Designs located at 305 Prairie Street in the Historic Preservation District (*tabled on 9/3/24*).
- 2.** Convene into a Public Hearing to receive comments on the draft Preliminary Report for a rezoning request of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential.
- 3.** Consideration and possible action on a Final Report and Recommendation for a rezoning request of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential.
- 4.** Presentation and discussion of the Feasibility Study for the proposed Mia Lago Reserve (Dev. No. 2411).
- 5.** Presentation and discussion of the Feasibility Study for the proposed Villages of Montgomery (Dev. No. 2412).

COMMISSION INQUIRY

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT

I certify that this notice of meeting was posted on the website and bulletin board at Montgomery City Hall, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **SEPTEMBER 27, 2024 at 3:00 PM** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Dave McCorquodale

Director of Planning & Development

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: October 1, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on two signs - one freestanding and one wall sign - for Lola & Viv Designs located at 305 Prairie Street in the Historic Preservation District (*tabled on 9/3/24*).

Recommendation

Staff recommends discussing the revised wall sign with the applicant as you see fit before acting.

Discussion

Staff provided the information after the September P&Z meeting on the Commission's request to modify the wall sign: *"Wall" sign mounted above porch was not well received from the Commission. Requested revision includes a resizing of the sign to be contained within the lower horizontal beam of the porch. It currently looks like a free-floating rectangle that does not consider the architectural elements of the porch that it is mounted on. The Commission requested the sign utilize the front face of the horizontal beam to locate the sign. Glad to talk through it as needed.*

The revised sign is attached and does not appear to reflect staff's understanding of the Commission's suggestions on the wall sign revision.

Approved By

Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 09/27/2024
---	-------------------	------------------



WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, Texas 77356
936-597-6434

permits@ci.montgomery.tx.us

Item 1.

SIGN PERMIT APPLICATION EXPIRES IN
180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES ☐	NO ☐
PERMANENT SIGN?	YES ☐	NO ☐
Pre-Existing OR New	Pre-Existing ☐	NEW ☒

Permit:

Date: 08/21/2024

JOB ADDRESS: 305 Prairie St		BUSINESS NAME: Lola & Viv Designs	
BUSINESS OWNER: Patrica Roebuck		MAILING ADDRESS: 118 Cape Conroe Dr	TELEPHONE: 808-954-2937
APPLICANT: JK Graphics		MAILING ADDRESS: 118 Cape Conroe Dr	TELEPHONE: 936-447-1869
CONTRACTOR LICENSE (if electrical):			
IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?		YES ☒ NO ☐	IS THE SIGN ILLUMINATED? YES ☐ NO ☐
SIGN PLACEMENT: On building and walkway		VALUATION: 800.00	
SIGN DESIGN & COLOR SCHEME: Square alumapanel, white with logo and black letters			
SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN ☐		SIGN HEIGHT	24
BUILDING WALL SIGN ☒		SIGN WIDTH	80
BANNER ☐		TOTAL SQ FT	13.333333
OTHER ☐		SET BACK	
		LOT LINEAR FOOTAGE	
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.			

NAME:
Brian C. Odom

SIGNATURE:

OFFICE USE ONLY

APPROVED		TOTAL FEE: * all fees paid by credit card are subject to a 5% merchant fee.	\$
DATE			
COMMENTS:			

PROOF

- ☐ Proof APPROVED as is
- ☐ OK with changes
- ☐ NEW Proof needed

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production.
Please reply via this email noting order is approved or noting any changes.

****Production will not begin until approval is emailed or fax back stating APPROVED.****

Sign 1



Signs 2 & 3



1. Sign 1 is 80" x 24" Alumapanel
2. Signs 2 & 3 are 67.25" x 27.5" Alumapanel
3. Will be attached to beams with 3" bolts
4. Bolts are 1/4" x 3"

YOU MUST CHECK THE FOLLOWING:

WORDING - SPELLING:

Is everything spelled correctly?

Check all names and words.

LAYOUT:

Do all components correlate to each other?

SIZE:

Check the size noted on the drawing.

Changes may have been necessary to meet the size requirements.

***ONCE APPROVED**

YOU ARE RESPONSIBLE FOR 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.

DATE 9/11/24

ORDER NUMBER 24-3 5551 / 5724

QUANTITY 3

STOCK Alumapanel

INK Digital

SIZE 80" x 24" / 67.25" x 27.5"

SIDES 1

OTHER _____

PRICE \$350.00

GRAPHIC FEES \$50.00

INSTALLATION \$400.00

COMPLETED DATE _____

Montgomery Planning and Zoning Commission

AGENDA REPORT

Meeting Date: October 1, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Convene into a Public Hearing to receive comments on the draft Preliminary Report for a rezoning request of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential.

Recommendation

Open the Public Hearing.
Hear and consider any comments from the public on the draft report *or* the rezoning request itself.
Close the Public Hearing.

Discussion

Issue:

This Public Hearing is a required step in the rezoning process and was called by the Commission at your 9/3/24 meeting. Before forming a recommendation on the rezoning request for City Council, the public has the opportunity to provide comments in support or opposition of the rezoning request.

Rules:

Sec. 98-30. - Amendments to chapter and changes to district boundaries.

(c) *Before taking any action on any proposed amendment, supplement or change, the city shall submit the amendment, supplement or change to the planning and zoning commission of its recommendation and report. **The planning and zoning commission shall make a preliminary report and hold public hearings on that report before submitting a final report to the city council.** The city council may not hold a public hearing until it receives the final report of the planning and zoning commission...*

Analysis & Conclusion:

In addition to the Public Hearing, letters are mailed to property owners within 200-feet of the property requested to be rezoned. Sixty (60) letters were mailed by the city on 9/20/24. Legal notice is also required to be published in the newspaper which was done on 9/11/24 and 9/13/24.

Listen to any comments and consider when forming a final report on the rezoning request.

Approved By

Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 09/27/2024
---	-------------------	------------------

PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for
15.46 acres along Lone Star Parkway west of Liberty Street
from ID-Industrial to B-Commercial and R2-Multi-family Residential.

General Property Information:

- 15.46-acre parcel
- Currently vacant/undeveloped land zoned ID-Industrial
- Approximately 1,380 feet of Lone Star Parkway frontage including the hard corner at the intersection with Liberty Street
- Surrounding zoning:
 - Commercial (land use is Institutional & Multi Family Residential)
 - Single-Family Residential
 - Industrial

Requested rezoning:

- 7.77-acres to B – Commercial
- 7.69-acres to R2 – Multi Family Residential

The following pages were mailed to sixty (60) property owners within 200-feet of the subject property.



September 19, 2024

Dear City of Montgomery Property Owner:

You are receiving this notice because you own property located within 200 feet of a property whose owner has requested a rezoning action. The property is currently zoned ID-Industrial and is requested to be rezoned partly to B-Commercial and partly to R2-Multi Family Residential. The 15.46-acre property is located on the northwest corner of Lone Star Parkway and Liberty Street (FM 149 N) and is described as follows:

Benjamin Rigsby Survey, Abstract 31, 8.00 acres
Benjamin Rigsby Survey, Abstract 31, 7.46 acres
(A location map has been included for reference)

The rezoning process allows a property owner to request a change from the current zoning designation to one that allows for the highest and best use of the property. Information regarding zoning changes will be provided by City staff at the Public Hearings and there will be an opportunity for questions and comments.

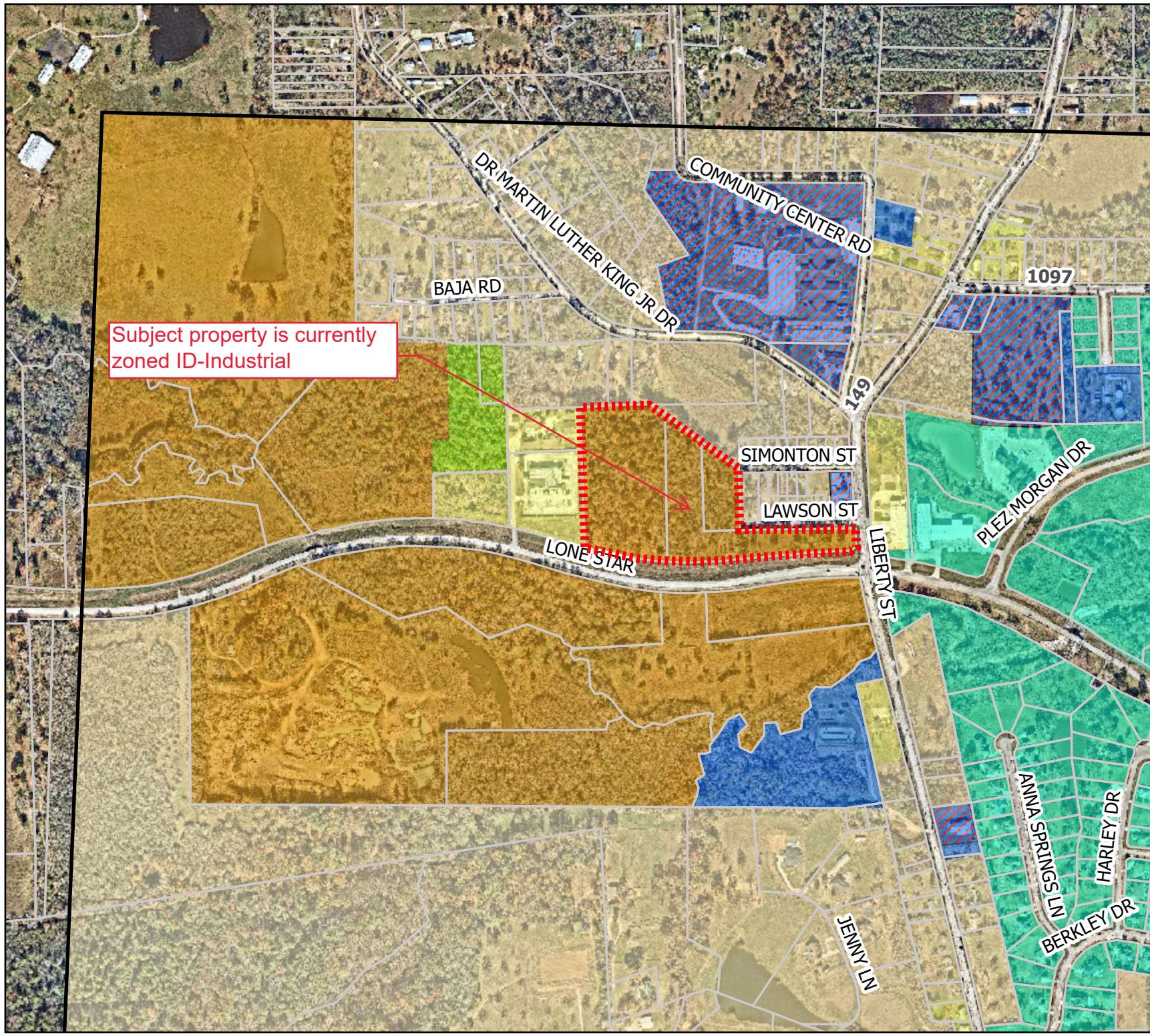
The Montgomery Planning and Zoning Commission is required to conduct a Public Hearing regarding the rezoning application. The City Council is then required to receive the P&Z recommendation prior to conducting their own Public Hearing. You are welcome to attend both. The Public Hearing schedule is:

- **Planning and Zoning Commission Public Hearing: October 1, 2024 at 6 p.m.** at Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas 77316
- **City Council Public Hearing: October 8, 2024 at 6:00 p.m.** at Montgomery City Hall, 101 Old Plantersville Rd., Montgomery, Texas 77316

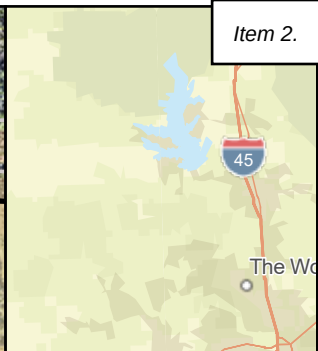
A location map is enclosed for your reference. If you have any questions, please feel free to contact me by email at dmccorquodale@ci.montgomery.tx.us or by phone at 936-597-3235.

Sincerely,

/s/Dave McCorquodale, RLA, AICP, CPM
Assistant City Administrator
Director of Planning & Development

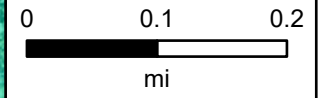


Subject property is currently zoned ID-Industrial



Item 2.

Legend

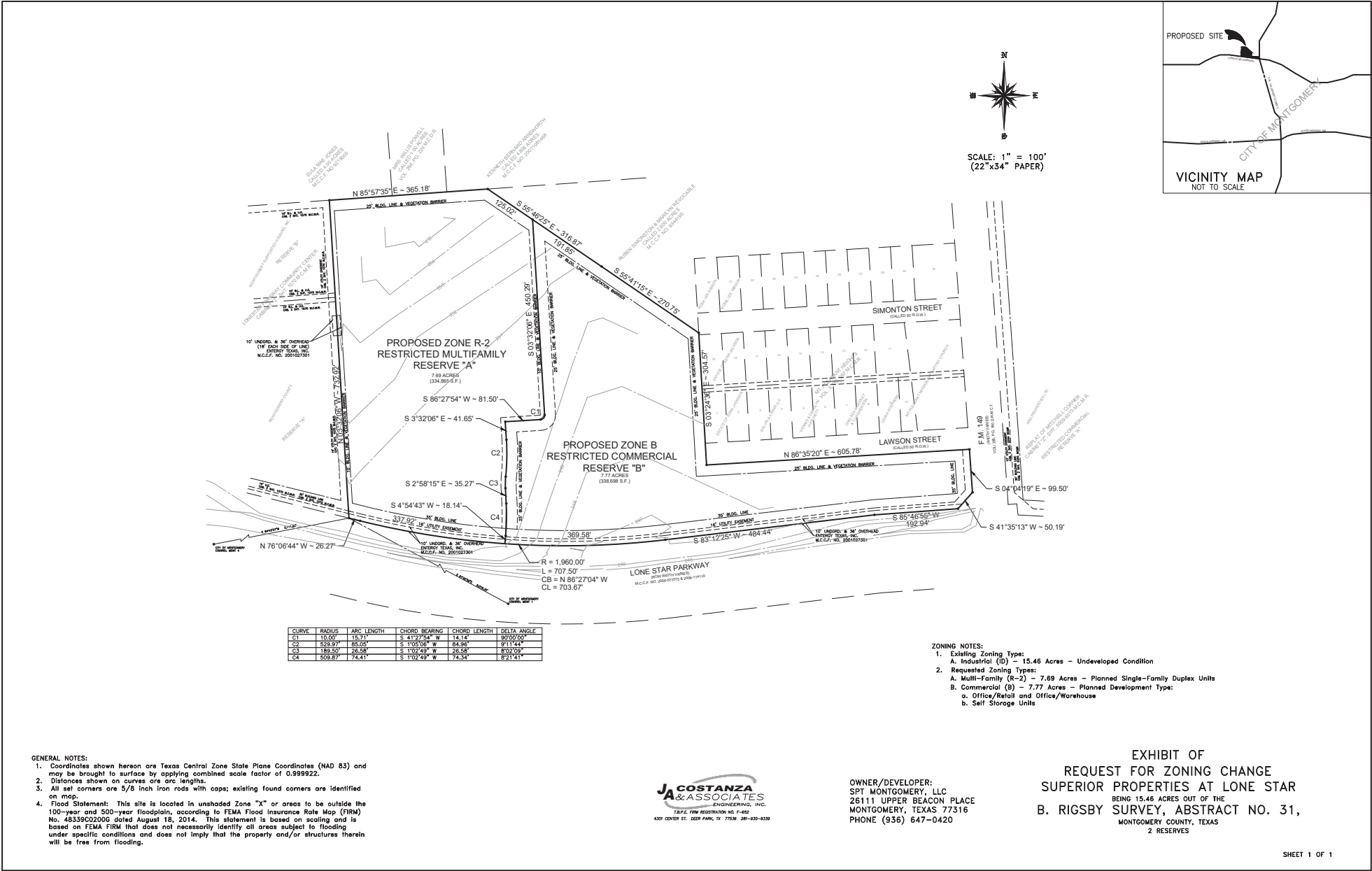


Superior Properties
Current Zoning



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.





Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: October 1, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a Final Report and Recommendation for a rezoning request of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential.

Recommendation

Edit the draft report by adding any information you see fit and approve a Final Report and Recommendation.

Discussion

The draft report is attached for your review and additions and/or edits. City Council must receive this report before conducting a Public Hearing and acting on the rezoning request.

Approved By

Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 09/27/2024
---	-------------------	------------------

PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

October 1, 2024

SUBJECT: REPORT CONCERNING A REZONING REQUEST OF 15.46-ACRES
ALONG LONE STAR PARKWAY WEST OF LIBERTY STREET FROM ID-INDUSTRIAL TO
B-COMMERCIAL AND R2-MULTI-FAMILY RESIDENTIAL.

Mayor and Members of City Council,

Pursuant to Sections 98-30 and 98-53 of the City of Montgomery Code of Ordinances (“the Code”), the Montgomery Planning and Zoning Commission met on October 1, 2024 to consider a request from Superior Properties to rezone 15.46-acres of ID-Industrial land to 7.77-acres of B – Commercial and 7.69-acres of R2 – Multi Family Residential. Maps of the property showing the current and proposed zoning are attached to this report.

After duly noticed public hearings with an opportunity for public comments concerning the requested rezoning classification, the Commission found:

1. The property is currently undeveloped and zoned ID-Industrial. The property is located along the frontage of Lone Star Parkway west of Liberty Street.

2. _____

_____.

3. _____

_____.

4. _____

_____.

5. _____

_____.

By a vote of ____-____, the Planning and Zoning Commission hereby presents this Recommendation and Report pursuant to Section 98-30 of the City Code, recommending to **APPROVE / DENY** the rezoning request. land use zoning designation of said property on the Official Zoning Map of Montgomery Texas to R2 – Multi Family Residential and B - Commercial, thereby subject to all the requirements of Chapter 98 of the City of Montgomery Code of Ordinances for that designation.

I, Bill Simpson, Chairman of the Montgomery Planning and Zoning Commission, certify this Report to be true and correct to the best of my knowledge.

Signed: _____
Bill Simpson, Chairman

Attest: _____
Dave McCorquodale, Dir. of Planning & Development

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 1, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Presentation and discussion of the Feasibility Study for the proposed Mia Lago Reserve (Dev. No. 2411).

Recommendation

No formal action needed. Discuss with the city engineer as you see fit.

Discussion

The Feasibility Study is attached and will be reviewed by the city engineer at the meeting.

Approved By

Director Planning & Development
Assistant City Administrator

Dave McCorquodale

Date: 09/27/2024

**MIA LAGO RESERVE
FEASIBILITY STUDY
(Dev. No. 2411)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-144

SEPTEMBER 2024

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Location
- B: Zoning Map
- C: Utility Layout
- D: Preliminary Site Plan
- E: Water and Wastewater Usage Projection
- F: City of Montgomery Impact Fee Table
- G: Escrow Calculation
- H: Public Infrastructure Improvements Cost Estimate
- J: Thoroughfare Map

1 EXECUTIVE SUMMARY

Dunhill Builders, LLC. (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 73.7-acre tract east of Lone Star Bend and Mia Lago Drive, also known as the Mia Lago Reserve Tract. The tract is located outside City limits and would need to be fully annexed prior to receiving utility service.

This development would consist of approximately 59 3/4-acre single-family lots for in-city service or partial 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 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 Developer is looking to request permission to use private septic systems in lieu of public sanitary service. The analysis shows that if the Developer does not use private septic systems, they will be responsible for construction of an onsite public sanitary sewer lift station and force main that connects to existing City infrastructure. 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	\$67,000
Public Infrastructure Improvements	\$83,000
Water Impact Fee	\$119,947
Wastewater Impact Fee	\$115,109
Total Estimated Costs	\$385,056

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$46,000,000 (average of \$650,000 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, and 95% collection rate. Based on the City's estimated current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance), the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 132,411
Debt Service	\$ 42,389
Total Estimated Annual Tax Revenue	\$ 174,800

2 INTRODUCTION

This undeveloped tract is located east of Lone Star Bend and Mia Lago Drive, completely outside the City's limits, and partially within the City's ETJ. Additionally, the tract is currently located within the City of Conroe ETJ and will require the Developer to petition to be de-annexed prior to applying for annexation into the City limits. The portion of the tract outside the City's limits will require annexation prior to receiving service.

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 D** and indicates the Developer's intentions to subdivide the Tract into approximately 59 $\frac{3}{4}$ -acre 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 B**.

Based on information from the Developer, construction of the development is planned to be complete in 2027. 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 must be completely annexed into the City before receiving water service. The City is currently in construction 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 2026 or 2027 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 485,000 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 829,000 gpd and 2,329 connections. A copy of the updated water usage projections is included as **Exhibit E**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 146% of the total ADF capacity and 93% of the connection capacity.

The City's analysis of the existing water facilities determined the most economically advantageous improvements to increase water service capacity is the addition of a booster pump to Water Plant No. 3. The addition would increase the City's ADF capacity to approximately 730,000 gpd with no change to capacity of physical 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 23,400 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,241,000 gpd and 3,311 connections or 219% of the total ADF capacity and 132% of the connection capacity at full build out. Based on the projections shown in **Exhibit E**, the City would need additional water plant capacity in early 2025.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City should immediately move forward with the design and construction of Water Plant No. 4 to have sufficient water production capacity to meet the demand of the development within the City projected over the next few years.

There are existing 8-inch waterlines located along the Tract's frontage of Lone Star Bend as well as the eastern end of Mia Lago Drive that stubs out near the Tract's western boundary. The City requires the Developer to make a connection to both existing lines and extend them within the Tract's boundary. The Developer will be responsible for all costs of design and construction to extend the 8-inch waterlines along Lone Star Bend and Mia Lago Drive, as shown in **Exhibit C**.

Additionally, the City will require a 8-inch waterline to run interior through the tract to connect the 8-inch waterlines along Lone Star Bend and Mia Lago Drive 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 225,000 gpd or 57%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 523,400 gpd or 131% of existing permitted capacity at full build out. Based on projected build out we do not expect to exceed the allowance until mid-late 2025. A copy of the wastewater usage projections is included as **Exhibit E**.

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 16,250 gpd (487,500 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 818,699 gpd or 205% 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 awarded the design to Halff Associates 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 completion of design, the City will proceed with construction to provide capacity for the proposed development and future committed developments. Based on the projections shown in **Exhibit E**, the City would exceed the 700,000 gpd capacity around 2027. Based on actual development within the City, the City is prepared to move forward with the Phase II expansion to the Town Creek WWTP to increase the total treatment capacity to 1,000,000 gpd.

An analysis of the City's surrounding sanitary sewer facilities and topography of the site determined the most effective option to provide sanitary service to the Tract is to construct an onsite public sanitary sewer lift station to accept all of the development's flow. The Developer will be responsible for constructing the public lift station and sanitary sewer force main to the tract's boundary at Lone Star Bend. The Developer

will also be responsible for the costs for design and construction of the offsite sanitary sewer force main connecting the onsite force main to an existing City manhole, as shown in **Exhibit C**. The estimated preliminary cost for the improvements is shown in **Exhibit H**.

The Developer has requested consideration to serve the development with onsite private septic systems. The City is aware that serving the referenced development via septic could be more cost effective for the Developer and advantageous for capacity considerations in the City's wastewater treatment facilities. The City of Montgomery Code of Ordinances does not permit septic service within the City, so an approved variance would need to be obtained from the City prior to construction. If septic systems are to be used, the Developer is responsible for following all Montgomery County rules and regulations and permitting, including spray or drip field setback requirements.

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.

Based on the land plan provided by the Developer, the City requires platting the existing canal within a public drainage/unrestricted reserve to prevent public drainage across private property.

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. Currently, the land plan shows a public roadway across private property at the northwest portion of the tract, near the connection to Lone Star Bend. The Developer is responsible for acquiring the land needed for the future public right-of-way.

Currently, the preliminary land plan provides for one (1) proposed connection to Lone Star Bend to provide access to the entire 59-home subdivision. The Developer must obtain written approval from the Montgomery County Fire Marshal for their proposed access point to the development. The Developer will need to prepare and submit a Traffic Impact Analysis to Montgomery County for the impact of the proposed development on Lone Star Bend and the surrounding intersections. There are no planned improvements adjacent to the tract as part of the most recently adopted Montgomery County Thoroughfare Plan, as shown in **Exhibit J**.

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.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit F** is a summary table of the City of Montgomery Impact Fees. The estimated ADF provided by the developer requires the equivalent use of 59 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 \$61,500 will be required to cover the City's remaining expenses for the development, which includes two plan set reviews, administrative costs, legal fees, 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 G**.

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

ESTIMATED COSTS

Escrow Account	\$67,000
Public Infrastructure Improvements	\$83,000
Water Impact Fee	\$119,947
Wastewater Impact Fee	\$115,109
Total Estimated Costs	\$385,056

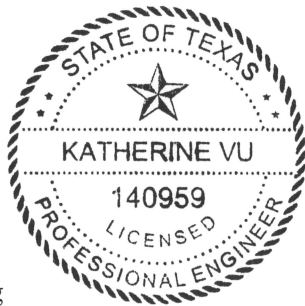
These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the average home price to be \$650,000, with the total assessed value (A.V.) at full development to be approximately \$46,000,000, 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 \$42,389 per year in debt service revenue, and approximately \$132,411 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 Chris Roznovsky, PE should you have any questions.



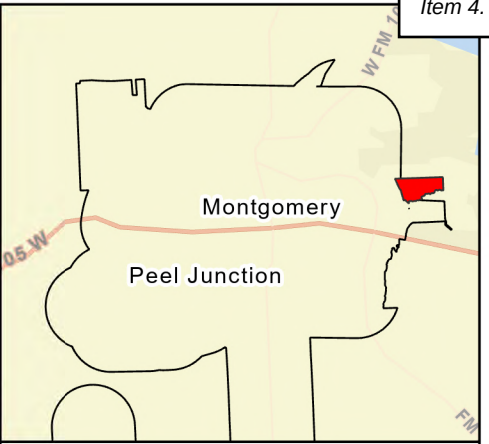
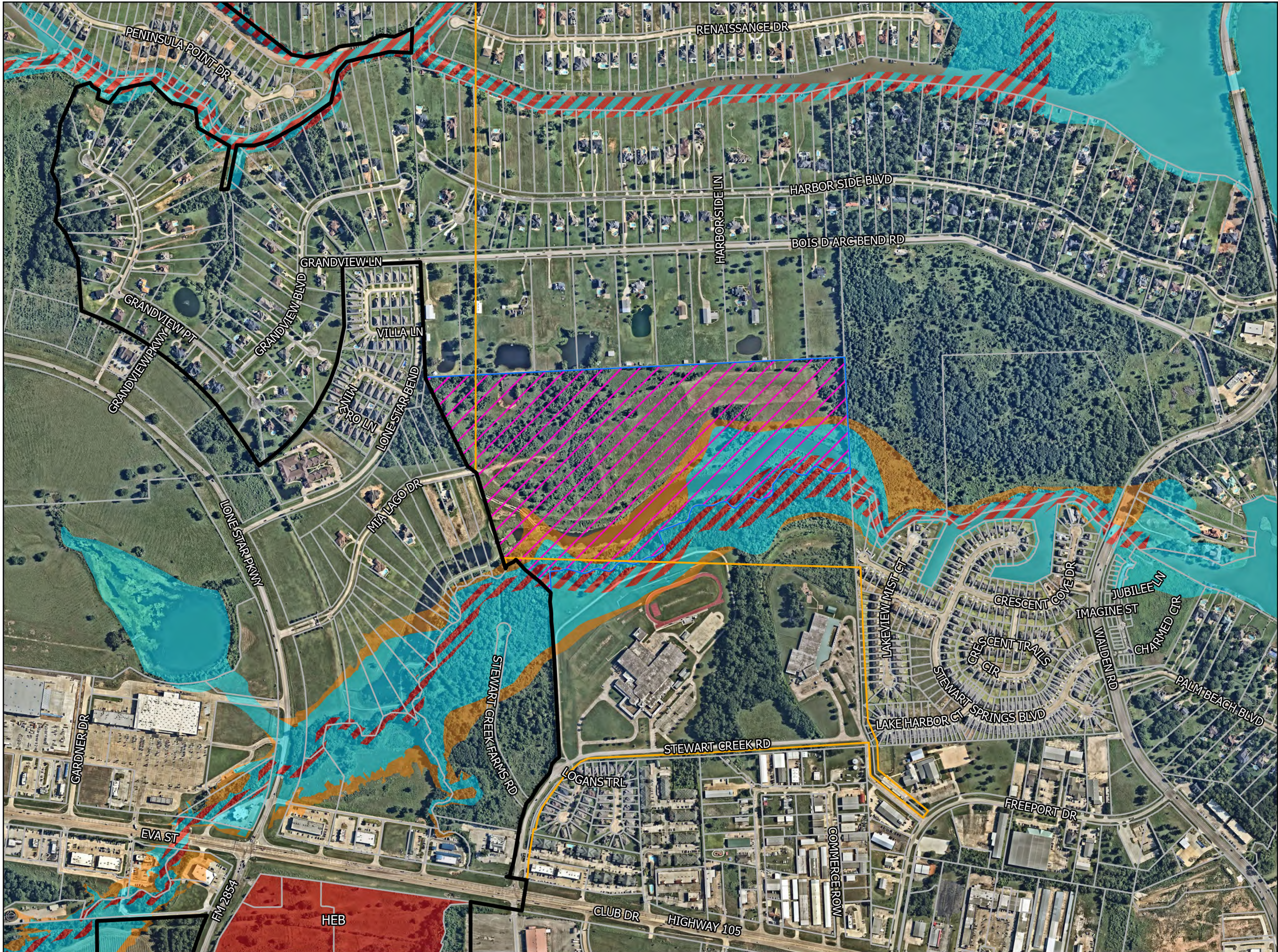
CVR:KMV/akg

Sincerely,

A handwritten signature in dark ink that reads "Katherine Vu".

Katherine Vu, PE, CFM

City Engineer



Legend

- City Limits
- City ETJ
- Tax Parcel
- Tract Boundary

Ongoing Developments

- In Design/Construction
- Planning/Feasibility

Flood Hazard Zones

- Regulatory Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

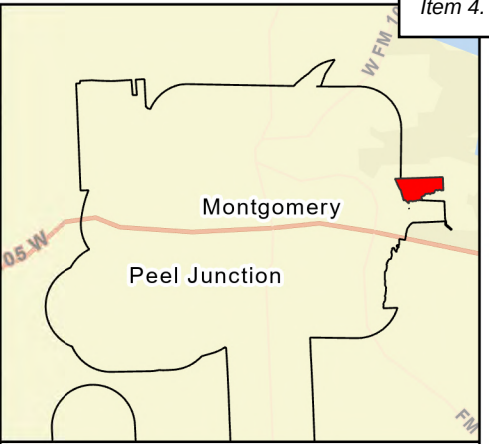
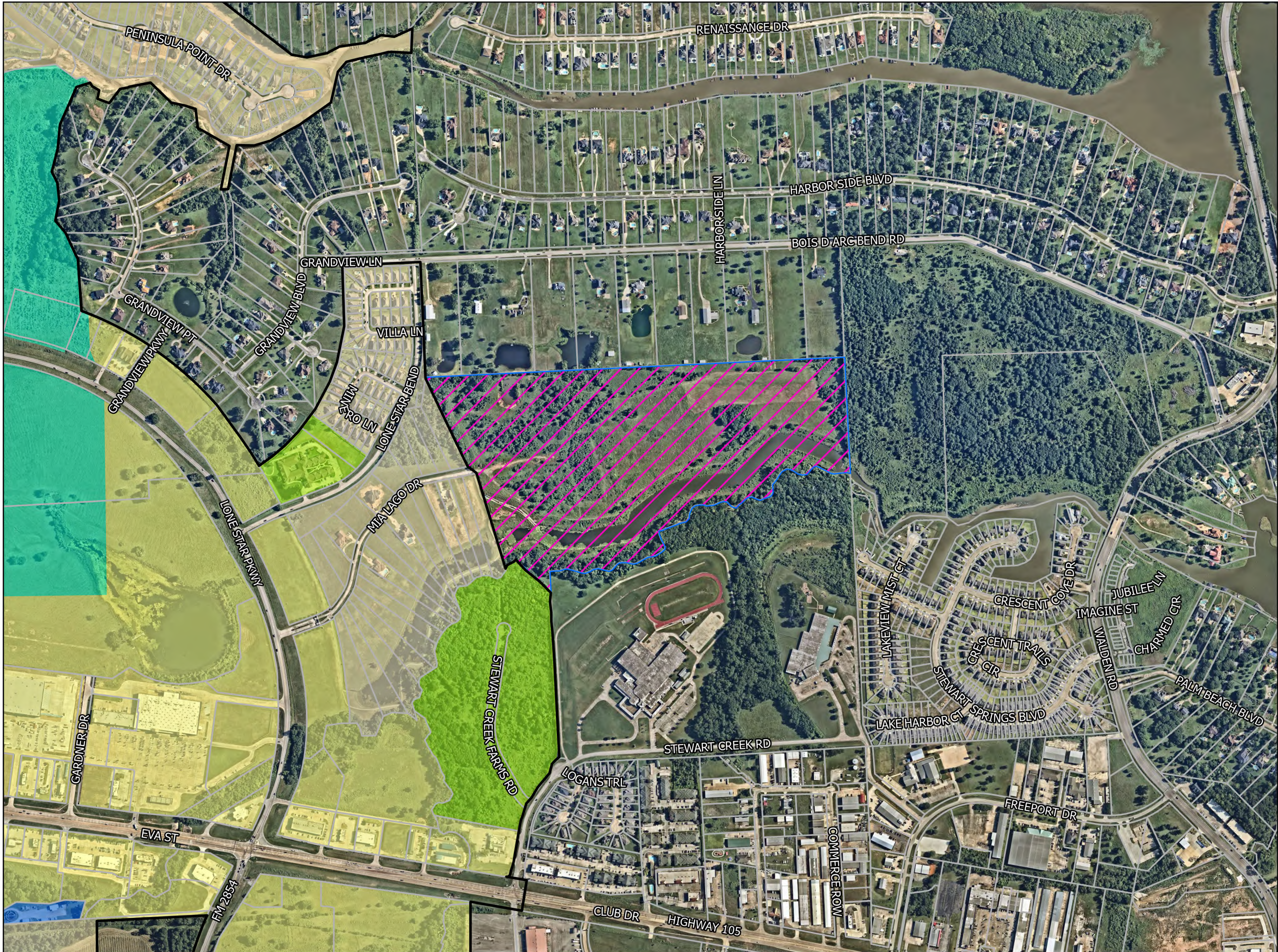
Exhibit A Tract Location

Reserve of Mia Lago Feasibility Study



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.





Legend

- City Limits
- Tax Parcel
- Tract Boundary

Zoning

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

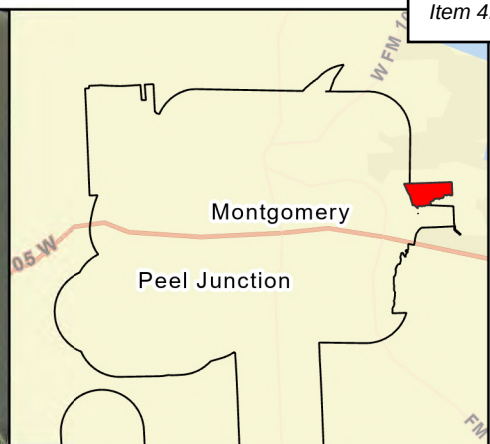
Exhibit B Zoning Map

Reserve of Mia Lago Feasibility Study



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.





Legend

- Tax Parcel
- City ETJ
- City Limits
- Tract Boundary

Water

- Water Main
- Proposed Water Main

Sanitary Sewer

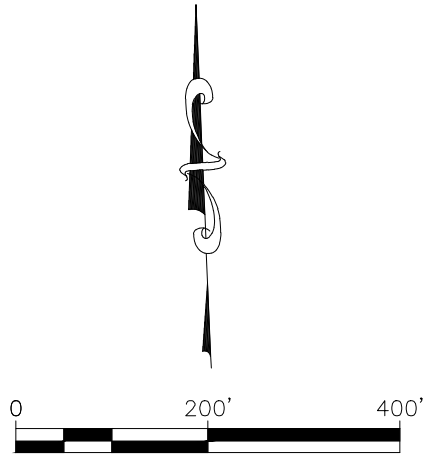
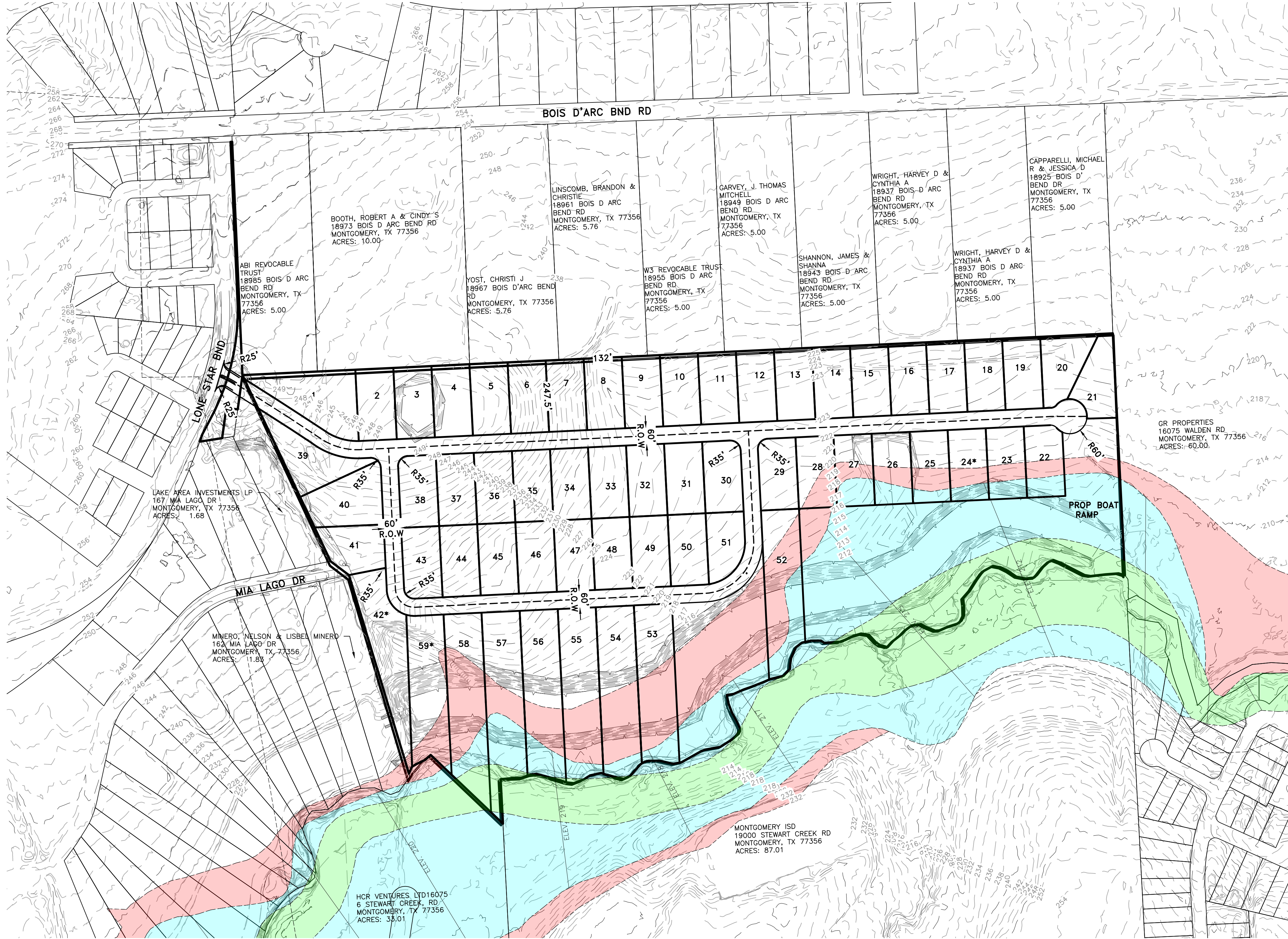
- Sanitary Sewer Gravity Main
- Proposed Force Main
- Proposed Lift Station

Exhibit C
Utilities Layout

Reserve of Mia Lago
Feasibility Study

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

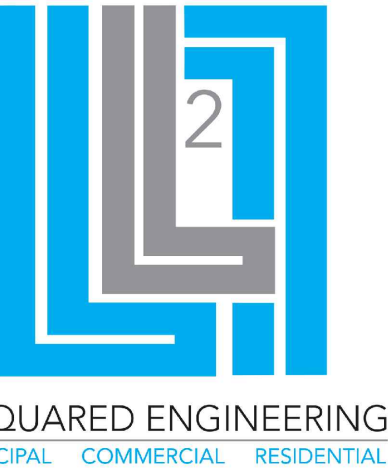
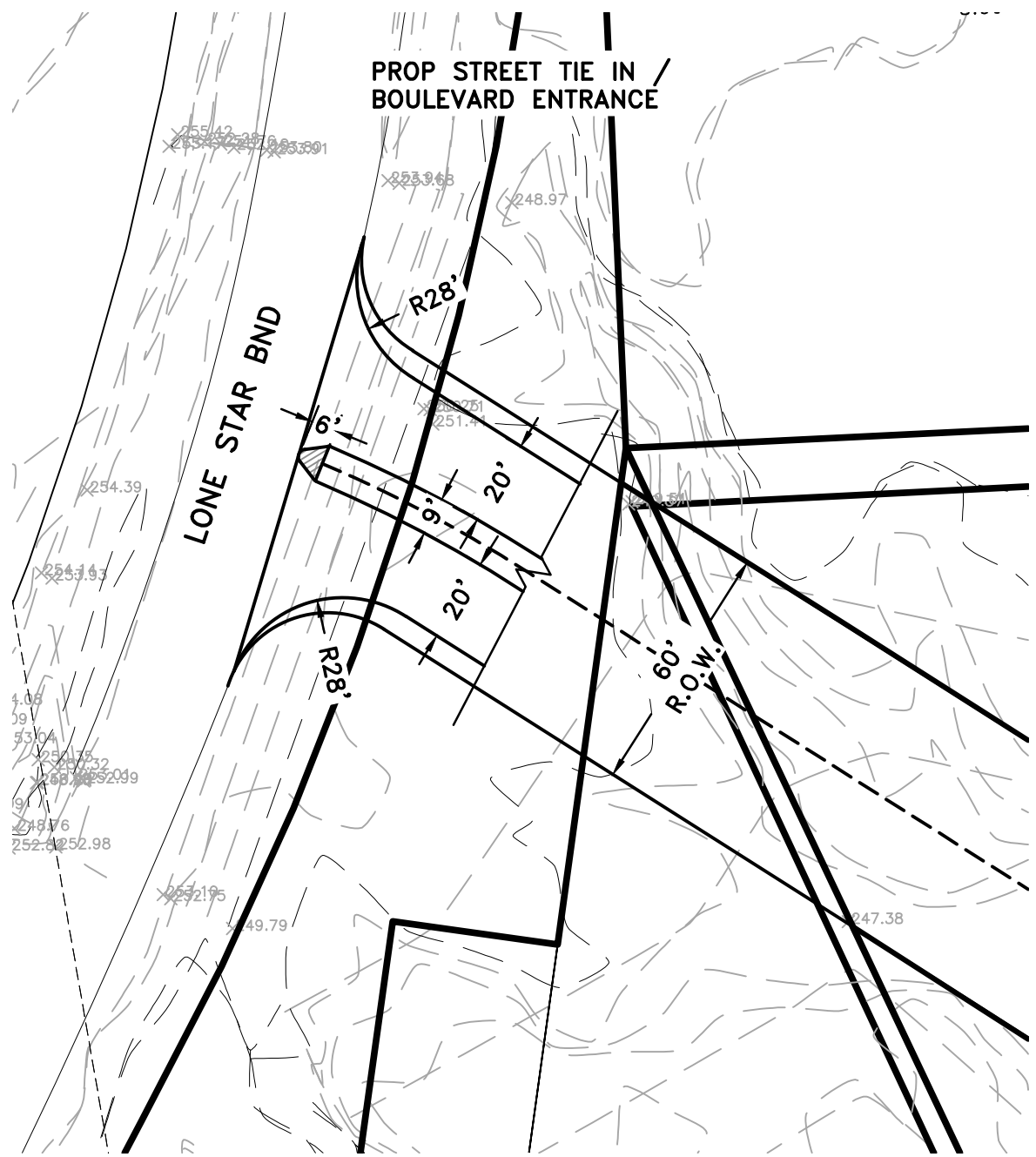
Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



- LEGEND:
- FLOODWAY
 - 100-YR FLOODPLAIN
 - 500-YR FLOODPLAIN
 - FLOODPLAIN BOUNDARIES

TRACT AREA: 74.80 ACRES
NOMINAL LOT SIZE: 132'X247.50'
NOMINAL LOT ACRE: 3/4
NUMBER OF LOTS: 59
LOTS PER ACRE: 1.23
LF OF STREETS: 5,334.92
LF OF STREET/LOT: 90.42

* LOTS TO BE REVIEWED TO DETERMINE IF FEASIBLE TO DEVELOP DUE TO MINIMUM LOT SIZE REQUIREMENT AND REQUIRED SETBACKS TO DRAINAGE FACILITIES.



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.LSENGINEERING.COM
3307 W. DAVIS STREET #100
CONROE, TEXAS 77384
OFFICE: 281-447-0400

ESTATES OF MIA LAGO EXPANSION

PRELIMINARY SITE PLAN

04/16/2024

DRAWING INFORMATION			
PROJECT	10922	TDLR	**
DRAWN	LMJ	CHECKED BY	JTW
SCALE	1" = 200' (24x36) 1" = 400' (11x17)	SHEET	01
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: E. LEVI LOVE, PE #99340 OR JONATHAN WHITE, PE #127058 FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION			

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater													
			Current Actual	Ultimate	Current	Ultimate	2024			2025			2026			2027		
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800		-	-	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		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	2	450	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750		-	-	1	225	150	1	225	150	2	450	300
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450		-	-	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		-	-	1	225	150	1	225	150	2	450	300
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		-	-		-	-		-	-		-	-
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	2	450	300	35	7,875	5,250	37	8,325	5,550	5	1,125	750
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150		-	-	7	1,575	1,050	4	900	600	5	1,125	750
Town Creek Crossing Section 1	95	102	21,375	22,950	14,250	15,300	7	1,575	1,050	-	-	-		-	-		-	-
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	48	89	10,800	20,025	7,200	13,350	10	2,250	1,500	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	69	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	100	-	-		-	-		-	-
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500	-		-	-		-	-		-	-
Gary Hammons	1	1	225	225	150	150		-	-		-	-		-	-		-	-
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300		-	-		-	-		-	-		-	-
City Hall	1	1	1,070	1,070	890	890		-	-		-	-		-	-		-	-
Community Center	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Buffalo Spring Plant	1	1	360	360	250	250		-	-		-	-		-	-		-	-
Cedar Brake Park Restrooms	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Ferland Park	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Homecoming Park Restrooms	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000		-	-		-	-		-	-		-	-
West Side at the Park	8	11	1,800	2,475	1,200	1,650	1	225	150	1	225	150	1	225	150		-	-
Subtotal	945	1,639	214,755	403,905	141,590	261,940	94	37,650	23,650	226	67,350	43,300	237	53,325	35,100	119	26,775	17,400
Commercial Platted and Existing																		
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500		-	-	2	3,600	2,340	1	1,800	1,170	2	3,600	2,340
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780		-	-		-	-		-	-		-	-
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600	1	900	585	2	1,800	1,170		-	-		-	-
Prestige Storage (SBP Res. D)	1	1	225	225	146	146		-	-		-	-		-	-		-	-
McCoy's	1	1	550	550	358	358		-	-		-	-		-	-		-	-
AutoZone	1	1	2,250	2,250	1,463	1,463		-	-		-	-		-	-		-	-
McCoy's Reserves B & D	-	2	-	5,000	-	3,250		-	-	1	2,500	1,625	1	2,500	1,625	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900		-	-		-	-		-	-		-	-
CareNow & Other Suites	3	3	750	750	488	488		-	-		-	-		-	-		-	-
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800		-	-	1	2,500	1,625	1	2,500	1,625	1	4,000	2,600
Wendy's	1	1	1,300	1,300	845	845		-	-		-	-		-	-		-	-
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850		-	-		-	-		-	-		-	-
ProCore Developments	1	1	1,500	1,500	975	975		-	-		-	-		-	-		-	-
Christian Brothers	1	1	1,225	1,225	796	796		-	-		-	-		-	-		-	-
Madsen and Richards	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Kroger	2	2	5,000	5,000	3,250	3,250		-	-		-	-		-	-		-	-
Burger King (Meter 48214937)	1	1	750	750	488	488		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000	1,950	1,950		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750	1,138	1,138		-	-		-	-		-	-		-	-
Spirit of Texas Bank	1	1	750	750	488	488		-	-		-	-		-	-		-	-
Heritage Place	1	1	800	800	520	520		-	-		-	-		-	-		-	-
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. 2	-	1	-	8,000	-	5,200		-	-		-	-	1	8,000	5,200		-	-
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525		-	-		-	-		-	-		-	-
Brookshire Brothers	2	2	1,200	1,200	780	780		-	-		-	-		-	-		-	-
Ransoms	1	1	1,200	1,200	780	780		-	-		-	-		-	-		-	-
Heritage Medical Center	1	1	750	750	488	488		-	-		-	-		-	-		-	-
Lone Star Pkwy Office Building	2	2	450	450	293	293		-	-		-	-		-	-		-	-
Old Iron Work	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Apache Machine Shop	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Montgomery Community Center	1	1	1,400	1,400	910	910		-	-		-	-		-	-		-	-
Jim's Hardware	1	1	350	350	228	228		-	-		-	-		-	-		-	-
Town Creek Storage	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250		-	-	1	5,000	3,250	2	10,000	6,500	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	-	1	-	6,000	-	3,900		-	-		-	-		-	-		-	-
Discount Tire	-	1	-	750	-	488		-	-		-	-		-	-		-	-
Express Oil and Tire	1	1	950	950	146	618		-	-		-	-		-	-		-	-
Popeyes	1	1	2,500	2,500	1,625	1,625		-	-		-	-		-	-		-	-
Commercial Platted and Existing (cont.)																		

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263												
Town Creek Crossing Commercial Reserves	-	1	-	8,000	-	5,200	1	8,000	5,200									
Depado Estates	-	5	-	10,000	-	6,500	1	2,000	1,300	1	8,000	5,200				1	8,000	5,200
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 Montgomer 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	3,500	3,500	2,275	2,275												
Panda Express	1	1	2,600	2,600	1,690	1,690												
CVS	1	1	1,200	1,200	780	780												
Starbucks	1	1	2,600	1,000	1,690	650												
Burger Fresh	1	1	240	240	156	156												
Churches	12	12	3,000	3,000	1,950	1,950												
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303												
Subtotal	142	185	171,423	301,666	107,232	196,169	7	18,135	11,874	11	33,400	21,710	8	29,175	18,964	5	17,475	11,359
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												
Piez 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	1,519	2,329	479,578	829,271	295,522	523,409	250	87,820	44,124	238	120,750	75,010	245	82,500	54,064	124	44,250	28,759
Total Projected Committed Volumes:							2024			2025			2026			2027		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
							1,769	567,398	339,646	2,007	688,148	414,656	2,252	770,648	468,720	2,376	814,898	497,479
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
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
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 and Car Wash (Commercial)	-	1	-	23,000	-	18,400							1	23,000	18,400			
Mia Lago Reserve (Single Family)	-	59	-	23,400	-	16,250							20	7,932	5,508	39	15,468	10,742
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700										18	4,050	2,700
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550										3	4,230	3,550
Subtotal	-	982	-	411,697	-	295,290	-	-	-	138	43,170	32,355	705	154,147	118,635	336	77,568	41,400
Committed Plus Feasibility	1,519	3,311	479,578	1,240,968	295,522	818,699	2024			2025			2026			2027		
Total Projected Committed Volumes Plus Feasibility							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
							1,769	567,398	339,646	2,145	731,319	447,011	3,095	967,965	619,710	3,555	1,089,783	689,869

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2028			2029			2030			2031			2032		
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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															
Estates of Mia Lago, Section 1	4	27	900	-	6,075	-	4	900	-	4	900	-	3	675	-	-	-	-	-	-	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	2	450	300	2	450	300	1	225	150	-	-	-
Martin Luther King	52	55	11,700	12,375	7,800	8,250															
Baja Road	7	11	1,575	2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-															
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250															
Gulf Coast Estates, Section 2	2	4	450	-	300	600		-	-		-	-		-	-		-	-		-	-
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		-	-		-	-		-	-		-	-		-	-
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															
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150															
Town Creek Crossing Section 1	95	102	21,375	22,950	14,250	15,300		-	-		-	-		-	-		-	-		-	-
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		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2	48	89	10,800	20,025	7,200	13,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100															
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-															
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350															
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600															
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-															
Gary Hammons	1	1	225	225	150	150															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Ferland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,200	1,650															
Subtotal	945	1,639	214,755	403,905	141,590	261,940	5	1,125	150	6	1,350	300	5	1,125	300	1	225	150	-	-	-
Commercial Platted and Existing																					
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500															
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780															
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600															
Prestige Storage (SBP Res. D)	1	1	225	225	146	146															
McCoy's	1	1	550	550	358	358															
AutoZone	1	1	2,250	2,250	1,463	1,463															
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900															
CareNow & Other Suites	3	3	750	750	488	488															
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800															
Wendy's	1	1	1,300	1,300	845	845															
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850															
ProCore Developments	1	1	1,500	1,500	975	975															
Christian Brothers	1	1	1,225	1,225	796	796															
Madsen and Richards	1	1	225	225	146	146															
Kroger	2	2	5,000	5,000	3,250	3,250															
Burger King (Meter 48214937)	1	1	750	750	488	488															
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095															
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225	146	146															
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000	1,950	1,950															
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750	1,138	1,138															
Spirit of Texas Bank	1	1	750	750	488	488															
Heritage Place	1	1	800	800	520	520															
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840															
Buffalo Springs Shopping, Ph. 2	-	1	-	8,000	-	5,200															
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525															
Brookshire Brothers	2	2	1,200	1,200	780	780															
Ransoms	1	1	1,200	1,200	780	780															
Heritage Medical Center	1	1	750	750	488	488															
Lone Star Pkwy Office Building	2	2	450	450	293	293															
Old Iron Work	1	1	225	225	146	146															
Apache Machine Shop	1	1	225	225	146	146															
Montgomery Community Center	1	1	1,400	1,400	910	910															
Jim's Hardware	1	1	350	350	228	228															
Town Creek Storage	1	1	225	225	146	146															
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-	-	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	1	1,875	1,219	1	1,875	1,219	-	-	-
Lupe Tortilla	-	1	6,000	6,000	3,900	3,900															
Discount Tire	-	1	750	750	488	488															
Express Oil and Tire	1	1	950	950	146	618															
Popeyes	1	1	2,500	2,500	1,625	1,625															
Commercial Platted and Existing (cont.)																					

	Development Info & Capacities																							
	Current Connections	Ultimate Connections	Water		Wastewater																			
			Current Actual	Ultimate	Current	Ultimate	2028			2029			2030			2031			2032					
							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			
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																		
Town Creek Crossing Commercial Reserves	-	1	-	8,000	-	5,200		-	-															
Depado Estates	-	5	-	10,000	-	6,500																		
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320																		
Retail Center	1	2	2,000	4,000	1,300	2,600																		
Chick Fil A	1	1	3,500	3,500	2,275	2,275																		
Panda Express	1	1	2,600	2,600	1,690	1,690																		
CVS	1	1	1,200	1,200	780	780																		
Starbucks	1	1	2,600	1,000	1,690	650																		
Burger Fresh	1	1	240	240	156	156																		
Churches	12	12	3,000	3,000	1,950	1,950																		
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303																		
Subtotal	142	185	171,423	301,666	107,232	196,169	1	1,875	1,219	3	11,875	7,719	1	1,875	1,219	1	1,875	1,219	-	-	-			
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																		
Plex 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																		
Subtotal	423	495	57,600	67,900	28,800	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Institutional (Schools)																								
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																		
MISD High School Complex	2	2	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																		
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Irrigation																								
Single Family Residential	61	100	16,165	26,500	-	-																		
Commercial Irrigation	32	70	9,600	21,000	-	-																		
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Committed	1,519	2,329	479,578	829,271	295,522	523,409	6	3,000	1,369	9	13,225	8,019	6	3,000	1,519	2	2,100	1,369	-	-	-			
							2028			2029			2030			2031			2032					
							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:							2,382	817,898	498,847	2,391	831,123	506,866	2,397	834,123	508,385	2,399	836,223	509,754						
Future Development in Feasibility/Design																								
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250	90	20,250	13,500	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000			
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000																		
Superior Properties (Units)	-	98	-	21,680	-	17,990		-	-															
Superior Properties (Commercial)	-	4	-	17,262	-	14,350			-															
Morning Cloud Investments (Single Family)																								
[Stowe and Sales Tract]	-	246	-	55,350	-	36,900	46	10,350	6,900															
Taylor Morrison (Single Family)	-	190	-	42,750	-	28,500		-	-															
Tri-Pointe Homes (Single Family)																								
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400		-	-															
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400			-															
Mia Lago Reserve (Single Family)	-	59	-	23,400	-	16,250			-															
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700	40	9,000	6,000	40	9,000	6,000												
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550																		
Subtotal	-	982	-	411,697	-	295,290	136	30,600	20,400	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000			
Committed Plus Feasibility	1,519	3,311	479,578	1,240,968	295,522	818,699	2028			2029			2030			2031			2032					
Total Projected Committed Volumes Plus Feasibility							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			
							3,697	1,123,383	711,637	3,796	1,156,858	733,156	3,892	1,180,108	748,175	3,954	1,195,708	758,544	4,014	1,209,208	767,544			

EXHIBIT E: IMPACT FEE SUMMARY

Meter Size ⁽¹⁾	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	15	2,033	1,951	3,984
3/4"	25	3,396	3,258	6,654
1"	40	5,429	5,209	10,638
1 1/2"	120	16,268	15,607	31,875
2"	170	23,039	22,104	45,143
3"	350	47,441	45,515	92,956
4"	600	81,339	78,037	159,376
6"	1,200	162,679	156,074	318,753
8"	1,800	244,018	234,111	478,129

1. 5/8" Meter size is used for all connections equal to 1 ESFC (Equivalent Single Family Connection), and reflects the installation of a 5/8" x 3/4" meter.

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Mia Lago Reserve

Dev. No. 2411

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	\$ 52,000
TOTAL	\$ 67,000

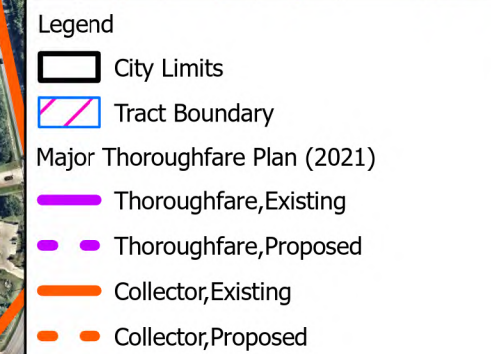


EXHIBIT H
Preliminary Cost Estimate
Public Infrastructure Improvements
Mia Lago Reserve Tract
9/5/2024

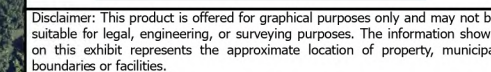
Item No.	Description	Quantity	Unit	Unit Price	Cost
<u>GENERAL</u>					
1	Mobilization, Bonds, and Insurance (5%)	1	LS	\$ 3,000	\$ 3,000
2	Site Preparation and Restoration	1	LS	15,000	15,000
3	Construction Staking	1	LS	5,000	5,000
4	Trench Safety System	350	LF	1	400
5	SWPPP	1	LS	5,000	5,000
<u>WATER</u>					
6	8-Inch C900 PVC Waterline	150	LF	45	6,750
7	8-Inch Gate Valve	2	EA	2,500	5,000
8	8-Inch Wet Connect	1	EA	3,500	3,500
<u>OFFSITE FORCE MAIN</u>					
9	2.5-Inch C900 PVC Force Main (Off-site)	200	LF	35	7,000
10	Connection to on-site force main	1	EA	2,500	2,500
11	Connection to Existing Sanitary Manhole	1	EA	3,500	3,500
Construction Subtotal					\$ 57,000
Contingencies (20%)					\$ 12,000
Engineering (20%)					\$ 14,000
Total					\$ 83,000

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.



Reserve of Mia Lago Feasibility Study



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 1, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Presentation and discussion of the Feasibility Study for the proposed Villages of Montgomery (Dev. No. 2412).

Recommendation

No formal action needed. Discuss with the city engineer as you see fit.

Discussion

The Feasibility Study is attached and will be reviewed by the city engineer at the meeting.

Approved By

Director Planning & Development
Assistant City Administrator

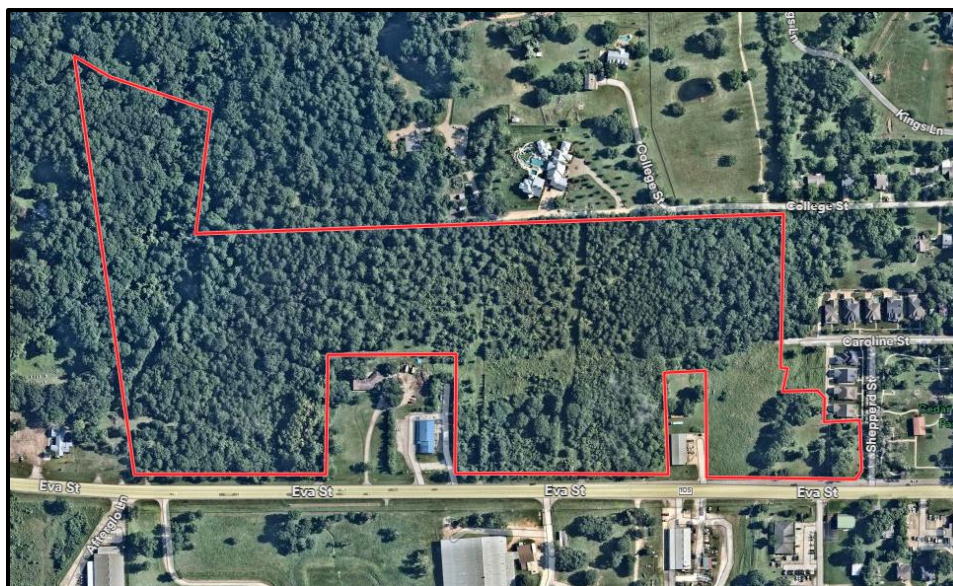
Dave McCorquodale

Date: 09/27/2024

**Villages of Montgomery
Devpoint, LLC
FEASIBILITY STUDY
(Dev. No. 2412)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-145

September 2024

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Location
- B: Zoning Map
- C: Utility Layout
- D: Preliminary Site Plan
- E: Water and Wastewater Usage Projection
- F: City of Montgomery Impact Fee Table
- G: Escrow Calculation
- H: Public Infrastructure Improvements Cost Estimate

1 EXECUTIVE SUMMARY

Devpoint, LLC (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a mixed-use development on a 50.8-acre tract along SH-105 west of Shepperd St., also referred to as the Villages of Montgomery tract. The tract is located within City limits and would not need to be annexed prior to receiving utility service.

Based on the preliminary land plan provided by the Developer, this development would consist of 71 - 45’ single family lots, 27 – 50’ single family lots, commercial pads, and mixed-use pads. The final land plan may affect the estimated costs of, and revenues associated with, the development.

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

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

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

Escrow Account	\$40,000
Cost of Public Infrastructure Improvements	\$313,250
Water Impact Fee	\$268,351
Wastewater Impact Fee	\$257,510
Total Estimated Costs	\$879,111

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$22,000,000.00 at full build out. Based on the City’s current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance) and an assumed 95% collection rate, the development will bring in approximate tax revenues as shown below:

Debt Service	\$ 20,273
Operations and Maintenance	\$ 63,327
Total Estimated Annual Tax Revenue	\$ 83,600

2 INTRODUCTION

This undeveloped tract is located along SH-105 just west of Shepperd St. and falls entirely within the City limits.

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 D** and indicates the Developer's intentions to develop this 50.8-acre tract. In total, the future development will consist of 98 – single family lots, 3 acres of commercial tracts, approximately 13.5 acres of mixed-use pads, and detention ponds.

Currently, the developer has not expressed any indication on the proposed use for the “mixed-use” portion of the development. As shown in **Exhibit B**, the tracts are currently zoned R-1 residential and B Commercial. Depending on the proposed permitted use, the developer may be required to rezone the property which will need to be approved by City Council and the Planning and Zoning Commission.

Additionally, with the proposed lot sizes the Developer would be requesting variances for lot width, (proposed minimum lot width is 45') lot depth (proposed lot depth is 100') and proposed lot area (4,950sf). These variances would need to be approved by City Council.

3 ANALYSIS

Water Production and Distribution

The City has begun the construction 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 an additional Jasper aquifer water well. The project is expected to be constructed in 2026 or 2027 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 485,000 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 829,000 gpd and 2,329 connections. A copy of the updated water usage projections is included as **Exhibit E**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 146% 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 preliminary site layout, and information provided from the Developer, the Tract's estimated water capacity requirement is approximately 26,280 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,241,000 gpd and 3,311 or 219% of the total ADF capacity and 132% of the connection capacity at full build out. Based on the projections shown in **Exhibit E**, the City would need additional water plant capacity in early 2025 which can be achieved by the booster pump addition previously mentioned.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City should immediately move forward with the design and construction of Water Plant No. 4 to have sufficient water production capacity to meet the demand of the development within the City projected over the next few years.

The Developer will be responsible for extending an 8" waterline along Caroline St. to College Street creating a looped waterline to eliminate the existing dead-end lines on Caroline St. and College St. Lastly, the Developer will need to tie into the City's existing 12" waterline on the south side of SH-105 and will need to obtain the proper permits and approvals. The Developer will be responsible for all costs associated with the public waterline extension.

The Developer is responsible for providing engineered plans and specifications for the required public waterline extension to serve the proposed development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 224,675 gpd or 56%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 523,400 gpd or 131% of existing permitted capacity at full build out. Based on projected build out, we do not expect to exceed the allowance until mid-late 2025. A copy of the wastewater usage projections is included as **Exhibit E**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 18,250 gpd (547,500 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 818,699 gpd or 205% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. Anticipating this requirement to be triggered, the City has selected Halff Associates to complete the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP in mid-2025. Based on the projections shown in **Exhibit E**, the City would exceed 700,000 gpd capacity in 2028. Based on actual development within the City, the City is prepared to move forward with the Phase II expansion to the Town Creek WWTP to increase the total treatment capacity to 1,000,000 gpd.

The Developer will be responsible for the demolition of the existing Lift Station B along SH-105 and extending an 8" gravity sanitary sewer line east from existing Lift Station No. 5 to the eastern portion of their property line, as shown in **Exhibit C**. The Developer will be responsible for all costs associated with the demolition of the existing lift station and extension of a gravity sanitary sewer line, which will be designed by the City's Engineer.

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

Drainage

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

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 current preliminary land plan, the Developer is proposing the extension of Caroline St. and connection to College St. Based on the size of the proposed development, the Developer will be required to submit a Traffic Impact Analysis study to show how the proposed development will impact traffic on these streets at full build out.

The development also provides one (1) proposed connection to SH-105 to provide access to the development. All approvals to the proposed connection will need to be coordinated with and approved by TxDOT.

Finally, per the recorded plat and variance granted at the June 24, 2014, City Council meeting, the Developer will be required to extend Shepperd St. to the full 28' asphalt pavement width to SH-105.

Development Costs

The Developer will need to engineer and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract. The Developer will also be responsible for the costs of all offsite utility and/or paving facilities to serve the tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit F** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of 98 5/8 – inch water meters and 3 2 – inch meters per **Exhibit F**.

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 \$40,000 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 is with the assumption that the development will require 3 plan reviews and is constructed as one section. The fees calculation can be seen in **Exhibit G**. These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

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

Escrow Account	\$40,000
Cost of Public Infrastructure Improvements	\$313,250
Water Impact Fee	\$268,351
Wastewater Impact Fee	\$257,510
Total Estimated Costs	\$879,111

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

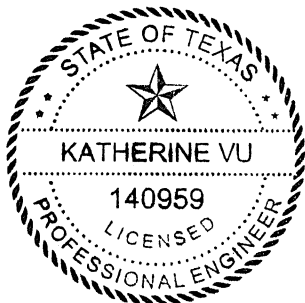
Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$22,000,000. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$20,273 per year in debt service revenue, and approximately \$63,327 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.

September 10, 2024

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Chris Roznovsky, P.E., should you have any questions.



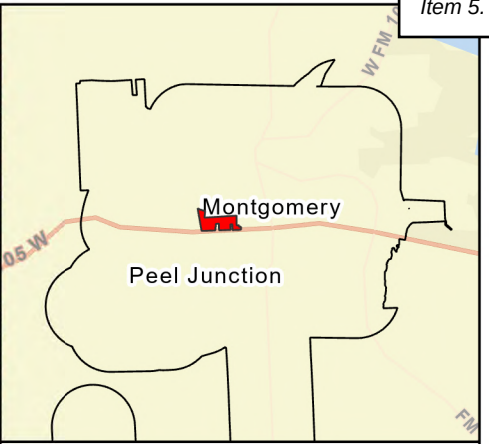
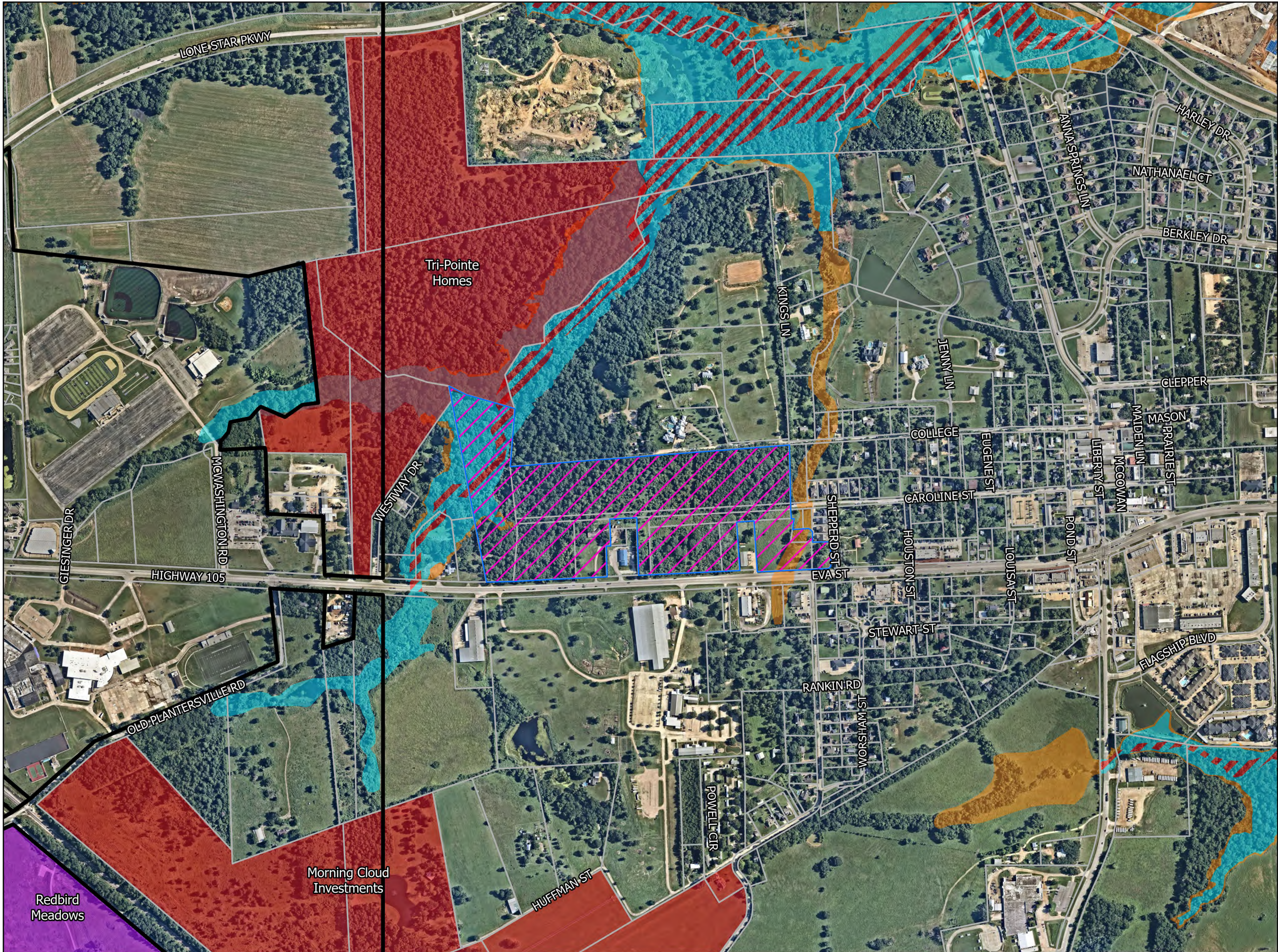
Sincerely,

A handwritten signature in black ink that reads "Katherine Vu". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Katherine Vu, PE, CFM
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\145 Villages of Montgomery (Dev. No. 2412)\Feasibility Study\Report\Villages of Montgomery Feasibility Study.docx



Legend

- City Limits
- City ETJ
- Tax Parcel
- Tract Boundary

Ongoing Developments

- In Design/Construction
- Planning/Feasibility

Flood Hazard Zones

- Regulatory Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

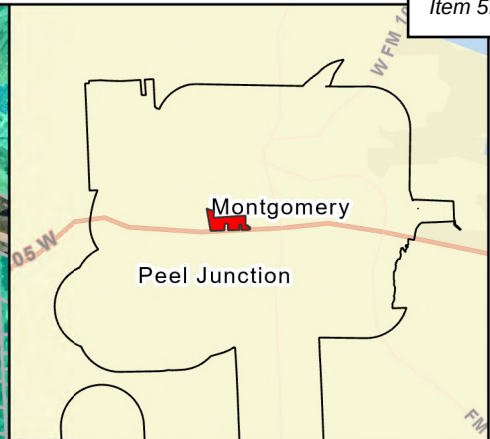
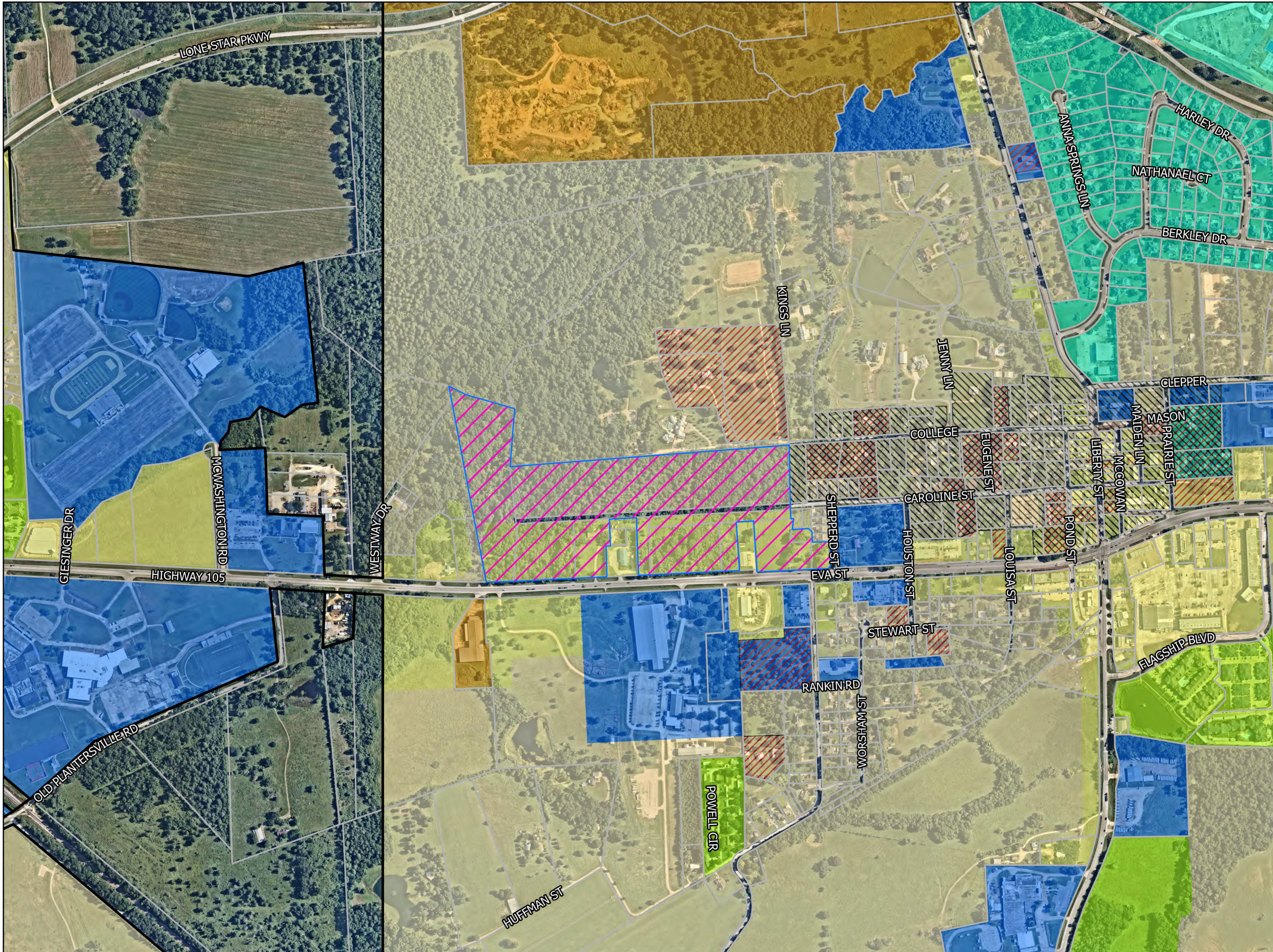
Exhibit A Tract Location

Villages of Montgomery Feasibility Study



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.





Legend

- City Limits
- Tax Parcel
- Tract Boundary

Zoning

- Commercial
- Industrial
- Institutional
- Multi-Family
- Planned Development
- Residential
- Historical Preservation
- Historical Landmark

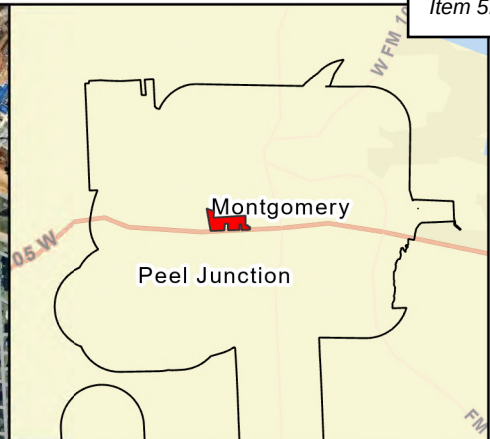
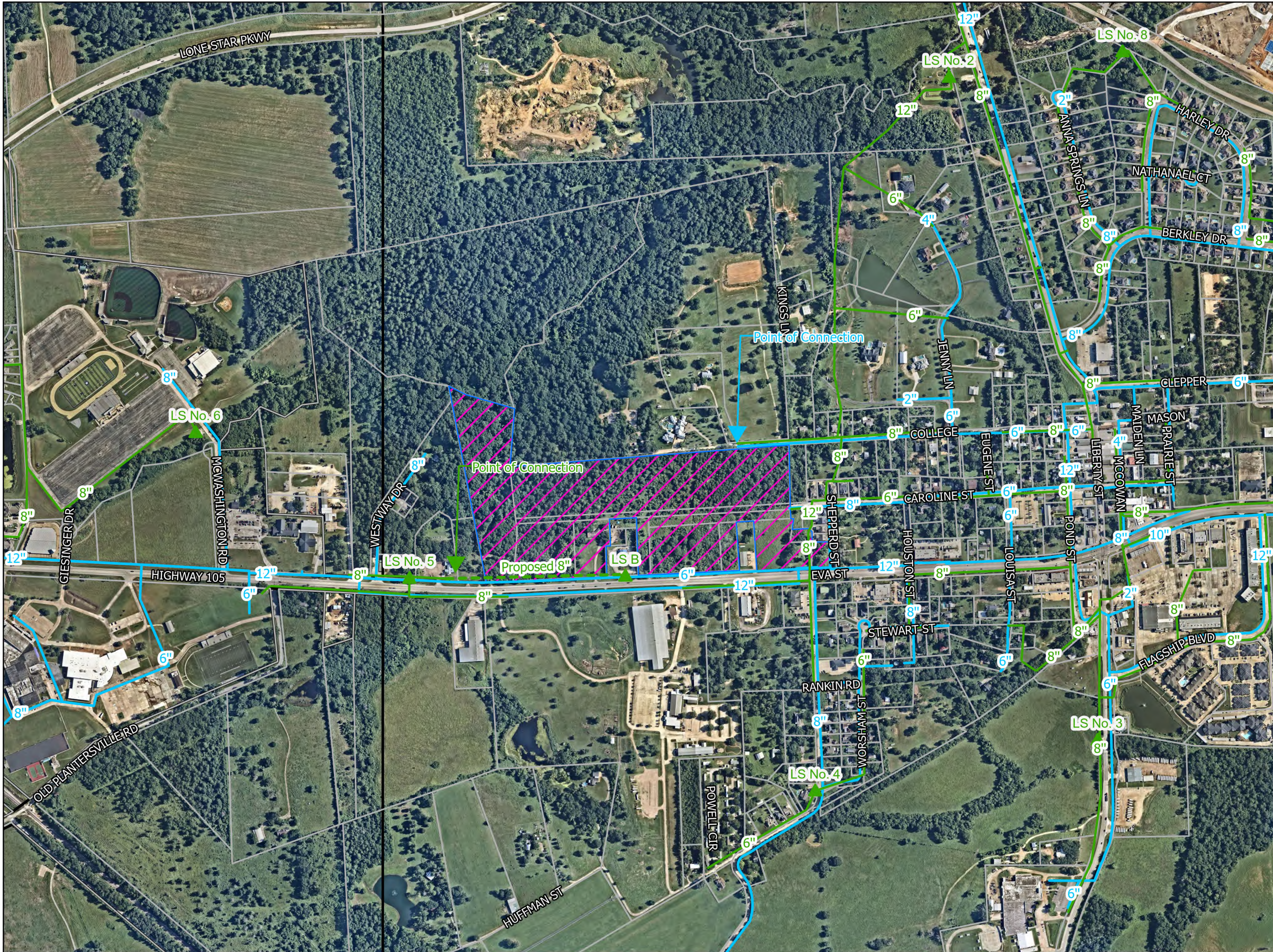
Exhibit B Zoning Map

Villages of Montgomery Feasibility Study



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.





Legend

- Tax Parcel
- City ETJ
- City Limits
- Tract Boundary

Water

- Water Main

Sanitary Sewer

- Sanitary Sewer Gravity Main
- Proposed Gravity Main
- Lift Station

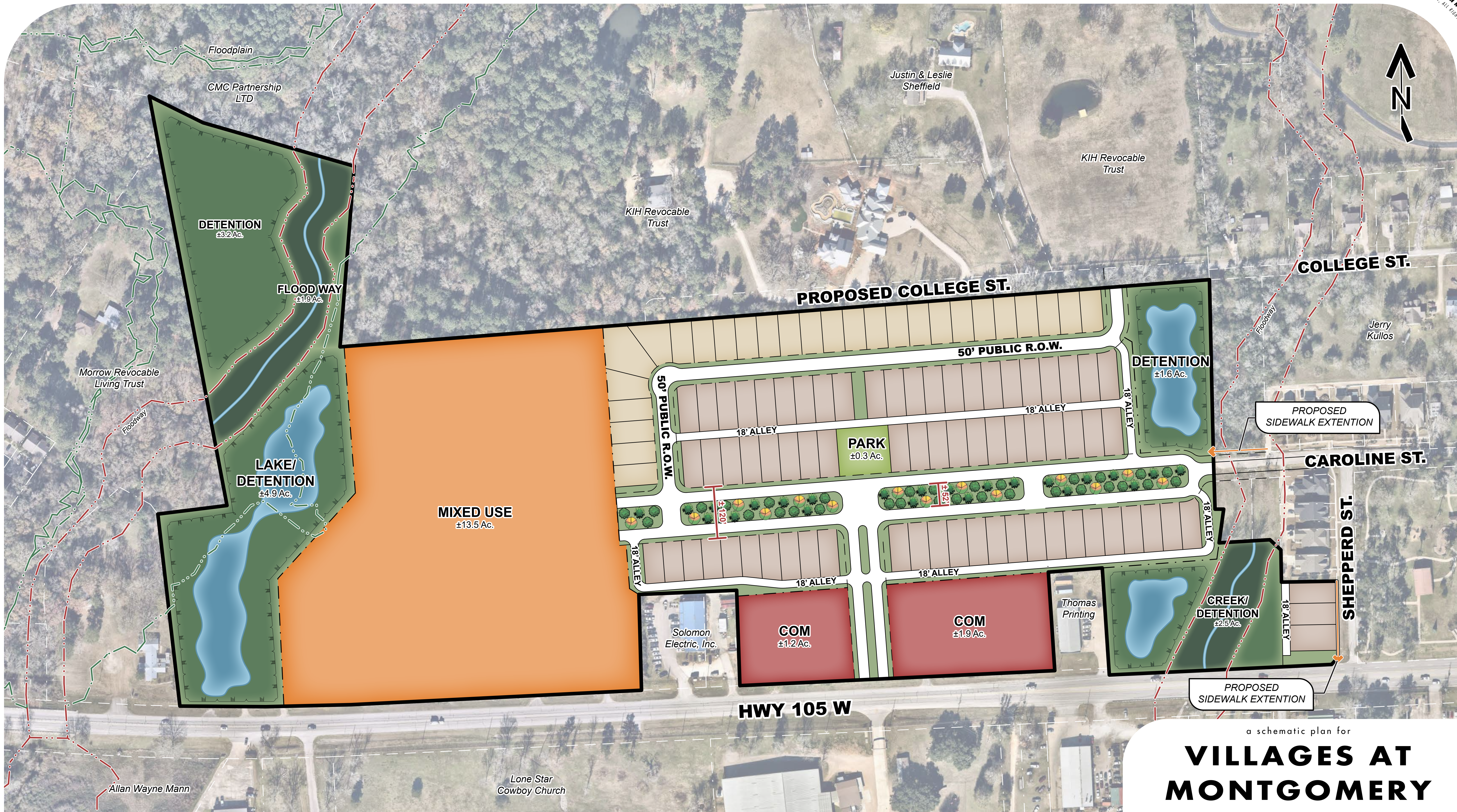
Exhibit C Utilities Layout

Villages of Montgomery Feasibility Study



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.





LOT SUMMARY

45'x110' (ALLEY LOAD)	71 LOTS	72%
50'x100' (FRONT LOAD)	27 LOTS	28%

TOTAL 98 LOTS

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2024 META PLANNING + DESIGN, ALL RIGHTS RESERVED

a schematic plan for

VILLAGES AT MONTGOMERY

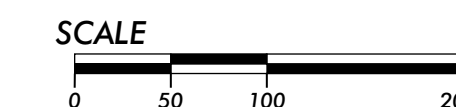
±50.8 ACRES OF LAND

prepared for

GRACEPOINT HOMES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-1-730A
JUNE 28, 2024

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater													
			Current Actual	Ultimate	Current	Ultimate	2024			2025			2026			2027		
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800		-	-	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		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	2	450	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750		-	-	1	225	150	1	225	150	2	450	300
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450		-	-	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		-	-	1	225	150	1	225	150	2	450	300
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		-	-		-	-		-	-		-	-
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	2	450	300	35	7,875	5,250	37	8,325	5,550	5	1,125	750
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150		-	-	7	1,575	1,050	4	900	600	5	1,125	750
Town Creek Crossing Section 1	95	102	21,375	22,950	14,250	15,300	7	1,575	1,050	-	-	-		-	-		-	-
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	48	89	10,800	20,025	7,200	13,350	10	2,250	1,500	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	69	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	100	-	-		-	-		-	-
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500	-		-	-		-	-		-	-
Gary Hammons	1	1	225	225	150	150		-	-		-	-		-	-		-	-
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300		-	-		-	-		-	-		-	-
City Hall	1	1	1,070	1,070	890	890		-	-		-	-		-	-		-	-
Community Center	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Buffalo Spring Plant	1	1	360	360	250	250		-	-		-	-		-	-		-	-
Cedar Brake Park Restrooms	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Ferland Park	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Homecoming Park Restrooms	1	1	200	200	150	150		-	-		-	-		-	-		-	-
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000		-	-		-	-		-	-		-	-
West Side at the Park	8	11	1,800	2,475	1,200	1,650	1	225	150	1	225	150	1	225	150		-	-
Subtotal	945	1,639	214,755	403,905	141,590	261,940	94	37,650	23,650	226	67,350	43,300	237	53,325	35,100	119	26,775	17,400
Commercial Platted and Existing																		
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500		-	-	2	3,600	2,340	1	1,800	1,170	2	3,600	2,340
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780		-	-		-	-		-	-		-	-
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600	1	900	585	2	1,800	1,170		-	-		-	-
Prestige Storage (SBP Res. D)	1	1	225	225	146	146		-	-		-	-		-	-		-	-
McCoy's	1	1	550	550	358	358		-	-		-	-		-	-		-	-
AutoZone	1	1	2,250	2,250	1,463	1,463		-	-		-	-		-	-		-	-
McCoy's Reserves B & D	-	2	-	5,000	-	3,250		-	-	1	2,500	1,625	1	2,500	1,625	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900		-	-		-	-		-	-		-	-
CareNow & Other Suites	3	3	750	750	488	488		-	-		-	-		-	-		-	-
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800		-	-	1	2,500	1,625	1	2,500	1,625	1	4,000	2,600
Wendy's	1	1	1,300	1,300	845	845		-	-		-	-		-	-		-	-
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850		-	-		-	-		-	-		-	-
ProCore Developments	1	1	1,500	1,500	975	975		-	-		-	-		-	-		-	-
Christian Brothers	1	1	1,225	1,225	796	796		-	-		-	-		-	-		-	-
Madsen and Richards	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Kroger	2	2	5,000	5,000	3,250	3,250		-	-		-	-		-	-		-	-
Burger King (Meter 48214937)	1	1	750	750	488	488		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000	1,950	1,950		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750	1,138	1,138		-	-		-	-		-	-		-	-
Spirit of Texas Bank	1	1	750	750	488	488		-	-		-	-		-	-		-	-
Heritage Place	1	1	800	800	520	520		-	-		-	-		-	-		-	-
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840		-	-		-	-		-	-		-	-
Buffalo Springs Shopping, Ph. 2	-	1	-	8,000	-	5,200		-	-		-	-	1	8,000	5,200		-	-
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525		-	-		-	-		-	-		-	-
Brookshire Brothers	2	2	1,200	1,200	780	780		-	-		-	-		-	-		-	-
Ransoms	1	1	1,200	1,200	780	780		-	-		-	-		-	-		-	-
Heritage Medical Center	1	1	750	750	488	488		-	-		-	-		-	-		-	-
Lone Star Pkwy Office Building	2	2	450	450	293	293		-	-		-	-		-	-		-	-
Old Iron Work	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Apache Machine Shop	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Montgomery Community Center	1	1	1,400	1,400	910	910		-	-		-	-		-	-		-	-
Jim's Hardware	1	1	350	350	228	228		-	-		-	-		-	-		-	-
Town Creek Storage	1	1	225	225	146	146		-	-		-	-		-	-		-	-
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250		-	-	1	5,000	3,250	2	10,000	6,500	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	-	1	-	6,000	-	3,900		-	-		-	-		-	-		-	-
Discount Tire	-	1	-	750	-	488		-	-		-	-		-	-		-	-
Express Oil and Tire	1	1	950	950	146	618		-	-		-	-		-	-		-	-
Popeyes	1	1	2,500	2,500	1,625	1,625		-	-		-	-		-	-		-	-
Commercial Platted and Existing (cont.)																		

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263												
Town Creek Crossing Commercial Reserves	-	1	-	8,000	-	5,200	1	8,000	5,200									
Depado Estates	-	5	-	10,000	-	6,500	1	2,000	1,300	1	8,000	5,200				1	8,000	5,200
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 Montgomer 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	3,500	3,500	2,275	2,275												
Panda Express	1	1	2,600	2,600	1,690	1,690												
CVS	1	1	1,200	1,200	780	780												
Starbucks	1	1	2,600	1,000	1,690	650												
Burger Fresh	1	1	240	240	156	156												
Churches	12	12	3,000	3,000	1,950	1,950												
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303												
Subtotal	142	185	171,423	301,666	107,232	196,169	7	18,135	11,874	11	33,400	21,710	8	29,175	18,964	5	17,475	11,359
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												
Piez 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	1,519	2,329	479,578	829,271	295,522	523,409	250	87,820	44,124	238	120,750	75,010	245	82,500	54,064	124	44,250	28,759
							2024			2025			2026			2027		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
							1,769	567,398	339,646	2,007	688,148	414,656	2,252	770,648	468,720	2,376	814,898	497,479
Total Projected Committed Volumes:																		
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
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
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 and Car Wash (Commercial)	-	1	-	23,000	-	18,400							1	23,000	18,400			
Mia Lago Reserve (Single Family)	-	59	-	23,400	-	16,250							20	7,932	5,508	39	15,468	10,742
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700										18	4,050	2,700
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550										3	4,230	3,550
Subtotal	-	982	-	411,697	-	295,290	-	-	-	138	43,170	32,355	705	154,147	118,635	336	77,568	41,400
Committed Plus Feasibility	1,519	3,311	479,578	1,240,968	295,522	818,699	2024			2025			2026			2027		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
							1,769	567,398	339,646	2,145	731,319	447,011	3,095	967,965	619,710	3,555	1,089,783	689,869
Total Projected Committed Volumes Plus Feasibility																		

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2028			2029			2030			2031			2032		
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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															
Estates of Mia Lago, Section 1	4	27	900	-	6,075	-	4	900	-	4	900	-	3	675	-	-	-	-	-	-	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	2	450	300	2	450	300	1	225	150	-	-	-
Martin Luther King	52	55	11,700	12,375	7,800	8,250															
Baja Road	7	11	1,575	2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-															
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250															
Gulf Coast Estates, Section 2	2	4	450	-	300	600		-	-		-	-		-	-		-	-		-	-
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		-	-		-	-		-	-		-	-		-	-
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															
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150															
Town Creek Crossing Section 1	95	102	21,375	22,950	14,250	15,300		-	-		-	-		-	-		-	-		-	-
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		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2	48	89	10,800	20,025	7,200	13,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100															
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-															
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350															
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600															
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-															
Gary Hammons	1	1	225	225	150	150															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Ferland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,200	1,650															
Subtotal	945	1,639	214,755	403,905	141,590	261,940	5	1,125	150	6	1,350	300	5	1,125	300	1	225	150	-	-	-
Commercial Platted and Existing																					
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500															
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780															
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600															
Prestige Storage (SBP Res. D)	1	1	225	225	146	146															
McCoy's	1	1	550	550	358	358															
AutoZone	1	1	2,250	2,250	1,463	1,463															
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	6,000	6,000	3,900	3,900															
CareNow & Other Suites	3	3	750	750	488	488															
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800															
Wendy's	1	1	1,300	1,300	845	845															
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850															
ProCore Developments	1	1	1,500	1,500	975	975															
Christian Brothers	1	1	1,225	1,225	796	796															
Madsen and Richards	1	1	225	225	146	146															
Kroger	2	2	5,000	5,000	3,250	3,250															
Burger King (Meter 48214937)	1	1	750	750	488	488															
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095															
Buffalo Springs Shopping, Ph. I (Meter 48495852)	1	1	225	225	146	146															
Buffalo Springs Shopping, Ph. I (Meter 48818596)	1	1	3,000	3,000	1,950	1,950															
Buffalo Springs Shopping, Ph. I (Meter 200467732)	1	1	1,750	1,750	1,138	1,138															
Spirit of Texas Bank	1	1	750	750	488	488															
Heritage Place	1	1	800	800	520	520															
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840															
Buffalo Springs Shopping, Ph. 2	-	1	-	8,000	-	5,200															
BlueWave Car Wash	1	1	8,500	8,500	5,525	5,525															
Brookshire Brothers	2	2	1,200	1,200	780	780															
Ransoms	1	1	1,200	1,200	780	780															
Heritage Medical Center	1	1	750	750	488	488															
Lone Star Pkwy Office Building	2	2	450	450	293	293															
Old Iron Work	1	1	225	225	146	146															
Apache Machine Shop	1	1	225	225	146	146															
Montgomery Community Center	1	1	1,400	1,400	910	910															
Jim's Hardware	1	1	350	350	228	228															
Town Creek Storage	1	1	225	225	146	146															
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-	-	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	1	1,875	1,219	1	1,875	1,219	-	-	-
Lupe Tortilla	-	1	6,000	6,000	3,900	3,900															
Discount Tire	-	1	-	750	-	488															
Express Oil and Tire	1	1	950	950	146	618															
Popeyes	1	1	2,500	2,500	1,625	1,625															
Commercial Platted and Existing (cont.)																					

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater		2028			2029			2030			2031			2032		
			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
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves	-	1	-	8,000	-	5,200		-	-												
Depado Estates	-	5	-	10,000	-	6,500															
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320															
Retail Center	1	2	2,000	4,000	1,300	2,600															
Chick Fil A	1	1	3,500	3,500	2,275	2,275															
Panda Express	1	1	2,600	2,600	1,690	1,690															
CVS	1	1	1,200	1,200	780	780															
Starbucks	1	1	2,600	1,000	1,690	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79	79	51,453	71,236	33,445	46,303															
Subtotal	142	185	171,423	301,666	107,232	196,169	1	1,875	1,219	3	11,875	7,719	1	1,875	1,219	1	1,875	1,219	-	-	-
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															
Subtotal	423	495	57,600	67,900	28,800	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	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															
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation																					
Single Family Residential	61	100	16,165	26,500	-	-															
Commercial Irrigation	32	70	9,600	21,000	-	-															
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,519	2,329	479,578	829,271	295,522	523,409	6	3,000	1,369	9	13,225	8,019	6	3,000	1,519	2	2,100	1,369	-	-	-
							2028			2029			2030			2031			2032		
							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:							2,382	817,898	498,847	2,391	831,123	506,866	2,397	834,123	508,385	2,399	836,223	509,754			
Future Development in Feasibility/Design																					
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250	90	20,250	13,500	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000															
Superior Properties (Units)	-	98	-	21,680	-	17,990		-	-												
Superior Properties (Commercial)	-	4	-	17,262	-	14,350			-												
Morning Cloud Investments (Single Family)																					
[Stowe and Sales Tract]	-	246	-	55,350	-	36,900	46	10,350	6,900												
Taylor Morrison (Single Family)	-	190	-	42,750	-	28,500		-	-												
Tri-Pointe Homes (Single Family)																					
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400		-	-												
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400			-												
Mia Lago Reserve (Single Family)	-	59	-	23,400	-	16,250			-												
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700	40	9,000	6,000	40	9,000	6,000									
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550															
Subtotal	-	982	-	411,697	-	295,290	136	30,600	20,400	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000
Committed Plus Feasibility	1,519	3,311	479,578	1,240,968	295,522	818,699	2028			2029			2030			2031			2032		
Total Projected Committed Volumes Plus Feasibility							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
							3,697	1,123,383	711,637	3,796	1,156,858	733,156	3,892	1,180,108	748,175	3,954	1,195,708	758,544	4,014	1,209,208	767,544

EXHIBIT F: IMPACT FEE SUMMARY

Meter Size ⁽¹⁾	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	15	2,033	1,951	3,984
3/4"	25	3,396	3,258	6,654
1"	40	5,429	5,209	10,638
1 1/2"	120	16,268	15,607	31,875
2"	170	23,039	22,104	45,143
3"	350	47,441	45,515	92,956
4"	600	81,339	78,037	159,376
6"	1,200	162,679	156,074	318,753
8"	1,800	244,018	234,111	478,129

1. 5/8" Meter size is used for all connections equal to 1 ESFC (Equivalent Single Family Connection), and reflects the installation of a 5/8" x 3/4" meter.

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Villages of Montgomery

Dev. No. 2412

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	\$ 25,000
TOTAL	\$ 40,000



EXHIBIT H
Preliminary Cost Estimate
Public Infrastructure Improvements
Villages of Montgomery
9/2/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
GENERAL					
1	Mobilization, Bonds, and Insurance (5%)	1	LS	\$ 10,000	\$ 10,000
2	Hydromulch Seeding	1	LS	5,000	5,000
3	Ckearing and Grubbing	1	LS	10,000	10,000
4	Construction Staking	1	LS	5,000	5,000
5	Trench Safety System	1,300	LF	1	2,000
6	Traffic Control Plan	1	LS	15,000	15,000
7	Easement Acquisition (10' Utility Easement)	7,000	SF	4	28,000
8	SWPPP	1	LS	5,000	5,000
SANITARY SEWER					
9	Demolition and Decommision of Ex. Lift Station B	1	LS	10,000	10,000
10	Plug and Abandonment Existing Sanitary Sewer Line	1	LS	4,000	4,000
11	8-inch C900 PVC Sanitary Sewer (Gravity)	1,300	LF	60	78,000
12	Sanitary Sewer Manholes	4	LF	8,000	32,000
				Construction Subtotal	\$ 204,000
				Contingencies (15%)	\$ 31,000
				Design Phase Services	\$ 30,000
				Construction Administration and Bid Phase Services	\$ 16,250
				Field Project Representation	\$ 15,000
				Reimbursible Expenses	\$ 17,000
				Total	\$ 313,250

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.