Town Council Regular Meeting

April 20, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd, Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov or by calling 972.874.6005 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGES

D. PRESENTATION(S)

1. Proclamation for Child Abuse Prevention Month
2. Recognition of the Flower Mound Citizens Academy - Class of 2026

E. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Mayor
- Direct comments to the Town Council
- State your name and the municipality where you reside

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates
   a. Employee Service Recognition
   b. DFW Clean Cities Coalition Fleet Recognition

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

I. COORDINATION OF CALENDARS

1. May 4 - Regular Meeting
2. May 13 - Canvass Meeting

J. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

1. Minutes - 4/8 - Consider approval of the mintues from a special meeting held on April 8, 2026.
2. PSA with Ardurra - WWTP Blower Building No. 2 Rehab - Consider approval of a Professional Services Agreement with Ardurra Group, Inc., for the design phase services associated with the Wastewater Treatment Plant Blower Building No. 2 Rehab project, in the amount of $266,160.00; and authorization for the Mayor to execute same on behalf of the Town.
3. Riding Mower VERF Replacement - Parks - Consider approval of the purchase of one Toro Groundmaster 4300 Riding Mower for the Park Services Division from Professional Turf Products, utilizing the BuyBoard Cooperative Contract # 706-23, in the amount of $86,936.36; and authorization for the Mayor to execute on behalf of the Town.
4. PSA Corrosion Assessment Services Contract - Consider approval of the agreement with Corrpro to provide corrosion control engineering assessment services of the Town’s water and wastewater pipeline distribution system associated with the Utility Asset Management and Replacement project, in the amount of $156,000.00; and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEM(S)

1. Impact Fee Financial Audit - Public Hearing to present the impact fee financial audit, as required by Chapter 395 of the Texas Local Government Code

2. Roadway, Water, & Sewer Impact Fees - Public Hearing to consider the approval of an ordinance adopting updated land use assumptions and updated capital improvements plans, and to update and amend certain provisions of Chapter 42, “Impact Fees,” regarding the imposition of impact fees and amending Appendix A, “Fee Schedule”, accordingly.

3. Solid Waste Contract Renewal - Consider adopting, on first reading, an ordinance amending Ordinance 26-16 of the Town of Flower Mound, Texas which adopted a Solid Waste Franchise Agreement with Allied Waste Services of Fort Worth, LLC dba Republic Services. By adding and defining a new residential green waste service, updating observed holidays, revising rates and pricing for services, modifying customer discount provisions, adjusting the annual capital contribution, and establishing a five-year renewal term.

4. SUP25-0008 - JSP Banquets - Public Hearing to consider an ordinance granting Specific Use Permit No. 501 (SUP25-0008 – JSP Banquets) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court along Flower Mound Road. (PZ recommended approval by a vote of 6 to 0 at its March 9, 2026, meeting).

5. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive. (PZ recommended denial by a vote of 6 to 0 at its February 9, 2026, meeting.)

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State

Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

1. **Section 551.071: Consultation with Town Attorney**
   Consultation with Town Attorney.

   a. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas

   b. Possible boundary adjustment matter

2. **Section 551.072: Deliberation Regarding Real Property**
   Discuss and consider purchase, exchange, lease or value of real property for parks, trails, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.

3. **Section 551.074: Personnel Matters**
   Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.

4. **Section 551.087: Deliberation Regarding Economic Development Negotiations**
   Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.

N. RECONVENE

O. ADJOURN

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on April 14, 2026, by 5:00 p.m.

Anne Carnes, Deputy Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

In accordance with section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed by clicking **HERE**.

To preview upcoming items of business that may appear on future agendas click HERE.

Town Council Special Meeting

April 8, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Mayor Moore, with the assistance of Henry Beard from Cub Scout Troop 192, called the meeting to order at 6:01 p.m. with the following members present:
Cheryl Moore, Mayor
Ann Martin, Mayor Pro Tem
Adam Schiestel, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Janvier Werner, Councilmember Place 4

Town Council member(s) absent:
Brian Taylor, Councilmember Place 3

Town Staff present:
James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Traci Henderson, Town Secretary
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer

B. INVOCATION

Chaplain Plunk gave the invocation.

C. PLEDGES

Mayor Moore, with the assistance of Henry Beard from Cub Scout Troop 192, led the Pledge of Allegiance to the United States and Texas flags.

D. PUBLIC COMMENT

Names listed below don't necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.

	Speaker name and municipality	Subject (as written on the form)
1.	Beth Dilley	Public Art Peters Colony - Support
2.	Rebecca Wilson *	Peters Colony Memorial Park Art Project - Support

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

There were no announcements from the Mayor or Councilmembers.

F. FUTURE AGENDA ITEM(S)

There were no future agenda item requests.

G. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members present plan to be at the following meetings, with Chris Drew being remote on April 20.

1. April 16 - Work Session

2. April 20 - Regular Meeting

H. CONSENT ITEM(S)

ACTION:	Janvier Werner moved to approve consent items H1 - H19. Chris Drew seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

1. Minutes - 2/19 - Consider approval of the minutes from a work session held on February 19, 2026.

2. Minutes - 3/2 - Consider approval of the minutes from a regular meeting held on March 2, 2026.

3. Minutes - 3/12 - Consider approval of the minutes from a work session held on March 12, 2026.

4. Notice of Intent 2026 CO - Consider approval of a resolution approving and authorizing publication of notice of intention to issue Certificates of Obligation (CO), Series 2026, in the principal amount not to exceed $35,265,000.00, for the purpose of paying for street, waterworks and sewer system improvements and fire-fighting facilities.

   RESOLUTION NO. 07-26

   A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

5. GO Authorization - Consider approval of a recommendation to authorize the preparation and distribution of an official statement pertaining to the sale of General Obligation (GO) Bonds, Series 2026, for $18,870,000.00 for the purpose of funding improvements to streets, park and recreation facilities, including trail system improvements, parks, sports fields and the renovation and expansion to the Communcity Activity Center.

6. Land Use Assumptions and Capital Improvements Plan - Consider a resolution scheduling April 20, 2026, public hearing on the updated land use assumptions, capital improvements plan, and impact fees for roadway, water, and wastewater; with the hearing to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.

   RESOLUTION NO. 08-26

   A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, SETTING A DATE FOR A PUBLIC HEARING FOR THE PURPOSES OF RECEIVING COMMENTS AND TO DISCUSS AND REVIEW THE UPDATED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN AND ROADWAY, WATER AND WASTEWATER IMPACT FEES; AND PROVIDING AN EFFECTIVE DATE.

7. Easement Abandonment between 3001 and 3005 High Chaparral Drive - Consider approval of an ordinance vacating and abandoning the existing 15-foot utility easement (EA26-0002 3001 and 3005 High Chaparral Dr.) located between property lines of Lots 5 and 6, Block 1, of Northshore P.U.D No. 9 Subdivision. The property is generally located west of Long Prairie Road (FM2499) and north of Sentinel Oak Road.

   ORDINANCE NO. 06-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, VACATING AND ABANDONING THE TOWN'S INTEREST IN THE EXISTING 15-FOOT UTILITY EASEMENT LOCATED BETWEEN THE PROPERTY LINES OF LOTS 5 AND 6, BLOCK 1, OF NORTHSHORE – P.U.D. NO. 9 SUBDIVISION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, WHICH LOTS ARE MORE COMMONLY KNOWN AS 3001 AND 3005 HIGH CHAPARRAL DRIVE, FLOWER MOUND, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING AND ASSIGNING THIS EASEMENT TO THE OWNERS OF THE FEE ESTATE; REQUIRING A HOLD HARMLESS AND INDEMNITY AGREEMENT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

8. Zoll Emergency Cardiac Monitors - Consider approval of the purchase of five (5) Zenix series Cardiac Monitor/Defibrillators from Zoll Medical Corporation for Fire and Emergency Services frontline Fire apparatus, in the amount of $331,999.42 under the National Purchasing Partners (NPP) Contract # PS25850; and authorization for the Mayor to execute same on behalf of the Town.

9. 2026 Chevrolet 2WD Crew Cab Short Box LT for purchase. - Consider approval of the purchase of a new 2026 Chevrolet 2WD Crew Cab Short Box LT per Town of Flower Mound specifications and vendor quote from Sames Laredo Chevrolet, Inc. in the amount of $50,449.00.

10. Concrete Trail Removal and Replacement - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction Inc, for work associated with Trails Master Plan Improvements adjacent to and within Lawson Park behind Forest Vista Elementary, through the Town of Flower Mound contract No. 2021-72-B, Utility Cut Repairs and Park Improvements, in the amount of $125,215.42.

11. Concrete Removal and Replacement Services - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction, Inc., for work associated with the Raven Circle Panel Replacement project, through the Town of Flower Mound contract No. 2023-56-A, Concrete and Drainage Improvement Services, in the amount of $151,092.00.

12. Colony Park Improvements - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction Inc, for work associated with the Colony Park Improvements project, through the Town of Flower Mound contract No. 2021-72-B, Utility Cut Repairs and Park Improvements, in the amount of $258,831.12.

13. Pavement Joint Sealing Services - Consider approval of the purchase of Concrete Pavement Crack & Joint Sealant Services from Curtco, Inc., through a

City of Grand Prairie contract #21186R4, in the estimated amount of $741,719.58.

14. Slurry Seal Contract - Consider approval of the annual purchase contract for Annual Slurry Seal Services with Viking Construction, Inc, through City of Grand Prairie Contract #21478 for an estimated annual amount of $220,503.53.

15. STAR Net Library Grant - Consider approval of a resolution authorizing the acceptance of $500.00 in grant funds from Tangled Bank Studios, a production company in partnership with the Space Science Institute and its Star Library Network (STAR Net), for the purpose of providing two Library programs regarding migratory bird species and behaviors, as well as creating bird-safe environments in the Town.

RESOLUTION NO. 09-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM TANGLED BANK STUDIOS FOR THE PURPOSE OF PROVIDING TWO LIBRARY PROGRAMS REGARDING MIGRATORY BIRD SPECIES AND BEHAVIORS, AND CREATING BIRD-SAFE ENVIRONMENTS IN THE TOWN; AUTHORIZING THE LIBRARY DIRECTOR TO ACT ON BEHALF OF FLOWER MOUND AS THE GRANTEE'S OFFICIAL; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

16. TCA Performance Grant - Consider approval of a resolution authorizing the acceptance of $2,300.00 in grant funds from the Texas Commission on the Arts (TCA), which will be used to pay a portion of the performance costs for the Town's annual Arts Festival.

RESOLUTION NO. 10-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS COMMISSION ON THE ARTS FOR THE PURPOSE OF PAYING A PORTION OF THE PERFORMANCE COSTS FOR THE TOWN'S ANNUAL ARTS FESTIVAL; AUTHORIZING THE PARKS & RECREATION DIRECTOR TO ACT ON BEHALF OF FLOWER MOUND AS THE GRANTEE'S OFFICIAL; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

17. Amendment to Dangerous Animals Ordinance - Consider approval of an ordinance amending Article V, Dangerous Animals, of Chapter 6, Animals, of the Town of Flower Mound's Code of Ordinances, relating to the Dangerous Dog Ordinance.

ORDINANCE NO. 07-26

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING DIVISION 1, “DANGEROUS DOGS AND DANGEROUS ANIMALS,” OF ARTICLE V, “DANGEROUS ANIMALS,” OF CHAPTER 6, “ANIMALS,” OF SUBPART A, “GENERAL ORDINANCES,” OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SECTION 6-161 TO ADD A PROVISION PROHIBITING THE KNOWING FILING OF FALSE INCIDENT REPORTS; AND BY AMENDING SECTION 6-162 TO REQUIRE A FINDING OF PROBABLE CAUSE BEFORE ISSUANCE OF A SEIZURE WARRANT; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

18. Semi-Annual Impact Fee Report - Consider approval of the Semi-Annual Impact Fee Report as of September 30, 2025.

19. Denton Creek Reuse PSA Amendment - Consider approval of a First Amendment to the Professional Services Agreement with Kimley-Horn and Associates, Inc., for design phase services associated with the Denton Creek Reuse project, in the amount of $74,600.00; and authorization for the Mayor to execute same on behalf of the Town.

I. REGULAR ITEM(S)

1. Fire Station No. 5 Renovation Project - Consider approval of a Construction Agreement with Birch Construction, LLC, for the Fire Station No. 5 Emergency Roof Replacement and Apparatus Bay Renovation project, in the amount of $1,409,095.00; and authorization for the Mayor to execute same on behalf of the Town.

   Fire Chief Paul Henley, gave a presentation identifying or noting:

   Request review: ceiling cracks above bay spaces; facilities remediation; relocation of equipment; roof structural framing concern; engineer inspection; temporary scaffolding; emergency requisition; bidding process; cost factors; and station photos.

   Town Council and staff discussed expense recovery options; manufacturer out of business; warranty limitations; age of building; engineering/strength/span/failure of trusses; station four (4) truss span and inspection; state funding option; engineering/installation responsibility; timing of considerations and kudos to station five(5).

ACTION:	Ann Martin moved to approve I.1 as proposed. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

2. Peters Colony Memorial Park Art Project - Consider approval of an Artist Engagement Agreement with Medwedeff Forge & Design for services associated with the Outdoor Artwork Services for Peters Colony Memorial Park Project, in the amount of $100,000.00.

Travis Cuniff, Assistant Director of Parks and Recreation, gave a presentation identifying or noting:

Project milestones; site rendering photos; selection committee; selection process; vision and criteria; scope; proposals; artist interviews, scoring and evaluation; chooses artist bio and recent work photos; park concept design; Flower Mound art design submission; and timeline of installation.

Liz Brannon provided the Selection Committee Response identifying or noting: Significance of project; place for contemplation and diverse perspective; number of artist submissions; choosing a compelling art piece; and unanimous committee decision.

Town Council and staff discussed thank you to the committee and parks department; materials; art design; artist interpretation; individual connection to the art; emotional impact of art; size/scale of art;

ACTION:	Ann Martin moved to approve I.2 as proposed. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

J. BOARDS/COMMISSIONS

There were no items for this category.

K. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted

agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

Mayor Moore announced that the Town Council is convening into a closed meeting at 6:41 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

1. **Section 551.071: Consultation with Town Attorney**
   Consultation with Town Attorney.

   a. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas

   b. Chapter 395 of the Texas Local Government Code

2. **Section 551.072: Deliberation Regarding Real Property**
   Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.

3. **Section 551.074: Personnel Matters**
   Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.

4. **Section 551.087: Deliberation Regarding Economic Development Negotiations**
   Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.

L. RECONVENE

The Town Council reconvened into the open meeting at 7:41 p.m.; There was no action taken as a result of the closed meeting.

M. ADJOURN

Mayor Moore adjourned the meeting at 7:41 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____

CHERYL MOORE, MAYOR

ATTEST:

_____

TRACI HENDERSON, TOWN SECRETARY

TOWN COUNCIL
AGENDA J.2.
CONSENT ITEM(S)

DATE: April 20, 2026
FROM: Blake Hummel, Senior Project Engineer
ITEM: **Consider approval of a Professional Services Agreement with Ardurra Group, Inc., for the design phase services associated with the Wastewater Treatment Plant Blower Building No. 2 Rehab project, in the amount of $266,160.00; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: The project consists of the rehabilitation of the existing Wastewater Treatment Plant's Blower Building No. 2. The work is to include replacement of Blowers No. 4, 5 and 6 with high-efficiency turbo blowers and modifications to piping, valves, electrical and appurtenances to accommodate new blowers. Aeration control system improvements will be optimized to the efficiency of the new blower equipment. Building will include several miscellaneous improvements to provide better equipment protection and noise reduction. The scope of the PSA includes the preparation of design plans and contract specifications. In addition to the design, the preliminary estimated cost for rehabilitation of Blower Building No. 2 is $3,237,000. Current construction funds of $3,000,000 are budgeted to be available in FY26-27 so if during the design phase the refined estimated construction cost remains higher than budgeted value a CIP budget amendment will be brought forward for review and approval.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: A decision not to approve would delay the project identified in the Town's Wastewater Treatment Plant Master Plan prepared by Plummer in December 2024. The master plan report identified this work as Improvement Project #4 out of 13 Improvement Projects. Postponing the improvements would increase overall construction costs and blowers would continue to be degraded with normal daily use.

FISCAL IMPACT: $266,160.00

Proposed Expenditure/(Revenue)	**Account Number(s):**
$266,160.00	630-970-99251-6180

LEGAL REVIEW:
The Town's standard professional service agreement form documents, prepared by Taylor, Olson, Adkins, Sralla, & Elam L.L.P., was used to draft this agreement. No alteration to the legal content of this form document was made.

ATTACHMENTS:
1. Professional Services Agreement with Ardurra Group, Inc.
2. Form 1295 (Internal Use)

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE STATE OF TEXAS §
COUNTY OF DENTON §

PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP, INC.

This contract is entered into on this 20th day of April, 2026, by and between the **TOWN OF FLOWER MOUND, TEXAS,** a municipal corporation located in Denton County, Texas, (hereinafter referred to as "TOWN"), acting by and through its Mayor, and **Ardurra Group, Inc.,** ("hereinafter referred to as "CONSULTANT") whose address is 12400 Coit Road, Suite 300, Dallas, TX 75251.

RECITALS

WHEREAS, TOWN desires to obtain professional services from CONSULTANT relative to surveying, design and providing construction documents for the Wastewater Treatment Plant Blower Building No. 2 Rehab project; and

WHEREAS, CONSULTANT is an engineering firm qualified to provide such services and is willing to undertake the performance of such services for the TOWN in exchange for fees hereinafter specified;

TERMS OF AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained and subject to the terms and conditions hereinafter stated, the parties hereto do mutually agree as follows:

I.
Employment of Consultant

CONSULTANT will perform as an independent contractor all services under this Contract to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the architectural, engineering and planning professions, both public and private, currently practicing in the same locality under similar conditions including but not limited to the exercise of reasonable, informed judgments and prompt, timely action. If CONSULTANT has represented or is representing that it has special expertise in one or more areas to be utilized in this Contract, then CONSULTANT agrees to perform those special expertise services to the appropriate local, regional and national professional standards.

II.
Scope of Services

CONSULTANT shall perform such services as are necessary to provide services for the Wastewater Treatment Plant Blower Building No. 2 Rehab project specifically including, but not necessarily limited to, the tasks enumerated more fully in Attachment "A" hereto entitled "Scope of Work" (hereafter referred to as the "Project"). Attachment "A" is hereby incorporated herein by reference and made a part hereof as if written word for word. However, in case of conflict in the language of Attachment "A" and this Contract, the terms and conditions of this Contract shall be final and binding upon both parties hereto.

III.
Payment for Services

Total payment for services described herein shall be a sum not to exceed Two Hundred Sixty-Six Thousand One Hundred Sixty and No/100 Dollars ($266,160.00). This total payment for services includes CONSULTANT's ordinary expenses. Additional expenses and charges, which are extraordinary in nature, must be approved in advance by TOWN in writing signed by the parties. Such extraordinary expenses may be paid as incurred and billed to the TOWN pursuant to this Contract over and above the total payment amount identified in this provision. Any extraordinary expenses or charges not approved in writing in advance by the TOWN shall remain the sole responsibility of the CONSULTANT. If CONSULTANT retains any subcontractors to perform any of the work, CONSULTANT acknowledges that payments to such subcontractors are due and payable in accordance with the provisions of Texas Government Code Section 2251.022, and that interest on unpaid and overdue amounts shall accrue in accordance with Texas Government Code Section 2251.025.

CONSULTANT will bill TOWN on a lump sum basis in accordance with Attachment "B"; provided however that this Contract shall control in the event of any conflict between the language in Attachment "B" and the language in this Contract. If additional services, trips or expenses are requested, CONSULTANT will not provide such additional services until authorized by TOWN in writing to proceed. The scope of services shall be strictly limited. TOWN shall not be required to pay any amount in excess of the amount identified in the preceding paragraph unless TOWN shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

Each month CONSULTANT will submit to TOWN an invoice for supporting the percentage for which payment is sought by CONSULTANT during the previous month for which payment is sought. Each invoice shall also state the percentage of work completed on the Project, the total of the current invoice amount and a running total balance for the Project to date.

Assuming that TOWN agrees with the invoice, that TOWN has not determined any of the work to be unsatisfactory, or that TOWN otherwise does not dispute any of the amounts billed, TOWN shall make payments in the amount shown by CONSULTANT's approved monthly statements and other documentation submitted in compliance with the Texas Prompt Payment Act, Texas Government Code Chapter 2251.

Nothing contained in this Contract shall require TOWN to pay for any work that TOWN has determined has not been successfully completed or is unsatisfactory as determined by TOWN, or which is not otherwise submitted in compliance with the terms of this Contract, nor shall failure to withhold payment pursuant to the provisions of this section constitute a waiver of any right, at law or in equity, which TOWN may have if CONSULTANT is in default, including the right to bring legal action for damages or for specific performance of this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

IV.
Revisions of the Scope of Services

TOWN reserves the right to revise or expand the scope of services after due approval by TOWN as TOWN may deem necessary, but in such event TOWN shall pay CONSULTANT equitable compensation for such services. In any event, when CONSULTANT is directed to revise or expand the scope of services under this Section of the Contract, CONSULTANT shall provide TOWN a written proposal for the entire costs involved in performing such additional services. Prior to CONSULTANT undertaking any revised or expanded services as directed by TOWN under this Contract, TOWN must authorize in writing the nature and scope of the services and accept the method and amount of compensation and the time involved in all phases of the Project.

It is expressly understood and agreed by CONSULTANT that any compensation not specified in Paragraph III herein above may require Flower Mound Town Council approval and is subject to the current budget year limitations.

V.
Term

This Contract shall begin on the date first written above, and shall terminate when TOWN has approved the Project as being final or otherwise terminates this Contract as provided herein.

VI.
Contract Termination Provision

Notwithstanding any other provision of this Contract, this Contract may be terminated at any time by TOWN for any reason, with or without cause, by providing CONSULTANT thirty (30) days written notice of such termination. Upon receipt of such notice, CONSULTANT shall immediately terminate working on, placing orders or

entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to promptly cancel all existing contracts insofar as they are related to this Contract.

VII.
Ownership of Documents

All materials and documents prepared or assembled by CONSULTANT under this Contract shall become the sole property of TOWN and shall be delivered to TOWN without restriction on future use. CONSULTANT shall provide documents in any commonly-used electronic file format as requested by TOWN. CONSULTANT may retain in its files copies of all drawings, specifications and all other pertinent information for the work. CONSULTANT shall have no liability for changes made to any materials or other documents by others subsequent to the completion of the Contract.

Vendor agrees they will not use the Town's data for AI purposes and will disclose if they submit documents to the Town that include AI generated statements. This includes proposals/bid submittals.

VIII.
Insurance

A. CONSULTANT shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. CONSULTANT shall not commence work under this Contract until CONSULTANT has obtained all the insurance required under this Contract and such insurance has been approved by TOWN, nor shall CONSULTANT allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis save and except the Professional Liability Insurance which may be written on a "claims-made" basis, provided that "tail coverage" or continuation coverage is provided. The insurance requirements shall remain in effect throughout the term of this Contract.

The CONSULTANT shall furnish to TOWN certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the Project and be addressed as follows:

Town of Flower Mound
2121Cross Timbers Road
Flower Mound, TX 75028
Email: purchasing@flowermound.gov

The following policies and coverage shall be required:

1. Worker's Compensation Insurance (as required by law) with the policy endorsed to provide a waiver of subrogation as to TOWN; such policy to provide for Employers' Liability Insurance of not less than $100,000.00 for each accident, $100,000.00 disease-each employee, $500,000.00 disease-policy limit;

2. Commercial General Liability Insurance including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractor's and Contractual Liability, including but not limited to coverage for all of the indemnification obligations of CONSULTANT under this Contract, and fully insuring CONSULTANT's liability for injury to or death of employees of TOWN and of third parties, extended to include personal injury liability coverage and for damage to property of third parties, with minimum combined single limits of $1,000,000 per occurrence, $1,000,000 Products/Completed Operations Aggregate and $1,000,000 general aggregate per occurrence. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis;

3. Business Automobile Liability Insurance, covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of $1,000,000.00 per occurrence; and

4. Professional Liability Insurance: CONSULTANT shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance, which may be written on a claims made form provided that "tail coverage" or continuation coverage is provided. Limits of liability shall be $1,000,000.00 per claim, $1,000,000.00 annual aggregate. The coverage under this policy shall include a contractual liability endorsement.

If any of the foregoing insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than thirty-six (36) months following completion of the Contract and acceptance by the TOWN. All such insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by A.M. Best Company or equivalent.

B. Each insurance policy to be furnished by CONSULTANT shall include the following conditions by endorsement to the policy

1. The TOWN shall be named as an additional insured on the Commercial General Liability policy, by using endorsement CG2026 or broader;

2. The TOWN shall also be named as an additional insured as to all other applicable coverage save and except the Worker's Compensation Insurance and Professional Liability Insurance;

3. Each policy will require that thirty (30) days prior to the expiration, cancellation, nonrenewal or any material change in coverage, a notice thereof shall be given to TOWN by certified mail to:

Blake Hummel, P.E., CFM
Floodplain Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6301 Telephone

However, if the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to TOWN is required. CONSULTANT shall also notify TOWN within twenty-four (24) hours after receipt of any notices of expiration, cancellation, nonrenewal or any material change in coverage it receives from its insurer(s);

4. The term "Owner" or "TOWN" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of TOWN and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of TOWN;

5. The policy phrase "Other Insurance" shall not apply to TOWN where TOWN is an additional insured on the policy; and

6. All provisions of the Contract concerning liability, duty and standards of care together with the indemnification provision shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

C. Concerning insurance to be furnished by CONSULTANT, it is a condition precedent to acceptability thereof that:

1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the insurance requirements to be fulfilled by CONSULTANT. The TOWN's decision(s) thereon shall be final;

2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and
3. All liability policies required herein, save and except Professional Liability Insurance, shall be written with an "occurrence" basis coverage trigger.

D. CONSULTANT agrees to the following:

1. CONSULTANT hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against TOWN, it being the intention that the insurance policies shall protect all parties to this Contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and CONSULTANT shall have no recourse against TOWN for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of CONSULTANT;

3. Approval, disapproval or failure to act by TOWN regarding any insurance supplied by CONSULTANT (or any subcontractors) shall not relieve CONSULTANT of full responsibility or liability for damages and accidents as set forth in the Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate CONSULTANT from liability; and

4. No special payments shall be made for any insurance that the CONSULTANT and subcontractors are required to carry; all are included in the contract price and the contract unit prices.

Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby.

IX.
Right to Inspect Records

CONSULTANT agrees that TOWN shall have access to and the right to examine any directly pertinent books, documents, papers and records of CONSULTANT involving transactions relating to this Contract. CONSULTANT agrees that TOWN shall have access during normal working hours to all necessary CONSULTANT facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. TOWN shall give CONSULTANT reasonable advance notice of intended audits.

If TOWN agrees that CONSULTANT may retain any subcontractors, CONSULTANT further agrees to include in subcontract(s), if any, a provision that any subcontractor or engineer agrees that TOWN shall have access to and the right to examine any directly pertinent books, documents, papers and records of such engineer or sub-contractor involving transactions to the subcontract, and further, that TOWN shall have access during normal working hours to all such engineer or sub-contractor facilities and shall be provided adequate and appropriate work space, in order to conduct audits in

compliance with the provisions of the paragraph. TOWN shall give any such engineer or sub-contractor reasonable advance notice of intended audits.

X.
Successors and Assigns

TOWN and CONSULTANT each bind themselves and their successors, executors, administrators and assigns to the other party to this Contract and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Contract. Neither TOWN nor CONSULTANT shall assign or transfer its interest herein without the prior written consent of the other.

XI.
CONSULTANT's Liability

Acceptance of the final plans by the TOWN shall not constitute nor be deemed a release of the responsibility and liability of CONSULTANT, its employees, associates, agents or consultants for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by TOWN for any defect in the designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by TOWN for any defect in the designs, working drawings, specifications or other documents and work prepared by said CONSULTANT, its employees, associates, agents or sub-consultants. In this regard, CONSULTANT acknowledges that TOWN is retaining CONSULTANT to provide the services described herein, in reliance upon CONSULTANT's specialized expertise and experience, and in reliance thereon.

XII.
Indemnification

THE PROVISIONS OF THIS SECTION ARE SUBJECT TO THE LIMITATIONS OF TEXAS LOCAL GOVERNMENT CODE SECTION 271.904 AND SHALL BE CONSTRUED TO THAT EFFECT. THE CONSULTANT AS ALLOWED BY TEXAS LOCAL GOVERNMENT CODE SECTION 271.904 WILL STILL NAME TOWN AS ADDITIONAL INSURED IN ITS GENERAL LIABILITY POLICY AND PROVIDE ANY DEFENSE AS ALLOWED BY THE POLICY. CONSULTANT DOES HEREBY COVENANT AND CONTRACT TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION, INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, THAT MAY ARISE BY REASON OF DEATH OR INJURY TO PERSONS OR DAMAGE TO OR LOSS OF USE OF PROPERTY OCCASIONED BY ANY WRONGFUL INTENTIONAL ACT OR OMISSION OF CONSULTANT AS WELL AS ANY NEGLIGENT

OMISSION, ACT OR ERROR OF CONSULTANT, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, OR OTHER PERSONS FOR WHOM CONSULTANT IS LEGALLY LIABLE WITH REGARD TO THE PERFORMANCE OF THIS CONTRACT, REGARDLESS OF WHETHER SUCH LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION IS THE RESULT IN PART OF TOWN'S NEGLIGENCE OR FAULT, AND CONSULTANT WILL, AT ITS OWN COST AND EXPENSE, DEFEND AND PROTECT TOWN AGAINST ANY AND ALL SUCH CLAIMS AND DEMANDS, INCLUDING PAYMENT OF TOWN'S REASONABLE ATTORNEYS' FEES. IN THE EVENT OF A CLAIM IS BROUGHT AGAINST TOWN, TOWN SHALL HAVE THE RIGHT TO RETAIN LEGAL COUNSEL OF ITS CHOOSING IN DEFENSE OF SUCH A CLAIM, AND SUCH ELECTION SHALL NOT RELIEVE CONSULTANT OF ITS OBLIGATIONS UNDER THIS SECTION.

XIII.
Independent Contractor

CONSULTANT's status shall be that of an Independent Contractor and not an agent, servant, employee or representative of TOWN in the performance of this Contract. No term or provision of or act of CONSULTANT or TOWN under this Contract shall be construed as changing that status. CONSULTANT will have exclusive control of and the exclusive right to control the details of the work performed hereunder, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and engineers and the doctrine of respondeat superior shall not apply as between TOWN and CONSULTANT, its officers, agents, employees, contractors, subcontractors and engineers, and nothing herein shall be construed as creating a partnership or joint enterprise between TOWN and CONSULTANT.

XIV.
Default

If at any time during the term of this Contract, CONSULTANT shall fail to commence the work in accordance with the provisions of this Contract, or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel to complete the work or fail to perform any of its obligations under this Contract, then TOWN shall have the right, if CONSULTANT shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract for cause. Any such act by TOWN shall not be deemed a waiver of any other right or remedy of TOWN. If after exercising any such remedy due to CONSULTANT's nonperformance under this Contract, the cost to TOWN to complete the work to be performed under this Contract is in excess of that part of the Contract sum which has not theretofore been paid to CONSULTANT hereunder, CONSULTANT shall be liable for and shall reimburse TOWN for such excess.

TOWN's remedies for CONSULTANT's default or breach under this Contract shall be limited to one or more of the following remedies which may be exercised separately or in combination at TOWN's sole exclusive choice:

(a) Specific performance of the Contract;

(b) Re-performance of this Contract at no extra charge to TOWN; or

(c) Monetary damages.

XV.
Provisions Surviving Termination

The terms of Sections XII entitled Indemnification, and XVIII entitled Confidential Information shall survive termination of this Contract.

XVI.
Changes

TOWN may, from time to time, require changes in the scope of services to be performed under this Contract. Such changes as are mutually agreed upon by and between TOWN and CONSULTANT shall be incorporated by written modification to this Contract.

XVII.
Conflicts of Interest

CONSULTANT covenants and agrees that CONSULTANT and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Contract. All activities, investigations and other efforts made by CONSULTANT pursuant to this Contract will be conducted by employees, associates or subcontractors of CONSULTANT.

No officer or employee of TOWN shall have any personal, financial interest, direct or indirect, in this Contract nor have any direct financial interest in the sale to TOWN of any land, materials, supplies, or services under this Contract, except on behalf of TOWN as a TOWN officer or employee. Any violation of this prohibition with knowledge, expressed or implied, of the person or corporation contracting with TOWN shall render the Contract voidable by the Director or the Town Council.

XVIII.
Confidential Information

CONSULTANT hereby acknowledges and agrees that its representatives may have access to or otherwise receive information during the furtherance of its obligations in

accordance with this Contract, which is of a confidential, non-public or proprietary nature. CONSULTANT shall treat any such information received in full confidence and will not disclose or appropriate such Confidential Information for its own use or the use of any third party at any time during or subsequent to this Contract. As used herein, "Confidential Information" means all oral and written information concerning TOWN, its affiliates and subsidiaries, and all oral and written information concerning TOWN or its activities, that is of a non-public, proprietary or confidential nature including, without limitation, information pertaining to customer lists, services, methods, processes and operating procedures, together with all analyses, compilation, studies or other documents, whether prepared by CONSULTANT or others, which contain or otherwise reflect such information. The term "Confidential Information" shall not include such materials that are or become generally available to the public other than as a result of disclosure of CONSULTANT, or are required to be disclosed by a governmental authority or by law, as determined by TOWN's attorney.

XIX.
Notice Information

All notices and communications under this CONTRACT to be mailed to TOWN shall be sent to the address of TOWN's agent as follows, unless and until CONSULTANT is otherwise notified:

Blake Hummel, P.E., CFM
Floodplain Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6301 Telephone

Notices and communications to be mailed or delivered to CONSULTANT shall be sent to the address of CONSULTANT as follows, unless and until TOWN is otherwise notified:

Justin Halter
Engineering & Client Services
Ardurra Group, Inc.
12400 Coit Road, Suite 300
Dallas, Texas 75251
469-589-5524 Telephone
jhalter@ardurra.com

Any notices and communications required to be given in writing by one party to the other shall be considered as having been given to the addressee on the date the notice or communication is posted, faxed or personally delivered by the sending party.

XX.
Applicable Law

The Contract is entered into subject to the Flower Mound Town Charter and ordinances of TOWN, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income.

XXI.
Non-Discrimination

CONSULTANT shall not discriminate against any employee, applicant for employment, contractor, or sub-contractor because of the race, age, color, religion, sex, or national origin of such person. Engineer shall take affirmative action to insure that all such persons are treated equally during their employment without regard to their race, age, color, religion, sex, or national origin. If CONSULTANT fails to comply with the federal or state laws relating to Equal Employment Opportunity, it is agreed that TOWN, at its option, may do either or both of the following:

(a) Cancel, terminate, or suspend the Contract in whole or in part; or

(b) Declare CONSULTANT ineligible for future TOWN contracts until it is determined to be in compliance.

XXII.
Arbitration

CONSULTANT agrees not to enter into any agreement to arbitrate arising out of, or relating to, this Contract which would subject TOWN to being a party to any arbitration without TOWN's prior written consent.

XXIII.
No Waiver of Governmental Immunity

Nothing in this Contract shall be construed as a waiver of TOWN'S governmental immunity, or of any applicable limitation on damages, or any other legal protection or defense or privilege of TOWN, except to the extent expressly provided otherwise herein.

XXIV.
Severability

If any of the terms, provisions, covenants, conditions or any other part of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of

the terms, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

XXV.
Remedies

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

XXVI.
Entire Agreement

This Contract embodies the entire agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein cannot be modified without written agreement of the parties.

XXVII.
Non-Waiver

It is further agreed that one (1) or more instances of forbearance by TOWN in the exercise of its rights herein shall in no way constitute a waiver thereof.

XXVIII.
Headings

The headings of this Contract are for the convenience of reference only and shall not affect any of the terms and conditions hereof in any manner.

XXIX.
Venue

Situs of this Contract is agreed to be Denton County, Texas, for all purposes, including performance and execution, and the parties to this Contract agree and covenant that this Contract will be enforceable in Flower Mound, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Denton County, Texas.

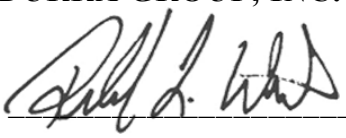
XXX.
No Third Party Beneficiary

For purposes of this Contract, including its intended operation and effect, the parties (TOWN and CONSULTANT) specifically agree and contract that: (1) the

Contract only affects matters/disputes between the parties to this Contract, and is in no way intended by the parties to benefit or otherwise affect any third person or entity notwithstanding the fact that such third person or entity may be in contractual relationship with TOWN or CONSULTANT or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either TOWN or CONSULTANT.

[Signature Page to Follow]

AGREED AND SIGNED by the authorized representatives of the Parties hereto on the dates indicated below.

CONSULTANT: **ARDURRA GROUP, INC.**	**THE TOWN OF FLOWER MOUND, TEXAS**
By: 	By: _____
Name: Randel L. West, PE	Name: _____
Title: Regional Client Manager	Title: _____
Dated: March 30, 2026	Dated: _____

ATTACHMENT A
SCOPE OF SERVICES
WASTEWATER TREATMENT PLANT BLOWER BUILDING NO.2 REHAB

PROJECT DESCRIPTION

The Project will provide engineering design services for the design of improvements to the Flower Mound Wastewater Treatment Plant (WWTP).

1. The design will include the following elements for improvements at Blower Building No. 2 in accordance with the 2024 Wastewater Treatment Plant Master Plan (Master Plan):
   a. Replacement of Blowers No. 4, 5, and 6 with new, high-efficiency turbo blower units sized to meet aeration demands as provided in the Master Plan.
   b. Modifications associated blower piping, valves, and appurtenances, as required to accommodate the new blower equipment.
   c. Modifications to associated electrical system required by the new blower units.
   d. Improvements to the aeration control system required to optimize efficiency of the new blower equipment.
   e. Improvements to the blower building to improve protection and noise reduction of blowers.

SCOPE OF SERVICES

Task 1 - Project Management, Quality Assurance and Quality Control

The ENGINEER shall provide project management and progress reporting functions required for all Tasks.

1. Monthly Invoicing and Progress Reporting: The ENGINEER shall prepare and submit to OWNER monthly invoice including the following:
   a. Monthly invoice.
   b. Progress report for time period associated with the invoice.
2. Quality Control: The design documents shall be reviewed by ENGINEER's technical advisors and/or senior technical staff for quality assurance and quality control (QA/QC) purposes prior to delivery to the OWNER.
   a. ENGINEER QA/QC reviews of each deliverable shall be completed prior to submitting to the OWNER for review. A concurrent QA/QC review with the OWNER shall not be permitted without prior written approval from the OWNER.
3. Schedule: ENGINEER shall provide a schedule for execution of the project.
   a. Schedule shall be updated on an as needed basis.
4. Kickoff Meeting: ENGINEER shall conduct the meeting between OWNER's Project Team and ENGINEER to confirm Project scope, personnel, lines of communication, and schedule.
   a. ENGINEER shall prepare and submit meeting minutes to the OWNER for review

and comment within seven (7) work days of the meeting.

Task 2 - Design Services

Engineer shall provide Final Design Services in accordance with Basic Services of the Contract and as supplemented herein.

A. Engineering Design Manual and 30 Percent Project Design Documents

1. ENGINEER shall prepare a detailed Engineering Design Manual (EDM) that summarizes design and document details for the project design. The EDM will include the basis of design, regulatory requirements, , code requirements, cut-sheet information, and 30 percent design drawings and specifications.
2. Engineering Design Manual Outline:
   a. Existing Blower Design Summary
   b. Blower Capacity and Functionality defined in the Master Plan
   c. Process Mechanical
      i. Turbo Blowers
      ii. Aeration Basin Controls
   d. Electrical, Instrumentation, Control, and SCADA
   e. Opinion of Probable Cost (OPCCs)
   f. Construction Sequencing and Maintenance of Plant Operations (MOPO)
   g. Appendix A - 30 Percent Design Drawings
   h. Appendix B – Draft Technical Specifications for all items identified at 30 Percent Design
   i. Appendix C – Equipment Data / Cut Sheets and Vendor Proposals
3. ENGINEER will provide 30 percent level mark ups of Front-End Contract DocumentsThe Front-End contracts documents required for the project shall be provided by the OWNER.
   a. Design Drawings shall represent the concept of the proposed design and preliminary mechanical layouts at the 30 percent design stage.
   b. Technical Specifications shall include draft sections for all items anticipated for the project. Technical specification shall be draft level Specifications that identify the items being proposed in the design and draft technical details.
4. Deliverables: ENGINEER shall provide the following:
   a. Engineering Design Manual: Provide two (2) Printed Manuals and in a PDF format.
5. ENGINEER shall conduct an internal QC review prior to OWNER's review. ENGINEER shall incorporate all internal QC comments prior to Review meeting with OWNER.
6. OWNER shall conduct a review of all deliverables and provide questions and comments for ENGINEERs review and response within two weeks of delivery.
7. Review Meeting: ENGINEER shall conduct an onsite meeting with OWNER's Project Team to review the Engineering Design Manual.
   a. Prepare and submit an agenda for the review meeting.
   b. Prepare and submit meeting minutes to the OWNER for review and comment within

seven (7) work days of the meeting.

c. ENGINEER shall incorporate OWNER review comments into the 75 Percent design deliverable and submit a response matrix documenting the proposed action to the Owner's comments with the 75 percent design deliverable.
d. ENGINEER shall indicate if any review comments are a material change to the design scope with regards to engineering services fee, design schedule, or construction cost.

B. 75 Percent Project Design Documents

1. ENGINEER shall complete the Engineering Design Manual and distribute to the OWNER for reference throughout Final Design.
2. Construction Drawings to 75 percent:
   a. Updates to all drawings provided with 75 percent design
   b. Cover sheet
   c. Sheet Index
   d. Legend and symbols sheet(s)
   e. General Notes
   f. Site Plan
   g. Existing Blower Building No. 2 Layout
   h. Demolition and Abandonment Plans for Existing Blower Equipment
   i. Structural Plans and Sections for Blower Building Modifications
   j. Structural Details for Equipment Access and Building Improvements
   k. Mechanical Plans for Blower Building No. 2
   l. Mechanical Sections and Details for Blowers
   m. Mechanical Blower Piping and Appurtenance Details
   n. Electrical Plan
   o. Electrical Power distribution diagram
   p. Electrical Schedule of MCC, VFD, and Associated Modifications
   q. Instrumentation and Controls P&IDs
3. Specifications:
   a. Division 1 Contract Document specifications.
   b. Major equipment specifications.
   c. Instrument device schedule and I/O lists.
   d. Project requirements specification including a draft sequence of construction.
4. Opinion of Probable Construction Costs:
   a. Provide an updated OPCC.
   b. ENGINEER shall provide the OPCC report matching the anticipated bid structure of the Project.
5. Deliverable: ENGINEER shall provide the following with 75 percent design deliverable:
   a. Plans: Provide in PDF format.
   b. Specifications: Provide in PDF format.
   c. Updated OPCC.
   d. ENGINEER shall indicate if any review comments are a material change to the design

scope with regards to engineering services fee, design schedule, or construction cost.

e. After review with the OWNER, ENGINEER shall incorporate the comments into the next design deliverable submittal.

6. ENGINEER shall conduct an internal QC review prior to OWNER's review. ENGINEER shall incorporate all internal QC comments prior to Review meeting with OWNER.
7. OWNER shall conduct a review of all deliverables and provide questions and comments for ENGINEERs review and response within two weeks of delivery.
8. Review Meeting: ENGINEER shall conduct an onsite meeting between OWNER's Project Team and ENGINEER to review the 75 percent design documents.
   a. Prepare and submit an agenda prior to the review meeting.
   b. Prepare and submit meeting minutes to the OWNER for review and comment within seven (7) work days of the meeting.
   c. ENGINEER shall incorporate OWNER review comments into the 100 percent design deliverable and submit a response matrix documenting the proposed action to the Owner's comments with the 100 percent design deliverable.

C. 100 Percent and Final Bid Ready Design Documents

1. ENGINEER shall advance the design to an approximate 100% design level.
2. Incorporate prior comments from ENGINEER's internal Quality Control and OWNERinto the Final Design Documents.
3. Construction Drawings to 100 percent:
   a. Updates to all drawings provided with 100 percent design
   b. Cover sheet
   c. Sheet Index
   d. Legend and symbols sheet(s)
   e. General Notes
   f. Site Plan
   g. Existing Blower Building No. 2 Layout
   h. Demolition and Abandonment Plans for Existing Blower Equipment
   i. Structural Plans and Sections for Blower Building Modifications
   j. Structural Details for Equipment Access and Building Improvements
   k. Mechanical Plans for Blower Building No. 2
   l. Mechanical Sections and Details for Blowers
   m. Mechanical Blower Piping and Appurtenance Details
   n. Electrical Plan
   o. Electrical Power distribution diagram
   p. Electrical Schedule of MCC, VFD, and Associated Modifications
   q. Instrumentation and Controls P&IDs
4. Specifications:
   a. Division 1 Contract Document specifications.
   b. Major equipment specifications.
   c. Instrument device schedule and I/O lists.

d. Project requirements specification including a draft sequence of construction.

5. Opinion of Probable Construction Costs:
   a. Provide an updated OPCC.
   b. ENGINEER shall provide the OPCC report matching the anticipated bid structure of the Project.
6. Deliverable: ENGINEER shall provide the following with 100 percent design deliverable:
   a. Plans: Provide in PDF format.
   b. Specifications: Provide in PDF format.
   c. Updated OPCC.
   d. ENGINEER shall indicate if any review comments are a material change to the design scope with regards to engineering services fee, design schedule, or construction cost.
   e. After review with the OWNER, ENGINEER shall incorporate the comments into the next design deliverable submittal.
7. ENGINEER shall conduct an internal QC review prior to OWNER's review. ENGINEER shall incorporate all internal QC comments prior to Review meeting with OWNER.
8. OWNER shall conduct a review of all deliverables and provide questions and comments for ENGINEERs review and response.
9. Review Meeting: ENGINEER shall conduct a virtual meeting with OWNER's Project Team to review the 100 percent design deliverable.
   a. Prepare and submit an agenda prior to the review meeting.
   b. Prepare and submit meeting minutes to the OWNER for review and comment within seven (7) work days of the meeting.
   c. ENGINEER shall incorporate OWNER review comments into the Final Bid Ready deliverable and submit a response matrix documenting the proposed action to the Owner's comments with the Final Bid Ready deliverable.
10. Final Bid Ready Deliverables:
    a. Bid Ready Contract Document and Specifications:
       i. Electronic: Provide in PDF format. PDF format shall be fully indexed using the Table of Contents and bookmarks shall be created in the navigation frame for each major entry in the Table of Contents.
       ii. Hard copy: Provide three (3) sets of Construction Documents.
    b. Updated OPCC and variance report: Provide in PDF format.
    c. 100% Design Comment Response Matrix and Decision Log: Provide in PDF format.

D. Permitting

1. ENGINEER shall provide supporting documentation for applicable permits.
   a. .
   b. ENGINEER does not anticipate that the TCEQ will require a formal review of the design documents. ENGINEER will prepare the required Certified Letter for Compliance with TCEQ design criteria under basic services.
2. If for reasons beyond control of the ENGINEER, TCEQ does require a formal review, ENGINEER shall be reimbursed for costs associated with the review, including labor, reproduction, and shipping costs.

3. OWNER shall pay all required permit fees.

E. Utility Coordination

1. Not included in this scope.

F. Surveying and Subsurface Utility Engineering (SUE)

1. Not included in basic engineering services. If determined necessary can be performed under additional services.

G. Geotechnical Services

1. Not included in basic engineering services. If determined necessary can be performed under additional services.

Task 3 - Bidding Services

ENGINEER shall provide Bidding Services in accordance with Basic Services of the Contract and as supplemented herein.

A. Bid Advertisement and Bid Services:

1. ENGINEER shall provide responses to bidders' questions.
2. ENGINEER shall prepare any resulting Addendums required to make a change to the bidding documents.

B. Conformed Drawings and Specifications:

1. Following the bid opening and award of project, revise the Drawings and Specifications to incorporate changes made during the Bidding Phase by addendum to present a unified set of documents for use during the construction process. A copy of all addenda shall be placed at the front of the Conformed Specifications.
2. Deliverable:
   a. Electronic: Provide in PDF format only.
      i. ENGINEER shall not be required to provide CADD files of Contract Drawings to OWNER or Contractor.
   b. Hard Copy – OWNER:
      i. Provide three (3) half-scale sets of Conformed Drawings.
      ii. Provide three (3) copies of the Conformed Specifications.
   c. Hard Copy – CONTRACTOR:
      i. Provide two (2) half-sized scaled set of Conformed Drawings.
      ii. Provide two (2) copies of the Conformed Specifications.

Task 4 - Record Drawings Services(To be Negotiated at a Later Date)

1. The ENGINEER shall provide Services in accordance with Basic Services of the Contract and as supplemented herein.
2. The ENGINEER shall provide a PDF of CONTRACTOR provided Corrections to the Final Plans with any changes based on field surveys that reflect actual construction. Corrections, comments, changes, and any other markings must be highlighted in RED.
3. AutoCAD .dwg files will be made available is requested by OWNER.

Task 5 - Construction Administration Services (To be Negotiated at a Later Date)
Engineer shall provide Construction Administration Services in accordance with Basic Services of the Contract and as supplemented herein.

A. Pre-Construction Conference

1. ENGINEER shall attend the pre-work conference with OWNER and CONTRACTOR.
2. ENGINEER shall distribute Conformed Documents to all parties at the pre-work conference.

B. Meetings and Site Visits

1. Construction Progress Meetings
   a. ENGINEER shall attend monthly progress meetings during construction with CONTRACTOR and OWNER.
2. Special On-site Meetings
   a. ENGINEER shall attend up to two (2) special on-site meetings (not conducted on the same day as the regularly scheduled meetings) at the request of the OWNER to discuss and assist in resolving construction issues.
   b. The intent of these meetings is to expedite the submittal review process, resolve change order requests, requests of information (RFIs), and other issues that arise during construction.
3. Site Visits
   a. ENGINEER shall make visits to the project site at intervals appropriate to the various stages of construction, as the ENGINEER deems necessary, to observe the CONTRACTOR's executed Work.
   b. ENGINEER shall document site visits and submit a report to the OWNER within seven (7) workdays of each site visit.
   c. Defective Work: ENGINEER shall notify the OWNER and CONTRACTOR if, on the basis of the ENGINEER's observations, the ENGINEER believes that such Work (a) is defective under the standards set forth in the Construction Contract Documents, (b) will not produce a completed Project that conforms to the Construction Contract Documents, or (c) will imperil the integrity of the design concept of the completed Project as functioning whole as indicated by the Construction Contract Documents.

C. Submittals

1. ENGINEER shall maintain and update a submittal log documenting the following items:
   a. Submittal name and number
   b. Date submitted by the CONTRACTOR
   c. Date the submittal was returned to the CONTRACTOR
   d. Submittal disposition (e.g., No Exceptions Noted, Revise and Resubmit, Rejected, etc.)
2. ENGINEER shall submit an updated log to the OWNER and CONTRACTOR prior to every construction progress meeting.
3. ENGINEER shall complete submittal reviews within fifteen (15) week days after receipt from CONTRACTOR.

4. Review of submittals includes all Operation and Maintenance (O&M) manuals submitted by the CONTRACTOR as required by the Construction Contract Documents.

D. Requests for Information, Design Change Memoranda, and Change Orders

1. Requests for Information (RFI))
   a. ENGINEER shall be responsible for generating and preparing responses to all RFIs which includes requests for substitution and/or "or-equal".
   b. ENGINEER shall maintain and update an RFI log documenting the following items:
      i. RFI number and name
      ii. Date submitted by the CONTRACTOR
      iii. Date response was returned to the CONTRACTOR
      iv. Brief description of the response
   c. ENGINEER shall submit an updated log to the OWNER and CONTRACTOR prior to every construction progress meeting.
2. Design Change Memoranda
   a. Design Change Memoranda (DCM's) shall be initiated by the ENGINEER when questions and concerns arise that cannot be resolved through a close and thorough examination of the Contract Document, or for which an interpretation may result in a material change in the design or operational intent of the facility. DCM's shall include sketches and drawing/specification revisions.
3. Change Orders
   a. ENGINEER shall review Potential Change Order (PCO) submissions by the CONTRACTOR and make recommendations to the OWNER regarding the acceptance or rejection of the project change. The includes requests for additional time and/or money from the CONTRACTOR.
   b. ENGINEER shall prepare change order requests to the CONTRACTOR for proposed changes. Change orders, including modified and/or additional drawings, specifications, and other exhibits shall be prepared to define the scope and extent of the change and to solicit a price proposal from the CONTRACTOR to complete the Work.
   c. Change Order and Potential Change Order Log:
      i. ENGINEER shall maintain and update a CO and PCO log.
      ii. ENGINEER shall submit an updated log to the OWNER and CONTRACTOR prior to every construction progress meeting.

E. Start-Up and Testing Support:

1. ENGINEER shall review the CONTRACTOR's proposed start-up and testing plan for compliance with the Construction Contract Documents.
2. ENGINEER shall review start-up and testing reports from the CONTRACTOR, including subcontractors and manufacturers, for compliance with the Construction Contract Documents.

F. Project Closeout:

1. ENGINEER shall conduct a project walkthrough and develop a punch list of defective or non-conforming construction items when CONTRACTOR requests a certificate of

substantial completion.

2. Final Inspection meeting and included deficiencies on the punch list submitted to the CONTRACTOR shall be conducted to confirm all punch list items have been completed and the project is in conformance with the Contract Documents.
3. ENGINEER shall provide record copies of the following at project closeout:
   a. Submittals: electronic format of final versions.
   b. Equipment O&M Manuals:
      i. Provide final versions in PDF format.
      ii. Coordinate transmittal of CONTRACTOR-provided hard copies to the OWNER.
   c. Warranties: electronic format.
   d. RFIs: electronic format.
   e. DCMs: electronic format.
   f. Meeting Minutes: electronic format.
   g. Construction Progress Photographs: electronic format.
   h. Site Visit Reports: electronic format.
   i. Start-up and Testing Reports: electronic format.
   j. COs and PCOs: electronic format.
   k. Record Drawings as provided by the CONTRACTOR.
4. Electronic documents shall be provided via a portable hard drive or flash drive unless otherwise approved by the OWNER. Files shall be organized in folders by type of document.

Project Schedule:

Task	Work Item	Time to Complete	Completion Time from NTP
2	**Engineering Design Manual / 30 Percent Specs.**	**2 months**	**2 months**
	75 Percent Design	**3 months**	**5 months**
	100 Percent Design	**1 month**	**6 months**
3	**Bidding**	**2 months**	**8 months**
4	**Record Drawings**	**1 month**	**9 months**
5	**Construction Administration Services**	**12 months**	**21 months**

EXHIBIT B
COMPENSATION for BASIC SERVICES
WASTEWATER TREATMENT PLANT IMPROVEMENTS

Basic Services

Compensation for basic services may not exceed Two Hundred Sixty-Six Thousand One Hundred and Sixty dollars $266,160.00, and in no event may the Engineer receive compensation in excess of the amount listed for each task for performance of its basic services.

The Engineer may receive up to the following amounts of the not to exceed amounts for services rendered upon the completion of the following tasks. Partial payments of the not to exceed amounts for each task may be invoiced for incremental work completed. Not to exceed amounts below are accumulative for successive tasks.

Tasks are broken out as follows:

Task No. 1: Project Management, Quality Assurance and Quality Control	$ 14,570.00
Task No. 2: Design Services	
Task No. 2A: Engineering Design Manual and 30% Project Design Documents	$ 83,305.00
Task No. 2B: 75% Project Design Documents	$ 96,633.00
Task No. 2C: 100% and Final Project Design Documents	$ 51,562.00
Task No. 2D: Permitting	$ 3,390.00
Task No. 3: Bidding Services	
Task No. 3A: Bid Advertisement and Bid Services (Hourly Not to Exceed)	$ 6,240.00
Task No. 3C: Conformed Drawings and Specifications (Hourly Not to Exceed)	$ 10,460.00
TOTAL	**$ 266,160.00**

ATTACHMENT C
ADDITIONAL SERVICES
WASTEWATER TREATMENT PLANT IMPROVEMENTS

Additional Services shall only be provided upon prior written and clearly detailed direction of the OWNER. The Engineer may be directed to perform any, all or none of the following Additional Services that may include, but not be limited to, the following:

AS.1: Design services for additional rehabilitation elements or new tasks shall be negotiated on an as needed basis.

AS.2: Construction Administration Services in excess of the construction duration listed in the Project Schedule shall be negotiated on an as needed basis.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	PHONE (A/C, No, Ext): (703) 827-2277	FAX (A/C, No): (703) 827-2279
	E-MAIL ADDRESS: admin@amesgough.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Ardurra Group, Inc. 1000 N.W. 57th Court, Suite 800 Miami, FL 33126	INSURER A : Charter Oak Fire Insurance Company A++ (XV)	25615
	INSURER B : Phoenix Insurance Company A++, XV	25623
	INSURER C : Travelers Property Casualty Company of America, A++, XV	25674
	INSURER D : National Fire & Marine Ins. Co. A++ XV	20079
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT LOC OTHER:	X	X	630-5X487435	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X	X	810-5X558309	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	X	X	CUP-5X642114	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	UB5X489557	1/1/2026	1/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liab.			42-EPP-306878-08	1/1/2026	1/1/2027	Per Claim/Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Wastewater Treatment Plant Blower Building No. 2 Rehab project

Town of Flower Mound is included as additional insured with respect to General Liability, Automobile Liability, and Umbrella Liability when required by written contract. General Liability includes Additional Insured coverage for On-Going & Completed Operations as required by written contract. General Liability, Automobile Liability, and Umbrella Liability are primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and when required by written contract. General Liability, Automobile Liability, Workers Compensation, and Umbrella Liability policies include a waiver of subrogation in favor of the additional insureds where permissible by state law and when required by written contract. Umbrella Liability
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: ARDURRA-01 KMCGUFFIN

LOC #: 0

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Ames & Gough	Ardurra Group, Inc. 1000 N.W. 57th Court, Suite 800 Miami, FL 33126
POLICY NUMBER SEE PAGE 1	
CARRIER: SEE PAGE 1 / NAIC CODE: SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
coverage sits excess over General Liability, Automobile Liability and Employers' Liability coverage. A 30-day Notice of Cancellation will be issued for the General Liability, Automobile Liability, Umbrella Liability, Workers Compensation and Professional Liability policies in accordance with policy terms and conditions.

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TOWN COUNCIL
AGENDA J.3.
CONSENT ITEM(S)

DATE: April 20, 2026
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Consider approval of the purchase of one Toro Groundmaster 4300 Riding Mower for the Park Services Division from Professional Turf Products, utilizing the BuyBoard Cooperative Contract # 706-23, in the amount of $86,936.36; and authorization for the Mayor to execute on behalf of the Town.**

BACKGROUND: The Park Services Division is requesting the purchase of one Toro Groundmaster 4300 Riding Mower and Accessories as identified on the Professional Turf Products quote dated 3/31/2026, in the amount of $86,936.36, utilizing the BuyBoard Cooperative Contract # 706-23.

This equipment purchase replaces unit 33000-43, a 2016 Toro Groundmaster 4300, and is part of the approved Fiscal Year 2025-26 Vehicle and Equipment Replacement Fund (VERF). This request is in accordance with the Fleet Deparment's recommendations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: $86,936.36

Proposed Expenditure/(Revenue)	**Account Number(s):**
$86,936.36	565-450-84500-6110

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Bid Award Recommendation
2. Equipment Requistion Form
3. Quote
4. Toro Groundmaster 4300

DRAFT MOTION: Move to approve as presented in the agenda caption.

Bid Award Recommendation

Date: 4/1/2026 – VERF – FY 2026

Description: **Toro 4300 Groundsmaster Riding Mower**

Qty.: 1

Replaces: *33000-43, a 2016 Toro Groundsmaster 4300 Riding Mower - Parks*

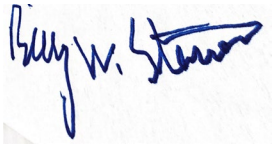
Bidder: Professional Turf Products, L.P. Joseph Oviedo, oviedoj@proturf.com 817-785-1900
Via Professional Turf Products Quote Dated 3/31/2026 and BuyBoard Cooperative Contract 706-23

Item: 1 – Toro 4300 Groundsmaster Riding Mower and Accessories as identified on Professional Turf Products Quote dated 3/31/2026.

Total Cost of Vehicles, Equipment & Installation:

$86,936.36

It is Fleet Services recommendation to award the bid to **Professional Turf Products, L.P.** in the amount of **$86,936.36** utilizing the **BuyBoard Cooperative Contract # 706-23**.



Fleet Services Manager

4/1/2026

Date

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	3/20/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	Professional Turf Products	ATTN:	FLEET SERVICES
Contact (if known):	Joseph Oviedo	Address:	1101 Duncan Lane
Address (if available):	1010 N Industrial Blvd		Flower Mound, TX 75028
	Euless, TX 76039	PO #:	
Phone/Fax:	817-785-1900	Department Name:	Parks and Recreation

G/L Account # (if Decision Package)	$ Amount Approved	Qty.	Unit Description (Specifications)	Estimated Unit Price	Amount
565-450-84500-6110	$85,764	1	Toro Groundmaster 4300	$86,936.36	$86,936.36
					-
					-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**$86,936.36**

Name/Phone Ext.:	Clayton Litton - 6421	**APRROVALS:**	
Approved By:		Fleet Manager:	**Bill Sterner**
Unit #(s) to be replaced or specify NEW Unit:	33000-43		
		Bid/Solicitation #:	
Spec Name:		Co-Op/Contract #:	BuyBoard 706-23

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Professional Turf Products, L.P.
1010 North Industrial Blvd.
Euless, Texas 76039
Joseph Oviedo
(972) 746-7637
oviedoj@proturf.com

Ship To	Town Of Flower Mound - Fleet Services	Date:	3/31/2026
Bill To	BUYBOARD (CONTRACT # 706-23) - Credit Cards Not Accepted	stimated Tax Rate	
Contact	Mike Smith		
Address	9610 S. Garnett, Flower Mound, TX 75068	Trade-In	
		Finance	
Phone		Account Type	CONTRACT
Email	m.smith@flowermound.gov	CPQ: ID	4510060
Comments:			

Proposal

Qty	Model #	Description	Selling Price
1	30879	Toro Groundsmaster 4300	$82,015.43
1	30669	Universal Sunshade, White	
1	DEST	Destination	$4,920.93
		Toro Groundsmaster 4300	**$86,936.36**

SubTotal	**$**	**86,936.36**
Destination		**INCLUDED**
Tax (Estimated)	**$**	**-**
TOTAL	**$**	**86,936.36**

Comments:

For all New Equipment, Demo units may be available for up to 20% savings.
For all New Equipment, Refurbished units may be available for up to 40% savings.
Due to unexpected issues with much of our supply chain, we are experiencing longer lead times than we have seen in the past. We are doing everything we can to get products to you as quickly as possible.

Terms & Conditions:
1. Prices & Finance Rates are subject to change at any time. Monthly Payments are Estimates based on Prices & Rates when quoted.
2. Due to the volatility of inflation, rising transportation costs, and supply shortages, some orders may incur additional cost increases that are beyond the control of PTP and the vendors we represent. These pricing adjustments may be made from the time the order is entered through equipment delivery. Any adjustments will be communicated to customers with orders in the system with a new sale price as they occur.
3. Order cancellations are subject to fees up to 10% of the original order value.
4. Equipment delivery time is estimated once credit is approved & documents are executed & is contingent on Manufacturer availability.
5. Payments by Credit Card are subject to convenience fee.
6. Used and Demo equipment is in high demand and availability is subject to change.
A. Upon firm customer commitment to purchase & credit is approved, said equipment availability will be determined.
B. In the event equipment is unavailable at time of order, PTP will employ every resource to secure an acceptable substitute.
C. PTP strongly advises the customer to issue a firm PO as quickly as possible after acceptance of quotation.
7. "Trade In Allowances" will be treated as a credit for future parts purchases on PTP account unless other arrangements have been made.

Returns Policy:
1. All returns & Canceled PO's are subject to restocking, refurbishing, usage, and shipping fees.
2. All returns must be able to be sold as new.

3. Items missing parts are non returnable.

Payment:

1. Terms are net 10 unless prior arrangements have been made.

2. Quoted prices are subject to credit approval.

- **A. PTP will work with third party financial institutions to secure leases when requested to do so.**
- **B. When using third party financiers, documentation fees & advance payments may be required.**
- **C. For convenience, monthly payments are estimated based on third party rate factors in effect at time of the quotation.**
- **D. PTP assumes no liability in the event credit becomes unavailable or rates change during the approval process.**

3. There will be a service charge equal to 1.5% per month (18% per annum) on all past due invoices.

4. By Law we are required to file a "Notice to Owner" of our intent to file lien in the event of payment default. This notice must be sent within 60 days of the date the original invoice and will happen automatically regardless of any special payment arrangements that may have been made.



Groundsmaster® 4300

Model: 30879

See All Items in Groundsmaster® 4300/4500/4700 Series

REQUEST A DEMO

- Quick and easy access to all major service areas
- Optimized design and lightweight materials reduce weight and turf compaction without compromising performance and functionality
- The Groundsmaster® Contour Series mowers offer the productivity needed to mow up to 10.6 acres (4.3 hectares) per hour, ensuring fast job completion
- The Contour™ Plus cutting technology elevates cut quality by using air inlet pockets to keep grass upright for a cleaner cut, while a modified rear discharge opening ensures even clipping distribution. An optional mulching kit and high height of cut blade are also available

Show More

TOWN COUNCIL
AGENDA J.4.
CONSENT ITEM(S)

DATE: April 20, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the agreement with Corrpro to provide corrosion control engineering assessment services of the Town's water and wastewater pipeline distribution system associated with the Utility Asset Management and Replacement project, in the amount of $156,000.00; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: This proposal from Corrpro is for a corrosion control engineering assessment of cathodic protection systems associated with the Town's water and wastewater pipeline infrastructure. The Town has approximately 17.9 miles, or 94,696 linear feet, of ductile iron pipe (DIP) used in its water transmission and wastewater systems. Because ductile iron pipe is susceptible to external corrosion, much of this infrastructure is protected by cathodic protection systems, which use electrochemical methods to help prevent corrosion. To minimize corrosion-related deterioration and reduce the risk of pipeline failures, these cathodic protection systems should be inspected and maintained annually. Failure to inspect and maintain this infrastructure may increase the risk of major leaks, pipe failures, and service disruptions.

Corrpro has extensive experience evaluating corrosion control systems for ductile iron pipe (DIP) and steel water storage tanks. The services proposed by Corrpro include records review, condition assessment, inspection, and corrosion control evaluation for all DIP within the Town's water and wastewater systems, as well as its steel water storage tanks.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES: A decision not to approve this item would result in the Town having unknown corrosion on ductile iron pipes, which may increase the risk of failures within the water and wastewater systems.

FISCAL IMPACT: $156,000.00

Proposed Expenditure/(Revenue)	**Account Number(s):**
$156,000.00	630-960-96004-6170

LEGAL REVIEW: The Town's standard (construction agreement, professional service agreement, etc) form documents, prepared by Taylor, Olson, Adkins, Sralla, & Elam L.L.P., was used to draft this agreement. No alteration to the legal content of this form document was made.

ATTACHMENTS:
1. PSA Corrosion Agreement

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE STATE OF TEXAS §
COUNTY OF DENTON §

PROFESSIONAL SERVICES AGREEMENT WITH
Halff & Associates, Inc.

This contract is entered into on this _____ day of _____, 2026, by and between the **TOWN OF FLOWER MOUND, TEXAS,** a municipal corporation located in Denton County, Texas, (hereinafter referred to as "TOWN"), acting by and through its Mayor / Town Manager, and **Corrpro Companies, Inc.** ("hereinafter referred to as "CONSULTANT") whose address is 6650 Roxburgh Drive, Suite 100, Houston, Texas 77041.

RECITALS

WHEREAS, TOWN desires to obtain professional services from CONSULTANT relative to Cathodic protection assessment for water and wastewater pipelines project; and

WHEREAS, CONSULTANT is a corrosion engineering and cathodic protection firm qualified to provide such services and is willing to undertake the performance of such services for TOWN in exchange for fees hereinafter specified;

TERMS OF AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained and subject to the terms and conditions hereinafter stated, the parties hereto do mutually agree as follows:

I.
Employment of Consultant

CONSULTANT will perform as an independent contractor all services under this Contract to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the architectural, engineering and planning professions, both public and private, currently practicing in the same locality under similar conditions including but not limited to the exercise of reasonable, informed judgments and prompt, timely action. If CONSULTANT is representing that it has special expertise in one or more areas to be utilized in this Contract, then CONSULTANT agrees to perform those special expertise services to the appropriate local, regional and national professional standards.

II.
Scope of Services

CONSULTANT shall perform such services as are necessary to provide Water and Wastewater Pipeline corrosion assessment Project, specifically including, but not

necessarily limited to, the tasks enumerated more fully in Attachment "A" hereto entitled "Scope of Work" (hereafter referred to as the "Project"). Attachment "A" is hereby incorporated herein by reference and made a part hereof as if written word for word. However, in case of conflict in the language of Attachment "A" and this Contract, the terms and conditions of this Contract shall be final and binding upon both parties hereto.

III.
Payment for Services

Total payment for services described herein shall be a sum not to exceed One Hundred Fifty-Six Thousand and No/100 Dollars ($156,000.00). This total payment for services includes CONSULTANT's ordinary expenses. Additional expenses and charges, which are extraordinary in nature, must be approved in advance by TOWN in writing signed by the parties. Such extraordinary expenses may be paid as incurred and billed to the TOWN pursuant to this Contract over and above the total payment amount identified in this provision. Any extraordinary expenses or charges not approved in writing in advance by the TOWN shall remain the sole responsibility of the CONSULTANT.

CONSULTANT will bill TOWN on an hourly basis for certain services provided combined with a flat fee for specific tests performed in accordance with Attachment "B"; provided however that this Contract shall control in the event of any conflict between the language in Attachment "B" and the language in this Contract. If additional services, trips or expenses are requested, CONSULTANT will not provide such additional services until authorized by TOWN in writing to proceed. The scope of services shall be strictly limited. TOWN shall not be required to pay any amount in excess of the amount identified in the preceding paragraph unless TOWN shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

Each month CONSULTANT will submit to TOWN an invoice for actual services performed and reimbursable expenses incurred by CONSULTANT during the previous month for which payment is sought. Each invoice shall be itemized to show the amount of work performed that month broken down by the identity of the person(s) performing such work, the amount of time expended by such person(s) in performing that work, the billing rate for each such person, and a brief summary of the work or testing performed by each such person. Each invoice shall also state the percentage of work completed on the Project, the total of the current invoice amount and a running total balance for the Project to date.

Assuming that TOWN agrees with the invoice, that TOWN has not determined any of the work to be unsatisfactory, or that TOWN otherwise does not dispute any of the amounts billed, within thirty (30) days of receipt of each such monthly invoice TOWN shall make monthly payments in the amount shown by CONSULTANT's approved monthly statements and other documentation submitted.

Nothing contained in this Contract shall require TOWN to pay for any work that TOWN has determined has not been successfully completed or is unsatisfactory as determined by TOWN, or which is not otherwise submitted in compliance with the terms of this Contract, nor shall failure to withhold payment pursuant to the provisions of this section constitute a waiver of any right, at law or in equity, which TOWN may have if CONSULTANT is in default, including the right to bring legal action for damages or for specific performance of this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

IV.
Revisions of the Scope of Services

TOWN reserves the right to revise or expand the scope of services after due approval by TOWN as TOWN may deem necessary, but in such event TOWN shall pay CONSULTANT equitable compensation for such services. In any event, when CONSULTANT is directed to revise or expand the scope of services under this Section of the Contract, CONSULTANT shall provide TOWN a written proposal for the entire costs involved in performing such additional services. Prior to CONSULTANT undertaking any revised or expanded services as directed by TOWN under this Contract, TOWN must authorize in writing the nature and scope of the services and accept the method and amount of compensation and the time involved in all phases of the Project.

It is expressly understood and agreed by CONSULTANT that any compensation not specified in Paragraph III herein above may require Flower Mound Town Council approval and is subject to the current budget year limitations.

V.
Term

This Contract shall begin on the date first written above, and shall terminate when TOWN has approved the Project as being final or otherwise terminates this Contract as provided herein.

VI.
Contract Termination Provision

Notwithstanding any other provision of this Contract, this Contract may be terminated at any time by TOWN for any reason, with or without cause, by providing CONSULTANT thirty (30) days written notice of such termination. Upon receipt of such notice, CONSULTANT shall immediately terminate working on, placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to promptly cancel all existing contracts insofar as they are related to this Contract.

VII.
Ownership of Documents

All materials and documents prepared or assembled by CONSULTANT under this Contract shall become the sole property of TOWN and shall be delivered to TOWN without restriction on future use. CONSULTANT may retain in its files copies of all drawings, specifications and all other pertinent information for the work. CONSULTANT shall have no liability for changes made to any materials or other documents by others subsequent to the completion of the Contract.

VIII.
Insurance

A. CONSULTANT shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. CONSULTANT shall not commence work under this Contract until CONSULTANT has obtained all the insurance required under this Contract and such insurance has been approved by TOWN, nor shall CONSULTANT allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis save and except the Professional Liability Insurance which may be written on a "claims-made" basis, provided that "tail coverage" or continuation coverage is provided. The insurance requirements shall remain in effect throughout the term of this Contract.

The CONSULTANT shall furnish to TOWN certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the Project and be addressed as follows:

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
Email: purchasing@flowermound.gov

The following policies and coverage shall be required:

1. Worker's Compensation Insurance (as required by law) with the policy endorsed to provide a waiver of subrogation as to TOWN; such policy to provide for Employers' Liability Insurance of not less than $100,000.00 for each accident, $100,000.00 disease-each employee, $500,000.00 disease-policy limit;

2. Commercial General Liability Insurance including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractor's and Contractual Liability, including but not limited to coverage for all of the indemnification obligations of

CONSULTANT under this Contract, and fully insuring CONSULTANT's liability for injury to or death of employees of TOWN and of third parties, extended to include personal injury liability coverage and for damage to property of third parties, with minimum combined single limits of $1,000,000 per occurrence, $1,000,000 Products/Completed Operations Aggregate and $1,000,000 general aggregate per occurrence. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis;

3. Business Automobile Liability Insurance, covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of $1,000,000.00 per occurrence; and

4. Professional Liability Insurance: CONSULTANT shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance, which may be written on a claims made form provided that "tail coverage" or continuation coverage is provided. Limits of liability shall be $1,000,000.00 per claim, $1,000,000.00 annual aggregate. The coverage under this policy shall include a contractual liability endorsement.

If any of the foregoing insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than thirty-six (36) months following completion of the Contract and acceptance by the TOWN. All such insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by A.M. Best Company or equivalent.

B. Each insurance policy to be furnished by CONSULTANT shall include the following conditions by endorsement to the policy:

1. The TOWN shall be named as an additional insured on the Commercial General Liability policy, by using endorsement CG2026 or broader;

2. The TOWN shall also be named as an additional insured as to all other applicable coverage save and except the Worker's Compensation Insurance and Professional Liability Insurance;

3. Each policy will require that thirty (30) days prior to the expiration, cancellation, nonrenewal or any material change in coverage, a notice thereof shall be given to TOWN by certified mail to:

Manuel Palacios Jr.,
Assistant Director of Public Works
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6414 Telephone
Manuel.palacios@flowermound.gov

However, if the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to TOWN is required. CONSULTANT shall also notify TOWN within twenty-four (24) hours after receipt of any notices of expiration, cancellation, nonrenewal or any material change in coverage it receives from its insurer(s);

4. The term "Owner" or "TOWN" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of TOWN and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of TOWN;

5. The policy phrase "Other Insurance" shall not apply to TOWN where TOWN is an additional insured on the policy; and

6. All provisions of the Contract concerning liability, duty and standards of care together with the indemnification provision shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

C. Concerning insurance to be furnished by CONSULTANT, it is a condition precedent to acceptability thereof that:

1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the insurance requirements to be fulfilled by CONSULTANT. The TOWN's decision(s) thereon shall be final;

2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and

3. All liability policies required herein, save and except Professional Liability Insurance, shall be written with an "occurrence" basis coverage trigger.

D. CONSULTANT agrees to the following:

1. CONSULTANT hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against TOWN, it being the intention that the insurance policies shall protect all parties to this Contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and CONSULTANT shall have no recourse against TOWN for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of CONSULTANT;

3. Approval, disapproval or failure to act by TOWN regarding any insurance supplied by CONSULTANT (or any subcontractors) shall not relieve CONSULTANT of full responsibility or liability for damages and accidents as set forth in the Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate CONSULTANT from liability; and

4. No special payments shall be made for any insurance that the CONSULTANT and subcontractors are required to carry; all are included in the contract price and the contract unit prices.

Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby.

IX.
Right to Inspect Records

CONSULTANT agrees that TOWN shall have access to and the right to examine any directly pertinent books, documents, papers and records of CONSULTANT involving transactions relating to this Contract. CONSULTANT agrees that TOWN shall have access during normal working hours to all necessary CONSULTANT facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. TOWN shall give CONSULTANT reasonable advance notice of intended audits.

CONSULTANT further agrees to include in subcontract(s), if any, a provision that any subcontractor or engineer agrees that TOWN shall have access to and the right to examine any directly pertinent books, documents, papers and records of such engineer or sub-contractor involving transactions to the subcontract, and further, that TOWN shall have access during normal working hours to all such engineer or sub-contractor facilities and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of the paragraph. TOWN shall give any such engineer or sub-contractor reasonable advance notice of intended audits.

X.
Successors and Assigns

TOWN and CONSULTANT each bind themselves and their successors, executors, administrators and assigns to the other party to this Contract and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Contract. Neither TOWN nor CONSULTANT shall assign or transfer its interest herein without the prior written consent of the other.

XI.
CONSULTANT's Liability

Acceptance of the final plans by the TOWN shall not constitute nor be deemed a release of the responsibility and liability of CONSULTANT, its employees, associates, agents or consultants for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by TOWN for any defect in the designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by TOWN for any defect in the designs, working drawings, specifications or other documents and work prepared by said CONSULTANT, its employees, associates, agents or sub-consultants. In this regard, CONSULTANT acknowledges that TOWN is retaining CONSULTANT to provide the services described herein, in reliance upon CONSULTANT's specialized expertise and experience, and in reliance thereon.

XII.
Indemnification

THE PROVISIONS OF THIS SECTION ARE SUBJECT TO THE LIMITATIONS OF TEXAS LOCAL GOVERNMENT CODE SECTION 271.904 AND SHALL BE CONSTRUED TO THAT EFFECT. THE CONSULTANT AS ALLOWED BY TEXAS LOCAL GOVERNMENT CODE SECTION 271.904 WILL STILL NAME TOWN AS ADDITIONAL INSURED IN ITS GENERAL LIABILITY POLICY AND PROVIDE ANY DEFENSE AS ALLOWED BY THE POLICY. CONSULTANT DOES HEREBY COVENANT AND CONTRACT TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION, INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, THAT MAY ARISE BY REASON OF DEATH OR INJURY TO PERSONS OR DAMAGE TO OR LOSS OF USE OF PROPERTY OCCASIONED BY ANY WRONGFUL INTENTIONAL ACT OR OMISSION OF CONSULTANT AS WELL AS ANY NEGLIGENT OMISSION, ACT OR ERROR OF CONSULTANT, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, OR OTHER PERSONS FOR WHOM CONSULTANT IS LEGALLY LIABLE WITH REGARD TO THE PERFORMANCE OF THIS CONTRACT, REGARDLESS OF WHETHER SUCH LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION IS THE RESULT IN PART OF TOWN'S NEGLIGENCE OR FAULT, AND CONSULTANT WILL, AT ITS OWN COST AND EXPENSE, DEFEND AND PROTECT TOWN AGAINST ANY AND ALL SUCH CLAIMS AND DEMANDS.

XIII.
Independent Contractor

CONSULTANT's status shall be that of an Independent Contractor and not an agent, servant, employee or representative of TOWN in the performance of this Contract. No term or provision of or act of CONSULTANT or TOWN under this Contract shall be construed as changing that status. CONSULTANT will have exclusive control of and the exclusive right to control the details of the work performed hereunder, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and engineers and the doctrine of respondent superior shall not apply as between TOWN and CONSULTANT, its officers, agents, employees, contractors, subcontractors and engineers, and nothing herein shall be construed as creating a partnership or joint enterprise between TOWN and CONSULTANT.

XIV.
Default

If at any time during the term of this Contract, CONSULTANT shall fail to commence the work in accordance with the provisions of this Contract, or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel to complete the work or fail to perform any of its obligations under this Contract, then TOWN shall have the right, if CONSULTANT shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract for cause. Any such act by TOWN shall not be deemed a waiver of any other right or remedy of TOWN. If after exercising any such remedy due to CONSULTANT's nonperformance under this Contract, the cost to TOWN to complete the work to be performed under this Contract is in excess of that part of the Contract sum which has not theretofore been paid to CONSULTANT hereunder, CONSULTANT shall be liable for and shall reimburse TOWN for such excess. CONSULTANT'S liability under this provision shall be limited to the total dollar amount of this Contract, except to the extent that such liability is covered by CONSULTANT's insurance, whether maintained as a requirement of this Contract or otherwise.

TOWN's remedies for CONSULTANT's default or breach under this Contract shall be limited to one or more of the following remedies which may be exercised separately or in combination at TOWN's sole exclusive choice:

(a) Specific performance of the Contract;

(b) Re-performance of this Contract at no extra charge to TOWN; or

(c) Monetary damages in an amount not to exceed:

(1) The amount of any applicable insurance coverage CONSULTANT is required to purchase and maintain under this Contract plus any deductible amount to be paid by CONSULTANT in conjunction with said coverage regardless of whether CONSULTANT has actually purchased and maintained said coverage, plus any additional insurance maintained by CONSULTANT in excess or in addition to the coverage required under this Contract; plus

(2) The total dollar amount of this Contract.

XV.
Provisions Surviving Termination

The terms of Sections XII entitled Indemnification, and XVIII entitled Confidential Information shall survive termination of this Contract.

XVI.
Changes

TOWN may, from time to time, require changes in the scope of services to be performed under this Contract. Such changes as are mutually agreed upon by and between TOWN and CONSULTANT shall be incorporated by written modification to this Contract.

XVII.
Conflicts of Interest

CONSULTANT covenants and agrees that CONSULTANT and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Contract. All activities, investigations and other efforts made by CONSULTANT pursuant to this Contract will be conducted by employees, associates or subcontractors of CONSULTANT.

No officer or employee of TOWN shall have any personal, financial interest, direct or indirect, in this Contract nor have any direct financial interest in the sale to TOWN of any land, materials, supplies, or services under this Contract, except on behalf of TOWN as a TOWN officer or employee. Any violation of this prohibition with knowledge, expressed or implied, of the person or corporation contracting with TOWN shall render the Contract voidable by the Director or the Town Council.

XVIII.
Confidential Information

CONSULTANT hereby acknowledges and agrees that its representatives may have access to or otherwise receive information during the furtherance of its obligations in accordance with this Contract, which is of a confidential, non-public or proprietary nature. CONSULTANT shall treat any such information received in full confidence and will not disclose or appropriate such Confidential Information for its own use or the use of any third party at any time during or subsequent to this Contract. As used herein, "Confidential Information" means all oral and written information concerning TOWN, its affiliates and subsidiaries, and all oral and written information concerning TOWN or its activities, that is of a non-public, proprietary or confidential nature including, without limitation, information pertaining to customer lists, services, methods, processes and operating procedures, together with all analyses, compilation, studies or other documents, whether prepared by CONSULTANT or others, which contain or otherwise reflect such information. The term "Confidential Information" shall not include such materials that are or become generally available to the public other than as a result of disclosure of CONSULTANT, or are required to be disclosed by a governmental authority or by law, as determined by TOWN's attorney.

XIX.
Notice Information

All notices and communications under this CONTRACT to be mailed to TOWN shall be sent to the address of TOWN's agent as follows, unless and until CONSULTANT is otherwise notified:

Manuel Palacios Jr.,
Assistant Director of Public Works
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6414Telephone

Notices and communications to be mailed or delivered to CONSULTANT shall be sent to the address of CONSULTANT as follows, unless and until TOWN is otherwise notified:

Nancy Le
Regional Business Development Director
6650 Roxburgh Drive, Suite 100
Houston, TX 77041
228-257-1356 Telephone
nle@azuria.com

Any notices and communications required to be given in writing by one party to the other shall be considered as having been given to the addressee on the date the notice or communication is posted, faxed or personally delivered by the sending party.

XX.
Applicable Law

The Contract is entered into subject to the Flower Mound Town Charter and ordinances of TOWN, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income. Situs of this Contract is agreed to be Denton County, Texas, for all purposes, including performance and execution.

XXI.
Non-Discrimination

CONSULTANT shall not discriminate against any employee, applicant for employment, contractor, or sub-contractor because of the race, age, color, religion, sex, or national origin of such person. Engineer shall take affirmative action to insure that all such persons are treated equally during their employment without regard to their race, age, color, religion, sex, or national origin. If CONSULTANT fails to comply with the federal or state laws relating to Equal Employment Opportunity, it is agreed that TOWN, at its option, may do either or both of the following:

(a) Cancel, terminate, or suspend the Contract in whole or in part; or

(b) Declare CONSULTANT ineligible for future TOWN contracts until it is determined to be in compliance.

XXII.
Arbitration

CONSULTANT agrees not to enter into any agreement to arbitrate arising out of, or relating to, this Contract which would subject TOWN to being a party to any arbitration without TOWN's prior written consent.

XXIII.
No Waiver of Governmental Immunity

Nothing in this Contract shall be construed as a waiver of TOWN'S governmental immunity, or of any applicable limitation on damages, or any other legal protection or defense or privilege of TOWN, except to the extent expressly provided otherwise herein.

XXIV.
Severability

If any of the terms, provisions, covenants, conditions or any other part of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

XXV.
Remedies

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

XXVI.
Entire Agreement

This Contract embodies the entire agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein cannot be modified without written agreement of the parties.

XXVII.
Non-Waiver

It is further agreed that one (1) or more instances of forbearance by TOWN in the exercise of its rights herein shall in no way constitute a waiver thereof.

XXVIII.
Headings

The headings of this Contract are for the convenience of reference only and shall not affect any of the terms and conditions hereof in any manner.

XXIX.
Venue

This Contract is fully performable in Denton County, Texas, and the parties to this Contract agree and covenant that this Contract will be enforceable in Flower Mound, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Denton County, Texas.

XXX.
No Third Party Beneficiary

For purposes of this Contract, including its intended operation and effect, the parties (TOWN and CONSULTANT) specifically agree and contract that: (1) the Contract only affects matters/disputes between the parties to this Contract, and is in no way intended by the parties to benefit or otherwise affect any third person or entity notwithstanding the fact that such third person or entity may be in contractual relationship with TOWN or CONSULTANT or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either TOWN or CONSULTANT.

[Signature Page to Follow]

AGREED AND SIGNED by the authorized representatives of the Parties hereto on the dates indicated below.

CONSULTANT: **Corrpro Companies, Inc.**	**THE TOWN OF FLOWER MOUND, TEXAS**
By: John Gilbert	By: _____
Name: John Gilbert	Name: _____
Title: Vice President of Operations	Title: _____
Dated: 03/26/2026	Dated: _____

Corrpro

We Know Corrosion

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

March 10, 2026

Attention: Jeremy Jennings, Utility Line Maintenance Manager
(972)874-6440, jeremy.jennings@flower-mound.com

Subject: Proposal – Corrosion Control Engineering Assessment
Assorted Ductile Iron Pipelines and Steel Water Storage Tanks
Town of Flower Mound, Texas

Dear Mr. Jennings,

Pursuant to our earlier meeting and the information provided, Corrpro appreciates the opportunity to submit this proposal for a corrosion control engineering assessment of assorted cathodic protection systems associated with water/wastewater pipelines and water storage tanks throughout the Town of Flower Mound (TFM) service area. The phased benchmark assessment will thoroughly document existing corrosion control conditions and establish a solid foundation for monitoring and maintenance, including expected costs for implementation.

Corrpro has extensive practical know-how in evaluating corrosion control for ductile iron pipe and steel storage tanks such as are involved here. This includes countless design, condition assessment, and corrosion control monitoring engagements throughout Texas and across North America over the last 50+ years. Corrpro designed many of the TFM cathodic protection systems and was involved in commissioning some. Corrpro's expertise coupled with this first-hand knowledge makes us uniquely qualified for the subject endeavor. Lead Corrpro personnel planned for the field and analysis aspects of the work are based in the Dallas – Fort Worth area. Corrpro can commence with the evaluation immediately upon execution of a commercial agreement.

Table 1 at the end of this proposal has been prepared by Corrpro based on record documentation provided by TFM. It lists the facilities to be evaluated and includes 18+ miles of pipe and 4 water storage tanks. Most facilities were constructed prior to 2020. Most if not all piping is ductile iron designed with polyethylene encasement, electrically bonded joints, galvanic current cathodic protection and corrosion control monitoring test stations. Our understanding is the tanks have impressed current cathodic protection to help manage corrosion for the interior wetted surface.

Referencing Table 1, available record information provided by TFM varies, and in a few cases is quite limited. One initial aspect of the Corrpro assessment will be to determine record information available via our in-house files. Corrpro will also work closely with TFM personnel to seek additional record information that may be available upon further investigation.

Assorted data sets from the evaluation will be captured using a Corrpro-developed data tablet (Figure 1 at end of proposal) and managed using Corrpro's AssetView™ asset integrity and data management platform (Figure 2). These tools will facilitate quality data collection and provide TFM a means to visualize the progress of and findings from the evaluation.

CORRPRO SCOPE OF WORK

ATTACHMENT A

TASK 1 – RECORDS ANALYSIS & COORDINATION

1) Obtain access to view TFM pipeline/facility GIS-based mapping system as a tool for locating the structures to be evaluated, managing the field evaluation, and ultimately integrating the cathodic protection systems into TFM's asset management system.
2) Further review record information provided and as might be available in Corrpro's inhouse records relating to corrosion control design and or baseline/commissioning. Based on this review, identify any gaps and attempt to close based on further discussion with TFM. Includes obtaining information on any out-of-service internal inspections for the water tanks.
3) Develop a Corrpro AssetView-based test station/location listing and companion GoogleEarth map file based on the above analysis including numbered and color-coded locations tied to a particular asset. GPS coordinates will be preliminary based on the available information and refreshed based on the Corrpro field evaluation.
4) Develop field engineering plan and schedule to evaluate all assets included in Table 1.
5) Convene virtual meeting with TFM to review plan and finalize schedule. Includes determining facility access requirements, permissible work hours, and safety and PPE, among other items. Also, whether TFM personnel will want to accompany Corrpro during the field evaluation should there be a desire for hands-on orientation, etc.

TASK 2 – CORRPRO FIELD EVALUATION

A two-phase field evaluation is planned:

- Phase I – basic test station survey for pipelines and complete tank cathodic protection assessment.
- Phase II – more detailed evaluations as needed to fully determine/document cathodic protection performance for the pipelines, e.g. pipe electrical continuity assessment (pipe electrical continuity is required for effective corrosion control across all pipe surfaces).

The results of the Phase I field evaluation will be analyzed and reviewed with TFM personnel before proceeding with Phase II. The Corrpro fees associated with both phases are based on no traffic control or other special access provisions needed for safely evaluating the cathodic protection systems.

Phase I Field Evaluation:

Below is the typical field regime for Phase I, subject to refinement during Task 1 and as the field data collection progresses. All procedures are non-invasive and do not require excavation.

Pipelines, at all located test stations:

1) DC/AC pipe-to-soil potential as-found and immediately after temporarily disconnecting the galvanic anodes at that test station.
2) DC/AC anode current, using a Corrpro provided temporary current measuring shunt if there is no existing shunt.
3) DC potential of galvanic anode circuit while temporarily disconnected from pipe wires.

4) Corrosion rate probe measurements and connection status (design drawings indicate there are corrosion rate probes at a few test stations).
5) Photo documentation of test station condition, pipe route in the vicinity of the test station, and conditions that could influence corrosion and Corrpro's recommendations.
6) GPS coordinates (located test stations and location of area surveyed for test stations not located).
7) Spray-painting flush-to-ground test boxes (color as specified by TFM).
8) Minor maintenance of test station components as needed, i.e. installation/replacement of terminal boards, wire terminations, and anode shunts.
9) Documentation of any detected deficiencies.

Water tanks:

1) Rectifier output current and voltage, and anode current distribution if sufficient test facilities exist.
2) Rectifier set potential and tank-to-water potential measured at rectifier.
3) Tank-to-water potential profile while temporarily interrupting the cathodic protection current, if this is feasible assuming safe access to the exterior of the tank roof.
4) Visual observation of tank exterior – coating, foundation, drainage, vegetation, electrical grounding, navigation lights, other.
5) Photo documentation.
6) GPS coordinates.
7) Documentation of any detected deficiencies.

In-Progress Review Meeting in Flower Mound:

Key results of the Phase I field evaluation will be analyzed and conveyed to TFM staff via an in-person meeting and PowerPoint presentation in Flower Mound. The information will include high-level findings on corrosion control effectiveness of the cathodic protection systems by asset (pipeline or tank). Corrosion control deficiencies detected based on the Phase I assessment will be ranked relative to priority for remediation. Details for the Phase II evaluation (pipelines only) will be provided along with an updated budget cost estimate for completing the Phase II assessment.

Phase II Field Evaluation:

The Phase II field evaluation is slated for the pipeline cathodic protection systems only on an as-needed basis. It is expected to include one or more of the following depending on findings from Phase I:

1) Pipe electrical continuity testing, using applied current and pipe-to-soil potential response procedures, and or the circulating current longitudinal resistance measurement technique. These procedures are expected for most if not all pipelines unless comparable data is included in the cathodic protection commissioning records. Pipe electrical continuity is required for effective cathodic protection of all pipe surfaces. Electrical data at the test stations alone does not confirm electrical continuity between the test stations.
2) Pipe insulating flange and pipe-to-casing electrical isolation testing and troubleshooting, when other data suggests there may be a pipe isolation issue.

3) DC/AC close interval pipe-to-soil potential survey whereby measurements are collected every 2.5 feet over the pipe, typically expected when other data suggests a DC (direct current) or AC (alternating current) stray current corrosion interference condition.
4) Datalogging DC/AC pipe-to-soil potential using palm-size battery-powered dataloggers for at least 24 hours, in the event notable variations in potential over time are observed during the Phase I assessment suggesting time-variant stray current corrosion interference effects.
5) Polyethylene encasement effectiveness testing using ACCA (AC current attenuation) or DCVG (direct current voltage gradient) procedures with close-spaced measurements, when other data suggests inadequate installation of the encasements. These data will be collected for a few representative pipe sections to quantify effectiveness of the polyethylene encasement.
6) Soil resistivity measurements to help determine/document soil corrosivity, expected only if the cathodic protection is not effective to aid in prioritizing remediation based on relative risk of corrosion failure, and only if this information is not available in accessed basis of design reports.
7) Other measurements and documentation as deemed appropriate by the Corrpro field engineer to characterize the cathodic protection system corrosion control effectiveness and factors that could influence pipe longevity and Corrpro's recommendations.

TASK 3 – ANALYSIS AND REPORTING

1) Data analysis, roll-up and compression.
2) Preparation of summary report including Corrpro's AssetView GIS-based data reporting:
    a. Tabulation of findings and prioritized recommendations by asset.
    b. Key data presented in tabular and or graphical format.
    c. Recommendations for any remediation will be prioritized to the extent practicable within the context of the evaluation and include a budgetary cost estimate for implementation.
    d. Recommendations for overall corrosion control design, construction, and O&M as might be determined through lessons learned from this cathodic protection assessment.
    e. For surveyed assets with effective cathodic protection, findings will include expected remaining useful life of the cathodic protection anodes and recommendations for periodic surveillance.
    f. For surveyed assets with limited or no effective cathodic protection, Corrpro will opine on the corrosivity of the soil and possible stray current influences, and how this could impact remaining useful pipe service life in the event cathodic protection remediation is not implemented.
    g. Master test station list for pipeline cathodic protection systems including GPS, current condition, key data and recommendations by test station for maintenance as needed.
    h. GoogleEarth map file showing test station locations.
    i. Marked-up cathodic protection design drawings and or pipeline as-built drawings/details as needed to support findings and recommendations.
    j. Photo documentation geotagged to location and tied to the master test station list.
3) A follow-up in-person meeting will be convened at the TFM office to review the report.

ATTACHMENT B

CORRPRO FEE PROPOSAL

Corrpro will complete the cathodic protection assessment described above for:

Phase No.	Task No.	Task Description	Field Hours	Office Hours	Total Hours	Staff Fee $	Expense $	Total Fee $
I	1	Records Analysis & Coordination	0	112	112	$ 17,450	$ -	$ 17,450
	2	Field Evaluation - Basic Test Station Survey	300	30	330	$ 35,143	$ 21,457	$ 56,600
	3	Analysis & Reporting	0	140	140	$ 21,950	$ -	$ 21,950
	SUBTOTAL PHASE I		**300**	**282**	**582**	**$ 74,543**	**$ 21,457**	**Lump Sum - $96,000**
II	2, 3	Field Evaluation - Troubleshooting, Etc.	300	92	392	$ 43,055	$ 16,945	Estimated $60,000
TOTAL, PHASES I & II			**600**	**374**	**974**	**$ 117,598**	**$ 38,402**	**Estimated $156,000**

Ref. No.	Description	Corrpro Task No(s).	Corrpro Fee
1	Records research, initial field assessment (Phase I), and summary report, including 2 in-person review meetings in Flower Mound	1, 2 – Phase I, and 3	$96,000 Lump Sum
2	Phase II field assessment and additional data analyses associated with same	2 – Phase II	$60,000 Estimated
		TOTAL CORRPRO FEE	**$156,000**

Notes and Qualifiers

1) Pricing valid for 30 days. Based on award of all work at the same time.
2) Based on an authorization with terms and conditions acceptable to Corrpro, including reference to this proposal in its entirety.
3) Fee for Task 2 – Phase II field evaluation preliminarily estimated based on 12 Corrpro field engineer hours per mile of pipe, additional office engineering support, and report preparation time. Fee estimate for Phase II to be refreshed upon completion of the Phase I evaluation.
4) No traffic control or other special access requirements for Corrpro field evaluation.
5) TFM to provide test station markers for installation by Corrpro under Phase I, as needed.
6) Based on one Corrpro individual for the Task 2 field evaluation, normal weekday daytime business hours on-site (typically 8AM to 5PM), Monday through Friday.
7) Extensive cathodic protection troubleshooting, excavation and assessment of buried pipe, corrosion protection designs, and or other services beyond that described in the scope of work not included and will require additional authorization.
8) Progress invoicing as the work progresses. Payment for each invoice due within 30 days after receipt.
9) Any applicable taxes will be additionally invoiced. Please provide tax exempt or direct pay certificate if applicable.
10) Maximum of $2000 in materials are included in Phase I pricing.

Corrpro greatly appreciates the opportunity to be of support to the Town of Flower Mound. Please contact the undersigned should you have any questions or wish to proceed. We stand ready to commence immediately upon an executed agreement and are available to support any and all other corrosion control needs.

Respectfully submitted,
CORRPRO COMPANIES, INC.



Nancy Le
Regional Business Development Director
(228)257-1356
nle@azuria.com

cc: Dale Lindemuth, P.E., Corrpro Principal Engineer, (832)474-5361, dlindemuth@azuria.com

ISO-9001 QUALITY ASSURANCE VERIFICATION		
Prepared By:	Dale Lindemuth, P.E.	Principal Engineer
Approved By:	Bob Little	Regional Engineering Manager

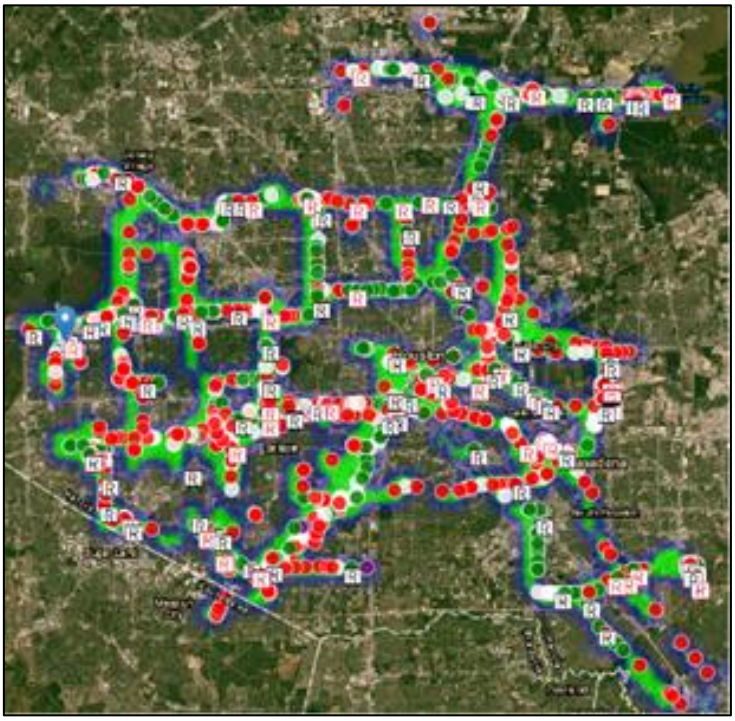
Table 1 – Town of Flower Mound Assets to be included in Corrpro Evaluation

Ref. No.	Project Name	Year Installed	Piper Length (Ft.)	Pipe Diameter (In.)	No. of Test Stations	CP Design Report	CP Design Drawings	As-Built Pipe Drawings	As-Built CP Drawings	CP Commissioning Report
	TOTALS	**17.9 Miles**	**94,696**	--	**196**	--	--	--	--	--
1	Lusk Water Line Improvements	2009	3,950	24	13	No	No	Yes	Corrpro	No
2	1171 to 377 Tour 18 to Roanaoke Hills	2011	4,151	30	15	No	No	Yes	Corrpro	No
3	1171 to 377 Whites Branch	2012	643	20	4	No	No	Yes	Yes	No
4	Timber Creek Valley Ridge 20" Water Line	2013	2,689	20	12	No	No	Yes	Corrpro	No
5	Montalcino Estates	2013	Unknown			No	No	Yes	No	No
6	Canyon Falls	2013	Unknown			No	No	Yes	No	No
7	Western Elevated Storage -PIPING	2013	1,000	30	5	Corrpro	No	Yes	Corrpro	No
7A	Western Elevated Storage -TANK	2011	TANK			Corrpro	Corrpro	N/A	No	**No**
8	1171 to 377 Water Line PH I Roanoak Hills to 377 PH I - Project A: CCP	2014	8,126	36	8	No	No	Yes	Corrpro	Corrpro
8A	1171 to 377 Water Line PH I Roanoak Hills to 377 PH I - Project B: DIP	2014	8,874	20	10	No	No	Yes	Corrpro	Corrpro
9	Western Pump Station PH 1	2016	300	36	2	No	No	Yes	Yes	No
10	Canyon Falls Village 5	2017	607	20	2	No	No	Yes	Corrpro	No
11	Stone Crest and Canyon Falls Street Recon and 20 Inch Water	2017	3,679	20	8	No	No	Yes	Corrpro	No
12	Morriss 20 inch PH I Water Line Forest Vista to Lake Bluff	2018	4,032	20	8	No	No	Yes	Corrpro	No
13	Canyon Falls Village 10 B	2018	1,364	20	2	Corrpro	Corrpro	Yes	Corrpro	No
14	Morriss Road Improvements and 20 Inch Water	2019	2,135	20	6	No	No	Yes	Corrpro	Elk
15	Morriss Rd Water Line PH II	2020	8,375	24	14	No	No	Yes	Corrpro	No
16	Pepper Creek	2021	1,633	20	4	No	No	Yes	Corrpro	No
17	Canyon Falls Village 12	2021	1,231	20	2	No	No	Yes	Corrpro	No
18	377 1171 Loop and relocation	2024	17,000	20, 24, 30	18	No	No	Yes	Corrpro	Farwest
19	Morriss Rd Ph III	2025	4,484	30	26	No	No	Yes	V&A	No
20	Oak Street Phase III Lift Station and Force Main	2018	12,150	30	18	No	No	Yes	Corrpro	Corrpro
21	Lakeside Lift Station and Force Main	2019	4,473	18	9	Corrpro	No	Yes	Corrpro	Corrpro
22	Canyon Falls Stonecrest Road	2017	3,800	20	10	No	No	No	No	Corrpro
23	Bruton Orand TANK	2017	TANK			Corrpro	Corrpro	N/A	No	No
24	Pintail Pump Station	TBD - PIPING								
25	Wakeston Elevated Storage Tank	TBD - TANK								
26	Stonehill Farms Pump Station/Ground Storage	TBD - TANK & PIPING								

Figure 1: *Corrpro-Developed Correlator Handheld Data Acquisition System*



Figure 2: *Sample Graphic from Corrpro AssetView GIS System – City of Houston*



TOWN COUNCIL
AGENDA K.1.
REGULAR ITEM(S)

DATE: April 20, 2026
FROM: Leandro Rodriguez, CIP Manager
ITEM: **Public Hearing to present the impact fee financial audit, as required by Chapter 395 of the Texas Local Government Code**

BACKGROUND: In 2025, Governor Abbott signed Senate Bill (SB) 1883, which amends Chapter 395 of the Texas Local Government Code by requiring all political subdivisions to conduct an independent financial audit before increasing impact fees or adopting new impact fees. SB1883 requires the impact fee audit to provide a detailed accounting of the following:

1. The amount of funds collected from any impact fee imposed by the political subdivision in the service area;
2. The amount of interest accumulated on impact fees collected by the political subdivision in the service area;
3. Any proposed capital improvements or facility expansions to be financed from an impact fee collected by the political subdivision in the service area that were not constructed;
4. The amount of funds collected from impact fees by the political subdivision in the service area that have not been spent;
5. Each impact fee collected by the political subdivision in the service area;
6. The allocation of each impact fee made to the political subdivision in the service area;
7. Any waived impact fees in the service area;
8. Any requested refunds of impact fees in the service area;
9. Any refunded impact fees in the service area;
10. Any errors or omissions of credits in impact fee calculations for impact fees in the service area.

The Town engaged Baker Tilly to perform the impact fee audit, which covered the period from FY 2021 through FY 2024 (October 1, 2020 - September 30, 2024). The final results of the audit were presented to the Capital Improvements Advisory Committee at their meeting on March 9, 2026, per the requirements of Chapter 395. The final audit report is attached.

BOARD REVIEW/CITIZEN FEEDBACK: The final audit results were presented to the Capital Improvements Advisory Committee on March 9, 2026.

ALTERNATIVES:

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Town of Flower Mound, Texas AUP

DRAFT MOTION: No action is required by the Town Council on this item.

Town of Flower Mound, Texas

Roadway, Water and Wastewater Impact Fees Report

Agreed-Upon Procedures

For the Period Beginning October 1, 2020 and Ending September 30, 2024

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Independent Accountants' Report

Honorable Mayor and Town Council
James Childers, Town Manager
Town of Flower Mound, Texas

We have performed the procedures enumerated below for this agreed-upon procedures engagement to assist management of the Town of Flower Mound, Texas (the Town), with the requirement set forth in Section 395.059 of the Texas Local Government Code (the Code) which requires that "before a political subdivision may increase an existing impact fee or adopt a new impact fee for a service area where an impact fee had previously been adopted, the political subdivision must conduct an independent financial audit in accordance with this section". As such, we have performed the procedures identified below, solely to assist users in evaluation of the Town's compliance with the Code for the period beginning October 1, 2020, and ending September 30, 2024. The Town is responsible for compliance with all legislative requirements defined by the Code.

The Town has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the engagement which is determining compliance with Section 395.059 of the Code. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

- Procedure #1: We obtained from the Town a detailed listing of impact fee funds collected by category, service area, and year. We compared this listing to the general ledger detail, the annual audited financial statements, the summary of collections provided by the Town (Attachment 1), and a detailed listing of building permits issued. We selected a sample of 40 of these transactions (10 from each fiscal year), by selecting the 3rd permit in each impact fee service area and then every 3rd permit after that for the Water impact fees until the sample size was met, and performed the following: 1) Agreed the category and service area assigned to supporting documentation. 2) Agreed the amounts charged to the impact fee schedule passed by Town ordinance. 3) Traced the amounts charged to the bank statements.
    - Finding Number One: The Town could not locate support for 1 out of the 40 permits selected.
    - Finding Number Two: One of the permits selected was recorded as revenue in the Lakeside Service Area but it should have been recorded in the Long Prairie Service Area.
    - Finding Number Three: One permit selected was charged $5,398 however the correct amount charged should have been $5,392 per the Town's fee schedule adopted by ordinance.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

- Procedure #2: We obtained from the Town a summary of interest income earned on impact fee funds by year, by type (Attachment 2). We agreed this summary to the general ledger detail, annual audited financial statements, and selected a sample of the transactions to trace to the bank statements. We selected every 7th transaction to sample until 40 items were selected. We confirmed that there were no unsupported journal entries or transfers of these amounts to other funds. We agreed the amount of interest accumulated related to refunds in Attachment 2 to supporting documentation and recalculated the amount disbursed compared to Section 395.025(d).

    - No exceptions or findings noted.

- Procedure #3: We obtained from the Town a listing of projects by category/service area, identifying if each has been completed or not (Attachment 3). We compared the list to the capital improvements plan(s) included in the impact fee studies. We selected a sample of the completed projects to trace to supporting documentation to confirm the status of completion. Our sample consisted of 10% of the population, or 10 projects, and we selected every 3rd project for each type of fee and service area, if applicable. For projects not completed, we confirmed if the impact fees were refunded, if required by Section 395.025.

    - Finding Number Four: Sec. 395.025 of the Code says that *"The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.*" The Town is currently not tracking this 10-year requirement. In addition, when comparing this requirement to the projects listed in Attachment 3, there are a number of projects that are not expected to be completed within this 10-year window, or occur at all. Lastly, there was one project (highlighted in orange on Attachment 3) where the project was paid for by a developer, but this was not factored into the impact fee study.

- Procedure #4: We agreed the balance of unspent funds at the end of each year provided by the Town (Attachment 1 and 5) to the annual audited financial statements and bank statements. We recalculated the ending balances and observed that the amounts were shown as restricted net position/fund balance in the annual audited financial statements.

    - No exceptions or findings noted.

- Procedure #5: We obtained from the Town a detailed listing of expenditures, by category and service area, funded by impact fees. We compared this listing to the general ledger detail, the annual audited financial statements, and the summary of project spending provided by the Town (Attachment 1). We selected a sample of 40 of these expenditures (every 5th transaction including 10 from roadway, 10 from wastewater, and 20 from water) to trace to an approved project in the capital improvements plan(s), compared the category and service area assigned to supporting documentation, and confirmed that it was an allowable expenditure per Section 395.012.

    - No exceptions or findings noted.

- Procedure #6: We obtained from the Town a listing of waived impact fees under Section 395.016(g) and compared this to the listing of building permits obtained in the first procedure that had their impact fees waived. We selected a sample from this listing and inspected documentation confirming its qualification as affordable housing under 42 U.S.C Section 12745 and under any applicable Town ordinance(s). As there were no waived impact fees during the period beginning October 1, 2020, and ending September 30, 2024, the planned procedures above related to selecting a sample were not applicable to complete.

    - No exceptions or findings noted.

- Procedure #7: We obtained from the Town a detailed listing of any requested refunds of impact fees under Section 395.025 and compared the total to Attachment 4. We selected a sample of 4 transactions, by selecting every 4th transaction from this detailed listing, and compared to the Town's records related to the decision of disposition to both Section 395.025 and any applicable Town ordinance(s).

    - No exceptions or findings noted. Note that the transactions selected above were not refunds as describe under Section 395.025, but were refunds related to various reasons such as clerical errors or changes to meter sizes during the project.

- Procedure #8: We obtained from the Town a detail listing of impact fees refunded under Section 395.025 and compared the total to Attachment 4 as well as the general ledger detail. We selected a sample of 4 transactions, by selecting every 4th transaction from this detailed listing, and inspected documentation confirming its qualification under Section 395.025 and any applicable Town ordinance(s).

    - No exceptions or findings noted. Note that the transactions selected above were not refunds as describe under Section 395.025, but were refunds related to various reasons such as clerical errors or changes to meter sizes during the project.

- Procedure #9: We obtained all impact fee studies adopted between the period beginning October 1, 2020, and ending September 30, 2024 from the Town and confirmed that they contained a credit under Section 395.014 (7)(A) or (7)(B) of the code. If Section 395.014(A) was used, we then compared this calculation to supporting documents and recalculated the credit.

    - No exceptions or findings noted.

- Procedure #10: We obtained from the Town a listing of improvements constructed or financed by developers under Sections 395.019(2), 395.023, or 395.0231 of the code. We selected a sample of these improvements to compare the credit provided off the impact fee otherwise due to supporting documentation. As there were no improvements by developers under Sections 395.019(2), 395.023, or 395.0231 of the code during the beginning October 1, 2020, and ending September 30, 2024, the planned procedures above related to selecting a sample were not applicable to complete.

    - No exceptions or findings noted.

We were engaged by the Town to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the Town's compliance with the Code for the period beginning October 1, 2020, and ending September 30, 2024. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for and the use of the Town and is not intended to be, and should not be, used by anyone other than these specified parties.

Baker Tilly US, LLP

Madison, Wisconsin
February 5, 2026

Attachment #1 - Summary

	Fiscal Year-Ending			
	9/30/2021	9/30/2022	9/30/2023	9/30/2024
Beginning Balance	$ 33,832,981	$ 36,470,832	$ 39,780,151	$ 41,439,420
Add:				
Collections:				
Water	1,753,034	1,879,846	659,738	526,236
Sewer - Copper Canyon/Long Prairie	472,950	-	-	-
Sewer - Prairie Vista	-	-	-	-
Sewer - Long Prairie	512,653	891,031	296,866	97,743
Sewer - Denton Creek	8,388	67,083	21,450	26,263
Sewer - Lakeside	340,113	292,618	96,844	65,736
Roadway - Area A	504,119	709,474	504,375	639,676
Roadway - Area B	163,259	209,951	50,683	43,978
Roadway - Area C	139,631	462,295	158,301	155,726
Interest Income - Water	6,508	109,306	628,633	852,637
Interest Income - Sewer	5,299	91,023	534,223	590,522
Interest Income - Roadway	5,315	89,470	548,422	746,238
Less:				
Project Spending:				
Water	1,013,934	1,058,531	412,476	2,017,412
Sewer - Copper Canyon/Long Prairie	-	-	-	-
Sewer - Prairie Vista	-	-	-	-
Sewer - Long Prairie	74,424	327,418	1,056,777	4,273,323
Sewer - Denton Creek	-	-	-	-
Sewer - Lakeside	-	-	-	-
Roadway - Area A	164,522	106,831	311,014	519,073
Roadway - Area B	9,218	-	-	-
Roadway - Area C	11,318	-	60,000	215,223
Ending Balance	$ 36,470,832	$ 39,780,151	$ 41,439,420	$ 38,159,145

Attachment #2 - Interest Income

	Fiscal Year-Ending			
	9/30/2021	9/30/2022	9/30/2023	9/30/2024
Interest Income	$ 17,122	$ 289,800	$ 1,711,279	$ 2,189,398
Interest Income (refund related - not disbursed)	-	-	-	-
Interest Income (refund related - disbursed)				-
Total	$ 17,122	$ 289,800	$ 1,711,279	$ 2,189,398

Attachment #3 - Capital Projects and Current Status

- The list of projects below were taken from the 2015 and 2020 Roadway, Water, and Wastewater Impact Fee Studies.

Roadway - Service Area A

Project	Limits	Completed?	Estimated Date of Completion/Notes
Aberdeen Dr	FM 2499 (Long Prairie Rd) to 1340' N of Spinks Rd	Yes	
Aberdeen Dr	1340' N of Spinks Rd to 700' N of Spinks Rd	Yes	
Chinn Chapel Rd	FM 407 (Justin Rd) to Waketon Rd	Yes	
Dixon Ln	Chinn Chapel Rd to Crestside Dr	Yes	
Duncan Ln	Honeysuckle Way to Spinks Rd	No	Project removed
Firewheel Dr	515' S of FM 1171 to 140' S of Hearthstone Dr	Yes	
FM 2499 (Long Prairie Rd)	FM 1171 (Cross Timbers) to Spinks Rd	Yes	
Garden Ridge Blvd	Bellaire Blvd to Forest Vista Dr	Yes	
Garden Ridge Blvd	FM 3040 to Spinks Rd	Yes	
Garden Ridge Blvd	Spinks Rd to Lakeside Pkwy	Yes	
Kirkpatrick Ln	Morriss Rd to Kirkpatrick Ln	Yes	
Kirkpatrick Ln	Spanish Oak Dr to 1310' W of Garden Ridge Blvd	No	Project removed
Lake Forest Blvd	75' S of Lincoln Ct to Foxborough Trail	Yes	
Lakeside Pkwy	FM 2499 (Long Prairie Rd) to Gerault Rd	No	FY 27-28
Lakeside Pkwy	Gerault Rd to Garden Ridge Blvd	No	FY 27-28
Lakeside Pkwy	Garden Ridge Blvd to South Town Limit	No	FY 27-28
Morriss Rd	Mandarin Way to Flower Mound Rd	Yes	
Sagebrush Dr	Old Settlers Rd to FM 2499 (Long Prairie Rd)	Yes	
Simmons Rd	Wichita Trail to McKamy Creek Rd	Yes	
Spinks Rd	Aberdeen Dr to Gerault Rd	Yes	
Spinks Rd	Gerault Rd to Garden Ridge Blvd	Yes	
Timber Creek Rd	445' S of Glenn Hollow Ln to Kirkpatrick Ln	Yes	
Waketon/College Connector	Waketon Rd to College Pkwy	No	Outside of 5 Year CIP
Windsor Dr	Amy Ln to FM 2499 (Long Prairie Rd)	Yes	
Yucca Dr	440' E of FM 2499 to 460' S of FM 1171	Yes	
Morriss Rd.	FM 407 to FM 3040	No	Road reclassified - Project removed
Future Urban Minor Arterial	Lakeside Pkwy. to Silveron Blvd.	No	Road reclassified - Project removed
Intersection	College Pkwy. at Timber Creek Rd.	No	Project removed - Determined would not meet traffic warrants
Intersection	Bruton Orand Blvd. at Quail Run Rd.	No	Outside of 5 Year CIP
Intersection	Churchill Dr. at Peters Colony Rd.	No	Outside of 5 Year CIP
Intersection	Cross Timbers Rd. at Forums Dr.	Yes	
Intersection	Garden Ridge Blvd. at Kirkpatrick Ln.	No	2026-27
Intersection	FM 2499 (Long Prairie Rd.) at Chaparral Ln.	Yes	
Intersection	Garden Ridge Blvd. at Forest Vista Rd.	Yes	
Intersection	FM 2499 (Long Prairie Rd.) at Northshore Blvd.	No	2027-28
Intersection	FM 2499 (Long Prairie Rd.) at Aberdeen Dr.	Yes	
Intersection	Lakeside Pkwy. at Silveron Blvd.	No	2027-28
Intersection	FM 2499 (Long Prairie Rd.) at Silveron Blvd.	Yes	
Intersection	Gerault Rd. at Old Gerault Rd.	No	Outside of 5 Year CIP
Intersection	Lakeside Pkwy. at Enterprise Dr.	No	2027-28
Intersection Improvement	Dixon Ln. at Morriss Rd.	Yes	
Right-turn lane - all directions	FM 2499 (Long Prairie Rd.) at Waketon Rd.	Yes	
Intersection Improvement	FM 2499 (Long Prairie Rd.) at College Pkwy.	Yes	
Northbound right-turn lane	Bruton Orand Blvd. at Cross Timbers Rd.	Yes	
Intersection Improvement	Cross Timbers Rd. at Auburn Dr.	No	Outside of 5 Year CIP
Westbound right-turn lane	Cross Timbers Rd. at FM 2499 (Long Prairie Rd.)	Yes	
Intersection Improvement	Flower Mound Rd. at McKamy Creek Rd.	Yes	
Second left-turn lane, EB and SB	Flower Mound Rd. at FM 2499 (Long Prairie Rd.)	No	2026-27
Intersection Improvement	Flower Mound Rd. at Garden Ridge Blvd.	Yes	
Intersection Improvement	FM 2499 (Long Prairie Rd.) at Lakeside Pkwy.	No	2027-28
Intersection Improvement	Lakeside Pkwy. At Gerault Rd.	No	2027-28
Intersection	Bruton Orand Blvd. at Kenwood Dr.	No	Project removed

Roadway - Service Area B

Project	Limits	Completed?	Estimated Date of Completion/Notes
Flower Mound Rd	FM 1171 (Cross Timbers) to Skillern Rd	Yes	
Red Rock/Shiloh Connector	Red Rock Ln to Shiloh Rd	No	Project removed
Scenic /Flower Mound Connector	Scenic Dr to Alcott Ave	Yes	
Shiloh Rd/Lusk Ln Connector	2820' E of Shiloh Rd to Lusk Ln	No	Outside of 5 Year CIP
Shiloh Rd/Lusk Ln Connector	Shiloh Rd to 2820' E of Shiloh Rd	No	Outside of 5 Year CIP
Simmons Rd	Wichita Trail to McKamy Creek Rd	Yes	
Intersection	Bruton Orand Blvd. at Quail Run Rd.	No	Outside of 5 Year CIP
Northbound right-turn lane	Bruton Orand Blvd. at Cross Timbers Rd.	Yes	
Intersection Improvement	Cross Timbers Rd. at Flower Mound Rd.	No	Outside of 5 Year CIP
Signal Installation	Bruton Orand Blvd. at Kenwood Dr.	No	Project removed

Roadway - Service Area C

Project	Limits	Completed?	Estimated Date of Completion/Notes
CrossTimbers/Dunham Connector	Cross Timbers Rd to Dunham Rd	No	Thoroughfare plan changed
CrossTimbers/US 377 Connector1	US 377 to Cross Timbers Rd	No	Thoroughfare plan changed
CrossTimbers/US 377 Connector2	CrossTimbers/US 377 Connector1 to Cross Timbers Rd	No	Thoroughfare plan changed
Denton Creek Blvd	IH-35 Diamond Interchange to 120' NW of Prairie Ridge Rd	No	Outside of 5 year CIP
Denton Creek Blvd	Canyon Falls Dr to 1155' S of Canyon Falls Dr	No	2025-26
Denton Creek Blvd	1155' S of Canyon Falls Dr to Cross Timbers Rd	No	2025-26
Stonecrest Rd	850' S of Canyon Falls Dr to UMAB 1	No	2027-28
Stonecrest Rd	UMAB 1 to Cross Timbers Rd	No	Thoroughfare plan changed
UMAB 1	Denton Creek Blvd to US 377	No	2027-28
UMAB2	Denton Creek Blvd to West Town Limit	No	2025-26
Urban Collector 1	Cross Timbers Road to Cross Timbers Rd	No	Thoroughfare plan changed
Urban Collector 1	Stonecrest Rd to Cross Timbers Rd	No	Thoroughfare plan changed
Intersection	US 377 at Canyon Falls Dr.	Yes	
Intersection	Cross Timbers Rd. at Canyon Falls Dr.	Yes	
Intersection	Cross Timbers Rd. at Denton Creek Blvd.	No	2026-27
Intersection	Cross Timbers Rd. at Cross Timbers/US 377 Connector 1	No	Thoroughfare plan changed
Denton Creek Rd.	120' NW of Prairie Ridge Rd. to Canyon Falls Dr.	Yes	

Water

Project	Completed?	Estimated Date of Completion/Notes
Canyon Falls 20-inch Water Line	Yes	
Highway 377/UPRR Water Lines Phase I	Yes	
Stonecrest Pump Station Auxiliary Power	Yes	
Stonecrest (Western) Pump Station Phase I	Yes	
Trailwood Terrace 12-inch Water Line	Yes	
FM 1171 to Hwy 377 Phase I	Yes	
Freeman (Western) 2.5 MG EST	Yes	
Raintree 12-inch Water Line (Ridgecrest to Shiloh)	Yes	
Lusk Lane Water Line	Yes	
16" Kirkpatrick Water Line	Yes	
Branchwood Water Line (Russwood Dr. to FM 407)	Yes	
FM 2499 12-inch Water Line Phase I (Dixon to south of FM 1171)	Yes	
Morriss Road Water Line Phase II (FM 1171 to Eaton)	Yes	
Rippy Road Water Line Improvements (FM 2499 to Waketon)	Yes	
Stonehill Pump Station	Yes	
Timber Creek 20" Water Line	Yes	
Valley Ridge 20" Water Line	Yes	
Kirkpatrick Lane 12-inch Water Line Phase II (Valley Ridge to FM 1171)	Yes	
Garden Ridge Boulevard Water Line Phase II (South of Kirkpatrick)	Yes	
FM 2499 12-inch Water Line Phase III	Yes	
Lake Forest 12-inch Water Line (Bridge Gap)	Yes	
Lake Forest 12-inch Water Line (Spinks to Lakeside)	Yes	
Long Prairie 12-inch Water Line	Yes	
Pintail Pump Station Auxiliary Power	Yes	
Pintail Pump Station Capacity Improvements	Yes	
Denton Creek Spine Road 12-inch Water Line	No	2028-29
Denton Creek Boulevard 12-inch Water Line	No	2025-26
FM 1171 to Hwy 377 Water Line Phase II	No	2028-29
Hwy 377/UPRR Water Line Phase II	No	2027-28
Stonecrest Pump Station Phase II	No	2026-27
Stonecrest Pump Station Phase III	No	Outside of 5 year CIP
West Side Water Line (West)	No	2027-28
West Side Water Line (East)	No	Outside of 5 year CIP
West Side Water Line (South)	No	Outside of 5 year CIP
Cowboy Lane Water Line	No	Project removed
Lusk/Red RockEast-West Connector	No	Outside of 5 year CIP
Scenic Drive Water Line (S of FM 1171 to River Hill Drive)	No	Outside of 5 year CIP
Aberdeen 12-inch Water Line (FM 2499 to Lake Forest)	Yes	
Kirkpatrick 12-inch Water Line Phase III (South to FM 1171)	No	Project removed
Timber Creek 20-inch Water Line Extension	No	Outside of 5 year CIP
Morriss Road Water Line Phase III (Eaton to Waketon Road)	No	2025-26
Morriss Road Water Line Phase IV (Waketon Road to FM 407)	No	2027-28
Morriss Road 20-Inch Water Line (Mallard Way to FM 3040)	No	2027-28
Lake Forest 12-inch Water Line (FM 3040 to Spinks Road)	No	2028-29
2020 Water Master Plan and Impact Fee Updates	Yes	
Reuse Pump Station and Ground Storage Tanks	No	Outside of 5 year CIP
Reuse Transmission Lines	No	Outside of 5 year CIP
FM 1171/Hwy 377 Central Reuse Loop	No	Project removed
FM 1171 West Reuse Line	No	2027-28
FM 1171 East Reuse Line	No	Outside of 5 year CIP
Highway 377 Central Reuse Line	No	Outside of 5 year CIP
Canyon Falls Drive Reuse Line	No	Outside of 5 year CIP
Denton Creek Boulevard South Reuse Line	No	FY 25-26
UPRR Central Reuse Line	No	Outside of 5 year CIP
Stonecrest Road Reuse Line	No	Outside of 5 year CIP
Canyon Falls North Reuse Line	No	Outside of 5 year CIP
East Reuse Lines	No	Outside of 5 year CIP
Reuse Central Connector	No	FY 2027-28
Denton Creek North Distribution Line	No	FY 2027-28
Denton Creek Spine Road Reuse Lines	No	Outside of 5 year CIP
Hwy 377 North Reuse Line	No	Project removed
Dunham/Hayes Reuse Loop	No	FY 2027-28
Cowboy Lane Reuse Line	No	Project removed
Southwest Reuse Line	No	Project removed
Lakeside Business District - Water Reuse Master Plan	Yes	
Lakeside Reuse Phase I	No	2027-28
Lakeside Reuse Phase II	No	2029-30
Lakeside Reuse Phase III	No	Outside of 5 year CIP
FM 1171 12-inch Water Line (Karnes to Churchill)	Yes	
Pressure Reducing Valves	No	Project removed
Water Model Updates	Yes	

Wasterwater - Long Prairie Service Area

Project	Completed?	Estimated Date of Completion/Notes
Bakers Branch Collector Phase I (Gerault to Lower Timber Interceptor)	Yes	
Bakers Branch Wastewater Collector Phase II (Lexington Ave to Gerault Rd)	Yes	
Oak Street Lift Station Phase III and Force Main	Yes	
Oak Street Lift Station and Force Main Phase IV	Yes	
Upper Timber Creek Interceptor Phase I (FM 2499 to Morriss Rd and Buckthorn Ct to FM 1171)	Yes	
Upper Timber Creek Interceptor Phase III (FM 1171 to Hidden Forest Drive)	Yes	
Upper Timber Interceptor (College Parkway to Pecan Drive)	No	
Wellington Interceptor Improvements (Sections I and II)	Yes	
Riverwalk Collector (Morris Road to Windsor Drive)	No	2028-29
2001 Wastewater Treatment Plant Improvements	Yes	
2020 Wastewater Master Plan and Impact Fee Updates	Yes	
Wastewater Treatment Plant Master Plan	Yes	
Justin Road Lift Station Outfall(Justin Lift Station to Cottage Ln)	Yes	
Wellington Interceptor Phase IV Section I (Vail Ln to Oak Street Lift Station)	Yes	
Wastewater Treatment Plant Capacity Study	Yes	
Wastewater Model Update	Yes	
Wastewater Impact Fee Update	Yes	
2020 Wastewater Master Plan Update	Yes	

Wasterwater - Lakeside Service Area

Project	Completed?	Estimated Date of Completion/Notes
Lakeside Lift Station and Force Main	Yes	
Southside Force Main Extension	No	Outside of 5 year CIP
Southside Pump Upgrade	No	Outside of 5 year CIP
Southside Gravity Main Improvements	No	Outside of 5 year CIP
2001 Wastewater Treatment Plant Improvements	Yes	
2020 Wastewater Master Plan and Impact Fee Updates	Yes	
Wastewater Treatment Plant Master Plan	Yes	
Wastewater Treatment Plant Capacity Study	Yes	
Southside Utilies Project	Yes	
Wastewater Model Update	Yes	
Wastewater Impact Fee Update	Yes	
2020 Wastewater Master Plan Update	Yes	

Wasterwater - Denton Creek Service Area

Project	Completed?	Estimated Date of Completion/Notes
TRA System Contract	Yes	
2020 Wastewater Master Plan and Impact Fee Updates	Yes	
Wastewater Model Update	Yes	
Wastewater Impact Fee Update	Yes	
2020 Wastewater Master Plan Update	Yes	

Wasterwater - Prairie Vista Service Area

Project	Completed?	Estimated Date of Completion/Notes
TRA System Contract	Yes	
2020 Wastewater Master Plan and Impact Fee Updates	Yes	
Wastewater Model Update	Yes	
Wastewater Impact Fee Update	Yes	
2020 Wastewater Master Plan Update	Yes	

Attachment #4 - Refunds

	Fiscal Year-Ending			
	9/30/2021	9/30/2022	9/30/2023	9/30/2024
Requested Refunds	$ -	$ -	$ -	$ -
Amount Refunded	-	-	-	-
Refunds Owed, Not Yet Paid				$ -

Attachment #5 - Ending Balance, by Type and Service Area

	Fiscal Year-Ending			
	9/30/2021	9/30/2022	9/30/2023	9/30/2024
Ending Balance:				
Water	$ 13,613,221	$ 14,543,842	$ 15,419,737	$ 14,781,198
Sewer - Copper Canyon/Long Prairie	472,950	479,432	514,229	551,821
Sewer - Prairie Vista	16,566	16,793	18,012	19,329
Sewer - Long Prairie	8,772,059	9,382,911	8,939,997	5,087,442
Sewer - Denton Creek	149,890	219,947	258,918	306,029
Sewer - Lakeside	2,287,515	2,614,234	2,874,768	3,148,246
Roadway - Area A	7,826,900	8,488,557	9,024,666	9,493,661
Roadway - Area B	2,546,590	2,778,660	2,992,061	3,392,955
Roadway - Area C	785,141	1,255,774	1,397,032	1,378,465
Total Ending Balance	$ 36,470,832	$ 39,780,151	$ 41,439,420	$ 38,159,145

TOWN COUNCIL
AGENDA K.2.
REGULAR ITEM(S)

DATE: April 20, 2026
FROM: Robert Pegg, Town Engineer
ITEM: **Public Hearing to consider the approval of an ordinance adopting updated land use assumptions and updated capital improvements plans, and to update and amend certain provisions of Chapter 42, "Impact Fees," regarding the imposition of impact fees and amending Appendix A, "Fee Schedule", accordingly.**

BACKGROUND: This item provides for the 5-year update of the Town's Impact Fee program as required by state law. It includes updates to the Town's land use assumptions, capital improvements plan and the imposition of impact fees that reflect the Town's current infrastructure and projected needs to serve new development during the next ten years.

Impact fees allow the Town to recoup costs associated with infrastructure needed to serve new development. The Town is required by Chapter 395 of the Texas Local Government Code to update impact fees every five years. The Town's last impact fee update was done in 2021. The 2026 Impact Fee update, performed by Kimley-Horn, determines the maximum fee allowed by state law. The Town Council sets the actual fee to be collected from new development.

Chapter 395 also requires the CIAC to file written comments on the updated land use assumptions, capital improvements plan, and impact fees. Those comments were provided to Town Council as part of the agenda packet for the April 8th council meeting, under the resolution item calling the public hearing. The written comments have also been included in this agenda packet.

BOARD REVIEW/CITIZEN FEEDBACK: The updated land use assumptions, capital improvements plan, and impact fees were presented to the Capital Improvements Advisory Committee at their meeting on March 9, 2026. Written comments have been provided to Town Council.

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Impact Fee amendment requests. At the time this report was written, staff had received no correspondence regarding the request.

ALTERNATIVES:

FISCAL IMPACT: N/A

LEGAL REVIEW: The draft ordinance was prepared by Maria Garcia with Taylor, Olson, Sralla, & Elam L.L.P.

ATTACHMENTS:
1. Ordinance
2. Exhibit A - DRAFT 2025 Land Use Assumptions for Impact Fee Update
3. Exhibit B - DRAFT Water Impact Fee Report for 2025

4. Exhibit C - DRAFT Wastewater Impact Fee Update Report for 2025
5. Exhibit D - DRAFT 2025 Roadway Impact Fee Update
6. Exhibit E - Water-Wastewater Impact Fee Ordinance Table
7. Exhibit F - Roadway Impact Fee Ordinance Table
8. Capital Improvements Advisory Committee _Written Comments

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. XXXX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING CHAPTER 42, "IMPACT FEES," TO ADOPT UPDATED LAND USE ASSUMPTIONS AND UPDATED CAPITAL IMPROVEMENTS PLANS; PROVIDING AN UPDATE TO CERTAIN PROVISIONS REGARDING THE IMPOSITION OF IMPACT FEES; AMENDING APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS RELATIVE TO CHAPTER 42 IMPACT FEES; MAKING FINDINGS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound ("Town") is a home-rule municipality possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its home rule charter; and

WHEREAS, the Town has previously adopted ordinances in compliance with Chapter 395 of the Texas Local Government Code regarding the calculation, assessment and collection of impact fees for roadways, water and wastewater facilities; and

WHEREAS, the Impact Fees Ordinance has been codified in Chapter 42 of the Code of Ordinances, Town of Flower Mound, Texas; and

WHEREAS, Texas Local Government Code Section 395.052 requires a municipality imposing an impact fee to update the land use assumptions and capital improvements plan at least once every five (5) years; and

WHEREAS, on or about March 9, 2026, the Town's Capital Improvements Advisory Committee ("CIAC") considered new amendments to the Land Use Assumptions, the Capital Improvement Plan, and proposed impact fees that were previously adopted by the governing body in March 2021, and provided related written comments to the Town Council prior to the Town Council's public hearing on this Ordinance; and

WHEREAS, the Town Council finds that the Town has complied with Chapter 395 of the Texas Local Government Code in the amendment of the land use assumptions, capital improvements plan, and imposition of impact fees; and

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Capital Improvements Advisory Committee, the Town Council of the Town of Flower Mound, Texas, has determined that the proposed amendments to adopt the updated Land Use Assumptions and updated Capital Improvement Plans and to amend certain provisions regarding the manner of imposing impact fees to assure the availability of adequate roadway, water and wastewater facilities and services in order to serve new development consistent with the policies set forth in the Town's Master Plan, as amended, are in the best interest and in support of the health, safety, morals and general welfare of the citizens of Flower Mound and the public;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

That Section 42-1, "Capital Improvement Plans Adopted," of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby repealed and replaced with a new Section 42-1 entitled "Land Use Assumptions and Capital Improvement Plans Adopted" to read as follows:

> **"Sec. 42-1. Land Use Assumptions And Capital Improvement Plans Adopted.**
>
> (a) The Town Council hereby adopts the Land Use Assumptions as set forth in the 2025 Land Use Assumptions for Impact Fee Update dated March 2026, attached hereto as Exhibit A and incorporated herein for all purposes allowed by law.
>
> (b) The Town Council hereby adopts the Water System Capital Improvements Plan as set forth in the Water Impact Fee Update Report for 2025 dated March 2026, attached hereto as Exhibit B and incorporated herein for all purposes allowed by law.
>
> (c) The Town Council hereby adopts the Wastewater System Capital Improvements Plan as set forth in the Wastewater Impact Fee Update Report for 2025 dated March 2026, attached hereto as Exhibit C and incorporated herein for all purposes allowed by law.
>
> (d) The Town Council hereby adopts the Roadway System Capital Improvements Plan as set forth in the 2025 Roadway Impact Fee Update dated March 2026, attached hereto as Exhibit D and incorporated herein for all purposes allowed by law."

SECTION 3

That Section 42-37, "Fee Calculation," of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended by deleting existing subparagraphs (b) and (c) and replacing them with new subparagraphs (b) and (c) to read as follows:

(b) Water impact fees. Water impact fees per service unit shall be calculated by dividing the maximum recoverable cost for impact fee by the projected number of additional service units, less any water impact fee credits applicable to the property pursuant to Section 42-38. Based upon the adopted land use assumptions and capital improvements plan, the maximum recoverable cost to provide water service to a service unit is based upon a single Town-wide service area as provided in Exhibit B to this Ordinance. Based upon this cost per service unit, the water impact fees by water meter size are as listed in Exhibit E attached hereto and incorporated herein for all purposes allowed by law.

(c) Wastewater impact fees. Wastewater impact fees per service unit shall

be calculated by dividing the maximum recoverable cost for impact fee by the projected number of additional service units, less any wastewater impact fee credits applicable to the property pursuant to Section 42-38. Based upon the adopted land use assumptions and capital improvements plan, the maximum recoverable cost to provide wastewater service to a service unit is based upon the three (3) service areas that provide sewer as provided in Exhibit C to this Ordinance. The cost-per-service unit for wastewater impact fees by water meter size is as listed in Exhibit E to this Ordinance.

SECTION 4

That Section 42-76, "Fee Assessment," of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended in part by deleting existing subparagraph (a) and replacing it with new subparagraph (a) to read as follows:

(a) Road impact fees shall be assessed at the maximum fee per service unit for each service area.

SECTION 5

That existing Exhibits A, B, C, and D to Chapter 42 "Impact Fees" of the Code of Ordinances of the Town of Flower Mound, Texas, are hereby repealed in their entirety and replaced with Exhibits A, B, C, and D adopted herein.

SECTION 6

That Appendix A, "Fee Schedule" of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended by the deletion of the existing provisions, charts, and tables regarding Chapter 42 "Impact Fees" contained therein and the replacement thereof with Exhibits E and F attached to this Ordinance.

SECTION 7

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 8

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases,

clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

SECTION 9

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED, APPROVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ___ TO ____, ON THIS THE 20th DAY OF APRIL 2026

APPROVED:

_____
Cheryl Moore, MAYOR

ATTEST:

_____
Traci Henderson, TOWN SECRETARY



2025

LAND USE ASSUMPTIONS FOR IMPACT FEE UPDATE

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.

PREPARED FOR:

THE TOWN OF FLOWER MOUND TEXAS

Town of Flower Mound, Texas

2025 Land Use Assumptions for Impact Fee Update

March 2026

Prepared for:
Town of Flower Mound

Prepared by:
Kimley»Horn
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
Phone: 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061000231

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THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY.

PETER C. KELLY, P.E.
SERIAL NUMBER. 125337
DATE: 30 MAR 2026

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Purpose

Chapter 395 of the Texas Local Government Code describes the procedure Texas political subdivisions must follow in order to assess impact fees for new development. The first step required in updating impact fees is the development of Land Use Assumptions. These Land Use Assumptions, including both population and employment estimates, form the basis for the development of impact fee Capital Improvement Plans for roadway, wastewater, and water, facilities.

Reasonable future growth estimates are necessary in order to aid the Town of Flower Mound in establishing the need for capital improvements required to serve future development. In accordance with Chapter 395, Kimley-Horn and Associates, Inc. has compiled the information required to complete the update of the Land Use Assumptions using the following sources: the Town of Flower Mound Future Land Use Plan, Development Services Hub, Planned Developments, previous land use assumptions used for recent thoroughfare plan modeling, consultation with Town staff, and building permit history. Included in this report are the growth projections based on assumptions pertaining to the type, location, quantity, and timing of various future land uses within the Town. In addition, this report also documents the methodology used in generating the growth and land use assumptions.

Components of the Land Use Assumptions Report

Methodology: An explanation of the general methodology used to create the land use assumptions.

Impact Fee Service Areas: An explanation and the division of Flower Mound into impact fee Service Areas for roadway, wastewater, and water facilities.

Base Year Data: Data on population, employment, and land use for the Town in the year 2025 for each Service Area.

Build Out Population Projection: Population and employment projections by Service Area, for a completely developed scenario.

Ten Year Growth Assumptions: Population and employment growth assumptions over the next ten years (2025-2035) for each Service Area.

Summary: A synopsis of the land use assumptions report.

Methodology

Chapter 395 of the Texas Local Government Code defines Land Use Assumptions as "a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period." The population and employment growth projections formulated in this report were done so using reasonable and generally accepted planning principles.

The future growth projections and land use assumptions were based upon several development patterns, which are listed below.

- Character, type, density, and quantity of existing development
- Zoning patterns in place
- Land use anticipated (as shown in the Master Land Use Plan)
- Growth trends currently in place
- Location and configuration of vacant land
- Physical holding capacity of Flower Mound
- Development projects, known or anticipated

The general methodology used in developing the land use assumptions include:

1. Establishing impact fee service areas for roadway, wastewater, and water facilities. (Exhibit 1, 2, & 3)
2. Collection/determination of population and employment data for the base year 2025.
3. Projection of the population and employment growth by Service Area at build out.
4. Projection of the ten-year (2025-2035) population and employment by Service Area.

Demographics from Denton and Tarrant County Appraisal Districts (DCAD/TAD) parcel data and recent building permit data served as the basis for establishing the year 2025- and ten-year (2025-2035) demographic estimates and projections. After analyzing the build-out condition with consultation from Town staff, the determination was made that the build out projections would be based on a future Town population of approximately 117,520.

Impact Fee Service Areas

Roadway Impact Fee Service Areas

The geographic boundaries of the three (3) impact fee service areas for roadway facilities are shown in Exhibit 1. The roadway service areas cover the entire corporate boundary of the Town of Flower Mound. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles." The service areas used in the 2025 Roadway Impact Fee Update are the same as in the previous impact fee update (adopted in 2020).

Wastewater Impact Fee Service Areas

The geographic boundaries of the four (4) impact fee service areas for wastewater facilities are shown in Exhibit 2. These service areas consist of the Long Prairie, Lakeside, Denton Creek, and Prairie Vista areas.

Water Impact Fee Service Areas

The geographic boundary of the impact fee service area for water facilities is shown in Exhibit 3. Note that the water impact fee service area includes the Town limits plus some areas outside the corporate limits where the Town is providing or will be providing service.

Exhibit 1

Land Use and Roadway Service Area Boundaries

C

B

A

THE TOWN OF FLOWER MOUND TEXAS

0 0.5 1 Miles

N

Legend

- Roadway Service Areas
- Flower Mound Limits
- Streets
- Corps of Engineers
- Campus Commercial
- Campus Industrial
- Canyon Falls Open Space
- Commercial
- Commercial/Industrial
- Estate Residential
- Flood Plain
- Grapevine Lake
- High Density Residential
- High Density Single Family Detached
- Institutional
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Office
- Office or Medium Density Residential
- Park
- Prairie Vista District
- Retail
- Rural Residential
- Utility

Kimley»Horn

MARCH 2026

Vantor

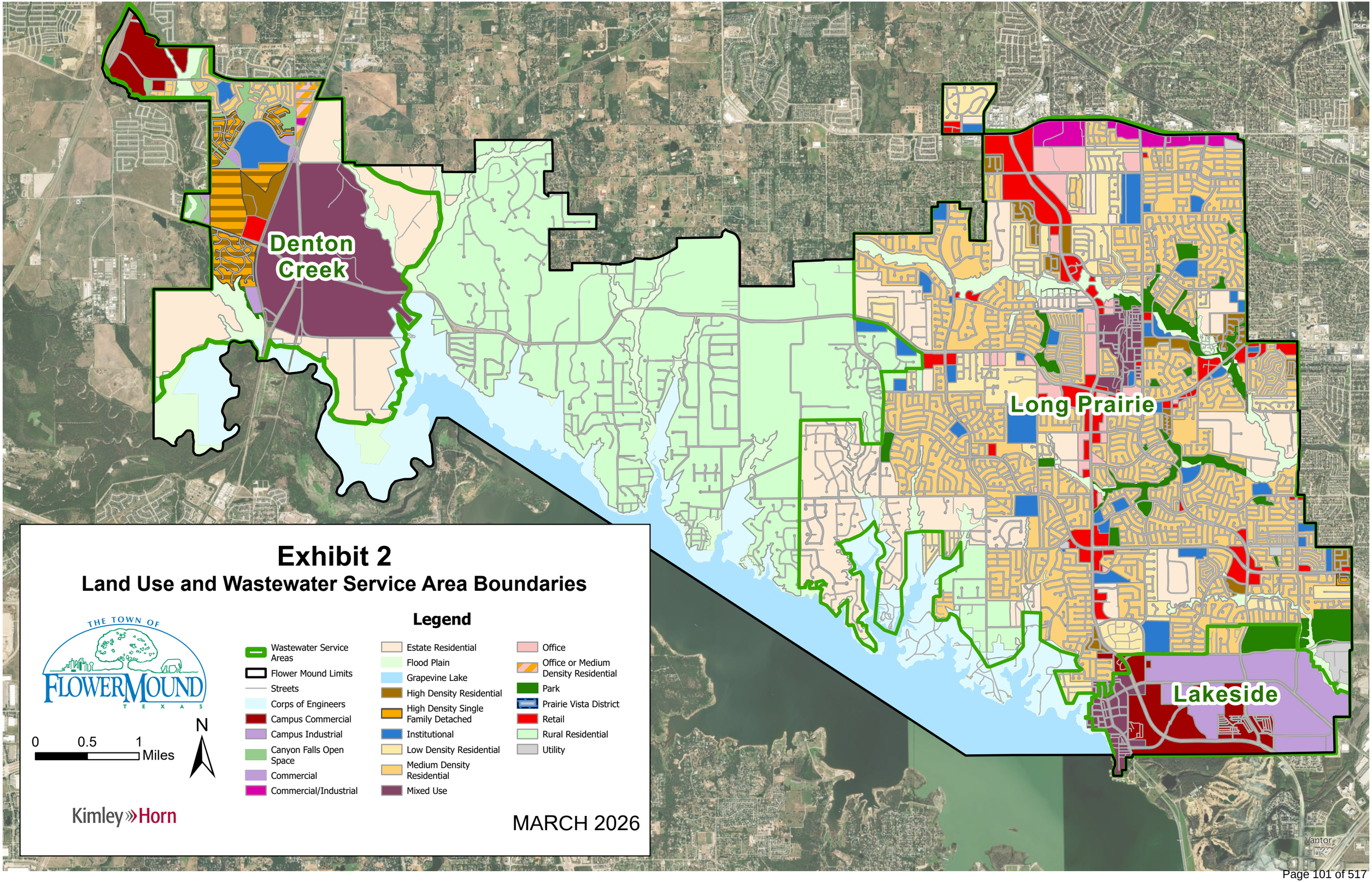

Denton Creek
Long Prairie
Lakeside
Exhibit 2
Land Use and Wastewater Service Area Boundaries
THE TOWN OF FLOWER MOUND TEXAS
0 0.5 1 Miles
N
Kimley»Horn
MARCH 2026
Legend
Wastewater Service Areas
Flower Mound Limits
Streets
Corps of Engineers
Campus Commercial
Campus Industrial
Canyon Falls Open Space
Commercial
Commercial/Industrial
Estate Residential
Flood Plain
Grapevine Lake
High Density Residential
High Density Single Family Detached
Institutional
Low Density Residential
Medium Density Residential
Mixed Use
Office
Office or Medium Density Residential
Park
Prairie Vista District
Retail
Rural Residential
Utility

Exhibit 3

Land Use and Water Service Area Boundaries

THE TOWN OF FLOWER MOUND TEXAS

0 0.5 1 Miles

N

Legend

- Water Service Area
- Flower Mound Limits
- Streets
- Corps of Engineers
- Campus Commercial
- Campus Industrial
- Canyon Falls Open Space
- Commercial
- Commercial/Industrial
- Estate Residential
- Flood Plain
- Grapevine Lake
- High Density Residential
- High Density Single Family Detached
- Institutional
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Office
- Office or Medium Density Residential
- Park
- Prairie Vista District
- Retail
- Rural Residential
- Utility

Kimley»Horn

MARCH 2026

Data Format

The base year, ten year, and build out population and employment estimates were all compiled in accordance with the following categories and format:

Impact Fee Service Areas: Larger zones, which correspond to the proposed roadway, wastewater, and water facilities service areas (as described in the previous section).

Units: Number of dwelling units, both single and multi-family.

Population: Number of people, based on person per dwelling unit factors.

Employment: Square feet of building area based on three (3) different classifications:

Retail: Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector such as grocery stores and restaurants.

Service: Land use activities which provide personal and professional services such as government and other professional administrative offices.

Basic: Land use activities that produce goods and services such as those that are exported outside the local economy; manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

Town Limits – Base Year Data (2025)

The baseline projections were made for the entire town corporate limits. The roadway, water, and wastewater land use assumptions were derived from these Town wide assumptions.

2025 Population

Population data for Flower Mound from 1970 to 2025 can be seen in the table below.

Year	Flower Mound
1970[1]	1,685
1980[1]	4,402
1990[1]	15,527
1995[2]	29,600
2000[1]	50,702
2010[1]	64,669
2020[1]	75,956
2025[3]	81,853

[1] Source: United States Census
[2] Source: NCTCOG Estimate
[3] Source: Kimley-Horn and Associates, Inc.

2025 Employment

The year 2025 employment was estimated using the DCAD/TAD parcel data and an aerial survey of existing development. Listed below is a summary of the employment figures for the year 2025.

2025 Employment in Square Feet[1]	
Type	
Basic	12,360,000
Retail	5,750,000
Service	3,339,000
Total	21,449,000

[1] Source: Kimley-Horn and Associates, Inc.

Town Limits – Build Out Year Data

Build Out Population

The build out dwelling unit figures were found by multiplying the Town's build out residential land area by the corresponding housing densities found in the Future Land Use Plan where specific planned development information was not available. When available, dwelling units from proposed site plans and preliminary developments were used. It is estimated that there will be a total of approximately 44,994 housing units, both single and multi-family, resulting in a build out population of 117,520.

Build Out Employment

Build out employment, expressed as square feet of development, was calculated by multiplying the build out non-residential land area by the corresponding floor-to-area ratio (FAR) where specific planned development information was not available. When available, square footage from proposed site plans were used. A summary of the projected total square feet of employment by basic, retail, and service can be seen below.

Build Out Employment in Square Feet [1]	
Basic	13,745,000
Retail	8,631,000
Service	5,240,000
Total	27,616,000

[1] Source: Kimley-Horn and Associates, Inc.

Roadway Land Use Assumptions Summary

The previously referenced town limit's base line and build out projections were further broken down into the three (3) Roadway Service Areas illustrated in Exhibit 1.

Residential

Based on the historical population data provided by the town, the average growth rate in the Town of Flower Mound from 2020 to 2024 was 1.48%. It was reasonable to assume that residential growth rate will be relatively higher during the next ten-year window due to large developments like Furst Ranch, Monarch, and Brookview. Based on knowledge of known growth areas and coordination with Town staff, it was assumed that the residential growth rate will be an average of 2.1% over the next ten years. This growth will add an additional 8,717 residential dwelling units to the Town of Flower Mound, resulting in an approximate 2035 total of 38,259 dwelling units.

Non-Residential

For the roadway land use assumptions, non-residential land uses were displayed in terms of square footage. Non-residential land use was projected based on known growth areas and on input from Town staff. This growth will bring approximately an additional 5,008,000 square feet of non-residential development to the Town of Flower Mound by the year 2035.

Table 1 illustrates the baseline (2025), ten-year window (2035) by Roadway Service Area.

Table 1. Population and Employment Data by Roadway Service Area

Service Area	Year	Population	Units	Employment			
				Basic	Service	Retail	Total
A	2025	63,131	23,279	12,332,000	2,867,000	5,514,000	20,713,000
	2035	67,522	25,411	13,697,000	3,809,000	6,041,000	23,547,000
	Buildout	69,204	26,160	13,717,000	4,455,000	6,816,000	24,988,000
B	2025	13,256	4,444	2,000	213,000	111,000	326,000
	2035	14,698	4,934	2,000	238,000	111,000	351,000
	Buildout	15,563	5,228	2,000	238,000	122,000	362,000
C	2025	5,466	1,819	26,000	259,000	125,000	410,000
	2035	18,907	7,914	26,000	656,000	1,877,000	2,559,000
	Buildout	32,753	13,606	26,000	839,000	2,037,000	2,902,000
Total	2025	81,853	29,542	12,360,000	3,339,000	5,750,000	21,449,000
	2035	101,127	38,259	13,725,000	4,703,000	8,029,000	26,457,000
	Buildout	117,520	44,994	13,745,000	5,240,000	8,631,000	27,616,000

Wastewater Land Use Assumptions Summary

The previously referenced town limit's base line and build out projections were further broken down into the four (4) Wastewater Service Areas illustrated in Exhibit 2.

Table 2 illustrates the baseline (2025), ten-year window (2035), and build out by Wastewater Service Areas. In coordination with Town staff, the previous Prairie Vista service area was combined into the Denton Creek service area. For wastewater the non-residential land uses are converted to acreage. Note, the wastewater service areas do not include the Cross Timbers Protection Area.

Table 2. Population and Employment by Wastewater Service Area

SA	Year	Population	Units	Employment			
				Basic	Service	Retail	Total
Denton Creek	2025	3,456	1,136	2,000	259,000	125,000	386,000
	2035	16,285	7,023	2,000	656,000	1,877,000	2,535,000
	Buildout	28,433	12,138	2,000	840,000	2,037,000	2,879,000
Lakeside	2025	5,186	2,299	11,793,000	68,000	471,000	12,332,000
	2035	8,026	3,883	12,775,000	384,000	673,000	13,832,000
	Buildout	8,547	4,176	12,775,000	760,000	1,060,000	14,595,000
Long Prairie	2025	66,477	23,801	541,000	2,807,000	5,066,000	8,414,000
	2035	68,039	24,353	924,000	3,433,000	5,391,000	9,748,000
	Buildout	69,668	24,968	944,000	3,703,000	5,790,000	10,437,000
Total 2025		75,119	27,236	12,336,000	3,134,000	5,662,000	21,132,000
Total 2035		92,351	35,259	13,701,000	4,473,000	7,941,000	26,115,000
Buildout		106,649	41,282	13,721,000	5,011,000	8,543,000	26,639,000

Water Land Use Assumptions Summary

As previously mentioned, the Water Service Area is roughly a combination of the three roadway Service Areas.

Table 3 illustrates the baseline (2025) and ten-year window (2035) by the Water Service Area.

Table 3. Population and Employment Data by Water Service Area

Service Area	Year	Population	Units	Employment			
				Basic	Service	Retail	Total
Town Limits	2025	81,853	29,542	12,360,000	3,339,000	5,750,000	21,449,000
	2035	101,127	38,259	13,725,000	4,703,000	8,029,000	26,457,000
	Buildout	117,520	44,994	13,745,000	5,240,000	8,631,000	27,616,000

Summary

The following is a summary for the Town limits. This is equivalent to the roadway land use assumptions which was the adjusted for the wastewater and water land use assumptions.

- The existing (2025) population is approximately 81,853.
- The existing (2025) employment area is approximately 21,449,000 square feet.
- The ten-year (2035) population projection is approximately 101,127.
- The ten-year (2035) employment area projection is approximately 26,457,000 square feet.
- The build out population projection is approximately 117,520.
- The build out employment area projection is approximately 27,616,000 square feet.



2025

WATER IMPACT FEE UPDATE

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.

PREPARED FOR:

THE TOWN OF FLOWER MOUND TEXAS

Town of Flower Mound, Texas

Water Impact Fee Update Report for 2025

April 2026

Prepared for:
Town of Flower Mound

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CONNOR MANLEY, P.E.
SERIAL NO. 149526
DATE: APRIL 2026

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1.0 Introduction

The Town of Flower Mound (Town) retained the services of Kimley-Horn and Associates, Inc. (Kimley-Horn) for the purpose of updating the impact fees for water system improvements required to serve new development. The existing fees were adopted by the Town in 2021 in accordance with Chapter 395 of the *Local Government Code* (impact fees), which requires a city imposing impact fees to update the land-use assumptions and capital improvements plan upon which the fees are calculated.

The purpose of this report is to satisfy the requirements of the law and provide the Town with an updated impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

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(7) a plan for awarding:

i. a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

ii. in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.

The impact fee study includes information from the *2015 Water Master Plan Update* completed by Kimley-Horn in May 2015, the 2020 Water Master Plan Update completed by Kimley-Horn in November 2020, the Lakeside Reuse Master plan completed by Plummer and Associates in October 2018, and the Denton Creek Reuse Preliminary Design Report completed by Kimley-Horn in September 2025. The impact fees are based on recommended capital improvements and population growth projections outlined in the *2025 Water Master Plan Update.*

The study process was comprised of three tasks:

A. Land Use Assumptions

This task involved evaluating the existing and future land use plan and projecting future growth for the Town. Kimley-Horn worked with Town staff to determine future projections. The growth projections were then used to project water demands throughout the Town.

B. Impact Fee Capital Improvements Plan

This task involved the evaluation of the water capital improvements plan outlined in the 2025 Water System Master Plan Amendments and discussion with Town staff to identify projects that will be constructed in the 10-year planning window and that meet the design criteria to be impact fee eligible.

C. Impact Fee Analysis and Report

This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

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1.2 Executive Summary

This study was performed to update the Town's Water System Impact Fees. Water system analysis and the Water System Master Plan are important tools for facilitating orderly growth of the water system and for providing adequate facilities that promote economic development in the Town. The implementation of an impact fee is a way to shift a portion of the burden of paying for new facilities onto new development.

Elements of the water system, including storage facilities, pumping facilities, and the distribution network itself, were evaluated against industry standards as outlined in the Design Criteria section of this report. Information related to the growth of the Town was obtained from the 2025 Land Use Assumptions Update.

Water system improvements necessary to serve 10-year (2035) and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas' impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected cost to serve the ultimate system needs is $269,273,537. Of this, $118,238,620 is projected to be eligible for recovery through impact fees within the next 10 years. A portion of the remainder can be assessed as the planning window extends beyond 2035 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows: *"'Service Unit' means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."* Therefore, the Town defines a service unit as a unit of development that consumes the amount of water requiring a standard 5/8"x3/4" meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8"x3/4" meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1.1**.

Based on the Town's 10-year growth projections and the associated demand (consumption) values, **10,904** additional service units will need water by the year 2035. Based on the additional service units and the recoverable capital improvements plans, the Town may assess a maximum of **$10,317** per service unit.

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Table 1.1 Maximum Assessable Water Impact Fee for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (gpm)**	Service Unit Equivalent	Maximum Assessable Fee ($)
5/8"x 3/4" PD	10	1	10,317
3/4" PD	15	1.5	15,476
1" PD	25	2.5	25,793
1 1/2" PD	50	5	51,585
2" PD	80	8	82,536
2" Compound	80	8	82,536
2" Turbine	160	16	165,072
3" Compound	175	17.5	180,548
3" Turbine	350	35	361,095
4" Compound	300	30	309,510
4" Turbine	650	65	670,605
6" Compound	675	67.5	696,398
6" Turbine	1,400	140	1,444,380
8" Compound	900	90	928,530
8" Turbine	2,400	240	2,476,080
10" Turbine	3,500	350	3,610,950

*PD = Positive Displacement Meter (typical residential meter)
**Operating capacities obtained from American Water Works Associate (AWWA) C700-20, C701-19, and C702-19. Turbine and Compound meter flows are based on Class II (in-line) meters.

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1.3 Design Criteria

A. Water Transmission Lines

Water transmission lines shall be sized to maintain the following pressure requirements:

- Peak hour demand with a minimum pressure of 35 psi;
- Peak day demand plus fire flow with a minimum pressure of 20 psi.

B. Storage Tanks

The Texas Commission on Environmental Quality (TCEQ) has established criteria for ground and elevated water storage. These criteria address volume and height requirements only. The layout of the distribution system, location of the storage facilities, and the interaction with the high service pumps and booster pumps affect the amount of storage necessary for the most efficient and reliable operation of the system.

1. Ground Storage

Ground storage serves two functions:

- Equalization for differing feed rates between water supply and pumping output to the system; and
- Emergency capacity in the event of temporary loss of water supply.

Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. Suggested storage capacities are established based on several criteria. There are specific requirements of the TCEQ. These criteria are detailed later in this section. Although ground and elevated storage facilities perform separate functions within the system, both are aimed at decreasing the impact of demand fluctuations. Their capacities are established based on knowledge of how demand varies seasonally and daily.

2. Elevated Storage

Elevated storage serves three purposes:

- Functionally, elevated storage equalizes the pumping rate to compensate for daily variations in demand and to maintain a fairly constant pumping rate (usually referred to as operational storage), or a pumping rate that conforms to the requirements of the electrical rate structure.
- Provides pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off.
- Maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one or more pump stations. Sufficient storage should be maintained to provide four hours of fire flow demand during a loss of power to the pump station.

Suggested storage capacities are established by the TCEQ. Adequate operational storage is established by determining the required volume to equalize the daily fluctuations in flow during the maximum day demand, plus the reserve volume required for fire protection.

The minimum requirements for storage, according to Chapter 290 of the Texas Administrative Code, are as follows:

- Total Storage: equal to 200 gallons per connection.
- Elevated Storage: equal to 100 gallons per connection; or

- Elevated Storage: equal to 200 gallons per connection for a firm pumping capacity reduction from 2.0 gallons per minute (gpm) per connection to 0.6 gpm.

C. Pump Stations

Pumping capacities must provide the maximum day demand or the peak hour demand required by the water system of the suggested capacities established by the TCEQ. Pumping capacity should supply the maximum demand with sufficient redundancy to allow for the largest pump at the pump station to be out of service. This is known as firm pumping capacity.

Each pump station or pressure plane must have two or more pumps that have a total capacity of 2.0 gpm per connection or have a total capacity of at least 1,000 gpm and the ability to meet peak hour demand with the largest pump out of service, whichever is less. If the system provides elevated storage capacity of 200 gallons per connection, two service pumps with a minimum combined capacity of 0.6 gpm per connection are required.

D. Water Demand

The criteria used for projecting the water demands for the water system were derived from the 2025 Water System Master Plan Amendments.

Table 1.2 Demand by Land Use Type

Land Use Type	Demand (gpd/acre)	Demand (gpd/dwelling unit)
Single Family Residential Unit	-	520
Multifamily	2,600	-
Mixed Use	4,000	-
Office	2,000	-
Retail	1,500	-
Commercial	1,800	-
Industrial	1,300	-
Park	400	-
Hospital	3,900	-
School	500	-
Presbyterian Hospital	3,460	-
Park Central	3,050	-
Lifetime Fitness	2,060	-
Rocky Point MHP	2,000	-
Timber Ridge	1,340	-
Holly Mead	2,330	-
East Bank Riverwalk	2,370	-
The Park at Flower Mound	1,160	-
Watermere at Flower Mound	1,030	-
Village Oaks MHP	590	-

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1.4 Impact Fee Capital Improvements Plan

Kimley-Horn assisted the Town with an update to the water model. The update included an evaluation of existing and future demands along with the required infrastructure needed to serve future needs. The model update recommended system improvements to accommodate growth through the Town's build-out. Also included in the recommended project list are the improvements associated with the Denton Creek and Lakeside reuse water system. In 2015 the Town adopted the Denton Creek Reuse Water System Master Plan for proposed reuse improvements. Denton Creek demands, and associated infrastructure needs were reevaluated as part of the conceptual design for the Denton Creek Reuse Pump Station completed in 2025. In 2018 the Town adopted the Lakeside Reuse Master Plan which included planned reuse infrastructure. The new infrastructure requirements for both reuse systems are included in this updated impact fee capital improvement plan. The reuse water systems will offset some of the future potable water demand needs and thus is a benefit to the overall water system of the Town.

Seventy-one (71) projects have been determined to be eligible for recoverable cost through impact fees over the next 10 years. The total of these projects is $269,273,537. The projected total recoverable amount through impact fees is $118,238,620. After financing costs are added and the credit calculation is completed, $112,494,160 is recoverable through impact fees serving the 10-year system needs. These impact fee improvements are shown in **Table 1.3** and illustrated in **Figure 1.1** and **Figure 1.2**.

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Table 1.3 Water Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost

Proj #	Description	2025 Required Capacity (Percent Utilized)	2035 Required Capacity (Percent Utilized)	2025-2035 Required Capacity (Percent Utilized)	Total Project Cost	2035 Projected Recoverable Cost
1	Morriss Road Water Line - Phase III (Eaton to Waketon Road)	0%	41%	41%	$7,435,000	$3,083,217
2	Morriss Road Water Line - Phase IV (Waketon Road to FM 407)	0%	41%	41%	$11,343,000	$4,703,824
3	Brookview 12-Inch Water Line - Phase I	0%	100%	100%	$2,618,000	$2,618,000
4	Eden Ranch 20-Inch Water Line	0%	100%	100%	$3,210,000	$3,210,000
5	Denton Creek Spine Road 12-Inch Water Line	0%	100%	100%	$5,288,000	$5,288,000
6	Scenic Drive Water Line - Phase I	0%	54%	54%	$2,117,000	$1,143,180
7	Furst Ranch 12-Inch Water Line - Phase I	0%	53%	53%	$1,015,000	$538,447
8	Dunham Road Water Line	0%	20%	20%	$3,659,000	$731,800
9	HWY 377/ UPRR Water Line - Phase III	0%	100%	100%	$3,189,000	$3,189,000
10	Denton Creek Blvd 12-Inch Water Line	0%	100%	100%	$2,146,000	$2,146,000
11	Brookview 12-Inch Water Line - Phase II	0%	100%	100%	$1,675,000	$1,675,000
12	FM 1171 to HWY 377 Water Line - Phase II	0%	41%	41%	$4,530,000	$1,878,544
13	Prairie Vista Water Lines	0%	5%	5%	$5,738,000	$286,900
14	HWY 377/UPRR Water Line - Phase II	0%	100%	100%	$2,212,000	$2,212,000
15	Furst Ranch 12/16-Inch Water Line - Phase I	0%	53%	53%	$4,142,000	$2,197,287
16	Freeman (Western) 2.5 MG EST	46%	57%	11%	$5,613,340	$591,952
17	Scenic Drive Water Line - Phase II and Pressure Sustaining Valves	0%	54%	54%	$2,286,000	$1,241,352
18	HWY 377/UPRR Water Line - Phase IV	0%	58%	58%	$2,181,000	$1,255,505
19	Stonecrest Pump Station - Phase I	51%	100%	49%	$11,944,788	$5,852,946
20	Furst Ranch 16-Inch Water Line - Phase II	0%	53%	53%	$3,044,000	$1,614,809
21	Furst Ranch 12-Inch Water Lines - Phase II	0%	53%	53%	$3,335,000	$1,769,182
22	Furst Ranch 12-Inch Water Line - Phase III	0%	53%	53%	$1,017,000	$539,508
23	FM 1171 Water Line - Phase II and Pressure Sustaining Valve	0%	41%	41%	$4,375,000	$1,814,267
24	West Side Water Line (South) - Phase I	0%	20%	20%	$2,186,000	$437,200
25	Morriss Rd 20-Inch Parallel Water Lines	0%	78%	78%	$2,196,000	$1,705,021
26	Stonecrest Pump Station - Phase II	0%	21%	21%	$12,075,000	$2,535,750
27	FM 1171 to HWY 377 Water Line - Phase III	0%	5%	5%	$13,408,000	$670,400
28	FM 2499 12-Inch Water Line Phase III	82%	95%	13%	$762,253	$99,093
29	Lake Forest 12-Inch Water Line (FM 3040 to Spinks Road)	5%	95%	90%	$1,760,000	$1,584,000
30	Aberdeen 12-Inch Water Line (FM 2499 to Lake Forest)	82%	95%	13%	$207,187	$26,934
31	Lake Forest 12-Inch Water Line (Spinks to Lakeside)	82%	95%	13%	$109,252	$14,203
32	Long Prairie 12-Inch Water Line	82%	95%	13%	$828,903	$107,757
33	FM 1171 to HWY 377 Water Line – Phase I	40%	92%	52%	$2,810,382	$1,461,399
34	Canyon Falls 20-Inch Water Line	24%	100%	76%	$1,746,339	$1,327,218
35	Scenic Drive Water Line (S of FM 1171 to River Hill Drive)	5%	95%	90%	$147,000	$132,300
36	Stonecrest Auxiliary Power	22%	60%	38%	$2,100,000	$795,813
37	Valley Ridge 20-Inch Water Line	91%	100%	9%	$208,441	$18,760
38	Stonehill Pump Station	97%	100%	3%	$9,487,799	$284,634
39	Timber Creek 20-Inch Water Line	91%	100%	9%	$542,164	$48,795
40	Timber Creek 20-Inch Water Line Extension	91%	100%	9%	$490,000	$44,100

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Proj #	Description	2025 Required Capacity (Percent Utilized)	2035 Required Capacity (Percent Utilized)	2025-2035 Required Capacity (Percent Utilized)	Total Project Cost	2035 Projected Recoverable Cost
41	16-Inch Kirkpatrick Water Line	91%	100%	9%	$570,341	$51,331
42	Morriss Road Water Line - Phase II (FM 1171 to Eaton)	91%	100%	9%	$2,722,500	$245,025
43	Pintail Pump Station Capacity Improvements	82%	100%	18%	$300,000	$54,000
44	Denton Creek Spine Road Reuse Water Lines	0%	47%	47%	$1,509,000	$707,557
45	FM 1171 West Reuse Line Phase I	0%	47%	47%	$1,018,000	$477,331
46	Canyon Falls Drive Reuse Line Phase I	0%	47%	47%	$3,170,000	$1,486,385
47	FM 1171 West Reuse Line Phase II	0%	47%	47%	$3,754,000	$1,760,218
48	Reuse Central Connector Phase I	0%	47%	47%	$1,121,000	$525,627
49	Reuse Transmission Lines	0%	47%	47%	$7,283,433	$3,415,138
50	FM 1171 East Reuse Line	0%	47%	47%	$2,310,000	$1,083,139
51	UPRR Central Reuse Line Phase I	0%	47%	47%	$2,766,567	$1,297,219
52	Denton Creek Boulevard South Reuse Line	0%	47%	47%	$4,791,000	$2,246,458
53	Denton Creek North Distribution Line	0%	47%	47%	$1,510,000	$708,026
54	Reuse Central Connector Phase II	0%	47%	47%	$982,000	$460,451
55	Monarch Reuse Water Lines	0%	47%	47%	$4,962,000	$2,326,638
56	Canyon Falls North Reuse Lines	0%	47%	47%	$1,672,000	$783,986
57	Stonecrest Road Reuse Line	0%	47%	47%	$1,592,000	$746,475
58	Hwy 377 Central Reuse Line Phase I	0%	47%	47%	$2,534,000	$1,188,170
59	UPRR Central Reuse Line Phase II	0%	47%	47%	$1,785,000	$836,971
60	East Reuse Water Lines	0%	47%	47%	$7,257,000	$3,402,744
61	Canyon Falls Drive Reuse Line Phase II	0%	47%	47%	$1,083,000	$507,809
62	Reuse North Connector	0%	47%	47%	$802,000	$376,051
63	Denton Creek Reuse Pump Station Phase I	0%	47%	47%	$17,353,000	$8,136,670
64	Lakeside Reuse Phase I	0%	47%	47%	$18,200,000	$8,533,821
65	Lakeside Reuse Phase II	0%	47%	47%	$11,000,000	$5,157,804
66	Lakeside Reuse Phase III	0%	47%	47%	$11,300,000	$5,298,471
67	Lakeside Reuse Phase IV	0%	47%	47%	$3,700,000	$1,734,898
68	Lakeside Reuse Phase V	0%	47%	47%	$3,000,000	$1,406,674
69	2025 Water Master Plan and Impact Fee Updates	0%	0%	100%	$219,033	$219,033
70	FM 407/Dixon Lane 12-Inch Water Line	0%	98%	98%	$1,532,000	$1,501,360
71	HWY 377/UPRR Water Line – Phase I	24%	54%	30%	$2,296,815	$689,045
	Total				**$269,273,537**	**$118,238,620**

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Stonecrest Pump Station
Current Firm Capacity: 12,000 gpm
Current Ground Storage: 5 MG
UTRWD Delivery Point
Proposed Firm Capacity: 24,000 gpm
Proposed Ground Storage: 10 MG

Freeman EST
Capacity: 2.5 MG

Waketon EST
Capacity: 1.0 MG

Bruton Orand EST
Capacity: 2.0 MG

Stonehill Pump Station
Firm Capacity: 28,000 gpm
Ground Storage Capacity: 10 MG
UTRWD Delivery Point

Pintail Pump Station
Firm Capacity: 13,000 gpm
Ground Storage: 6 MG
DWU Delivery Point

IH-35W
OAK RIDGE LN
DENTON CREEK SPINE RD
CANYON FALLS DR
DENTON CREEK BLVD
FM 1171
US HWY 377
RED ROCK
SHILOH RD
LUSK LN
KINGS RD
CHINN CHAPEL RD
FM 407
DIXON LN
WAKETON RD
RIPPY RD
VALLEY RIDGE BLVD
KIRKPATRICK LN
MORRISS RD
TIMBER CREEK RD
COLLEGE PKWY
BRIDLEWOOD BLVD
W WINDSOR DR
CHURCHILL DR
FM 2499
OAK DR
SCENIC DR
RIDGECREST DR
QUAIL RUN
BRUTON ORAND BLVD
OLD SETTLERS RD
SAGEBRUSH DR
FIREWHEEL DR
LONG PRAIRIE RD
FLOWER MOUND RD
FOREST VISTA DR
SKILLERN RD
WICHITA TRAIL
Grapevine Lake
MCKAMY CREEK RD
FM 3040
SIMMONS RD
ABERDEEN
LAKE FOREST BLVD
STRAIT LN
LEXINGTON AVE
GERAULT RD
GARDEN RIDGE BLVD
DUNCAN LN
SPINKS RD
LAKESIDE PKWY
SILVERON BLVD
FM 2499

Flower Mound Water CIP Project List

1. Morriss Road Water Line - Phase III (Eaton to Waketon Road)
2. Morriss Road Water Line - Phase IV (Waketon Road to FM 407)
3. Brookview 12-Inch Water Line - Phase I
4. Eden Ranch 20-Inch Water Line
5. Denton Creek Spine Road 12-Inch Water Line
6. Scenic Drive Water Line - Phase I
7. Furst Ranch 12-Inch Water Line - Phase I
8. Dunham Road Water Line
9. HWY 377/ UPRR Water Line - Phase III
10. Denton Creek Blvd 12-Inch Water Line
11. Brookview 12-Inch Water Line - Phase II
12. FM 1171 to HWY 377 Water Line - Phase II
13. Prairie Vista Water Lines
14. HWY 377/UPRR Water Line - Phase II
15. Furst Ranch 12/16-Inch Water Line - Phase I
16. Freeman (Western) 2.5 MG EST
17. Scenic Drive Water Line - Phase II and Pressure Sustaining Valves
18. HWY 377/UPRR Water Line - Phase IV
19. Stonecrest Pump Station - Phase I
20. Furst Ranch 16-Inch Water Line - Phase II
21. Furst Ranch 12-Inch Water Lines - Phase II
22. Furst Ranch 12-Inch Water Line - Phase III
23. FM 1171 Water Line - Phase II and Pressure Sustaining Valve
24. West Side Water Line (South) - Phase I
25. Morriss Rd 20-Inch Parallel Water Lines
26. Stonecrest Pump Station - Phase II
27. FM 1171 to HWY 377 Water Line - Phase III
28. FM 2499 12-Inch Water Line Phase III
29. Lake Forest 12-Inch Water Line (FM 3040 to Spinks Road)
30. Aberdeen 12-Inch Water Line (FM 2499 to Lake Forest)
31. Lake Forest 12-Inch Water Line (Spinks to Lakeside)
32. Long Prairie 12-Inch Water Line
33. FM 1171 to HWY 377 Water Line - Phase I
34. Canyon Falls 20-Inch Water Line
35. Scenic Drive Water Line (S of FM 1171 to River Hill Drive)
36. Stonecrest Auxiliary Power
37. Valley Ridge 20-Inch Water Line
38. Stonehill Pump Station
39. Timber Creek 20-Inch Water Line
40. Timber Creek 20-Inch Water Line Extension
41. 16-Inch Kirkpatrick Water Line
42. Morriss Road Water Line - Phase II (FM 1171 to Eaton)
43. Pintail Pump Station Capacity Improvements
70. FM 407/Dixon Lane 12-Inch Water Line
71. Highway 377/UPRR Water Lines - Phase I

TOWN OF FLOWER MOUND
Water Impact Fee CIP

THE TOWN OF FLOWER MOUND TEXAS

N W E S

0 4,000 8,000 Feet

Kimley»Horn

April 2026
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Legend

- Existing Elevated Storage Tank
- Ground Storage Tank
- PS Existing Pump Station
- Service Area Boundary
- Impact Fee Eligible Project
- Proposed Pressure Sustaining Valve

Vantor

Flower Mound Denton Creek Reuse Water CIP List

44. Denton Creek Spine Road Reuse Water Lines
45. FM 1171 West Reuse Line Phase I
46. Canyon Falls Drive Reuse Line Phase I
47. FM 1171 West Reuse Line Phase II
48. Reuse Central Connector Phase I
49. Reuse Transmission Lines
50. FM 1171 East Reuse Line
51. UPRR Central Reuse Line Phase I
52. Denton Creek Boulevard South Reuse Line
53. Denton Creek North Distribution Line
54. Reuse Central Connector Phase II
55. Monarch Reuse Water Lines
56. Canyon Falls North Reuse Lines
57. Stonecrest Road Reuse Line
58. Hwy 377 Central Reuse Line Phase I
59. UPRR Central Reuse Line Phase II
60. East Reuse Water Lines
61. Canyon Falls Drive Reuse Line Phase II
62. Reuse North Connector
63. Denton Creek Reuse Pump Station Phase I

Town of Flower Mound Denton Creek Reuse Impact Fee CIP

THE TOWN OF FLOWER MOUND TEXAS

N W E S

0 1,000 2,000 Feet

Kimley»Horn

April 2026

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Legend

- Service Area Boundary
- Proposed Reuse Pipe

DENTON CREEK SPINE RD

CANYON FALLS DR

DENTON CREEK BLVD

US HWY 377

FM 1171

Dunham RD

8"
12"
20"
24"

Denton Creek Reuse Pump Station
Phase I
Firm Capacity: 4250 gpm
Ground Storage: 3.5 MG

PS

Vantor

Town of Flower Mound
Lakeside Reuse
Impact Fee CIP

THE TOWN OF FLOWER MOUND TEXAS

N
W E
S

0 750 1,500 Feet

Kimley»Horn

April 2026
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Legend

- Service Area Boundary
- Phase One
- Phase Two
- Phase Three
- Phase Four
- Phase Five

Flower Mound Lakeside Reuse CIP List

64. Lakeside Reuse Phase I
65. Lakeside Reuse Phase II
66. Lakeside Reuse Phase III
67. Lakeside Reuse Phase IV
68. Lakeside Reuse Phase V

SPINKS RD
LEXINGTON AVE
GERAULT RD
LONG PRAIRIE RD
LAKESIDE PKWY
SILVERON BLVD
INTERNATIONAL PKWY
LAKESIDE VILLAGE BLVD
S GARDEN RIDGE RD
OLD GERAULT RD
ENTERPRISE RD
PS

Microsoft, Vantor

A. Project Descriptions

1. **Morriss Road Water Line - Phase III (Eaton to Waketon Road)**
   Approximately 4,600 LF of 30-Inch Water Line in Morriss Road from Eaton to Waketon Road. This water line will replace the existing 20-Inch water line in Morriss Road and provide transmission from Stonehill Pump Station.

Project Cost	$7,435,000
Recoverable Cost	$3,083,217

2. **Morriss Road Water Line - Phase IV (Waketon Road to FM 407)**
   Approximately 5,100 LF of 30-Inch Water Line in Morriss Road from Waketon Road to FM 407. This water line will replace the existing 20-Inch water line in Morriss Road and provide transmission from Stonehill pump station.

Project Cost	$11,343,000
Recoverable Cost	$4,703,824

3. **Brookview 12-Inch Water Line - Phase I**
   Approximately 3,200 LF of 12-Inch Water Line from existing 12-Inch Water Line near intersection of Canyon Falls Drive and FM 1171 to HWY 377/UPRR Water Line Phase III. This line will provide service to Brookview Phase I.

Project Cost	$2,618,000
Recoverable Cost	$2,618,000

4. **Eden Ranch 20-Inch Water Line**
   Approximately 3,700 LF of 20-Inch Water Line from the existing 20-Inch Water Line on FM 1171 west of Rocky Point MHP to the existing 16-Inch Water Line on Shiloh Rd east of Rocky Point MHP. This line will provide service to the Eden Ranch development.

Project Cost	$3,210,000
Recoverable Cost	$3,210,000

5. **Denton Creek Spine Road 12-Inch Water Line**
   Approximately 10,100 LF of 12-Inch Water Line loop from existing 12-Inch parallel water lines near Denton Creek Blvd. This loop will provide service to the Monarch development.

Project Cost	$5,288,000
Recoverable Cost	$5,288,000

6. **Scenic Drive Water Line – Phase I**
   Approximately 3,200 LF of 12-Inch Water Line from the existing 12-Inch Water Line on Scenic Dr to Scenic Dr Water Line - Phase II.

Project Cost	$2,117,000
Recoverable Cost	$1,143,180

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7. **Furst Ranch 12-Inch Water Line - Phase I**
Approximately 1,300 LF of 12-Inch Water Line from Furst Ranch 12/16-Inch Water Line – Phase I to existing 20-Inch Water Line. This line will provide service to Furst Ranch Phase I.

Project Cost	$1,015,000
Recoverable Cost	$538,447

8. **Dunham Road Water Line**
Approximately 7,200 LF of 12-Inch Water Line from West Side Water Line (South) - Phase I to existing 20-Inch Water Line at intersection of FM 1171 and HWY 377. This water line will provide service to Furst Ranch south of FM 1171.

Project Cost	$3,659,000
Recoverable Cost	$731,800

9. **HWY 377/ UPRR Water Line - Phase III**
Approximately 3,100 LF of 24-Inch Water Line from Hwy 377/UPRR Water Line Phase II to Brookview 12-Inch Water Lines Phase I. This line will provide service to Brookview and Furst Ranch.

Project Cost	$3,189,000
Recoverable Cost	$3,189,000

10. **Denton Creek Blvd 12-Inch Water Line**
Approximately 3,300 LF of 12-Inch Water Line from existing 12-Inch Water Line near Denton Creek Blvd to Brookview 12-Inch Water Line Phase I.

Project Cost	$2,146,000
Recoverable Cost	$2,146,000

11. **Brookview 12-Inch Water Line - Phase II**
Approximately 3,000 LF of 12-Inch Water Line from Denton Creek Blvd 12-Inch Water line to HWY 377/UPRR Water Line - Phase II. This line will provide service to the north side of the Brookview development.

Project Cost	$1,675,000
Recoverable Cost	$1,675,000

12. **FM 1171 to HWY 377 Water Line - Phase II**
Approximately 7,000 LF of 16-Inch Water Line from existing Water Line near Freeman Road to existing 20-Inch Water Line near Belle Drive. This line will provide secondary transmission from the Freeman EST to the east pressure plane.

Project Cost	$4,530,000
Recoverable Cost	$1,878,544

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13. **Prairie Vista Water Lines**
Approximately 10,800 LF of 16-Inch Water Line from existing 30-Inch Water Line near Smoot Lane to Furst Ranch 12/16-Inch Water Line – Phase I. This line will provide service to Furst Ranch and Prairie Vista.

Project Cost	$5,738,000
Recoverable Cost	$286,900

14. **HWY 377/UPRR Water Line - Phase II**
Approximately 1,300 LF of 24-Inch Water Line from stub out near Stonecrest Road to HWY 377/ UPRR Water Line - Phase III. This line will provide service to Brookview and Furst Ranch.

Project Cost	$2,212,000
Recoverable Cost	$2,212,000

15. **Furst Ranch 12/16-Inch Water Line - Phase I**
Approximately 5,800 LF of Looping 12 & 16-Inch Water Lines near US Highway 377 and FM 1171. This line will provide service to Furst Ranch.

Project Cost	$4,142,000
Recoverable Cost	$2,197,287

16. **Freeman (Western) 2.5 MG EST**
Construction of this 2.5 MG EST near the intersection of FM 1171 and High Road in western Flower Mound was completed in 2013. The tank is currently oversized to meet projected demands; therefore, a portion of the tank cost is recoverable through impact fees.

Project Cost	$5,613,340
Recoverable Cost	$591,952

17. **Scenic Drive Water Line - Phase II and Pressure Sustaining Valves**
Approximately 2,700 LF of 12-Inch Water Line from Scenic Drive Water Line Phase I to existing 8-Inch water line near River Hill Drive and pressure sustaining valves along boundary of east and west pressure planes. These valves will allow water to enter the east pressure plane from the west and provide water during max day demand scenarios.

Project Cost	$2,286,000
Recoverable Cost	$1,241,352

18. **HWY 377/UPRR Water Line - Phase IV**
Approximately 2,000 LF of 20-Inch Water line from 24-Inch Brookview stubout to existing 20-Inch Water Line near Intersection of HWY 377 and FM 1171.

Project Cost	$2,181,000
Recoverable Cost	$1,255,505

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19. Stonecrest Pump Station - Phase I

The Stonecrest Pump Station was constructed in 2015. The first phase of the pump station included 5 MG of ground storage capacity and a firm pumping capacity of 12,000 gpm. Phase one is projected to be fully utilized by the end of this planning period. The recoverable cost represents the remainder of the recovered cost from the 2020 Impact Fees.

Project Cost	$11,944,788
Recoverable Cost	$5,852,946

20. Furst Ranch 16-Inch Water Line - Phase II

Approximately 4,100 LF of 16-Inch Water Line from Prairie Vista Water Lines to Furst Ranch 12/16-Inch Water Line – Phase I. This line will provide service to Furst Ranch.

Project Cost	$3,044,000
Recoverable Cost	$1,614,809

21. Furst Ranch 12-Inch Water Lines - Phase II

Approximately 6,100 LF of 12-Inch Water Lines from Furst Ranch 16-Inch Water Line – Phase II to Furst Ranch 12/16-Inch Water Line – Phase I. This line will provide service to Furst Ranch.

Project Cost	$3,335,000
Recoverable Cost	$1,769,182

22. Furst Ranch 12-Inch Water Line - Phase III

Approximately 1,300 LF of 12-Inch Water Line from existing 30-Inch Water Line near US Highway 377 to Furst Ranch 16-Inch Water Line – Phase II. This line will provide service to Furst ranch and Prairie Vista.

Project Cost	$1,017,000
Recoverable Cost	$539,508

23. FM 1171 Water Line - Phase II and Pressure Sustaining Valve

Approximately 6,100 LF of 16-Inch Water Line parallel to existing 20-Inch Water Line on FM 1171. This line will provide secondary transmission from the Freeman EST to the east pressure plane.

Project Cost	$4,375,000
Recoverable Cost	$1,814,267

24. West Side Water Line (South) - Phase I

Approximately 2,400 LF of 12-Inch Water line from existing 20-Inch Water Line near FM 1171 to Dunham Road Water Line. This line will provide service to Furst Ranch south of FM 1171.

Project Cost	$2,186,000
Recoverable Cost	$437,200

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25. Morriss Rd 20-Inch Parallel Water Line

Approximately 1,100 LF of 20-Inch Water Line from Mallard Way to FM 3040. This line will parallel an existing 16-Inch Water Line and provide secondary transmission from Pintail Pump Station to the Lakeside Business District.

Project Cost	$2,196,000
Recoverable Cost	$1,705,021

26. Stonecrest Pump Station Improvements - Phase II

Phase II of the Stonecrest Pump Station will consist of an additional 5 MG of ground storage capacity, 8.5 MGD horizontal split case bottom suction pump, 450 HP motor, electrical/SCADA improvements, and miscellaneous civil improvements. These improvements will provide necessary storage and pumping for the development of the west pressure plane.

Project Cost	$12,075,000
Recoverable Cost	$2,535,750

27. FM 1171 to HWY 377 Water Line - Phase III

Approximately 12,600 LF of 24-Inch water line is proposed along the south side of FM 1171 parallel to the existing 20-Inch transmission line. The project would begin east of the Freeman Elevated Tank at High Road and extend west to Highway 377, where it will connect to the 20-Inch water line proposed in the Highway 377/UPRR Water Line Phase II project. The line will serve as secondary transmission from the Stonecrest Pump Station to the western portion of the Town.

Project Cost	$13,408,000
Recoverable Cost	$670,400

28. FM 2499 12-Inch Water Line Phase III

Approximately 3,950 LF of 12-Inch Water Line was constructed along FM 2499, between Sherri Lane and Spinks Road.

Project Cost	$762,253
Recoverable Cost	$99,093

29. Lake Forest 12-Inch Water Line (FM 3040 to Spinks Road)

Approximately 5,600 LF of 12-Inch Water Line was constructed extending from FM 3040 south to Spinks Road parallel to the existing 12-Inch Water Line in Lake Forest Blvd. This Water Line is the second section of the parallel Lake Forest 12-Inch Line and provides secondary transmission to the Lakeside Business District to accommodate residential use in the district.

Project Cost	$1,760,000
Recoverable Cost	$1,584,000

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30. Aberdeen 12-Inch Water Line (FM 2499 to Lake Forest)

Approximately 1,150 LF of 12-Inch Water Line was constructed along Aberdeen Road, from Long Prairie Road (FM 2499) to Lake Forest Boulevard, north of Spinks Road. This line provides additional capacity from the system in Long Prairie Road, east, into the Lakeside Business District.

Project Cost	$207,187
Recoverable Cost	$26,934

31. Lake Forest 12-Inch Water Line (Spinks to Lakeside)

Approximately 1,450 LF of 12-Inch Water Line was constructed from Spinks Road to Lakeside Parkway. This Water Line was installed in an easement adjacent to an industrial development. This line is the first section of the parallel Lake Forest Water Line which provides secondary transmission to the Lakeside Business District to accommodate residential use in the district.

Project Cost	$109,252
Recoverable Cost	$14,203

32. Long Prairie 12-Inch Water Line

Approximately 5,500 LF of 12-Inch Water Line was constructed along Long Prairie Road, from Silveron Boulevard to Enterprise Drive. This line provides a second line along Long Prairie Road.

Project Cost	$828,903
Recoverable Cost	$107,757

33. FM 1171 to HWY 377 Water Line – Phase I

Approximately 13,200 LF of 20-Inch Water Line was constructed along the north side of FM 1171, from Tour 18 Drive to HWY 377 and connects to the 30-Inch Water Line constructed as part of the Highway 377/UPRR Water Line Phase I project. This Water Line serves as primary transmission from the Stonecrest Pump Station to the western portion of the Town.

Project Cost	$2,810,382
Recoverable Cost	$1,461,399

34. Canyon Falls 20-Inch Water Line

Approximately 7,600 LF of 20-Inch Water Line along Stonecrest Road through the Canyon Falls development from Stonecrest Road to Prairie Ridge Road. This Water Line was constructed in phases as a part of a Development Agreement in which the Town reimburses the developer for the water line progress as it is completed.

Project Cost	$1,746,399
Recoverable Cost	$1,327,218

35. Scenic Drive Water Line (S of FM 1171 to River Hill Drive)

Approximately 5,700 LF of 12-Inch Water Line was constructed along Scenic Drive, connecting to existing 12-Inch Water Lines on Scenic Drive.

Project Cost	$147,000
Recoverable Cost	$132,300

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36. Stonecrest Auxiliary Power

This project includes installing a 1,500 kW generator and associated items to provide auxiliary power to the Stonecrest Pump Station.

Project Cost	$2,100,000
Recoverable Cost	$795,813

37. Valley Ridge 20-Inch Water Line

Approximately 760 LF of 20-Inch Water Line was constructed along Valley Ridge Boulevard, beginning at Stone Hill Farms Parkway and Ending at Timber Creek Road. This water line proves secondary transmission from Stonehill Pump Station.

Project Cost	$208,441
Recoverable Cost	$18,760

38. Stonehill Pump Station

The Stonehill Pump Station was completed and placed into service in the fall of 2002. The pump station consists of 10 MG of ground storage and a firm pumping capacity of approximately 28,000 gpm.

Project Cost	$9,487,799
Recoverable Cost	$284,634

39. Timber Creek 20-Inch Water Line

Approximately 1930 LF of 20-Inch Water Line was constructed along Timber Creek Road, beginning at Valley Ridge Boulevard and ending at Kirkpatrick Lane. The water line provides secondary transmission from the Stonehill Pump Station.

Project Cost	$542,164
Recoverable Cost	$48,795

40. Timber Creek 20-Inch Water Line Extension

Approximately 550 LF of 20-Inch Water Line in Timber Creek Road from Kirkpatrick Lane to Colony Street. This line connects to existing 16-Inch lines in Kirkpatrick Lane and Colony Street and alleviates high velocity and head loss in the existing parallel 12-Inch line.

Project Cost	$490,000
Recoverable Cost	$44,100

41. 16-Inch Kirkpatrick Water Line

Kirkpatrick water line was completed and placed into service in the spring of 2009. This project consisted of 4700 LF of 16-Inch Water Line along Kirkpatrick Lane, from Morriss Road to Timber Creek Road.

Project Cost	$570,341
Recoverable Cost	$51,331

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42. Morriss Road Water Line – Phase II (FM 1171 to Eaton)
Approximately 100 LF of 20-Inch, 3900 LF of 24-Inch, 800 LF of 30-Inch, 150 LF of 8-Inch and 200 LF of 12-Inch Water Line was constructed from FM 1171 to north of Eaton Street.

Project Cost	$2,722,500
Recoverable Cost	$245,025

43. Pintail Pump Station Capacity Improvements
This project included the replacement of one existing small pump with a larger pump along with necessary piping and valve improvements for larger pump and overall capacity. The total project cost for this project was $1,245,395: of that the Southgate Development contributed $945,395 per the development agreement. This $945,395 is not included in the project cost below because it is not a recoverable cost.

Project Cost	$300,000
Recoverable Cost	$54,000

44. Denton Creek Spine Road Reuse Water Lines
Approximately 3,700 LF of 8-Inch Reuse Line along Denton Creek Blvd from Denton Creek North Distribution Line to Monarch Reuse Water Lines.

Project Cost	$1,509,000
Recoverable Cost	$707,557

45. FM 1171 West Reuse Line Phase I
Approximately 1,650 LF of 12-Inch Reuse Line was constructed along FM 1171 from FM 1171 West Reuse Line Phase II to the western boundary of the water service area.

Project Cost	$1,018,000
Recoverable Cost	$477,331

46. Canyon Falls Drive Reuse Line Phase I
Approximately 4,400 LF of 12-Inch Reuse Line was constructed along Canyon Falls Dr from Reuse North Connector to Canyon Falls Drive Reuse Line Phase II.

Project Cost	$3,170,000
Recoverable Cost	$1,486,385

47. FM 1171 West Reuse Line Phase II
Approximately 3,900 LF of 12-Inch Reuse Line along FM 1171 from the Reuse Transmission Lines to FM 1171 West Reuse Line Phase I.

Project Cost	$3,754,000
Recoverable Cost	$1,760,218

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48. Reuse Central Connector Phase I

Approximately 2,150 LF of 8-Inch Reuse Line from Central North Connector to Reuse Central Connector Phase II.

Project Cost	$1,121,000
Recoverable Cost	$525,627

49. Reuse Transmission Lines

Approximately 8,500 LF of 24-Inch Reuse Line from the Proposed Reuse Pump Station to the proposed FM 1171 Reuse Lines.

Project Cost	$7,283,433
Recoverable Cost	$3,415,138

50. FM 1171 East Reuse Line

Approximately 4,300 LF of 12-Inch Reuse Line from the Reuse Transmission Line to the south extents of Furst Ranch north of FM 1171.

Project Cost	$2,310,000
Recoverable Cost	$1,083,139

51. UPRR Central Reuse Line Phase I

Approximately 1,900 LF of 12-Inch Reuse Line from FM 1171 West Reuse Line to Canyon Falls Drive Reuse Line Phase I.

Project Cost	$2,766,567
Recoverable Cost	$1,297,219

52. Denton Creek Boulevard South Reuse Line

Approximately 4,900 LF of 20-Inch Reuse Line from FM 1171 West Reuse Line to Canyon Falls Drive Reuse Line Phase I.

Project Cost	$4,791,000
Recoverable Cost	$2,246,458

53. Denton Creek North Distribution Line

Approximately 2,400 LF 12-Inch Reuse Line from Canyon Falls Drive Reuse Line Phase I to Denton Creek Spine Road Resue Water Lines.

Project Cost	$1,510,000
Recoverable Cost	$708,026

54. Reuse Central Connector Phase II

Approximately 1,350 LF of 12-Inch Reuse Line between UPRR Central Reuse Line Phase II and HWY 377 Central Reuse Line Phase I.

Project Cost	$982,000
Recoverable Cost	$460,451

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55. Monarch Reuse Water Lines

Approximately 13,400 LF of 8-Inch Reuse Line from Denton Creek Spine Road Reuse Water Lines around the Monarch Development.

Project Cost	$4,962,000
Recoverable Cost	$2,326,638

56. Canyon Falls North Reuse Lines

Approximately 3,450 LF of 8-Inch Reuse Line from Canyon Falls Drive Reuse Line Phase I up Prairie Ridge Road to the northern boundary of the water service area.

Project Cost	$1,672,000
Recoverable Cost	$783,986

57. Stonecrest Road Reuse Line

Approximately 3,400 LF of 8-Inch Reuse Line from Canyon Falls Drive Reuse Line Phase I up Stonecrest Road to the northern boundary of the water service area.

Project Cost	$1,592,000
Recoverable Cost	$746,475

58. Hwy 377 Central Reuse Line Phase I

Approximately 3,000 LF of 20-Inch Reuse Line from FM 1171 East Reuse Line to Reuse Central Connector Phase II.

Project Cost	$2,534,000
Recoverable Cost	$1,188,170

59. UPRR Central Reuse Line Phase II

Approximately 3,700 LF of 12-Inch Reuse line from FM 1171 to Reuse Central Connector Phase I.

Project Cost	$1,785,000
Recoverable Cost	$836,971

60. East Reuse Water Lines

Approximately 20,650 LF of 8-Inch Reuse Line looping the extents of Furst Ranch north of FM 1171 and east of HWY 377.

Project Cost	$7,257,000
Recoverable Cost	$3,402,744

61. Canyon Falls Drive Reuse Line Phase II

Approximately 1,600 LF of 8-Inch Reuse Line from Canyon Falls Drive Ruse Line Phase I down Canyon Falls Drive to the western boundary of the water service area.

Project Cost	$1,083,000
Recoverable Cost	$507,809

DRAFT

62. Reuse North Connector

Approximately 450 LF of 16-Inch Reuse Line connecting Canyon Falls Drive Reuse Line Phase I to the East Reuse Water Lines.

Project Cost	$802,000
Recoverable Cost	$376,051

63. Denton Creek Reuse Pump Station Phase I

Approximately 960 LF of 30-Inch Reuse Line, two (2) 2,250 GPM Reuse Pumps, two (2) 1,000 GPM Reuse Pumps, and one (1) 3.5 MG Ground Storage Tank.

Project Cost	$17,353,000
Recoverable Cost	$8,163,670

64. Lakeside Reuse Phase I

Approximately 15,0000 linear feet of proposed reclaimed water piping to connect to 26 existing irrigation meters and upgrades to the WWTP are proposed to provide reuse water to the Lakeside area near the Town's Wastewater Treatment facility. The proposed WWTP improvements constructed in Phase 1 include the transfer pump station, sodium hypochlorite feed system, temporary polyethylene storage tanks, and the reuse pump station.

Project Cost	$18,200,000
Recoverable Cost	$8,533,821

65. Lakeside Reuse Phase II

Approximately 20,800 linear feet of proposed reclaimed water piping to connect to an additional 29 existing irrigation meters on commercial properties generally located along Lakeside Parkway, east of Gerault Road. Temporary storage tanks installed at the WWTP during Phase I are anticipated to be replaced with the first 1 MG covered storage tank and additional pumps are proposed to be installed at the Transfer and Reuse Pump Stations.

Project Cost	$11,000,000
Recoverable Cost	$5,157,804

66. Lakeside Reuse Phase III

Approximately 18,900 linear feet of proposed reclaimed water piping to connect an additional 24 irrigation meters along Lakeside Parkway and Spinks Road between Gerault Road and Long Prairie Road. A second 1 MG covered storage tank is also proposed to be installed at the WWTP.

Project Cost	$11,300,000
Recoverable Cost	$5,298,471

67. Lakeside Reuse Phase IV

Approximately 9,900 linear feet of proposed reclaimed water piping to connect three existing irrigation meters, extend reclaimed water service along Long Prairie Road between Silveron Boulevard and Gerault Road, and connect three dead ends created in Phases II and III to form water loops.

Project Cost	$3,700,000
Recoverable Cost	$1,734,898

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68. Lakeside Reuse Phase V

Approximately 12,900 linear feet of proposed reclaimed water piping to connect an additional 24 irrigation meters and service residential properties located along Lakeside Parkway.

Project Cost	$3,000,000
Recoverable Cost	$1,406,674

69. 2025 Water Master Plan and Impact Fee Updates

The major update to the Water Master Plan was performed in 2025. Based on projected future infrastructure needs, a Water Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town.

Project Cost	$219,033
Recoverable Cost	$219,033

70. FM 407/Dixon Lane 12-Inch Water Line

Approximately 2,600 linear feet of 12-Inch Water Line from existing 12-Inch Water Line near FM 407 to existing 12-Inch Water Line near Dixon Lane.

Project Cost	$1,532,000
Recoverable Cost	$1,501,360

71. HWY 377/UPRR Water Line – Phase I

Approximately 6,500 linear feet of 30-Inch Water Line was constructed along Highway 377 from FM 1171 to Stonecrest Road, in addition to 2,700 linear feet of 36-Inch Water Line along Highway 377, from Stonecrest Road to the Stonecrest Pump Station. This line will provide the primary transmission from the Stonecrest Pump Station to the western portion of town.

Project Cost	$2,296,815
Recoverable Cost	$689,045

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1.5 Water Impact Fee Calculation

Chapter 395 of the Local Government Code defines a service unit as follows: *"'Service Unit' means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."* Therefore, the Town defines a service unit based on historical water usage over the past 10 years as compared to the estimated residential units. The residential unit is the development type that predominately uses a 5/8"x3/4" meter. The measure of consumption per service unit is based on a 5/8"x3/4" meter and the data is shown in **Table 1.4**.

Table 1.4 Service Unit Consumption Calculation

Year	Population	Residential Units (2.77 persons/unit)	Water Usage Average Day Demand (MGD)	Consumption per Service Unit (gpd)
2015	67,893	24,525	13.02	531
2016	69,070	24,950	12.43	498
2017	71,850	25,955	11.84	456
2018	73,130	26,417	11.25	426
2019	76,030	27,465	10.53	383
2020	78,080	28,205	13.80	489
2021	78,818	28,472	14.23	500
2022	80,883	29,218	16.55	566
2023	81,270	29,357	16.97	578
2024	81,827	29,559	15.51	525
Average Consumption per Service Unit				**495**

The 10 year average consumption per service unit, **495 gallons per service unit**, was used to calculate additional service units. This number is derived from the 10-year historical average which differs from the 520 gpd/dwelling unit reported in **Table 1.2** which was calculated based on 2024 consumption data.

Additional Service Units and Water Impact Fee Calculation

Based on the Town's 10-year growth projections and the resulting water demand projections, water service will be required for an additional 10,904 service units. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 495 gallons per day (gpd), is a typical residential connection that uses a 5/8"x3/4" meter. **Table 1.5** outlines the future water demand projections and their relationships to the additional service units projected for the next ten years.

Table 1.5 10-year Additional Service Units Calculation

Year	Average Day Demand (MGD)	Service Unit Demand (gpd)	Service Units
2025	16.55	495	33,415
2035	21.95*	495	44,319
10-year Additional Service Units			**10,904**

**Demand values were re-evaluated in March 2026 due to development updates and do not match the 2025 Water Master Plan Values.*

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated to pay for a portion of future capital improvements. The intent of this credit is to prevent the Town from double charging development for future capital improvements via impact fees and utility rates. If the Town chooses not to do a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The Town has chosen to perform a financial analysis. In addition to the financial analysis, per Senate Bill 1883, an additional financial analysis must be carried out by a third party as the maximum recoverable cost is increasing since the last adopted impact fee. The maximum recoverable cost for impact fee is shown below.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 1.6 10-year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	$118,238,620
Financing Costs	$28,226,828
Existing Fund Balance	($1,112,076)
Interest Earnings	$15,690,233
Pre Credit Recoverable Cost for Impact Fee	$129,663,139
Credit for Utility Revenues	($17,168,979)
Maximum Recoverable Cost for Impact Fee	**$112,494,160**

$$\text{Impact fee per service unit} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{Impact fee per service unit} = \frac{\$112,494,160}{10,904}$$

$$\text{Impact fee per service unit} = \$10,317$$

Therefore, the maximum assessable water impact fee for the Town per service unit is **$10,317**.

For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8"x3/4" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown in **Table 1.7** below.

Table 1.7 Service Unit Equivalency Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (gpm)**	Service Unit Equivalent	Maximum Assessable Fee ($)
5/8"x 3/4" PD	10	1	10,317
3/4" PD	15	1.5	15,476
1" PD	25	2.5	25,793
1 1/2" PD	50	5	51,585
2" PD	80	8	82,536
2" Compound	80	8	82,536
2" Turbine	160	16	165,072
3" Compound	175	17.5	180,548
3" Turbine	350	35	361,095
4" Compound	300	30	309,510
4" Turbine	650	65	670,605
6" Compound	675	67.5	696,398
6" Turbine	1,400	140	1,444,380
8" Compound	900	90	928,530
8" Turbine	2,400	240	2,476,080
10" Turbine	3,500	350	3,610,950

* PD = Positive Displacement Meter (typical residential meter)
** Operating capacities obtained from American Water Works Associate (AWWA) C700-20, C701-19, and C702-19. Turbine and Compound meter flows are based on Class II (in-line) meters.

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Appendix A: Plan for Awarding Water Impact Fee Credit

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SUMMARY OF WATER IMPACT FEE DETERMINATION

Water

Recoverable Impact Fee CIP Costs	$	118,238,620	Per Kimley-Horn Impact Fee Update
Financing Costs		28,226,828	See Detail Below
Existing Fund Balance		(1,112,076)	Page 1 of Appendix B - Water.
Interest Earnings		(15,690,233)	Page 4 of Appendix B - Water
Pre Credit Recoverable Cost for Impact Fee	$	129,663,139	Sum of Above
Credit for Utility Revenues		(17,168,979)	Page 8 of Appendix B - Water
Maximum Recoverable Cost for Impact Fee	**$**	**112,494,160**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.

Financing Costs:

New Annual Debt Service	$	73,898,761	(Page 3 of Appendix B - Water)
Existing Annual Debt Service		1,678,112	(Page 3 of Appendix B - Water)
Principal Component		(47,350,045)	(Page 7 of Appendix B - Water)
Financing Costs	$	28,226,828	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on the Town's current annual return as of October 2025. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Utility Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or other revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Service Revenues. This is the maximum cost that can be recovered through impact fees.

Appendix B: Impact Fee Calculation Assumptions

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Town of Flower Mound 2026 Water Impact Fee Update

Impact Fee Calculation Assumptions

Appendix B - Impact Fee Calculation Assumptions

Water

I. General Assumptions

Annual Interest Rate on Deposits [1]	3.500%
Annual Service Unit Growth [2]	1,090
Available Existing Fund Balance [3]	1,112,076
Portion of Projects Funded by Existing Debt [4]	$ 1,302,950
Non-debt Funded Project Cost [5]	70,888,575
Project Cost Funded Through New Debt [6]	46,047,095
Total Recoverable Project Cost [7]	$ 118,238,620

II. New Debt Issues Assumptions

Year	Principal [8]	Interest [9]	Term
1	$ 4,604,710	5.00%	20
2	4,604,710	5.00%	20
3	4,604,710	5.00%	20
4	4,604,710	5.00%	20
5	4,604,710	5.00%	20
6	4,604,710	5.00%	20
7	4,604,710	5.00%	20
8	4,604,710	5.00%	20
9	4,604,710	5.00%	20
10	4,604,710	5.00%	20
Total	$ 46,047,095		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [10]
1	$ 9,391,212
2	11,693,567
3	11,693,567
4	11,693,567
5	11,693,567
6	11,693,567
7	11,693,567
8	11,693,567
9	11,693,567
10	13,995,922
Total	$ 116,935,670

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Balance per Town staff as of August 2025
(4) Per discussions with Town staff and files
(5) Unless specified in Town CIP, Assumes 60% of new project cost funded through sources other than debt
(6) Unless specified in Town CIP, Assumes 40% of new project costs funded through new debt issues
(7) Per Kimley-Horn Impact Fee Update
(8) Assumes new debt issued based on Town input
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Non-debt funded capital expenditures made in equal annual amounts. Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year.

Town of Flower Mound 2026 Water Impact Fee Update

Debt Service and Expenses Summary

Appendix B - Impact Fee Calculation Assumptions

Water

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ 369,494	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 369,494
2	369,494	369,494	-	-	-	-	-	-	-	-	738,988
3	369,494	369,494	369,494	-	-	-	-	-	-	-	1,108,481
4	369,494	369,494	369,494	369,494	-	-	-	-	-	-	1,477,975
5	369,494	369,494	369,494	369,494	369,494	-	-	-	-	-	1,847,469
6	369,494	369,494	369,494	369,494	369,494	369,494	-	-	-	-	2,216,963
7	369,494	369,494	369,494	369,494	369,494	369,494	369,494	-	-	-	2,586,457
8	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	-	-	2,955,950
9	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	-	3,325,444
10	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
11	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
12	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
13	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
14	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
15	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
16	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
17	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
18	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
19	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
20	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,694,938
21	-	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	3,325,444
22	-	-	369,494	369,494	369,494	369,494	369,494	369,494	369,494	369,494	2,955,950
23	-	-	-	369,494	369,494	369,494	369,494	369,494	369,494	369,494	2,586,457
24	-	-	-	-	369,494	369,494	369,494	369,494	369,494	369,494	2,216,963
25	-	-	-	-	-	369,494	369,494	369,494	369,494	369,494	1,847,469
26	-	-	-	-	-	-	369,494	369,494	369,494	369,494	1,477,975
27	-	-	-	-	-	-	-	369,494	369,494	369,494	1,108,481
28	-	-	-	-	-	-	-	-	369,494	369,494	738,988
29	-	-	-	-	-	-	-	-	-	369,494	$ 369,494
	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 7,389,876	$ 73,898,761

Town of Flower Mound 2026 Water Impact Fee Update

Debt Service and Expenses Summary

Appendix B - Impact Fee Calculation Assumptions

Water

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ 369,494	$ 9,391,212	$ (4,604,710)	$ 140,804	$ (16,125)	5,280,675
2	738,988	11,693,567	(4,604,710)	139,198	(53,800)	7,913,243
3	1,108,481	11,693,567	(4,604,710)	131,354	(110,547)	8,218,146
4	1,477,975	11,693,567	(4,604,710)	126,360	(185,225)	8,507,968
5	1,847,469	11,693,567	(4,604,710)	126,372	(276,865)	8,785,834
6	2,216,963	11,693,567	(4,604,710)	123,826	(383,252)	9,046,394
7	2,586,457	11,693,567	(4,604,710)	121,125	(503,452)	9,292,987
8	2,955,950	11,693,567	(4,604,710)	115,369	(635,781)	9,524,396
9	3,325,444	11,693,567	(4,604,710)	107,465	(779,297)	9,742,470
10	3,694,938	13,995,922	(4,604,710)	94,919	(932,401)	12,248,669
11	3,694,938	-	-	88,316	(930,776)	2,852,478
12	3,694,938	-	-	80,596	(928,877)	2,846,657
13	3,694,938	-	-	72,573	(926,903)	2,840,608
14	3,694,938	-	-	68,929	(926,006)	2,837,861
15	3,694,938	-	-	49,848	(921,312)	2,823,474
16	3,694,938	-	-	42,854	(919,591)	2,818,201
17	3,694,938	-	-	34,943	(917,645)	2,812,236
18	3,694,938	-	-	13,261	(912,311)	2,795,888
19	3,694,938	-	-	-	(909,048)	2,785,890
20	3,694,938	-	-	-	(909,048)	2,785,890
21	3,325,444	-	-	-	(818,143)	2,507,301
22	2,955,950	-	-	-	(727,238)	2,228,712
23	2,586,457	-	-	-	(636,334)	1,950,123
24	2,216,963	-	-	-	(545,429)	1,671,534
25	1,847,469	-	-	-	(454,524)	1,392,945
26	1,477,975	-	-	-	(363,619)	1,114,356
27	1,108,481	-	-	-	(272,714)	835,767
28	738,988	-	-	-	(181,810)	557,178
29	369,494	-	-	-	(90,905)	278,589
	$ 73,898,761	$ 116,935,670	$ (46,047,095)	$ 1,678,112	$ (17,168,979)	$ 129,296,469

(1) Appendix B - Water, Page 2
(2) Appendix B - Water, Page 1
(3) Eligible Outstanding Debt Funded Projects Percent of Utility Self-Supported Debt Issuance times total outstanding utility self-supported annual debt service
(4) Appendix B - Water, Page 8

Town of Flower Mound 2026 Water Impact Fee Update

Revenue Test

Appendix B - Impact Fee Calculation Assumptions

Water

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 1,112,076
1	$ 10,317	1,090	$ 11,249,416	$ 5,280,675	$ 5,968,741	143,376	7,224,192
2	10,317	1,090	11,249,416	7,913,243	3,336,173	311,230	10,871,595
3	10,317	1,090	11,249,416	8,218,146	3,031,270	433,553	14,336,418
4	10,317	1,090	11,249,416	8,507,968	2,741,448	549,750	17,627,616
5	10,317	1,090	11,249,416	8,785,834	2,463,582	660,079	20,751,278
6	10,317	1,090	11,249,416	9,046,394	2,203,022	764,848	23,719,147
7	10,317	1,090	11,249,416	9,292,987	1,956,429	864,408	26,539,984
8	10,317	1,090	11,249,416	9,524,396	1,725,020	959,087	29,224,092
9	10,317	1,090	11,249,416	9,742,470	1,506,946	1,049,215	31,780,253
10	10,317	1,090	11,249,416	12,248,669	(999,253)	1,094,822	31,875,822
11	-	-	-	2,852,478	(2,852,478)	1,065,735	30,089,079
12	-	-	-	2,846,657	(2,846,657)	1,003,301	28,245,723
13	-	-	-	2,840,608	(2,840,608)	938,890	26,344,005
14	-	-	-	2,837,861	(2,837,861)	872,378	24,378,522
15	-	-	-	2,823,474	(2,823,474)	803,837	22,358,885
16	-	-	-	2,818,201	(2,818,201)	733,242	20,273,927
17	-	-	-	2,812,236	(2,812,236)	660,373	18,122,064
18	-	-	-	2,795,888	(2,795,888)	585,344	15,911,520
19	-	-	-	2,785,890	(2,785,890)	508,150	13,633,780
20	-	-	-	2,785,890	(2,785,890)	428,429	11,276,319
21	-	-	-	2,507,301	(2,507,301)	350,793	9,119,812
22	-	-	-	2,228,712	(2,228,712)	280,191	7,171,291
23	-	-	-	1,950,123	(1,950,123)	216,868	5,438,036
24	-	-	-	1,671,534	(1,671,534)	161,079	3,927,581
25	-	-	-	1,392,945	(1,392,945)	113,089	2,647,725
26	-	-	-	1,114,356	(1,114,356)	73,169	1,606,538
27	-	-	-	835,767	(835,767)	41,603	812,374
28	-	-	-	557,178	(557,178)	18,682	273,879
29	-	-	-	278,589	(278,589)	4,710	-
			112,494,160	129,296,469		15,690,233	

Town of Flower Mound 2026 Water Impact Fee Update

Impact Fee Calculation

Appendix B - Impact Fee Calculation Assumptions

Water

Year	Number of Years to End of Period	Future Value Interest Rate Factor	Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
Prev							
1	29	2.6660	1.0000	1,090	2,907	5,280,675	14,078,412
2	28	2.5759	1.0000	1,090	2,809	7,913,243	20,383,480
3	27	2.4888	1.0000	1,090	2,714	8,218,146	20,453,015
4	26	2.4046	1.0000	1,090	2,622	8,507,968	20,458,275
5	25	2.3233	1.0000	1,090	2,533	8,785,834	20,412,011
6	24	2.2447	1.0000	1,090	2,448	9,046,394	20,306,636
7	23	2.1688	1.0000	1,090	2,365	9,292,987	20,154,751
8	22	2.0955	1.0000	1,090	2,285	9,524,396	19,958,100
9	21	2.0246	1.0000	1,090	2,208	9,742,470	19,724,703
10	20	1.9561	1.0000	1,090	2,133	12,248,669	23,960,173
11	19	1.8900	1.0000	-	-	2,852,478	5,391,170
12	18	1.8261	1.0000	-	-	2,846,657	5,198,230
13	17	1.7643	1.0000	-	-	2,840,608	5,011,773
14	16	1.7047	1.0000	-	-	2,837,861	4,837,609
15	15	1.6470	1.0000	-	-	2,823,474	4,650,324
16	14	1.5913	1.0000	-	-	2,818,201	4,484,674
17	13	1.5375	1.0000	-	-	2,812,236	4,323,848
18	12	1.4855	1.0000	-	-	2,795,888	4,153,346
19	11	1.4353	1.0000	-	-	2,785,890	3,998,544
20	10	1.3867	1.0000	-	-	2,785,890	3,863,327
21	9	1.3399	1.0000	-	-	2,507,301	3,359,415
22	8	1.2945	1.0000	-	-	2,228,712	2,885,166
23	7	1.2508	1.0000	-	-	1,950,123	2,439,150
24	6	1.2085	1.0000	-	-	1,671,534	2,020,000
25	5	1.1676	1.0000	-	-	1,392,945	1,626,409
26	4	1.1281	1.0000	-	-	1,114,356	1,257,128
27	3	1.0900	1.0000	-	-	835,767	910,962
28	2	1.0531	1.0000	-	-	557,178	586,771
29	1	1.0175	1.0000	-	-	278,589	283,464
					25,022	129,296,469	261,170,867

Total Escalated Expense for Entire Period	$	261,170,867
Less Future Value of Initial Fund Balance		3,015,813
Net Escalated Expense for Entire Period	$	258,155,054
Total Escalated Service Units[1]		25,022
Impact Fee for Water	**$**	**10,317**

(1) These are escalated units for this calculation only. The actual number of service units projected is 10,904.

Town of Flower Mound 2026 Water Impact Fee Update

Impact Fee Project Funding

Appendix B - Impact Fee Calculation Assumptions

Water

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Total Project Cost [1]	Impact Fee Recoverable Cost[2]	Debt Funded[3] Existing	Debt Funded[3] Proposed	Non-Debt Funded[3]	Impact Fee Recoverable Cost
Water Capital Improvements							
Morriss Road Water Line - Phase III (Eaton to Waketon Road)	1	$ 7,435,000	$ 3,083,217	$ -	$ 1,233,287	$ 1,849,930	$ 3,083,217
Morriss Road Water Line - Phase IV (Waketon Road to FM 407)	2	11,343,000	4,703,824	-	1,881,530	2,822,295	4,703,824
Brookview 12-Inch Water Line - Phase I	3	2,618,000	2,618,000	-	1,047,200	1,570,800	2,618,000
Eden Ranch 20-Inch Water Line	4	3,210,000	3,210,000	-	1,284,000	1,926,000	3,210,000
Denton Creek Spine Road 12-Inch Water Line	5	5,288,000	5,288,000	-	2,115,200	3,172,800	5,288,000
Scenic Drive Water Line - Phase I	6	2,117,000	1,143,180	-	457,272	685,908	1,143,180
Furst Ranch 12-Inch Water Line - Phase I	7	1,015,000	538,447	-	215,379	323,068	538,447
Dunham Road Water Line	8	3,659,000	731,800	-	292,720	439,080	731,800
HWY 377/ UPRR Water Line - Phase III	9	3,189,000	3,189,000	-	1,275,600	1,913,400	3,189,000
Denton Creek Blvd 12-Inch Water Line	10	2,146,000	2,146,000	-	858,400	1,287,600	2,146,000
Brookview 12-Inch Water Line - Phase II	11	1,675,000	1,675,000	-	670,000	1,005,000	1,675,000
FM 1171 to HWY 377 Water Line - Phase I	12	4,530,000	1,878,544	-	751,418	1,127,126	1,878,544
Prairie Vista Water Lines	13	5,738,000	286,900	-	114,760	172,140	286,900
HWY 377/UPRR Water Line - Phase II	14	2,212,000	2,212,000	-	884,800	1,327,200	2,212,000
Furst Ranch 12/16-Inch Water Line - Phase I	15	4,142,000	2,197,287	-	878,915	1,318,372	2,197,287
Freeman (Western) 2.5 MG EST	16	5,613,340	591,952	-	236,781	355,171	591,952
Scenic Drive Water Line - Phase II and Pressure Sustaining Valves	17	2,286,000	1,241,352	-	496,541	744,811	1,241,352
HWY 377/UPRR Water Line - Phase IV	18	2,181,000	1,255,505	-	502,202	753,303	1,255,505
Stonecrest Pump Station - Phase II	19	11,944,788	5,852,946	-	2,341,178	3,511,768	5,852,946
Furst Ranch 16-Inch Water Line - Phase II	20	3,044,000	1,614,809	-	645,924	968,886	1,614,809
Furst Ranch 12-Inch Water Lines - Phase II	21	3,335,000	1,769,182	-	707,673	1,061,509	1,769,182
Furst Ranch 12-Inch Water Line - Phase III	22	1,017,000	539,508	-	215,803	323,705	539,508
FM 1171 Water Line - Phase II and Pressure Sustaining Valve	23	4,375,000	1,814,267	-	725,707	1,088,560	1,814,267
West Side Water Line (South) - Phase I	24	2,186,000	437,200	-	174,880	262,320	437,200
Morriss Rd 20-Inch Parallel Water Lines	25	2,196,000	1,705,021	-	682,008	1,023,012	1,705,021
Stonecrest Pump Station Improvements - Phase III	26	12,075,000	2,535,750	-	1,014,300	1,521,450	2,535,750
FM 1171 to HWY 377 Water Line - Phase II	27	13,408,000	670,400	-	268,160	402,240	670,400
FM 2499 12-Inch Water Line Phase III	28	762,253	99,093	57,390	-	41,702	99,093
Lake Forest 12-Inch Water Line (FM 3040 to Spinks Road)	29	1,760,000	1,584,000	-	633,600	950,400	1,584,000
Aberdeen 12-Inch Water Line (FM 2499 to Lake Forest)	30	207,187	26,934	-	-	26,934	26,934
Lake Forest 12-Inch Water Line (Spinks to Lakeside)	31	109,252	14,203	14,203	-	-	14,203
Long Prairie 12-Inch Water Line	32	828,903	107,757	49,604	-	58,153	107,757
Highway 377/UPRR Water Lines Phase 1	33	2,810,382	1,461,399	264,231	106,822	1,090,345	1,461,399
Canyon Falls 20-Inch Water Line	34	1,746,339	1,327,218	848,222	-	478,996	1,327,218
Scenic Drive Water Line (S of FM 1171 to River Hill Drive)	35	147,000	132,300	69,300	-	63,000	132,300
Stonecrest Auxiliary Power	36	2,100,000	795,813	-	318,325	477,488	795,813
Valley Ridge 20-Inch Water Line	37	208,441	18,760	-	7,504	11,256	18,760
Stonehill Pump Station	38	9,487,799	284,634	-	113,854	170,780	284,634
Timber Creek 20-Inch Water Line	39	542,164	48,795	-	19,518	29,277	48,795
Timber Creek 20-Inch Water Line Extension	40	490,000	44,100	-	17,640	26,460	44,100
16-Inch Kirkpatrick Water Line	41	570,341	51,331	-	20,532	30,798	51,331
Morriss Road Water Line - Phase II (FM 1171 to Eaton)	42	2,722,500	245,025	-	98,010	147,015	245,025
Pintail Pump Station Capacity Improvements	43	300,000	54,000	-	21,600	32,400	54,000
Denton Creek Spine Road Reuse Water Lines	44	1,509,000	707,557	-	283,023	424,534	707,557

Town of Flower Mound 2026 Water Impact Fee Update

Impact Fee Project Funding

Appendix B - Impact Fee Calculation Assumptions

Water

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Total Project Cost [1]	Impact Fee Recoverable Cost[2]	Debt Funded[3] Existing	Debt Funded[3] Proposed	Non-Debt Funded[3]	Impact Fee Recoverable Cost
FM 1171 West Reuse Line Phase I	45	1,018,000	477,331	-	190,933	286,399	477,331
Canyon Falls Drive Reuse Line Phase I	46	3,170,000	1,486,385	-	594,554	891,831	1,486,385
FM 1171 West Reuse Line Phase II	47	3,754,000	1,760,218	-	704,087	1,056,131	1,760,218
Reuse Central Connector Phase I	48	1,121,000	525,627	-	210,251	315,376	525,627
Reuse Transmission Lines	49	7,283,433	3,415,138	-	1,366,055	2,049,083	3,415,138
FM 1171 East Reuse Line	50	2,310,000	1,083,139	-	433,256	649,883	1,083,139
UPRR Central Reuse Line Phase I	51	2,766,567	1,297,219	-	518,888	778,331	1,297,219
Denton Creek Boulevard South Reuse Line	52	4,791,000	2,246,458	-	898,583	1,347,875	2,246,458
Denton Creek North Distribution Line	53	1,510,000	708,026	-	283,210	424,815	708,026
Reuse Central Connector Phase II	54	982,000	460,451	-	184,180	276,271	460,451
Monarch Reuse Water Lines	55	4,962,000	2,326,638	-	930,655	1,395,983	2,326,638
Canyon Falls North Reuse Lines	56	1,672,000	783,986	-	313,594	470,392	783,986
Stonecrest Road Reuse Line	57	1,592,000	746,475	-	298,590	447,885	746,475
Hwy 377 Central Reuse Line Phase I	58	2,534,000	1,188,170	-	475,268	712,902	1,188,170
UPRR Central Reuse Line Phase II	59	1,785,000	836,971	-	334,788	502,183	836,971
East Reuse Water Lines	60	7,257,000	3,402,744	-	1,361,098	2,041,646	3,402,744
Canyon Falls Drive Reuse Line Phase II	61	1,083,000	507,809	-	203,124	304,686	507,809
Reuse North Connector	62	802,000	376,051	-	150,420	225,630	376,051
Denton Creek Reuse Pump Station Phase I	63	17,353,000	8,136,670	-	3,254,668	4,882,002	8,136,670
Lakeside Reuse Phase I	64	18,200,000	8,533,821	-	3,413,528	5,120,292	8,533,821
Lakeside Reuse Phase II	65	11,000,000	5,157,804	-	2,063,121	3,094,682	5,157,804
Lakeside Reuse Phase III	66	11,300,000	5,298,471	-	2,119,388	3,179,083	5,298,471
Lakeside Reuse Phase IV	67	3,700,000	1,734,898	-	693,959	1,040,939	1,734,898
Lakeside Reuse Phase V	68	3,000,000	1,406,674	-	562,669	844,004	1,406,674
2025 Water Master Plan and Impact Fee Updates	69	219,033	219,033	-	-	219,033	219,033
FM 407/Dixon Lane 12-Inch Water Line	70	1,532,000	1,501,360	-	600,544	900,816	1,501,360
FM 1171 to HWY 377 Water Line - Phase I	71	2,296,815	689,045	-	275,618	413,427	689,045
Total		**$ 269,273,537**	**$ 118,238,620**	**$ 1,302,950**	**$ 46,047,095**	**$ 70,888,575**	**$ 118,238,620**

(1) 2026 Water Impact Fee Study, Appendix C

(2) Per Kimley-Horn Impact Fee Update

(3) Based on Contributions by Project and Planned Future Debt Financing

Town of Flower Mound 2026 Water Impact Fee Update

Credit Determination

Appendix B - Impact Fee Calculation Assumptions

Water

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 510,298	34,506	$ 14.79	1,090	$ 16,125
2	878,185	35,596	24.67	2,181	53,800
3	1,239,836	36,687	33.80	3,271	110,547
4	1,604,335	37,777	42.47	4,361	185,225
5	1,973,841	38,867	50.78	5,452	276,865
6	2,340,789	39,958	58.58	6,542	383,252
7	2,707,582	41,048	65.96	7,633	503,452
8	3,071,319	42,138	72.89	8,723	635,781
9	3,432,909	43,229	79.41	9,813	779,297
10	3,789,857	44,319	85.51	10,904	932,401
11	3,783,255	44,319	85.36	10,904	930,776
12	3,775,534	44,319	85.19	10,904	928,877
13	3,767,511	44,319	85.01	10,904	926,903
14	3,763,867	44,319	84.93	10,904	926,006
15	3,744,786	44,319	84.50	10,904	921,312
16	3,737,792	44,319	84.34	10,904	919,591
17	3,729,881	44,319	84.16	10,904	917,645
18	3,708,199	44,319	83.67	10,904	912,311
19	3,694,938	44,319	83.37	10,904	909,048
20	3,694,938	44,319	83.37	10,904	909,048
21	3,325,444	44,319	75.03	10,904	818,143
22	2,955,950	44,319	66.70	10,904	727,238
23	2,586,457	44,319	58.36	10,904	636,334
24	2,216,963	44,319	50.02	10,904	545,429
25	1,847,469	44,319	41.69	10,904	454,524
26	1,477,975	44,319	33.35	10,904	363,619
27	1,108,481	44,319	25.01	10,904	272,714
28	738,988	44,319	16.67	10,904	181,810
29	369,494	44,319	8.34	10,904	90,905
Total	$ 75,576,873				$ 17,168,979

2026 Service Units [2]	33,415	
Ten Year Growth in Service Units [2]	10,904	
	10	years
Annual Growth in Service Units	1,090	
Credit Amount	**$ 17,168,979**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Update

Appendix C: Construction Cost Projections

DRAFT

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
1	Morriss Road Water Line - Phase III (Eaton to Waketon Road)		
Project Description:	Approximately 4600 LF of 30-Inch Water Line in Morriss Road from Eaton to Waketon Road. This water line will replace the existing 20-inch water line in Morriss Road and provide transmission from Stonehill Pump Station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 7,435,000	$ 7,435,000
		Subtotal:			$ 7,435,000
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 7,435,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
2	Morriss Road Water Line - Phase IV (Waketon Road to FM 407)		
Project Description:	Approximately 5100 LF of 30-Inch Water Line in Morriss Road from Waketon Road to FM 407. This water line will replace the existing 20-inch water line in Morriss Road and provide transmission from Stonehill pump station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 300,000	$ 300,000
2	Traffic Control	1	LS	$ 50,000	$ 50,000
3	Miscellaneous	1	LS	$ 250,000	$ 250,000
4	Allowance	1	LS	$ 300,000	$ 300,000
5	Erosion Control	0.91	MI	$ 10,000	$ 14,100
6	12" Water Pipe	153	LF	$ 200	$ 30,600
7	16" Water Pipe	91	LF	$ 275	$ 25,025
8	20" Water Pipe	91	LF	$ 350	$ 31,850
9	30" Water Pipe	4,479	LF	$ 850	$ 3,807,150
10	48" Casing BOTOC w/30" Carrier Pipe	500	LF	$ 2,700	$ 1,350,000
11	12" Resilient Seated Gate Valve	4	EA	$ 7,000	$ 28,000
12	16" Resilient Seated Gate Valve	1	EA	$ 15,000	$ 15,000
13	20" Resilient Seated Gate Valve	1	EA	$ 25,000	$ 25,000
14	30" Resilient Seated Gate Valve & Vault	5	EA	$ 55,000	$ 275,000
15	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
16	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
17	4" Combination Air Release Valve & Vault	3	EA	$ 50,000	$ 150,000
18	Fire Hydrant Assembly	1	EA	$ 10,000	$ 10,000
19	Blow Off Valve & Vault	4	EA	$ 30,000	$ 120,000
20	Connect to Existing Water Line (<16")	14	EA	$ 10,000	$ 140,000
21	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
22	Connect to Existing Water Line (>24")	4	EA	$ 60,000	$ 240,000
23	Water Line Trench Safety	4,900	LF	$ 3	$ 14,700
24	Hydromulch Repair	10,300	SY	$ 3	$ 30,900
25	Pavement Repair	3,631	SY	$ 125	$ 453,875

	Subtotal:		$ 7,771,200
☑ No Design Completed	Conting. (%,+/-)	30%	$ 2,331,360
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 777,120
☐ Final Design	Easement Acquisition		$ 462,600
	***Total:**		**$ 11,343,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
3	Brookview 12-Inch Water Line - Phase I		
Project Description:	Approximately 3200 LF of 12-Inch Water Line from existing 12-Inch Water Line near intersection of Canyon Falls Drive and FM 1171 to HWY 377/UPRR Water Line Phase III. This line will provide service to Brookview Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.59	MI	$ 10,000	$ 10,900
6	12" Water Pipe	3,100	LF	$ 200	$ 620,000
7	24" Casing BOTOC w/12" Carrier Pipe	200	LF	$ 1,400	$ 280,000
8	12" Resilient Seated Gate Valve	6	EA	$ 7,000	$ 42,000
9	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
10	Fire Hydrant Assembly	7	EA	$ 10,000	$ 70,000
11	Connect to Existing Water Line (<16")	4	EA	$ 10,000	$ 40,000
12	Water Line Trench Safety	3,100	LF	$ 3	$ 9,300
13	Hydromulch Repair	6,400	SY	$ 3	$ 19,200
14	Pavement Repair	500	SY	$ 125	$ 62,500

	Subtotal:		$ 1,733,900
☑ No Design Completed	Conting. (%,+/-)	30%	$ 520,170
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 173,390
☐ Final Design	Easement Acquisition		$ 189,600
	***Total:**		**$ 2,618,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
4	Eden Ranch 20-Inch Water Line		
Project Description:	Approximately 3700 LF of 20-Inch Water Line from the existing 20-Inch Water Line on FM 1171 west of Rocky Point MHP to the existing 16-Inch Water Line on Shiloh Rd east of Rocky Point MHP. This line will provide service to the Eden Ranch development.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.72	MI	$ 10,000	$ 12,200
6	20" Water Pipe	3,800	LF	$ 350	$ 1,330,000
7	20" Resilient Seated Gate Valve	3	EA	$ 25,000	$ 75,000
8	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
9	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
10	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
11	Water Line Trench Safety	3,800	LF	$ 3	$ 11,400
12	Hydromulch Repair	8,300	SY	$ 3	$ 24,900

	Subtotal:		$ 2,133,500
☑ No Design Completed	Conting. (%,+/-)	30%	$ 640,050
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 213,350
☐ Final Design	Easement Acquisition		$ 222,900
	***Total:**		**$ 3,210,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
5	Denton Creek Spine Road 12-Inch Water Line		
Project Description:	Approximately 10100 LF of 12-Inch Water Line loop from existing 12" parallel water lines near Denton Creek Blvd. This loop will provide service to Monarch.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 250,000	$ 250,000
4	Allowance	1	LS	$ 300,000	$ 300,000
5	Erosion Control	1.91	MI	$ 10,000	$ 24,100
6	12" Water Pipe	10,100	LF	$ 200	$ 2,020,000
7	24" Casing BOTOC w/12" Carrier Pipe	100	LF	$ 1,400	$ 140,000
8	12" Resilient Seated Gate Valve	7	EA	$ 7,000	$ 49,000
9	1" Combination Air Release Valve & Vault	3	EA	$ 20,000	$ 60,000
10	Fire Hydrant Assembly	21	EA	$ 10,000	$ 210,000
11	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
12	Water Line Trench Safety	10,100	LF	$ 3	$ 30,300
13	Hydromulch Repair	22,400	SY	$ 3	$ 67,200

	Subtotal:		$ 3,345,600
☑ No Design Completed	Conting. (%,+/-)	30%	$ 1,003,680
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 334,560
☐ Final Design	Easement Acquisition		$ 603,300
	***Total:**		**$ 5,288,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
6	Scenic Drive Water Line - Phase I		
Project Description:	Approximately 3200 LF of 12-Inch Water Line from the existing 12-Inch Water Line on Scenic Dr to Scenic Dr Water Line - Phase II		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.63	MI	$ 10,000	$ 11,300
6	12" Water Pipe	3,300	LF	$ 200	$ 660,000
7	12" Resilient Seated Gate Valve	3	EA	$ 7,000	$ 21,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Fire Hydrant Assembly	7	EA	$ 10,000	$ 70,000
10	Connect to Existing Water Line (<16")	1	EA	$ 10,000	$ 10,000
11	Water Line Trench Safety	3,300	LF	$ 3	$ 9,900
12	Hydromulch Repair	7,200	SY	$ 3	$ 21,600

	Subtotal:		$ 1,373,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 412,140
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 137,380
☐ Final Design	Easement Acquisition		$ 192,900
	***Total:**		**$ 2,117,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
7	Furst Ranch 12-Inch Water Line - Phase I		
Project Description:	Approximately 1300 LF of 12-Inch Water Line from 5 Year CIP Project 4 to existing 20-Inch Water Line. This line will provide service to Furst Ranch Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.25	MI	$ 10,000	$ 7,500
6	12" Water Pipe	1,300	LF	$ 200	$ 260,000
7	12" Resilient Seated Gate Valve	3	EA	$ 7,000	$ 21,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Fire Hydrant Assembly	3	EA	$ 10,000	$ 30,000
10	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
11	Water Line Trench Safety	1,300	LF	$ 3	$ 3,900
12	Hydromulch Repair	2,800	SY	$ 3	$ 8,400

	Subtotal:		$ 670,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 201,240
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 67,080
☐ Final Design	Easement Acquisition		$ 75,600
	***Total:**		**$ 1,015,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
8	Dunham Road Water Line		
Project Description:	Approximately 7200 LF of 12-Inch Water Line from West Side Water Line (South) - Phase I to existing 20-Inch Water Line at intersection of FM 1171 and HWY 377. This water line will provide service to Furst Ranch south of FM 1171.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	1.36	MI	$ 10,000	$ 18,600
6	12" Water Pipe	7,200	LF	$ 200	$ 1,440,000
7	12" Resilient Seated Gate Valve	4	EA	$ 7,000	$ 28,000
8	1" Combination Air Release Valve & Vault	2	EA	$ 20,000	$ 40,000
9	Fire Hydrant Assembly	15	EA	$ 10,000	$ 150,000
10	Connect to Existing Water Line (<16")	1	EA	$ 10,000	$ 10,000
11	Water Line Trench Safety	7,200	LF	$ 3	$ 21,600
12	Hydromulch Repair	16,000	SY	$ 3	$ 48,000

	Subtotal:		$ 2,306,200
☑ No Design Completed	Conting. (%,+/-)	30%	$ 691,860
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 230,620
☐ Final Design	Easement Acquisition		$ 429,900
	***Total:**		**$ 3,659,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
9	HWY 377/ UPRR Water Line - Phase III		
Project Description:	Approximately 3100 LF of 24-Inch Water Line from Hwy 377/UPRR Water Line Phase II to Brookview 12-Inch Water Lines Phase I. This line will provide service to Brookview and Furst Ranch.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.59	MI	$ 10,000	$ 10,900
6	24" Water Pipe	3,100	LF	$ 400	$ 1,240,000
7	24" Resilient Seated Gate Valve & Vault	2	EA	$ 50,000	$ 100,000
8	3" Combination Air Release Valve & Vault	2	EA	$ 40,000	$ 80,000
9	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
10	Connect to Existing Water Line (16-24")	1	EA	$ 30,000	$ 30,000
11	Water Line Trench Safety	3,100	LF	$ 3	$ 9,300
12	Hydromulch Repair	10,200	SY	$ 3	$ 30,600

	Subtotal:		$ 2,080,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 624,240
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 208,080
☐ Final Design	Easement Acquisition		$ 275,100
	***Total:**		**$ 3,189,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
10	Denton Creek Blvd 12-Inch Water Line		
Project Description:	Approximately 3300 LF of 12-Inch Water Line from existing 12-Inch Water Line near Denton Creek Blvd to Brookview 12-Inch Water Line Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.63	MI	$ 10,000	$ 11,300
6	12" Water Pipe	3,300	LF	$ 200	$ 660,000
7	12" Resilient Seated Gate Valve	4	EA	$ 7,000	$ 28,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Fire Hydrant Assembly	7	EA	$ 10,000	$ 70,000
10	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
11	Water Line Trench Safety	3,300	LF	$ 3	$ 9,900
12	Hydromulch Repair	7,400	SY	$ 3	$ 22,200

	Subtotal:		$ 1,391,400
☑ No Design Completed	Conting. (%,+/-)	30%	$ 417,420
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 139,140
☐ Final Design	Easement Acquisition		$ 198,000
	***Total:**		**$ 2,146,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
11	Brookview 12-Inch Water Line - Phase II		
Project Description:	Approximately 3000 LF of 12-Inch Water Line from Denton Creek Blvd 12-Inch Water line to HWY 377/UPRR Water Line - Phase III. This line will provide service to the north side of the Brookview development.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.57	MI	$ 10,000	$ 10,700
6	12" Water Pipe	3,000	LF	$ 200	$ 600,000
7	12" Resilient Seated Gate Valve	4	EA	$ 7,000	$ 28,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Fire Hydrant Assembly	6	EA	$ 10,000	$ 60,000
10	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
11	Water Line Trench Safety	3,000	LF	$ 3	$ 9,000
12	Hydromulch Repair	6,700	SY	$ 3	$ 20,100

	Subtotal:		$ 1,067,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 320,340
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 106,780
☐ Final Design	Easement Acquisition		$ 179,400
	***Total:**		**$ 1,675,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM

12 FM 1171 to HWY 377 Water Line - Phase II

Project Description: Approximately 7000 LF of 16-Inch Water Line from existing Water Line near Freeman Road to existing 20-Inch Water Line near Belle Drive. This line will provide secondary transmission from the Freeman EST to the east pressure plane.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	1.29	MI	$ 10,000	$ 17,900
6	16" Water Pipe	6,800	LF	$ 275	$ 1,870,000
7	16" Resilient Seated Gate Valve	7	EA	$ 15,000	$ 105,000
8	2" Combination Air Release Valve & Vault	2	EA	$ 30,000	$ 60,000
9	Fire Hydrant Assembly	14	EA	$ 10,000	$ 140,000
10	Connect to Existing Water Line (16-24")	4	EA	$ 30,000	$ 120,000
11	Water Line Trench Safety	6,800	LF	$ 3	$ 20,400
12	Hydromulch Repair	14,000	SY	$ 3	$ 42,000

	Subtotal:		$ 2,935,300
☑ No Design Completed	Conting. (%,+/-)	30%	$ 880,590
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 293,530
☐ Final Design	Easement Acquisition		$ 420,000
	***Total:**		**$ 4,530,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
13	Prairie Vista Water Lines		
Project Description:	Approximately 10800 LF of 16-Inch Water Line from existing 30-Inch Water Line near Smoot Lane to 5 Year CIP Project 4. This line will provide service to Furst Ranch and Prairie Vista.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 250,000	$ 250,000
4	Allowance	1	LS	$ 300,000	$ 300,000
5	Erosion Control	2.06	MI	$ 10,000	$ 25,600
6	12" Water Pipe	8,720	LF	$ 200	$ 1,744,000
7	16" Water Pipe	2,180	LF	$ 275	$ 599,500
8	12" Resilient Seated Gate Valve	5	EA	$ 7,000	$ 35,000
9	16" Resilient Seated Gate Valve	2	EA	$ 15,000	$ 30,000
10	1" Combination Air Release Valve & Vault	3	EA	$ 20,000	$ 60,000
11	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
12	Fire Hydrant Assembly	22	EA	$ 10,000	$ 220,000
13	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
14	Water Line Trench Safety	10,900	LF	$ 3	$ 32,700
15	Hydromulch Repair	24,100	SY	$ 3	$ 72,300

	Subtotal:		$ 3,634,100
☑ No Design Completed	Conting. (%,+/-)	30%	$ 1,090,230
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 363,410
☐ Final Design	Easement Acquisition		$ 649,800
	***Total:**		**$ 5,738,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
14	Hwy 377/UPRR Water Line - Phase II		
Project Description:	Approximately 1300 LF of 24-Inch Water Line from stub out near Stonecrest Road to HWY 377/ UPRR Water Line - Phase III. This line will provide service to Brookview and Furst Ranch.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.27	MI	$ 10,000	$ 7,700
6	24" Water Pipe	1,400	LF	$ 400	$ 560,000
7	24" Resilient Seated Gate Valve & Vault	4	EA	$ 50,000	$ 200,000
8	3" Combination Air Release Valve & Vault	1	EA	$ 40,000	$ 40,000
9	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
10	Connect to Existing Water Line (16-24")	3	EA	$ 30,000	$ 90,000
11	Water Line Trench Safety	1,400	LF	$ 3	$ 4,200
12	Hydromulch Repair	4,400	SY	$ 3	$ 13,200

	Subtotal:		$ 1,495,100
☑ No Design Completed	Conting. (%,+/-)	30%	$ 448,530
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 149,510
☐ Final Design	Easement Acquisition		$ 117,900
	***Total:**		**$ 2,212,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
15	Furst Ranch 12/16-Inch Water Line - Phase I		
Project Description:	Approximately 5800 LF of Looping 12 & 16-Inch Water Lines near US Highway 377 and FM 1171. This line will provide service to Furst Ranch.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	1.10	MI	$ 10,000	$ 16,000
6	16" Water Pipe	5,800	LF	$ 275	$ 1,595,000
7	16" Resilient Seated Gate Valve	9	EA	$ 15,000	$ 135,000
8	2" Combination Air Release Valve & Vault	2	EA	$ 30,000	$ 60,000
9	Fire Hydrant Assembly	12	EA	$ 10,000	$ 120,000
10	Connect to Existing Water Line (16-24")	6	EA	$ 30,000	$ 180,000
11	Water Line Trench Safety	5,800	LF	$ 3	$ 17,400
12	Hydromulch Repair	12,800	SY	$ 3	$ 38,400

	Subtotal:		$ 2,711,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 813,540
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 271,180
☐ Final Design	Easement Acquisition		$ 345,300
	***Total:**		**$ 4,142,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
16	Freeman (Western) 2.5 MG EST		
Project Description:	Construction of this 2.5 MG EST near the intersection of FM 1171 and High Road in western Flower Mound was completed in 2013. The tank is currently oversized to meet projected demands; therefore, a portion of the tank cost is recoverable through impact fees.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 5,613,340	$ 5,613,340
		Subtotal:			$ 5,613,340
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 5,613,340**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
17	Scenic Drive Water Line - Phase II and Pressure Sustaining Valves		
Project Description:	Approximately 2700 LF of 12-Inch Water Line from Scenic Drive Water Line Phase I to existing 8-Inch water line near River Hill Drive and pressure sustaining valves along boundary of east and west pressure planes. These valves will allow water to enter the east pressure plane from the west and provide water during max day demand scenarios.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.53	MI	$ 10,000	$ 10,300
6	12" Water Pipe	2,800	LF	$ 200	$ 560,000
7	12" Resilient Seated Gate Valve	4	EA	$ 7,000	$ 28,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Pressure Sustaining Valve	4	EA	$ 60,000	$ 240,000
10	Fire Hydrant Assembly	6	EA	$ 10,000	$ 60,000
11	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
12	Water Line Trench Safety	2,800	LF	$ 3	$ 8,400
13	Hydromulch Repair	6,100	SY	$ 3	$ 18,300

	Subtotal:		$ 1,515,000
☑ No Design Completed	Conting. (%,+/-)	30%	$ 454,500
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 151,500
☐ Final Design	Easement Acquisition		$ 164,700
	***Total:**		**$ 2,286,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.					Opinion of Probable Construction Cost
Client:	Town of Flower Mound		Date:		4/9/2026
Project:	2025 Flower Mound Water Master Plan Update		Prepared By:		JBA
KHA No.:	061000231		Checked By:		CJM
18	HWY 377/UPRR Water Line - Phase IV				
Project Description:	Approximately 2000 LF of 20-Inch Water line from 24-Inch Brookview stubout to existing 20-Inch Water Line near Intersection of HWY 377 and FM 1171				

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.38	MI	$ 10,000	$ 8,800
6	20" Water Pipe	2,000	LF	$ 350	$ 700,000
7	20" Resilient Seated Gate Valve	3	EA	$ 25,000	$ 75,000
8	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
9	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
10	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
11	Water Line Trench Safety	2,000	LF	$ 3	$ 6,000
12	Hydromulch Repair	4,400	SY	$ 3	$ 13,200

	Subtotal:		$ 1,473,000
☑ No Design Completed	Conting. (%,+/-)	30%	$ 441,900
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 147,300
☐ Final Design	Easement Acquisition		$ 118,200
	***Total:**		**$ 2,181,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
19	Stonecrest Pump Station - Phase I		
Project Description:	The Stonecrest Pump Station was constructed in 2015. The first phase of the pump station included 5 MG of ground storage capacity and a firm pumping capacity of 12,000 gpm. Phase one is projected to be fully utilized by the end of this planning period. The recoverable cost represents the remainder of the recovered cost from the 2020 Impact Fees.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 11,944,788	$ 11,944,788
		Subtotal:			$ 11,944,788
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 11,944,788**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
20	Furst Ranch 16-Inch Water Line - Phase II		
Project Description:	Approximately 4100 LF of 16-Inch Water Line from 5 Year CIP Project 2 to 5 Year CIP Project 4. This line will provide service to Furst Ranch.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.78	MI	$ 10,000	$ 12,800
6	16" Water Pipe	4,100	LF	$ 275	$ 1,127,500
7	16" Resilient Seated Gate Valve	6	EA	$ 15,000	$ 90,000
8	2" Combination Air Release Valve & Vault	2	EA	$ 30,000	$ 60,000
9	Connect to Existing Water Line (16-24")	4	EA	$ 30,000	$ 120,000
10	Water Line Trench Safety	4,100	LF	$ 3	$ 12,300
11	Hydromulch Repair	9,100	SY	$ 3	$ 27,300

	Subtotal:		$ 1,999,900
☑ No Design Completed	Conting. (%,+/-)	30%	$ 599,970
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 199,990
☐ Final Design	Easement Acquisition		$ 243,600
	***Total:**		**$ 3,044,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM

21 Furst Ranch 12-Inch Water Lines - Phase II

Project Description: Approximately 6100 LF of 12-Inch Water Lines from 10 Year CIP Project 1 to 5 Year CIP Project 4. This line will provide service to Furst Ranch.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	1.16	MI	$ 10,000	$ 16,600
6	12" Water Pipe	6,100	LF	$ 200	$ 1,220,000
7	12" Resilient Seated Gate Valve	8	EA	$ 7,000	$ 56,000
8	1" Combination Air Release Valve & Vault	2	EA	$ 20,000	$ 40,000
9	Fire Hydrant Assembly	13	EA	$ 10,000	$ 130,000
10	Connect to Existing Water Line (<16")	5	EA	$ 10,000	$ 50,000
11	Water Line Trench Safety	6,100	LF	$ 3	$ 18,300
12	Hydromulch Repair	13,500	SY	$ 3	$ 40,500

	Subtotal:		$ 2,121,400
☑ No Design Completed	Conting. (%,+/-)	30%	$ 636,420
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 212,140
☐ Final Design	Easement Acquisition		$ 364,200
	***Total:**		**$ 3,335,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM

22 Furst Ranch 12-Inch Water Line - Phase III

Project Description: Approximately 1300 LF of 12-Inch Water Line from existing 30-Inch Water Line near US Highway 377 to 10 Year CIP Project 1. This line will provide service to Furst ranch and Prairie Vista.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.25	MI	$ 10,000	$ 7,500
6	12" Water Pipe	1,300	LF	$ 200	$ 260,000
7	12" Resilient Seated Gate Valve	3	EA	$ 7,000	$ 21,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Fire Hydrant Assembly	3	EA	$ 10,000	$ 30,000
10	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
11	Water Line Trench Safety	1,300	LF	$ 3	$ 3,900
12	Hydromulch Repair	2,900	SY	$ 3	$ 8,700

	Subtotal:		$ 671,100
☑ No Design Completed	Conting. (%,+/-)	30%	$ 201,330
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 67,110
☐ Final Design	Easement Acquisition		$ 77,100
	***Total:**		**$ 1,017,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
23	FM 1171 Water Line - Phase II and Pressure Sustaining Valve		
Project Description:	Approximately 6100 LF of 16-Inch Water Line parallel to existing 20-Inch Water Line on FM 1171. This line will provide secondary transmission from the Freeman EST to the east pressure plane.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	1.17	MI	$ 10,000	$ 16,700
6	16" Water Pipe	6,200	LF	$ 275	$ 1,705,000
7	16" Resilient Seated Gate Valve	8	EA	$ 15,000	$ 120,000
8	2" Combination Air Release Valve & Vault	2	EA	$ 30,000	$ 60,000
9	Pressure Sustaining Valve	1	EA	$ 60,000	$ 60,000
10	Fire Hydrant Assembly	13	EA	$ 10,000	$ 130,000
11	Connect to Existing Water Line (16-24")	5	EA	$ 30,000	$ 150,000
12	Water Line Trench Safety	6,200	LF	$ 3	$ 18,600
13	Hydromulch Repair	13,700	SY	$ 3	$ 41,100

	Subtotal:		$ 2,861,400
☑ No Design Completed	Conting. (%,+/-)	30%	$ 858,420
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 286,140
☐ Final Design	Easement Acquisition		$ 368,400
	***Total:**		**$ 4,375,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
24	West Side Water Line (South) - Phase I		
Project Description:	Approximately 2400 LF of 12-Inch Water line from existing 20-Inch Water Line near FM 1171 to Dunham Road Water Line. This line will provide service to Furst Ranch south of FM 1171.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.42	MI	$ 10,000	$ 9,200
6	12" Water Pipe	2,200	LF	$ 200	$ 440,000
7	24" Casing BOTOC w/12" Carrier Pipe	200	LF	$ 1,400	$ 280,000
8	12" Resilient Seated Gate Valve	3	EA	$ 7,000	$ 21,000
9	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
10	Fire Hydrant Assembly	5	EA	$ 10,000	$ 50,000
11	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
12	Water Line Trench Safety	2,200	LF	$ 3	$ 6,600
13	Hydromulch Repair	4,800	SY	$ 3	$ 14,400
14	Pavement Repair	300	SY	$ 125	$ 37,500

	Subtotal:		$ 1,458,700
☑ No Design Completed	Conting. (%,+/-)	30%	$ 437,610
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 145,870
☐ Final Design	Easement Acquisition		$ 143,100
	***Total:**		**$ 2,186,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
25	Morriss Rd 20-Inch Parallel Water Lines		
Project Description:	Approximately 1100 LF of 20-Inch Water Line from Mallard Way to FM 3040. This line will parallel an existing 16-Inch Water Line and provide secondary transmission from Pintail Pump Station to the Lakeside Business District.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.17	MI	$ 10,000	$ 6,700
6	20" Water Pipe	900	LF	$ 350	$ 315,000
7	36" Casing BOTOC w/20" Carrier Pipe	200	LF	$ 2,000	$ 400,000
8	20" Resilient Seated Gate Valve	3	EA	$ 25,000	$ 75,000
9	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
10	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
11	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
12	Water Line Trench Safety	900	LF	$ 3	$ 2,700
13	Hydromulch Repair	1,900	SY	$ 3	$ 5,700
14	Pavement Repair	300	SY	$ 125	$ 37,500

	Subtotal:		$ 1,522,600
☑ No Design Completed	Conting. (%,+/-)	30%	$ 456,780
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 152,260
☐ Final Design	Easement Acquisition		$ 63,900
	***Total:**		**$ 2,196,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.					Opinion of Probable Construction Cost
Client:	Town of Flower Mound			Date:	4/9/2026
Project:	Flower Mound Water Master Plan Update			Prepared By:	JBA
KHA No.:	061000231			Checked By:	CJM
26	Stonecrest Pump Station - Phase II				
Project Description:	Phase II of the Stonecrest Pump Station will consist of an additional 5 MG of ground storage capacity, 8.5 MGD horizontal split case bottom suction pump, 450 HP motor, electrical/SCADA improvements, and miscellaneous civil improvements. These improvements will provide necessary storage and pumping for the development of the west pressure plane.				

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 300,000	$ 300,000
2	Miscellaneous	1	LS	$ 500,000	$ 500,000
3	Allowance	1	LS	$ 300,000	$ 300,000
4	Erosion Control and SWPPP	1	LS	$ 25,000	$ 25,000
5	5.0 MG Prestressed Concrete Ground Storage Tank	1	EA	$ 5,000,000	$ 5,000,000
6	36" Supply Yard Piping	300	LF	$ 1,000	$ 300,000
7	42" Discharge Yard Piping	300	LF	$ 1,500	$ 450,000
8	8.5 MGD Horizontal Split Case Bottom Suction Pump and 450 HP Moto	1	EA	$500,000	$ 500,000
9	Pump Station Mechanical Piping and Valves	1	LS	$ 100,000	$ 100,000
10	Electrical and SCADA - PS	1	LS	$ 750,000	$ 750,000
11	36" Resilient Seated Gate Valve & Vault	1	EA	$100,000	$ 100,000
12	42" Resilient Seated Gate Valve & Vault	1	EA	$150,000	$ 150,000
13	Site Work - PS	1	LS	$ 150,000	$ 150,000

	Subtotal:		$ 8,625,000
☑ No Design Completed	Conting. (%,+/-)	30%	$ 2,587,500
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 862,500
☐ Final Design	Property Purchase		
	Total:		**$ 12,075,000**

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Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Master Plan Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
27	FM 1171 to HWY 377 Water Line -Phase III		
Project Description:	Approximately 12,600 LF of 24-Inch water line is proposed along the south side of FM 1171 parallel to the existing 20-Inch transmission line. The project would begin east of the Freeman Elevated Tank at High Road and extend west to Highway 377, where it will connect to the 20-Inch water line proposed in the Highway 377/UPRR Water Line Phase II project. The line will serve as secondary transmission from the Stonecrest Pump Station to the western portion of the Town.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 300,000	$ 300,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 250,000	$ 250,000
4	Allowance	1	LS	$ 300,000	$ 300,000
5	Erosion Control	2.65	MI	$ 10,000	$ 31,500
6	24" Water Pipe	14,000	LF	$ 400	$ 5,600,000
7	42" Casing BOTOC w/24" Carrier Pipe	200	LF	$ 2,400	$ 480,000
8	24" Resilient Seated Gate Valve & Vault	12	EA	$ 50,000	$ 600,000
9	3" Combination Air Release Valve & Vault	7	EA	$ 40,000	$ 280,000
10	Blow Off Valve & Vault	4	EA	$ 30,000	$ 120,000
11	Connect to Existing Water Line (16-24")	9	EA	$ 30,000	$ 270,000
12	Water Line Trench Safety	14,000	LF	$ 3	$ 42,000
13	Hydromulch Repair	42,200	SY	$ 3	$ 126,600
14	Pavement Repair	1,900	SY	$ 125	$ 237,500

	Subtotal:		$ 8,672,600
☑ No Design Completed	Conting. (%,+/-)	30%	$ 2,601,780
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 867,260
☐ Final Design	Easement Acquisition		$ 1,265,700
	***Total:**		**$ 13,408,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
28	FM 2499 12-Inch Water Line Phase III		
Project Description:	Approximately 3950 LF of 12-Inch Water Line was constructed along FM 2499, between Sherri Lane and Spinks Road.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 762,253	$ 762,253
		Subtotal:			$ 762,253
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 762,253**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
29	Lake Forest 12-Inch Water Line (FM 3040 to Spinks Road)		
Project Description:	Approximately 5600 LF of 12-Inch Water Line was constructed extending from FM 3040 south to Spinks Road parallel to the existing 12-Inch Water Line in Lake Forest Blvd. This Water Line is the second section of the parallel Lake Forest 12-Inch Line and will provide secondary transmission to the Lakeside Business District to accommodate residential uses in the district.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 1,760,000	$ 1,760,000
		Subtotal:			$ 1,760,000
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 1,760,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
30	Aberdeen 12-Inch Water Line (FM 2499 to Lake Forest)		
Project Description:	Approximately 1150 LF of 12-Inch Water Line was constructed along Aberdeen Road, from Long Prairie Road (FM 2499) to Lake Forest Boulevard, north of Spinks Road. This line provides additional capacity from the system in Long Prairie Road, east, into the Lakeside Business District.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 207,187	$ 207,187
		Subtotal:			$ 207,187
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 207,187**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
31	Lake Forest 12-Inch Water Line (Spinks to Lakeside)		
Project Description:	Approximately 1450 LF of 12-Inch Water Line was constructed from Spinks Road to Lakeside Parkway. This Water Line was installed in an easement adjacent to an industrial development. This line is the first section of the parallel Lake Forest Water Line which provides secondary transmission to the Lakeside Business District to accommodate residential uses in the district.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 109,252	$ 109,252
		Subtotal:			$ 109,252
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 109,252**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
32	Long Prairie 12-Inch Water Line		
Project Description:	Approximately 5500 LF of 12-Inch Water Line was constructed along Long Prairie Road, from Silveron Boulevard to Enterprise Drive. This line provides a second line along Long Prairie Road, preventing service lines from runing under the roadway.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 828,903	$ 828,903
		Subtotal:			$ 828,903
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 828,903**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
33	FM 1171 to HWY 377 Water Line - Phase I		
Project Description:	Approximately 13200 LF of 20-Inch Water Line was constructed along the north side of FM 1171, from Tour 18 Drive to HWY 377 and connects to the 30-Inch Water Line constructed as part of the Highway 377/UPRR Water Line Phase I project. This Water Line will serve as primary transmission from the Stonecrest Pump Station to the western portion of the Town.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 2,810,382	$ 2,810,382
		Subtotal:			$ 2,810,382
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 2,810,382**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
34	Canyon Falls 20-Inch Water Line		
Project Description:	Approximately 7600 LF of 20-Inch Water Line along Stonecrest Road through the Canyon Falls development from Stonecrest Road to Prairie Ridge Road. This Water Line was constructed in phases as a part of a Development Agreement in which the Town reimburses the developer for the waterline progress as it is completed.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 1,746,339	$ 1,746,339
		Subtotal:			$ 1,746,339
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 1,746,339**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
35	Scenic Drive Water Line (S of FM 1171 to River Hill Drive)		
Project Description:	Approximately 5700 LF of 12-Inch Water Line was constructed along Scenic Drive, connecting to existing 12-Inch Water Lines on Scenic Drive.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 147,000	$ 147,000
		Subtotal:			$ 147,000
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 147,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
36	Stonecrest Auxiliary Power		
Project Description:	This project includes installing a 1,500 kW generator and associated items to provide auxiliary power to the Stonecrest Pump Station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 2,100,000	$ 2,100,000
		Subtotal:			$ 2,100,000
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 2,100,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
37	Valley Ridge 20-Inch Water Line		
Project Description:	Approximately 760 LF of 20-Inch Water Line was constructed along Valley Ridge Boulevard, beginning at Stone Hill Farms Parkway and Ending at Timber Creek Road. This water line proves secondary transmission from the Stonehill Pump Station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 208,441	$ 208,441
		Subtotal:			$ 208,441
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 208,441**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
38	Stonehill Pump Station		
Project Description:	The Stonehill Pump Station was completed and placed into service in the fall of 2002. The pump station consists of 10 MG of ground storage and a firm pumping capacity of approximately 28,000 gpm.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 9,487,799	$ 9,487,799
		Subtotal:			$ 9,487,799
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 9,487,799**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
39	Timber Creek 20-Inch Water Line		
Project Description:	Approximately 1930 LF of 20-Inch Water Line was constructed along Timber Creek Road, beginning at Valley Ridge Boulevard and ending at Kirkpatrick Lane. The water line provides secondary transmission from the Stonehill Pump Station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 542,164	$ 542,164
		Subtotal:			$ 542,164
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 542,164**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
40	Timber Creek 20-Inch Water Line Extension		
Project Description:	Approximately 550 LF of 20-Inch Water Line in Timber Creek Road from Kirkpatrick Lane to Colony Street. This line connects to existing 16-Inch lines in Kirkpatrick Lane and Colony Street and alleviates high velocity and headloss in the existing parallel 12-Inch line.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 490,000	$ 490,000
		Subtotal:			$ 490,000
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 490,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
41	16-Inch Kirkpatrick Water Line		
Project Description:	Kirkpatrick water line was completed and placed into service in the spring of 2009. This project consisted of 4700 LF of 16-Inch Water Line along Kirkpatrick Lane, from Morriss Road to Timber Creek Road.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 570,341	$ 570,341
		Subtotal:			$ 570,341
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 570,341**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
42	Morriss Road Water Line - Phase II (FM 1171 to Eaton)		
Project Description:	Approximately 100 LF of 20-Inch, 3900 LF of 24-Inch, 800 LF of 30-Inch, 150 LF of 8-Inch and 200 LF of 12-Inch Water Line was constructed from FM 1171 to north of Eaton Street.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 2,722,500	$ 2,722,500
		Subtotal:			$ 2,722,500
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 2,722,500**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
43	Pintail Pump Station Capacity Improvements		
Project Description:	This project included the replacement of one existing small pump with a larger pump along with necessary piping and valve improvements for larger pump and overall capacity. The total project cost for this project was $1,245,395: of that the Southgate Development contributed $945,395 per the development agreement. This $945,395 is not included in the project cost below because it is not a recoverable cost.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Cost Provided by Town	1	LS	$ 300,000	$ 300,000
		Subtotal:			$ 300,000
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 300,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
44	Denton Creek Spine Road Reuse Water Lines		
Project Description:	Approximately 3700 LF of 8-Inch Reuse Line along Denton Creek Blvd from Denton Creek North Distribution Line to Monarch Reuse Water Lines.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.70	MI	$ 10,000	$ 12,000
6	8" Water Pipe	3,700	LF	$ 175	$ 647,500
7	8" Resilient Seated Gate Valve	2	EA	$ 7,500	$ 15,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Water Line Trench Safety	3,700	LF	$ 3	$ 11,100
10	Hydromulch Repair	20,600	SY	$ 3	$ 61,800

	Subtotal:		$ 1,077,400
☑ No Design Completed	Conting. (%,+/-)	30%	$ 323,220
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 107,740
☐ Final Design	Easement Acquisition		$ -
	***Total:**		**$ 1,509,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
45	FM 1171 West Reuse Line Phase I		
Project Description:	Approximately 1650 LF of 12-Inch Reuse Line along FM 1171 from FM 1171 West Reuse Line Phase II to the western boundary of the water serivce area.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.32	MI	$ 10,000	$ 8,200
6	12" Water Pipe	1,700	LF	$ 200	$ 340,000
7	12" Resilient Seated Gate Valve	1	EA	$ 15,000	$ 15,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Water Line Trench Safety	1,700	LF	$ 3	$ 5,100
10	Hydromulch Repair	9,500	SY	$ 3	$ 28,500

	Subtotal:		$ 726,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 218,040
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 72,680
☐ Final Design	Easement Acquisition		$ -
	***Total:**		**$ 1,018,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
46	Canyon Falls Drive Reuse Line Phase I		
Project Description:	Approximately 4400 LF of 12-Inch Reuse Line along Canyon Falls Dr from Reuse North Connector to Canyon Falls Drive Reuse Line Phase II.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.83	MI	$ 10,000	$ 13,300
6	12" Water Pipe	4,400	LF	$ 200	$ 880,000
7	12" Resilient Seated Gate Valve	2	EA	$ 15,000	$ 30,000
8	1" Combination Air Release Valve & Vault	2	EA	$ 20,000	$ 40,000
9	Water Line Trench Safety	4,400	LF	$ 3	$ 13,200
10	Pavement Repair	5,900	SY	$ 125	$ 737,500

	Subtotal:		$ 2,264,000
☑ No Design Completed	Conting. (%,+/-)	30%	$ 679,200
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 226,400
☐ Final Design	Easement Acquisition		$ -
	***Total:**		**$ 3,170,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
47	FM 1171 West Reuse Line Phase II		
Project Description:	Approximately 3900 LF of 12-Inch Reuse Line along FM 1171 from the Reuse Transmission Lines to FM 1171 West Reuse Line Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.70	MI	$ 10,000	$ 12,000
6	20" Water Pipe	3,700	LF	$ 350	$ 1,295,000
7	36" Casing BOTOC w/20" Carrier Pipe	200	LF	$ 2,000	$ 400,000
8	18" Resilient Seated Gate Valve	2	EA	$ 17,500	$ 35,000
9	20" Resilient Seated Gate Valve	4	EA	$ 25,000	$ 100,000
10	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
11	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
12	Connect to Existing Water Line (16-24")	3	EA	$ 30,000	$ 90,000
13	Water Line Trench Safety	3,700	LF	$ 3	$ 11,100
14	Hydromulch Repair	18,500	SY	$ 3	$ 55,500
15	Pavement Repair	500	SY	$ 125	$ 62,500

	Subtotal:		$ 2,681,100
☑ No Design Completed	Conting. (%,+/-)	30%	$ 804,330
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 268,110
☐ Final Design	Easement Acquisition		$ -
	***Total:**		**$ 3,754,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
48	Reuse Central Connector Phase I		
Project Description:	Approximately 2150 LF of 8-Inch Reuse Line from Central North Connector to Reuse Central Connector Phase II.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.42	MI	$ 10,000	$ 9,200
6	8" Water Pipe	2,200	LF	$ 175	$ 385,000
7	8" Resilient Seated Gate Valve	3	EA	$ 7,500	$ 22,500
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
10	Water Line Trench Safety	2,200	LF	$ 3	$ 6,600
11	Hydromulch Repair	12,300	SY	$ 3	$ 36,900
		Subtotal:			$ 800,200
		Conting. (%,+/-)		30%	$ 240,060
		Professional Services (%,+/-)		10%	$ 80,020
		Easement Acquisition			$ -
		***Total:**			**$ 1,121,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
49	Reuse Transmission Lines		
Project Description:	Approximately 8500 LF of 24-Inch Reuse Line from the Proposed Reuse Pump Station to the proposed FM 1171 Reuse Lines.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Partial OPCC from Preliminary Design	1	LS	$ 7,283,433	$ 7,283,433
		Subtotal:			$ 7,283,433
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 7,284,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
50	FM 1171 East Reuse Line		
Project Description:	Approximately 4300 LF of 12-Inch Reuse Line from the Reuse Transmission Line to the south extents of Furst Ranch north of FM 1171.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.83	MI	$ 10,000	$ 13,300
6	12" Water Pipe	4,400	LF	$ 200	$ 880,000
7	12" Resilient Seated Gate Valve	4	EA	$ 15,000	$ 60,000
8	1" Combination Air Release Valve & Vault	2	EA	$ 20,000	$ 40,000
9	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
10	Water Line Trench Safety	4,400	LF	$ 3	$ 13,200
11	Hydromulch Repair	24,500	SY	$ 3	$ 73,500
		Subtotal:			$ 1,650,000
		Conting. (%,+/-)		30%	$ 495,000
		Professional Services (%,+/-)		10%	$ 165,000
		Easement Acquisition			$ -
		***Total:**			**$ 2,310,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.
*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
51	UPRR Central Reuse Line Phase I		
Project Description:	Approximately 1900 LF of 12-Inch Reuse Line from Reuse Central Connector Phase I to Canyon Falls Drive Reuse Line Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 2,766,567	$ 2,766,567
		Subtotal:			$ 2,766,567
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 2,767,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
52	Denton Creek Boulevard South Reuse Line		
Project Description:	Approximately 4900 LF of 20-Inch Reuse Line from FM 1171 West Reuse Line to Canyon Falls Drive Reuse Line Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.95	MI	$ 10,000	$ 14,500
6	20" Water Pipe	5,000	LF	$ 350	$ 1,750,000
7	20" Resilient Seated Gate Valve	3	EA	$ 25,000	$ 75,000
8	2" Combination Air Release Valve & Vault	2	EA	$ 30,000	$ 60,000
9	Blow Off Valve & Vault	2	EA	$ 30,000	$ 60,000
10	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
11	Water Line Trench Safety	5,000	LF	$ 3	$ 15,000
12	Pavement Repair	6,700	SY	$ 125	$ 837,500
		Subtotal:			$ 3,422,000
☑	No Design Completed	Conting. (%,+/-)		30%	$ 1,026,600
☐	Preliminary Design	Professional Services (%,+/-)		10%	$ 342,200
☐	Final Design	Easement Acquisition			$ -
		***Total:**			**$ 4,791,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
53	Denton Creek North Distribution Line		
Project Description:	Approximately 2400 LF 12-Inch Reuse Line from Canyon Falls Drive Reuse Line Phase I to Denton Creek Spine Road Resue Water Lines.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.45	MI	$ 10,000	$ 9,500
6	12" Water Pipe	2,400	LF	$ 200	$ 480,000
7	12" Resilient Seated Gate Valve	3	EA	$ 15,000	$ 45,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
10	Water Line Trench Safety	2,400	LF	$ 3	$ 7,200
11	Hydromulch Repair	8,000	SY	$ 3	$ 24,000
12	Pavement Repair	1,300	SY	$ 125	$ 162,500
		Subtotal:			$ 1,078,200
		Conting. (%,+/-)		30%	$ 323,460
		Professional Services (%,+/-)		10%	$ 107,820
		Easement Acquisition			$ -
		***Total:**			**$ 1,510,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
54	Reuse Central Connector Phase II		
Project Description:	Approximately 1350 LF of 12-Inch Reuse Line beween UPRR Central Reuse Line and HWY 377 Central Reuse Line.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.26	MI	$ 10,000	$ 7,600
6	12" Water Pipe	1,350	LF	$ 200	$ 268,400
7	12" Resilient Seated Gate Valve	1	EA	$ 15,000	$ 15,000
8	1" Combination Air Release Valve & Vault	2	EA	$ 20,000	$ 40,000
9	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
10	Water Line Trench Safety	1,400	LF	$ 3	$ 4,026
11	Hydromulch Repair	7,000	SY	$ 3	$ 21,000
12	Pavement Repair	200	SY	$ 125	$ 25,000
			Subtotal:		$ 701,026
☑	No Design Completed		Conting. (%,+/-)	30%	$ 210,308
☐	Preliminary Design		Professional Services (%,+/-)	10%	$ 70,103
☐	Final Design		Easement Acquisition		$ -
			***Total:**		**$ 982,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
55	Monarch Reuse Water Lines		
Project Description:	Approximately 13400 LF of 8-Inch Reuse Line from Denton Creek Spine Road Reuse Water Lines around the Monarch Development.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	2.56	MI	$ 10,000	$ 30,600
6	8" Water Pipe	13,500	LF	$ 175	$ 2,362,500
7	8" Resilient Seated Gate Valve	18	EA	$ 7,500	$ 135,000
8	1" Combination Air Release Valve & Vault	4	EA	$ 20,000	$ 80,000
9	Connect to Existing Water Line (<16")	12	EA	$ 10,000	$ 120,000
10	Water Line Trench Safety	13,500	LF	$ 3	$ 40,500
11	Hydromulch Repair	75,000	SY	$ 3	$ 225,000
		Subtotal:			$ 3,543,600
		Conting. (%,+/-)		30%	$ 1,063,080
		Professional Services (%,+/-)		10%	$ 354,360
		Easement Acquisition			$ -
		***Total:**			**$ 4,962,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
56	Canyon Falls North Reuse Lines		
Project Description:	Approximately 3450 LF of 8-Inch Reuse Line Canyon Falls Drive Reuse Line Phase I up Prairie Ridge Road to the nothern boundary of the water service area.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.66	MI	$ 10,000	$ 11,600
6	8" Water Pipe	3,500	LF	$ 175	$ 612,500
7	8" Resilient Seated Gate Valve	5	EA	$ 7,500	$ 37,500
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Connect to Existing Water Line (<16")	3	EA	$ 10,000	$ 30,000
10	Water Line Trench Safety	3,500	LF	$ 3	$ 10,500
11	Hydromulch Repair	15,600	SY	$ 3	$ 46,800
12	Pavement Repair	1,000	SY	$ 125	$ 125,000
		Subtotal:			$ 1,193,900
☑	No Design Completed	Conting. (%,+/-)		30%	$ 358,170
☐	Preliminary Design	Professional Services (%,+/-)		10%	$ 119,390
☐	Final Design	Easement Acquisition			$ -
		***Total:**			**$ 1,672,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
57	Stonecrest Road Reuse Line		
Project Description:	Approximately 3400 LF of 8-Inch Reuse Line Canyon Falls Drive Reuse Line Phase I up Stonecrest Road to the nothern boundary of the water service area.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.66	MI	$ 10,000	$ 11,600
6	8" Water Pipe	3,500	LF	$ 175	$ 612,500
7	8" Resilient Seated Gate Valve	5	EA	$ 7,500	$ 37,500
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Connect to Existing Water Line (<16")	3	EA	$ 10,000	$ 30,000
10	Water Line Trench Safety	3,500	LF	$ 3	$ 10,500
11	Hydromulch Repair	17,500	SY	$ 3	$ 52,500
12	Pavement Repair	500	SY	$ 125	$ 62,500

	Subtotal:		$ 1,137,100
☑ No Design Completed	Conting. (%,+/-)	30%	$ 341,130
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 113,710
☐ Final Design	Easement Acquisition		$ -
	***Total:**		**$ 1,592,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
58	Hwy 377 Central Reuse Line Phase I		
Project Description:	Approximately 3000 LF of 20-Inch Reuse Line from FM 1171 East Reuse Line to Reuse Central Connector Phase II.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 175,000	$ 175,000
4	Allowance	1	LS	$ 200,000	$ 200,000
5	Erosion Control	0.57	MI	$ 10,000	$ 10,700
6	20" Water Pipe	3,000	LF	$ 350	$ 1,050,000
7	20" Resilient Seated Gate Valve	2	EA	$ 25,000	$ 50,000
8	2" Combination Air Release Valve & Vault	1	EA	$ 30,000	$ 30,000
9	Blow Off Valve & Vault	1	EA	$ 30,000	$ 30,000
10	Connect to Existing Water Line (16-24")	1	EA	$ 30,000	$ 30,000
11	Water Line Trench Safety	3,000	LF	$ 3	$ 9,000
12	Hydromulch Repair	16,700	SY	$ 3	$ 50,100

	Subtotal:		$ 1,809,800
☑ No Design Completed	Conting. (%,+/-)	30%	$ 542,940
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 180,980
☐ Final Design	Easement Acquisition		$ -
	***Total:**		**$ 2,534,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
59	UPRR Central Reuse Line Phase II		
Project Description:	Approximately 3700 LF of 12-Inch Reuse line from FM 1171 to Reuse Central Connector Phase I.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.70	MI	$ 10,000	$ 12,000
6	12" Water Pipe	3,700	LF	$ 200	$ 740,000
7	12" Resilient Seated Gate Valve	6	EA	$ 15,000	$ 90,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Connect to Existing Water Line (<16")	4	EA	$ 10,000	$ 40,000
10	Water Line Trench Safety	3,700	LF	$ 3	$ 11,100
11	Hydromulch Repair	20,600	SY	$ 3	$ 61,800
		Subtotal:			$ 1,274,900
		Conting. (%,+/-)		30%	$ 382,470
		Professional Services (%,+/-)		10%	$ 127,490
		Easement Acquisition			$ -
		***Total:**			**$ 1,785,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.					Opinion of Probable Construction Cost
Client:	Town of Flower Mound			Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update			Prepared By:	JBA
KHA No.:	061000231			Checked By:	CJM
60	East Reuse Water Lines				
Project Description:	Approximately 20650 LF of 8-Inch Reuse Line looping the extents of Furst Ranch north of FM 1171 and east of HWY 377.				

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 250,000	$ 250,000
4	Allowance	1	LS	$ 300,000	$ 300,000
5	Erosion Control	3.81	MI	$ 10,000	$ 43,100
5	8" Water Pipe	20,100	LF	$ 175	$ 3,517,500
6	8" Resilient Seated Gate Valve	27	EA	$ 7,500	$ 202,500
7	1" Combination Air Release Valve & Vault	6	EA	$ 20,000	$ 120,000
8	Connect to Existing Water Line (<16")	18	EA	$ 10,000	$ 180,000
9	Water Line Trench Safety	20,100	LF	$ 3	$ 60,300
10	Hydromulch Repair	111,700	SY	$ 3	$ 335,100
		Subtotal:			$ 5,183,500
		Conting. (%,+/-)		30%	$ 1,555,050
		Professional Services (%,+/-)		10%	$ 518,350
		Easement Acquisition			$ -
		***Total:**			**$ 7,257,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
61	Canyon Falls Drive Reuse Line Phase II		
Project Description:	Approximately 1600 LF of 8-Inch Reuse Line from Canyon Falls Drive Ruse Line Phase I down Canyon Falls Drive to the western boundary of the water service area.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 35,000	$ 35,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.32	MI	$ 10,000	$ 8,200
5	8" Water Pipe	1,700	LF	$ 175	$ 297,500
6	8" Resilient Seated Gate Valve	2	EA	$ 7,500	$ 15,000
7	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
8	Connect to Existing Water Line (<16")	1	EA	$ 10,000	$ 10,000
9	Water Line Trench Safety	1,700	LF	$ 3	$ 5,100
10	Hydromulch Repair	6,700	SY	$ 3	$ 20,100
		Subtotal:			$ 773,400
		Conting. (%,+/-)		30%	$ 232,020
		Professional Services (%,+/-)		10%	$ 77,340
		Easement Acquisition			$ -
		***Total:**			**$ 1,083,000**

☑ No Design Completed
☐ Preliminary Design
☐ Final Design

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
62	Reuse North Connector		
Project Description:	Approximately 450 LF of 16-Inch Reuse Line connecting Canyon Falls Drive Reuse Line Phase I to the East Reuse Water Lines.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.09	MI	$ 10,000	$ 5,900
6	16" Water Pipe	500	LF	$ 275	$ 137,500
7	16" Resilient Seated Gate Valve	3	EA	$ 15,000	$ 45,000
8	Connect to Existing Water Line (16-24")	2	EA	$ 30,000	$ 60,000
9	Water Line Trench Safety	600	LF	$ 3	$ 1,800
10	Hydromulch Repair	1,000	SY	$ 3	$ 3,000

	Subtotal:		$ 553,200
☑ No Design Completed	Conting. (%,+/-)	30%	$ 165,960
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 55,320
☐ Final Design	Easement Acquisition		$ 26,700
	***Total:**		**$ 802,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.					Opinion of Probable Construction Cost
Client:	Town of Flower Mound		Date:		4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update		Prepared By:		JBA
KHA No.:	061000231		Checked By:		CJM
63	Denton Creek Reuse Pump Station Phase I				
Project Description:	Approximately 960 LF of 30-Inch Reuse Line, two (2) 2,250 GPM Reuse Pumps, two (2) 1,000 GPM Reuse Pumps, and one (1) 3.5 MG Ground Storage Tank.				

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 577,000	$ 577,000
-	**Cite Civil, Vault, and Piping**				
2	30" Tank Supply Line	960	LF	$ 400	$ 384,000
3	30" Gate Valve	2	EA	$ 100,000	$ 200,000
4	6" Potable Supply	900	LF	$ 90	$ 81,000
5	6" Gate Valve	2	EA	$ 5,000	$ 10,000
6	30" Pump Supply Line	250	LF	$ 400	$ 100,000
7	16" Pump Supply Line	180	LF	$ 220	$ 39,600
8	24" Pump Discharge Line	250	LF	$ 350	$ 87,500
9	6" Hydrotank Supply Line	50	LF	$ 90	$ 4,500
10	Discharge Meter Vault	1	LS	$ 100,000	$ 100,000
11	Landscaping & Irrigation	1	LS	$ 130,000	$ 130,000
12	Concrete Driveway	1,140	SY	$ 80	$ 91,200
13	Transformer Pad	2	CY	$ 850	$ 1,700
14	Clearing and Grubbing	1	LS	$ 20,000	$ 20,000
15	Site Grading	1	LS	$ 100,000	$ 100,000
16	Detention Grading	1	LS	$ 75,000	$ 75,000
17	Steel Tube Fence	2,000	LF	$ 90	$ 180,000
18	Decorative Wall and Columns	1	LS	$ 150,000	$ 150,000
19	Steel Tube Gate	1	LS	$ 15,000	$ 15,000
20	Demolition/Tree Removal	1	LS	$ 25,000	$ 25,000
-	**Ground Storage Tank**				
21	3.5 MG Ground Storage Tank	1	EA	2675000	2675000
22	Excavation	32000	CY	20	640000
-	**Pump Station**				
23	2,250 GPM Pump, 200 HP Motor	2	EA	$ 300,000	$ 600,000
24	1,000 GPM Pump, 100 HP Motor	2	EA	$ 110,000	$ 220,000
25	24" Pump Can	6	EA	$ 35,000	$ 210,000
26	8" Surge Anticipator/Pressure Relief Valve	1	EA	$ 25,000	$ 25,000
27	8" Gate Valve	4	EA	$ 7,500	$ 30,000
28	8" Butterfly Valve with Motor Actuator	2	EA	$ 12,000	$ 24,000
29	12" Gate Valve	2	EA	$ 15,000	$ 30,000
30	12" Butterfly Valve with Motor Actuator	2	EA	$ 20,000	$ 40,000
31	8" Rubber Flapper Check Valve	2	EA	$ 10,000	$ 20,000
32	12" Rubber Flapper Check Valve	2	EA	$ 15,000	$ 30,000
33	16" Gate Valve	6	EA	$ 32,000	$ 192,000
34	8" Steel Coupling with Thrust Restraint	4	EA	$ 2,000	$ 8,000
35	12" Steel Coupling with Thrust Restraint	4	EA	$ 2,500	$ 10,000
36	16" Steel Coupling with Thrust Restraint	6	EA	$ 3,000	$ 18,000
37	24" Steel Coupling with Thrust Restraint	2	EA	$ 4,500	$ 9,000
38	1" Air Release Valve	4	EA	$ 5,000	$ 20,000
39	24" Electromagnetic Flow Meter	1	EA	$ 45,000	$ 45,000
40	8" Ductile Iron or Steel Pipe	30	LF	$ 175	$ 5,250
41	12" Ductile Iron or Steel Pipe	30	LF	$ 250	$ 7,500
42	16" Ductile Iron or Steel Pipe	180	LF	$ 300	$ 54,000
43	24" Ductile Iron or Steel Pipe	60	LF	$ 450	$ 27,000
44	30" Ductile Iron or Steel Pipe	40	LF	$ 600	$ 24,000
45	30" Butterfly Valve and Vault	1	EA	$ 80,250	$ 80,250
46	30,000 Gallon Hydropneumatic Tank	1	EA	$ 795,000	$ 795,000
47	HVAC/Plumbing	1	LS	$ 250,000	$ 250,000
48	Concrete Masonry Pump Station Building	1	LS	$ 1,500,000	$ 1,500,000
-	**Electrical, Instrumentation and Controls**				
49	2500A/3P Main Breaker	1	LS	$ 143,000	$ 143,000
50	550 kW Diesel Generator	1	LS	$ 500,000	$ 500,000
51	2500A Automatic Transfer Switch	1	LS	$ 100,000	$ 100,000
52	Multilin 850	1	LS	$ 17,000	$ 17,000
53	18 Pulse VFD	4	EA	$ 85,000	$ 340,000
54	Sine Wave Filter	4	EA	$ 14,500	$ 58,000
55	200A/480V Disconnect	2	EA	$ 9,500	$ 19,000
56	350A/480V Disconnect	2	EA	$ 14,000	$ 28,000
57	30A/480V Disconnect	2	EA	$ 3,500	$ 7,000
58	20A/480V Disconnect	9	EA	$ 3,100	$ 27,900
59	A/C Unit	2	EA	$ 14,000	$ 28,000
60	Unit Heater	2	EA	$ 3,500	$ 7,000
61	Storm Water LS Control Panel	1	LS	$ 29,000	$ 29,000
62	Motor Control Center	1	LS	$ 360,000	$ 360,000
63	75kVA 480: 208/120V Transformer	1	LS	$ 14,000	$ 14,000
64	Panelboard	1	LS	$ 21,000	$ 21,000
65	Conduit and Wire	800	LF	$ 30	$ 24,000
66	Duct Bank	2,000	LF	$ 65	$ 130,000
67	Instrumentation	1	LS	$ 7,000	$ 7,000
68	Miscellaneous Enclosures	1	LS	$ 60,000	$ 60,000
69	Lighting and Receptacles	1	LS	$ 30,000	$ 30,000
70	Security	1	LS	$ 40,000	$ 40,000
71	Miscellaneous Equipment	1	LS	$ 30,000	$ 30,000
72	PLC Panel	1	LS	$ 60,000	$ 60,000
73	Programming	1	LS	$ 75,000	$ 75,000
		Subtotal:			$ 12,200,000
		Conting. (%,+/-)		30%	$ 3,700,000
		Professional Services (%,+/-)			$ 1,452,500
		***Total:**			**$ 17,353,000**

☐ No Design Completed
☑ Preliminary Design
☐ Final Design

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
64	Lakeside Reuse Phase I		
Project Description:	Approximately 15,0000 linear feet of proposed reclaimed water piping to connect to 26 existing irrigation meters and upgrades to the WWTP are proposed to provide reuse water to the Lakeside area near the Town's Wastewater Treatment facility. The proposed WWTP improvements constructed in Phase 1 include the transfer pump station, sodium hypochlorite feed system, temporary polyethylene storage tanks, and the reuse pump station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	OPCC Provided by Plummer	1	LS	$ 18,200,000	$ 18,200,000
		Subtotal:			$ 18,200,000
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 18,200,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
65	Lakeside Reuse Phase II		
Project Description:	Approximately 20,800 linear feet of proposed reclaimed water piping to connect to an additional 29 existing irrigation meters on commercial properties generally located along Lakeside Parkway, east of Gerault Road. Temporary storage tanks installed at the WWTP during Phase I are anticipated to be replaced with the first 1 MG covered storage tank and additional pumps are proposed to be installed at the Transfer and Reuse Pump Stations.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	OPCC Provided by Plummer	1	LS	$ 11,000,000	$ 11,000,000
		Subtotal:			$ 11,000,000
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 11,000,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
66	Lakeside Reuse Phase III		
Project Description:	Approximately 18,900 linear feet of proposed reclaimed water piping to connect an additional 24 irrigation meters along Lakeside Parkway and Spinks Road between Gerault Road and Long Prairie Road. A second 1 MG covered storage tank is also proposed to be installed at the WWTP.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	OPCC Provided by Plummer	1	LS	$ 11,300,000	$ 11,300,000
		Subtotal:			$ 11,300,000
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 11,300,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
67	Lakeside Reuse Phase IV		
Project Description:	Approximately 9,900 linear feet of proposed reclaimed water piping to connect three existing irrigation meters, extend reclaimed water service along Long Prairie Road between Silveron Boulevard and Gerault Road, and connect three dead ends created in Phases II and III to form water loops.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	OPCC Provided by Plummer	1	LS	$ 3,700,000	$ 3,700,000
		Subtotal:			$ 3,700,000
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 3,700,000**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
68	Lakeside Reuse Phase V		
Project Description:	Approximately 12,900 linear feet of proposed reclaimed water piping to connect an additional 24 irrigation meters and service residential properties located along Lakeside Parkway.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	OPCC Provided by Plummer	1	LS	$ 3,000,000	$ 3,000,000
		Subtotal:			$ 3,000,000
☐	No Design Completed				
☑	Preliminary Design				
☐	Construction Cost				
		Total:			**$ 3,000,000**

Kimley-Horn & Associates, Inc.					Opinion of Probable Construction Cost
Client:	Town of Flower Mound		Date:		4/9/2026
Project:	2025 Flower Mound Water Master Plan Update		Prepared By:		JBA
KHA No.:	061000231		Checked By:		CJM
70	FM 407/Dixon Lane 12-Inch Water Line				
Project Description:	Approximately 2600 LF of 12-Inch Water Line from existing 12-Inch Water Line near FM 407 to existing 12-Inch Water Line near Dixon Lane.				

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Traffic Control	1	LS	$ 25,000	$ 25,000
3	Miscellaneous	1	LS	$ 100,000	$ 100,000
4	Allowance	1	LS	$ 100,000	$ 100,000
5	Erosion Control	0.49	MI	$ 10,000	$ 9,900
6	12" Water Pipe	2,600	LF	$ 200	$ 520,000
7	12" Resilient Seated Gate Valve	4	EA	$ 7,000	$ 28,000
8	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
9	Fire Hydrant Assembly	6	EA	$ 10,000	$ 60,000
10	Connect to Existing Water Line (<16")	2	EA	$ 10,000	$ 20,000
11	Water Line Trench Safety	2,600	LF	$ 3	$ 7,800
12	Hydromulch Repair	5,800	SY	$ 3	$ 17,400

	Subtotal:		$ 983,100
☑ No Design Completed	Conting. (%,+/-)	30%	$ 294,930
☐ Preliminary Design	Professional Services (%,+/-)	10%	$ 98,310
☐ Final Design	Easement Acquisition		$ 154,800
	***Total:**		**$ 1,532,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	4/9/2026
Project:	2025 Flower Mound Water Impact Fee Update	Prepared By:	JBA
KHA No.:	061000231	Checked By:	CJM
71	HWY 377/UPRR Water Lines - Phase I		
Project Description:	Approximately 6,500 LF of 30-Inch Water Line was constructed along Highway 377 from FM 1171 to Stonecrest Road, in addition to 2,700 LF of 36-Inch Water Line along Highway 377, from Stonecrest Road to the Stonecrest Pump Station. This line will provide the primary transmission from the Stonecrest Pump Station to the western portion of town.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Cost Provided by Town	1	LS	$ 2,296,815	$ 2,296,815
		Subtotal:			$ 2,296,815
☐	No Design Completed				
☐	Preliminary Design				
☑	Construction Cost				
		Total:			**$ 2,296,815**

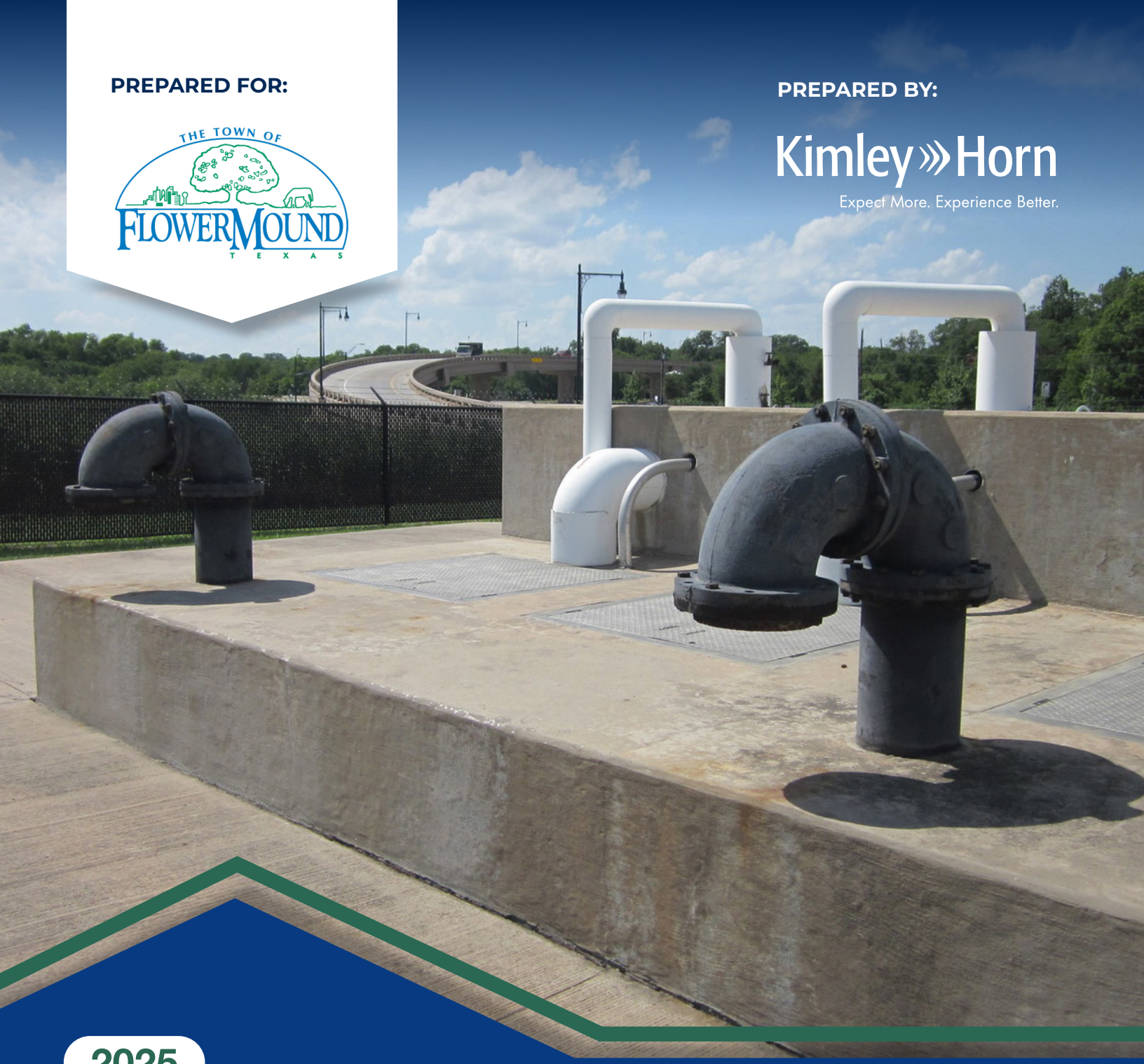
PREPARED FOR:

THE TOWN OF FLOWER MOUND TEXAS

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.



2025

WASTEWATER IMPACT FEE UPDATE

Town of Flower Mound, Texas

Wastewater Impact Fee Update Report for 2025

March 2026

Prepared for:
Town of Flower Mound

Prepared by:

Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
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TBPE Firm Registration Number: F-928

Project Number: 061000231

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KYLE SANDERSON, P.E.
SERIAL NO. 113270
DATE: MARCH 2026

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Introduction

Chapter 395 of the Texas Local Government Code describes the procedure Texas political subdivisions must follow in order to assess impact fees for new development. The first step required in updating impact fees is the development of Land Use Assumptions. These Land Use Assumptions, including both population and employment estimates, form the basis for the development of impact fee Capital Improvement Plans for roadway, wastewater, and water facilities.

Reasonable future growth estimates are necessary in order to aid the Town of Flower Mound (Town) in establishing the need for capital improvements required to serve future development. In accordance with Chapter 395, Kimley-Horn and Associates, Inc. (Kimley-Horn) has compiled the information required to complete the update of the Land Use Assumptions using the following sources: the Town Future Land Use Plan, previous land use assumptions used for recent thoroughfare plan modeling, consultation with Town staff, and building permit history. Included in this report are the growth projections based on assumptions pertaining to the type, location, quantity, and timing of various future land uses within the Town. In addition, this report also documents the methodology used in generating the growth and land use assumptions.

The Town retained the services of Kimley-Horn for the purpose of updating the impact fees for wastewater system improvements required to serve new development. The existing fees were adopted by the Town in 2021 in accordance with Chapter 395 of the *Local Government Code* (impact fees), which requires a municipality imposing impact fees to update the land-use assumptions and capital improvements plan upon which the fees are calculated.

The purpose of this report is to satisfy the requirements of the law and provide the Town with an updated impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an

equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.

The impact fee study includes information from the *2023 Wastewater Treatment Plant Master Plan* completed by Plummer and the *2025 Wastewater Master Plan Update* completed by Kimley-Horn in November 2025. The impact fees are based on recommended capital improvements and population growth projections outlined in the *2025 Wastewater Master Plan Update.*

The study process was comprised of three tasks:

A. Land Use Assumptions

This task involved evaluating the existing and future land use plan and projecting future growth for the Town. Kimley-Horn worked with Town staff to determine future projections. The growth projections were then used to project wastewater flow throughout the Town.

B. Impact Fee Capital Improvements Plan

This task involved evaluation of the wastewater capital improvements plan outlined in the *2025 Wastewater Master Plan Update* and discussion with Town staff to identify projects that will be built in the 10-year planning window and meet the design criteria to be impact fee eligible.

C. Impact Fee Analysis and Report

This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

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Executive Summary

This study was performed to update the Town's Wastewater System Impact Fees. Wastewater system analysis and the Wastewater System Master Plan are important tools for facilitating orderly growth of the wastewater system and for providing adequate facilities that promote economic development in the Town. The implementation of an impact fee is a way to shift a portion of the burden of paying for new facilities onto new development.

Elements of the wastewater system, including gravity pipes, force mains, lift station facilities, treatment plants and wholesale entry points, were evaluated against industry standards as outlined in the Design Criteria section of this report. Information related to the growth of the Town was developed based on the future land use plan and direction from Town staff.

Texas impact fee law (Chapter 395) requires that if a system has multiple service areas those areas must be evaluated individually to determine the appropriate fee for each service area. In 2020, the Town had four wastewater service areas, Long Prairie, Lakeside, Denton Creek, and Prairie Vista service areas. In 2025, the Town combined the Denton Creek and Prairie Vista service areas. The Town now has three wastewater service areas, Long Prairie, Lakeside, and Denton Creek service areas.

The three service areas were evaluated to determine the necessary wastewater system improvements required to serve the 10-year (2035) and ultimate system needs. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas' impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected total cost to serve the ultimate system needs for all three impact fee eligible service areas will be $93,205,726. Of this, $47,200,840 is projected to be eligible for recovery through impact fees within the next 10 years. A portion of the remainder can be assessed as the planning window extends beyond 2035 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows, "'Service Unit' means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the Town defines a *service unit* as a unit of development that consumes the amount of water requiring a standard 5/8"x 3/4" meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8"x 3/4" meter. The equivalency factor and associated impact fee by meter size is shown in **Table 2.1**.

Based on the Town's 10-year growth projections and the associated flow values, a total of 14,404 additional service units will need wastewater service by the year 2035. **Table 2.2** shows the additional service unit breakdown by service area. Based on the additional service units and the recoverable capital improvements plans, the maximum impact fee per service unit was calculated for each service area. **Table 2.1** shows the maximum allowable impact fees for the three service areas.

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Table 2.1 Maximum Assessable Wastewater Impact Fee for Commonly Used Meters

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Fee per Service Area ($)		
			Long Prairie	Lakeside	Denton Creek
5/8"x 3/4" PD	10	1	5,621	1,064	1,314
3/4" PD	15	1.5	8,432	1,596	1,971
1" PD	25	2.5	14,053	2,660	3,285
1 1/2" PD	50	5	28,105	5,320	6,570
2" PD	80	8	44,968	8,512	10,512
2" Compound	80	8	44,968	8,512	10,512
2" Turbine	160	16	89,936	17,024	21,024
3" Compound	175	17.5	98,368	18,620	22,995
3" Turbine	350	35	196,735	37,240	45,990
4" Compound	300	30	168,630	31,920	39,420
4" Turbine	650	65	365,365	69,160	85,410
6" Compound	675	67.5	379,418	71,820	88,695
6" Turbine	1400	140	786,940	148,960	183,960
8" Compound	900	90	505,890	95,760	118,260
8" Turbine	2,400	240	1,349,040	255,360	315,360
10" Turbine	3,500	350	1,967,350	372,400	459,900

PD = Positive Displacement Meter (typical residential meter)
**Operating capacities obtained from American Water Works Associate (AWWA) C700-24, C701-24, and C702-24. Turbine and Compound meter flows are based on Class II (in-line) meters.

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Table 2.2 Additional Service Units - 2035

Service Area	2035 Additional Service Units
Long Prairie	1,253
Lakeside	2,358
Denton Creek	10,793
TOTAL	**14,404**

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Design Criteria

A. Sewer Trunk Lines (Interceptors)

The design criteria for sewer trunk lines or interceptors is based on the TCEQ requirements that meet peak wet weather design flows with no overflows while maintaining a minimum of 2 feet per second cleaning velocity and a maximum of 8 feet per second velocity.

B. Lift Stations Pumping Capacity

The design criteria for lift station pumping shall be to provide firm pumping capacity to meet the peak wet weather design flows. The firm pumping capacity is defined as the available total pumping capacity with the largest pump out of service.

C. Lift Station Wet Well Capacity

The design criteria for lift station wet wells are to provide adequate volumes to limit pump cycling to once every 10 minutes. Based on this criterion, the required operating volume for each pump can be calculated as

V = tQ/4 where,

t = Maximum pump cycling time = 10 minutes

Q = Lead pump discharge rate in gallons per minute (gpm)

V = Required wet well volume between pump start and stop elevation

D. Force Mains

The design criteria recommended for force mains is to meet the required pumping capacity of the lift station at a velocity less than 8 feet per second and a maximum discharge pressure of 100 psi and to allow a minimum of 2 feet per second scouring velocity during a single pump operation.

E. Wastewater Flow

The criteria used for projecting the wastewater flows for the three service areas were derived from the *2025 Wastewater Master Plan Update*.

For the Long Prairie and Lakeside service areas, residential and commercial flows were obtained for existing developments. As part of the Master Plan, a large amount of data was collected throughout the Long Prairie and Lakeside service areas. This data was used to calibrate the existing and buildout demands in the updated model. For the Denton Creek service area, projected build out flows were also calculated in the Master Plan Update based on the future land use plan.

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Impact Fee Capital Improvements Plan

Kimley-Horn assisted the Town with an update to the wastewater model. The update included an evaluation of existing and future demands along with the required infrastructure needed to serve future needs. The model update recommended system improvements to accommodate growth through the Town's build-out.

The Town's Wastewater system is divided into three service areas, Long Prairie, Lakeside, and Denton Creek. Each of these areas must be evaluated individually to determine the maximum impact fee allowable for each service area.

Both Long Prairie and Lakeside service areas are served by the Town Wastewater Treatment Plant. Total cost and recoverable cost are proportioned between the two service areas based on the proportion of contributing additional flow from each service area. Long Prairie makes up approximately 35% of the additional flow in the 10-Year period and Lakeside makes up the remaining 65%. These impact fee capital improvements are shown in **Table 2.3.3**.

The Long Prairie service area has fourteen (14) projects which are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is $31,287,738. The projected total recoverable through impact fees is $11,038,570. After financing costs are added and the credit calculation is completed, $7,043,704 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in **Table 2.3.1** and illustrated in **Figure 2.1**.

The Lakeside service area has four (4) projects which are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is $15,272,562. The projected total recoverable through impact fees is $2,796,781. After financing costs are added and the credit calculation is completed, $2,508,959 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in **Table 2.3.2** and illustrated in **Figure 2.1**.

The Denton Creek service area is to be served by the Trinity River Authority (TRA) through an agreement the Town has entered into with TRA. The Town will participate in cost sharing for infrastructure related to service for this part of town. A ten-year average daily flow of 2.98 MGD is projected for this service area. A detailed cost breakdown of the TRA agreement can be found in **Table 2.3.4**.

The Denton Creek service area has seventeen (17) projects which are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is $46,645,426. The projected total recoverable through impact fees is $33,365,489. After financing costs are added and the credit calculation is completed, $14,183,626 is recoverable through impact fees serving the 10-year system needs. The impact fee capital improvements are shown in **Table 2.3.5** and illustrated in **Figure 2.2.**

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Table 2.3.1 Long Prairie
Wastewater Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Proj #	Description	2025 Required Capacity (Percent Utilized)	2035 Required Capacity (Percent Utilized)	2025-2035 Required Capacity (Percent Utilized)	Total Project Cost	2035 Project Recoverable Cost
1	Bakers Branch Collector Phase I (Gerault to Lower Timber Interceptor)	60%	97%	37%	$607,181	$225,348
2	Bakers Branch Collector Phase II (Lexington Ave to Gerault Rd)	45%	98%	53%	$1,351,217	$720,756
3	Oak Street Lift Station Ph III and Force Main	78%	100%	22%	$5,833,654	$1,283,404
4	Oak Street Lift Station and Force Main Phase IV	84%	96%	12%	$5,465,406	$651,688
5	Upper Timber Creek Interceptor Phase I (FM 2499 to Morriss Rd and Buckthorn Ct to FM 1171)	68%	95%	27%	$1,525,872	$417,957
6	Upper Timber Creek Interceptor Phase III (FM 1171 to Hidden Forest Drive)	57%	96%	39%	$2,448,208	$945,464
7	Wellington Interceptor Improvements (Sections I and II)	77%	98%	21%	$1,345,254	$289,188
8	Riverwalk Collector (Morris Road to Windsor Drive)	0%	95%	95%	$1,340,000	$1,268,925
9	Kirkpatrick Interceptor	0%	99%	99%	$730,000	$722,700
10	Upper Timber Interceptor (College Parkway to Corporate Drive)	0%	91%	91%	$760,000	$694,017
11	Upper Timber Interceptor (Morris Road to Leonard and Helen Johns Park)	0%	94%	94%	$2,980,000	$2,805,118
12	2001 Wastewater Treatment Plant Improvements[2]	-	-	-	$6,659,373	$772,433
13	2025 Wastewater Master Plan and Impact Fee Updates[1]	0%	100%	100%	$92,378	$92,378
14	2023 Wastewater Treatment Plant Master Plan[3]	0%	100%	100%	$149,195	$149,195
	Total				**$31,287,738**	**$11,038,570**

[1]Master Plan and Impact Fee Update Costs were divided equally among the three (3) impact fee eligible service areas

[2]Refer to Table 2.3.3 for Service Area proportional cost breakdown

[3]WWTP Master Plan was divided evenly between Long Prairie and Lakeside Service Areas

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Table 2.3.2 Lakeside
Wastewater Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Proj #	Description	2025 Required Capacity (Percent Utilized)	2035 Required Capacity (Percent Utilized)	2025-2035 Required Capacity (Percent Utilized)	Total Project Cost	2035 Project Recoverable Cost
1	Lakeside Lift Station and Force Main	41%	85%	44%	$2,499,099	$1,101,611
2	2001 Wastewater Treatment Plant Improvements[2]	-	-	-	$12,531,890	$1,453,597
3	2025 Wastewater Master Plan and Impact Fee Updates[1]	0%	100%	100%	$92,378	$92,378
4	2023 Wastewater Treatment Plant Master Plan[3]	0%	100%	100%	$149,195	$149,195
	Total				**$15,272,562**	**$2,796,781**

[1]Master Plan and Impact Fee Update Costs were divided equally among the three (3) impact fee eligible service areas

[2]Refer to Table 2.3.3 for Service Area proportional cost breakdown.

[3]WWTP Master Plan was divided evenly between Long Prairie and Lakeside Service Areas

In 2001 the Town's wastewater treatment plant was upgraded. The upgrade increased the plant capacity from 5 MGD to 10 MGD. The plant treats flow from both the Long Prairie and Lakeside service areas. Since both service areas flow to the plant, each service area may be proportioned a percentage of the improvement costs associated with the plant upgrade. **Table 2.3.3** shows the total recoverable cost for the 2001 improvements and also shows what percentages of the recoverable cost may be applied to each service area. The percent for each service area is based on the service area's projected flow.

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Table 2.3.3
Wastewater Treatment Plant
Project Cost and 10-Year Recoverable Cost

Description	2025 Required Capacity (Percent Utilization)	2035 Required Capacity (Percent Utilization)	2025-2035 Required Capacity (Percent Utilization)	Total Project Cost	2035 Projected Recoverable Cost
2001 Wastewater Treatment Plant Improvements	73%	85%	12%	$19,191,263	$2,226,030
Total				**$19,191,263**	**$2,226,030**

Proportional Recoverable Costs for Long Prairie and Lakeside Service Areas			
Description	**Percentage of Projected 2035 Growth**	**2035 WWTP Total Cost**	**2035 WWTP Recoverable Cost**
Long Prairie[1]	35%	$6,659,373	$772,433
Lakeside[1]	65%	$12,531,890	$1,453,597
Total		**$19,191,263**	**$2,226,030**

[1]Percentage of proportional cost for Long Prairie and Lakeside Service areas is based on ratio of projected growth for each service area

Table 2.3.4
Trinity River Authority Contract Breakdown

Trinity River Authority - Denton Creek Wastewater Transportation System Contract	
Phase 1	$4,275,352
Additional Town Reimbursable Cost	$691,837
CDBG Funds Utilized for TRA Agreement	$(135,595)
CDBG Fund Utilized for Engineering Services	$(197,785)
Phase 2	$4,226,239
Total	**$8,860,048**

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Table 2.3.5
Denton Creek Wastewater Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Proj #	Description	2025 Required Capacity (Percent Utilized)	2035 Required Capacity (Percent Utilized)	2025-2035 Required Capacity (Percent Utilized)	Total Project Cost	2035 Project Recoverable Cost
1	Furst Ranch Phase 1 (Wastewater)	0%	80%	80%	$3,685,000	$2,955,006
2	Brookview Interceptor	0%	100%	100%	$971,000	$971,000
3	Monarch Interceptor	0%	100%	100%	$1,107,000	$1,107,000
4	Furst Ranch Southwest Interceptor	0%	100%	100%	$850,000	$850,000
5	Furst Ranch Northwest Interceptor	0%	100%	100%	$1,680,000	$1,680,000
6	Furst Ranch Phase 2 Infrastructure (Wastewater)	0%	67%	67%	$5,070,000	$3,381,888
7	Furst Ranch Phase 3 Infrastructure (Wastewater)	0%	100%	100%	$2,520,000	$2,520,000
8	Western Trunk Line #1 Phase 1	0%	100%	100%	$1,330,000	$1,330,000
9	Prairie Vista Interceptor	0%	61%	61%	$3,050,000	$1,859,516
10	Prairie Vista Lift Station & Force Main	0%	78%	78%	$3,520,000	$2,732,454
11	Western Trunk Line #2	0%	26%	26%	$3,470,000	$893,177
12	Western Lift Station & Force Main Phase 1	0%	74%	74%	$5,700,000	$4,218,766
13	Cross Timbers Road South Interceptor	0%	100%	100%	$1,170,000	$1,170,000
14	Dunham Road Interceptor	0%	17%	17%	$2,620,000	$436,585
15	Western Trunk Line #1 Phase 2	0%	100%	100%	$950,000	$950,000
16	TRA System Contract	9%	79%	70%	$8,860,048	$6,217,719
17	2025 Wastewater Master Plan and Impact Fee Updates[1]	0%	100%	100%	$92,378	$92,378
	Total				**$46,645,426**	**$33,365,489**

[1]Master Plan and Impact Fee Update Costs were divided equally among the three (3) impact fee eligible service areas

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JUSTIN RD
LONG PRAIRIE RD
DIXON LN
VALLEY RIDGE BLVD
KIRKPATRICK LN
WAKETON RD
LONG PRAIRIE SERVICE AREA
BRIDELWOOD BLVD
CROSS TIMBERS RD
BRUTON ORLAND BLVD
QUAIL RUN
COLLEGE PKWY
MORRISS RD
FM 1171
FM 2499
FIREWHEELER DR
GARDEN RIDGE RD
OAK DR
Oak Street LS
FOREST VISTA DR
WICHITA TRL
SIMMONS RD
OLD SETTLERS RD
MCKAMY CREEK RD
FM 3040
SPINKS RD
GERAULT RD
LAKESIDE PKWY
Lakeside LS
LAKESIDE SERVICE AREA
Sunset Point
Grapevine Lake
15"
27"
30"
21"
18"
24" FM
30" FM
18" FM

Wastewater Impact Fee CIP (East System)

THE TOWN OF FLOWER MOUND TEXAS

N W E S

0 2,800 5,600 Feet

Kimley»Horn

March 2026
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- Wastewater Treatment Plant
- Lift Station: Lakeside
- Lift Station: Long Prairie
- Long Prairie
- Wastewater Force Main: Lakeside
- Wastewater Force Main: Long Prairie
- Service Area Boundary

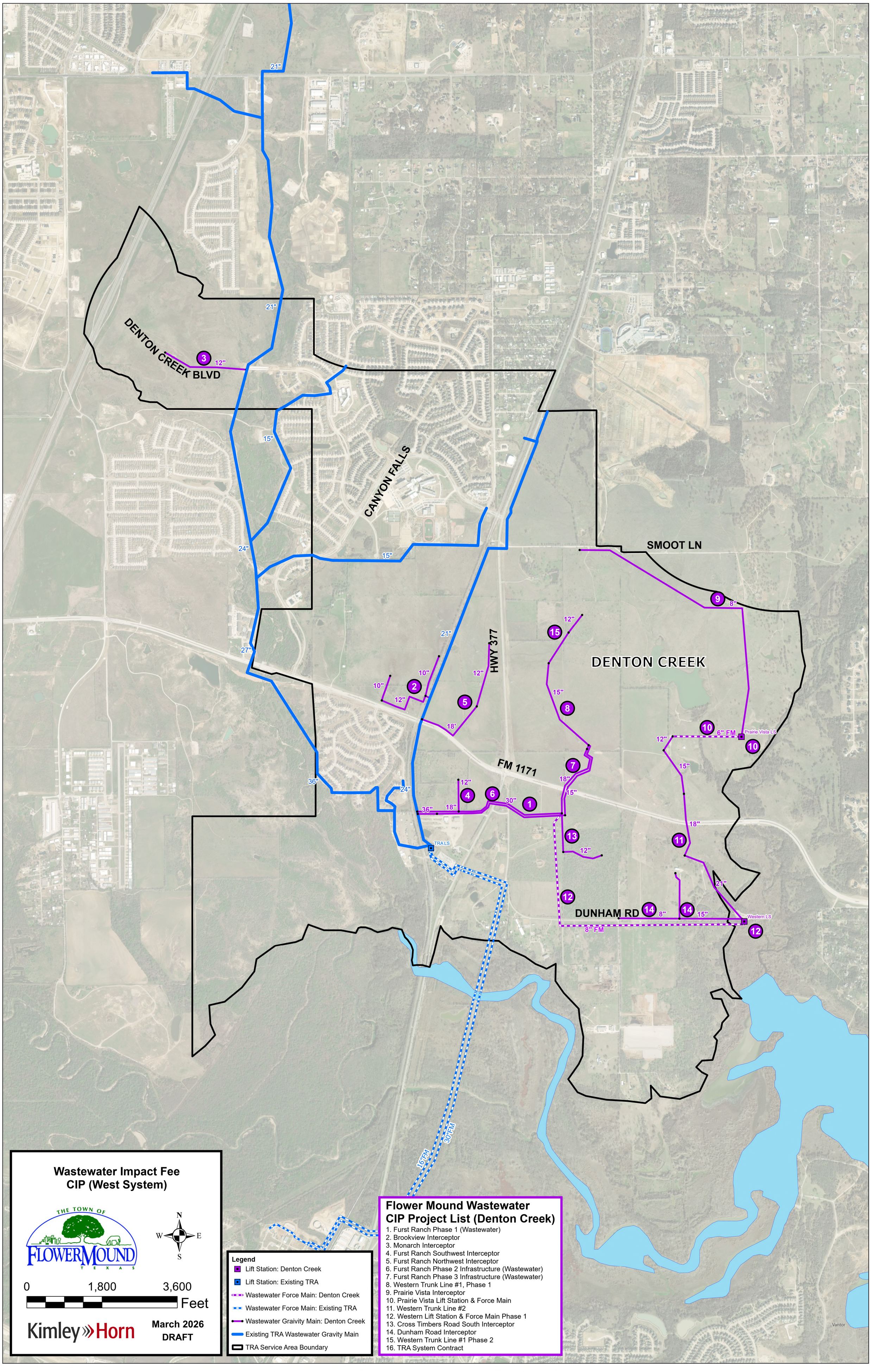
Flower Mound Wastewater CIP Project List (Long Prairie)

1. Bakers Branch Collector Phase I (Gerault to Lower Timber Interceptor)
2. Bakers Branch Collector Phase II (Lexington Ave to Gerault Rd)
3. Oak Street Lift Station Phase III and Force Main
4. Oak Street Lift Station and Force Main Phase IV
5. Upper Timber Creek Interceptor Phase I (FM 2499 to Morriss Rd and Buckthorn Ct to FM 1171)
6. Upper Timber Creek Interceptor Phase III (FM1171 to Hidden Forest Drive)
7. Wellington Interceptor Improvements (Sections I and II)
8. Riverwalk Collector (Morris Road to Windsor Drive)
9. Kirkpatrick Interceptor
10. Upper Timber Interceptor (College Parkway to Corporate Drive)
11. Upper Timber Interceptor (Morris Road to Leonard and Helen Johns Park)
12. 2001 Wastewater Treatment Plan Improvements

Flower Mound Wastewater CIP Project List (Lakeside)

1. Lakeside Lift Station and Force Main
2. 2001 Wastewater Treatment Plan Improvements

Vantor



Wastewater Impact Fee CIP (West System)

THE TOWN OF FLOWER MOUND TEXAS

N W E S

0 1,800 3,600 Feet

Kimley»Horn

March 2026
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Legend

- Lift Station: Denton Creek
- Lift Station: Existing TRA
- Wastewater Force Main: Denton Creek
- Wastewater Force Main: Existing TRA
- Wastewater Graivity Main: Denton Creek
- Existing TRA Wastewater Gravity Main
- TRA Service Area Boundary

Flower Mound Wastewater CIP Project List (Denton Creek)

1. Furst Ranch Phase 1 (Wastewater)
2. Brookview Interceptor
3. Monarch Interceptor
4. Furst Ranch Southwest Interceptor
5. Furst Ranch Northwest Interceptor
6. Furst Ranch Phase 2 Infrastructure (Wastewater)
7. Furst Ranch Phase 3 Infrastructure (Wastewater)
8. Western Trunk Line #1, Phase 1
9. Prairie Vista Interceptor
10. Prairie Vista Lift Station & Force Main
11. Western Trunk Line #2
12. Western Lift Station & Force Main Phase 1
13. Cross Timbers Road South Interceptor
14. Dunham Road Interceptor
15. Western Trunk Line #1 Phase 2
16. TRA System Contract

A. Project Descriptions (By Service Area)

I. Long Prairie Service Area

1. **Bakers Branch Wastewater Collector Phase I (Gerault Rd to Lower Timber Interceptor)**
In 2014 the Town installed approximately 1,750 LF of 21-inch wastewater main from Gerault Rd to the Lower Timber interceptor. This project replaced the existing 15-inch wastewater main to provide additional capacity for future demands.

Project Cost	$607,181
Recoverable Cost	$225,348

2. **Bakers Branch Collector Phase II (Lexington Avenue to Gerault Road)**
Approximately 2,300 LF of 18-inch wastewater main was built to replace an existing 12-inch/15-inch wastewater main. The alignment begins at the intersection of Gerault Road and the east-west creek south of Lexington Avenue. The main parallels the southern fork of the creek, then parallels Strait Lane to Twilight Drive, then west approximately 1,050 LF before intersecting Lexington Avenue.

Project Cost	$1,351,217
Recoverable Cost	$720,756

3. **Oak Street Phase III Lift Station and Force Main**
This project included the installation of approximately 12,700 LF of 30-inch Force Main from the Oak Street Lift Station to the WWTP. This force main parallels the existing 24-inch force main and provides additional capacity to the station.

Project Cost	$5,833,654
Recoverable Cost	$1,283,404

4. **Oak Street Lift Station and Force Main Phase IV**
This project included replacing one of the existing small 3400 gpm, 77 hp submersible pumps with a large 7000 gpm, 215 hp pump with variable frequency drive, upgrading the lift station's mechanical piping, and installing control valves for three large pumps.

Project Cost	$5,465,406
Recoverable Cost	$651,688

5. **Upper Timber Creek Interceptor Phase I (FM 2499 to Morriss Rd and Buckthorn Ct to FM 1171*)***
In 2013 the Town installed approximately 3,800 LF of 27-inch wastewater main from FM 2499 to Morriss Road. This project replaced the existing 15" wastewater main to provide additional capacity for future demands. As part of this project approximately 400 LF of 33-inch and 30-inch wastewater main was installed near Parker Square.

Project Cost	$1,525,872
Recoverable Cost	$417,957

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6. **Upper Timber Creek Interceptor Phase III (FM 1171 to Hidden Forest Drive)**
Approximately 1,900 LF of 27-inch wastewater main was installed to replace an existing 24-inch main from FM 1171 to Hidden Forest Drive. The main connects to the 33-inch main constructed as part of the Upper Timber Interceptor Phase I project just north of FM 1171.

Project Cost	$2,448,208
Recoverable Cost	$945,464

7. **Wellington Interceptor Improvements (Sections I and II)**
In 2012 and 2013 the Town upgraded two sections of the Wellington interceptor. Approximately 2,500 LF of 27-inch wastewater main was installed as part of Section I and 900 LF of 21-inch wastewater main was installed as part of Section II.

Project Cost	$1,345,254
Recoverable Cost	$289,188

8. **Riverwalk Collector (Morris Road to Windsor Drive)**
Approximately 1,430 LF of 15-inch wastewater main upsizing an existing 12-inch wastewater main is proposed running north and east from between FM 2499 and Morriss Road to Morriss Road north of the intersection with Eaton. Inflow and infiltration monitoring of the existing line is recommended prior to construction.

Project Cost	$1,340,000
Recoverable Cost	$1,268,925

9. **Kirkpatrick Interceptor**
Approximately 530 LF of 15-inch wastewater main upsizing an existing 12-inch wastewater main is proposed running south from Sunlight Drive to Kirkpatrick Lane.

Project Cost	$730,000
Recoverable Cost	$722,700

10. **Upper Timber Interceptor (College Parkway to Corporate Drive)**
Approximately 550 LF of 15-inch wastewater main upsizing an existing 12-inch wastewater main is proposed running south from College Parkway to Corporate Drive.

Project Cost	$760,000
Recoverable Cost	$694,017

11. **Upper Timber Interceptor (Morris Road to Leonard and Helen Johns Park)**
Approximately 2,300 LF of 30-inch wastewater main upsizing an existing 27-inch wastewater main is proposed from Morriss Road to Leonard and Helen Johns Park.

Project Cost	$2,980,000
Recoverable Cost	$2,805,118

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12. 2001 Wastewater Treatment Plant Improvements

In 2001, the Town upgraded the existing wastewater treatment plant (WWTP). The improvements increased the WWTP capacity from 5 MGD to 10 MGD. The WWTP is oversized to meet future system needs; therefore, a portion of the station cost is recoverable through impact fees. Since the WWTP serves both the Long Prairie and Lakeside Service Areas, a proportional amount of the recoverable cost is assigned to each service area based on project flow. (See **Table 2.3.3**)

Project Cost	$6,659,373
Recoverable Cost	$772,433

13. 2025 Wastewater Master Plan and Impact Fee Updates

The major update to the Wastewater Master Plan was performed in 2025. Based on projected future infrastructure needs, a Wastewater Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town. The recoverable cost associated with the Wastewater Master Plan and Impact Fee Updates has been divided among the three service areas with impact fees.

Project Cost	$92,378
Recoverable Cost	$92,378

14. 2023 Wastewater Treatment Plant Master Plan

This project was completed in 2023 and included an analysis of influent and treatment capacity of the Town's wastewater treatment plant and recommendations for future improvements at the existing treatment plant. This project cost was split evenly between the Long Prairie and Lakeside Service Areas.

Project Cost	$149,195
Recoverable Cost	$149,195

II. Lakeside Service area

1. Lakeside Lift Station and Force Main

In order to serve the projected flows for the Lakeside service area, the existing Lakeside lift station underwent improvements to add capacity to the station. This project involved the installation of two additional pumps to the existing lift station along with required electrical improvements. It also involved the installation of approximately 4,500 LF of a parallel 18-inch force main.

Project Cost	$2,499,099
Recoverable Cost	$1,101,611

2. 2001 Wastewater Treatment Plant Improvements

In 2001, the Town upgraded the existing wastewater treatment plant (WWTP). The improvements increased the WWTP capacity from 5 MGD to 10 MGD. The WWTP is oversized to meet future system needs; therefore, a portion of the station cost is recoverable through impact fees. Since the WWTP serves both the Long Prairie and Lakeside Service Areas, a proportional amount of the recoverable cost is assigned to each service area based on project flow. (See **Table 2.3.3**)

Project Cost	$12,531,890
Recoverable Cost	$1,453,597

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3. 2025 Wastewater Master Plan and Impact Fee Updates

The major update to the Wastewater Master Plan was performed in 2020. Based on projected future infrastructure needs, a Wastewater Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town. The recoverable cost associated with the Wastewater Master Plan and Impact Fee Updates has been divided among the three service areas with impact fees.

Project Cost	$92,378
Recoverable Cost	$92,378

4. 2023 Wastewater Treatment Plant Master Plan

This project included an analysis of influent and treatment capacity of the Town's wastewater treatment plant and recommendations for future improvements at the existing treatment plant. This project cost was split evenly between the Long Prairie and Lakeside Service Areas.

Project Cost	$149,195
Recoverable Cost	$149,195

III. Denton Creek Service Area

1. Furst Ranch Phase 1 (Wastewater)

Approximately 5,600 LF of 15/18-inch wastewater main is proposed to provide service to Phase 1 of the Furst Ranch development.

Project Cost	$3,685,000
Recoverable Cost	$2,955,006

2. Brookview Interceptor

Approximately 3,200 LF of 10/12-inch wastewater main is proposed to provide service to the Brookview development.

Project Cost	$971,000
Recoverable Cost	$971,000

3. Monarch Interceptor

Approximately 2,000 LF of 12-inch wastewater main is proposed to provide service to the Monarch development.

Project Cost	$1,107,000
Recoverable Cost	$1,107,000

4. Furst Ranch Southwest Interceptor

Approximately 800 LF of 12-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$850,000
Recoverable Cost	$850,000

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5. Furst Ranch Northwest Interceptor

Approximately 1,700 LF of 12-inch wastewater main and 1,450 LF of 18-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$1,680,000
Recoverable Cost	$1,680,000

6. Furst Ranch Phase 2 Infrastructure (Wastewater)

Approximately 3,700 LF of 30-inch wastewater main and 500 LF of 36-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$5,070,000
Recoverable Cost	$3,381,888

7. Furst Ranch Phase 3 Infrastructure (Wastewater)

Approximately 2,350 LF of 18-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$2,520,000
Recoverable Cost	$2,520,000

8. Western Trunk Line #1, Phase 1

Approximately 2,400 LF of 15-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$1,330,000
Recoverable Cost	$1,330,000

9. Prairie Vista Interceptor

Approximately 7,100 LF of 8" wastewater main is proposed to provide service to the proposed single family estate development and community activity center in the northeastern portion of the Denton Creek service area.

Project Cost	$3,050,000
Recoverable Cost	$1,859,516

10. Prairie Vista Lift Station & Force Main

This project includes the addition of a new lift station and approximately 1,560 LF of 6” force main to serve the proposed single family estate development and community activity center in the northeastern portion of the Denton Creek service area.

Project Cost	$3,520,000
Recoverable Cost	$2,732,454

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11. Western Trunk Line #2

Approximately 700 LF of 12-inch wastewater main, 1,150 LF of 15-inch wastewater main, 1,550 LF of 18-inch wastewater main, and 1,500 LF of 21-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$3,470,000
Recoverable Cost	$893,177

12. Western Lift Station & Force Main Phase 1

This project includes the addition of a new lift station and approximately 6,900 LF of 8" force main to serve the Denton Creek Service Area.

Project Cost	$5,700,000
Recoverable Cost	$4,218,766

13. Cross Timbers Road South Interceptor

Approximately 1,050 LF of 12-inch wastewater main and 1,050 LF of 15-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$1,170,000
Recoverable Cost	$1,170,000

14. Dunham Road Interceptor

Approximately 2,800 LF of 15-inch wastewater main and 2,550 LF of 8-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$2,620,000
Recoverable Cost	$436,585

15. Western Trunk Line #1, Phase 2

Approximately 600 LF of 12-inch wastewater main and 1,000 LF of 15-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Project Cost	$950,000
Recoverable Cost	$950,000

16. TRA System Contract

The Town has entered into an agreement with the Trinity River Authority (TRA) for wastewater service for the western part of Flower Mound. As part of this agreement TRA will provide wastewater service for the area and in return Flower Mound has agreed to pay a portion of the cost associated with the infrastructure improvements necessary to serve this area. (See **Table 2.3.4**)

Project Cost	$8,860,048
Recoverable Cost	$6,217,719

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17. 2025 Wastewater Master Plan and Impact Fee Updates

The major update to the Wastewater Master Plan was performed in 2020. Based on projected future infrastructure needs, a Wastewater Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town. The recoverable cost associated with the Wastewater Master Plan and Impact Fee Updates has been divided among the three service areas with impact fees.

Project Cost	$92,378
Recoverable Cost	$92,378

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Wastewater Impact Fee Calculation

Chapter 395 of the Local Government Code defines a service unit as follows, *""Service Unit" means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."* Therefore, the Town defines a *service unit* based on historical wastewater usage over the past 10 years as compared to the estimated residential units. The residential unit is the development type that predominately uses a 5/8"x 3/4" meter. The measure of consumption per service unit is based on a 5/8"x 3/4" meter and the data shown in **Table 2.4**.

Table 2.4 Service Unit Consumption Calculation

Year	Population[1]	Residential Units (2.76 persons/unit) [1]	Wastewater Flow Average Day Flow (MGD)	Flow per Service Unit (GPD)
2015	61,439	22,276	6.31	283
2016	62,504	22,662	6.31	278
2017	65,020	23,574	6.33	269
2018	66,178	23,994	5.78	241
2019	68,802	24,946	6.20	249
2020	70,662	25,620	5.65	221
2021	70,861	25,692	5.60	218
2022	72,242	26,193	5.54	212
2023	72,109	26,145	-*	-*
2024	72,121	26,149	-*	-*
10-Yr Average Flow per Service Unit				**246**

*Invalid WWTP influent flow meter data in 2023 and 2024
Wastewater Usage Source: Town of Flower Mound
(1) Source: Land Use Assumptions, 2025
The population includes Lakeside and Long Prairie Service Areas

The flows calculated above, 246 gpd per service unit, was considered a representative estimate per the Town's 10-YR historical wastewater flows. The 10-year average flow was utilized due to the lack of recent data within the last 2 years. In 2023 and 2024 the influent flow meter at the WWTP experienced inaccuracies and requires calibration.

Based on the Town's growth projections and the resulting wastewater flow projections, wastewater service will be required for 14,404 additional service units over the next ten years. Chapter 395 of the Local Government Code requires that service areas be evaluated individually. The Town has three wastewater service areas subject to impact fees: Long Prairie, Lakeside, and Denton Creek. The growth projections must be evaluated individually for each service area, as well as the impact calculated for each service area. The calculation is as follows:

- A service unit, which is a unit of development that discharges approximately 246 gallons per day (GPD), is a typical residential connection that uses a 5/8"x 3/4" meter. **Tables 2.5.1** through **2.5.4** outlines the future wastewater discharge projections and its relationship to the additional service units projected for the next 10-years.

Table 2.5.1 Long Prairie Service Area 10-year Additional Service Unit Calculation

Year	Average Day Flow (MGD)	Service Unit Demand (GPD)	Service Units
2025	6.27	246	25,466
2035	6.58	246	26,719
10-year Additional Service Units			**1,253**

Table 2.5.2 Lakeside Service Area 10-year Additional Service Unit Calculation

Year	Average Day Flow (MGD)	Service Unit Demand (GPD)	Service Units
2025	0.71	246	2,882
2035	1.29	246	5,240
10-year Additional Service Units			**2,358**

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Table 2.5.3 Denton Creek Service Area 10-year Additional Service Unit Calculation

Year	Average Day Flow (MGD)	Service Unit Demand (GPD)	Service Units
2025	0.32	246	1,320
2035	2.98*	246	12,113
10-year Additional Service Units			**10,793**

**Flow values were re-evaluated in March 2026 due to development updates and do not match the 2025 Wastewater Master Plan values.*

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the Town from double charging development for future capital improvements via impact fees and utility rates. If the city chooses not to do a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The Town has chosen to perform a financial analysis. The maximum recoverable cost for impact fee or each service area is shown in **Tables 2.6.1** through **2.6.4**.

A breakdown of the 10-year recoverable costs and the associated impact fee for each service area per service unit is as follows:

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Table 2.6.1 Long Prairie Service Area 10-year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	$11,038,570
Financing Costs	$3,707,393
Existing Fund Balance	($4,456,227)
Interest Earnings	($2,804,720)
Pre Credit Recoverable Cost for Impact Fee	$7,485,016
Credit for Utility Revenues	($441,312)
Maximum Recoverable Cost for Impact Fee	**$7,043,704**

$$\text{Impact fee per service unit} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{Impact fee per service unit} = \frac{\$7,043,704}{1,253}$$

$$\text{Impact fee per service unit} = \$5,621$$

Therefore, the maximum assessable impact fee for the Long Prairie Service area per service unit is $5,621.

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Table 2.6.2 Lakeside Service Area 10-year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	$2,796,781
Financing Costs	$625,009
Existing Fund Balance	-
Interest Earnings	($83,722)
Pre Credit Recoverable Cost for Impact Fee	$3,338,068
Credit for Utility Revenues	($829,109)
Maximum Recoverable Cost for Impact Fee	**$2,508,959**

$$\text{Impact fee per service unit} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{Impact fee per service unit} = \frac{\$2,508,959}{2,358}$$

$$\text{Impact fee per service unit} = \$1,064$$

Therefore, the maximum assessable impact fee for the Lakeside Service area per service unit is $1,064.

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Table 2.6.3 Denton Creek Service Area 10-year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	$33,365,489
Financing Costs	$12,592,952
Existing Fund Balance	($321,732)
Interest Earnings	($1,191,287)
Pre Credit Recoverable Cost for Impact Fee	$44,445,422
Credit for Utility Revenues	($30,261,796)
Maximum Recoverable Cost for Impact Fee	**$14,183,626**

$$\text{Impact fee per service unit} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{Impact fee per service unit} = \frac{\$14,183,626}{10,793}$$

$$\text{Impact fee per service unit} = \$1,314$$

Therefore, the maximum assessable impact fee for the Denton Creek Service area per service unit is $1,314.

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Table 2.7 Service Unit Equivalency Table for Commonly Used Meters

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Fee per Service Area ($)		
			Long Prairie	Lakeside	Denton Creek
5/8"x 3/4" PD	10	1	5,621	1,064	1,314
3/4" PD	15	1.5	8,432	1,596	1,971
1" PD	25	2.5	14,053	2,660	3,285
1 1/2" PD	50	5	28,105	5,320	6,570
2" PD	80	8	44,968	8,512	10,512
2" Compound	80	8	44,968	8,512	10,512
2" Turbine	160	16	89,936	17,024	21,024
3" Compound	175	17.5	98,368	18,620	22,995
3" Turbine	350	35	196,735	37,240	45,990
4" Compound	300	30	168,630	31,920	39,420
4" Turbine	650	65	365,365	69,160	85,410
6" Compound	675	67.5	379,418	71,820	88,695
6" Turbine	1400	140	786,940	148,960	183,960
8" Compound	900	90	505,890	95,760	118,260
8" Turbine	2,400	240	1,349,040	255,360	315,360
10" Turbine	3,500	350	1,967,350	372,400	459,900

* PD = Positive Displacement Meter (typical residential meter)
** Operating capacities obtained from American Water Works Associate (AWWA) C700-24, C701-24, and C702-24. Turbine and Compound meter flows are based on Class II (in-line) meters.

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Appendix A: Plan for Awarding Wastewater Impact Fee Credit

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SUMMARY OF WASTEWATER IMPACT FEE DETERMINATION

Lakeside

Recoverable Impact Fee CIP Costs	$	2,796,781	Per Kimley-Horn Impact Fee Update
Financing Costs		625,009	See Detail Below
Existing Fund Balance		-	Page 1 of Appendix B - Lakeside
Interest Earnings		(83,722)	Page 4 of Appendix B - Lakeside
Pre Credit Recoverable Cost for Impact Fee	$	3,338,068	Sum of Above
Credit for Utility Revenues		(829,109)	Page 7 of Appendix B - Lakeside
Maximum Recoverable Cost for Impact Fee	**$**	**2,508,959**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.

Financing Costs:

New Annual Debt Service	$	126,300	(Page 3 of Appendix B - Lakeside)
Existing Annual Debt Service		2,359,381	(Page 3 of Appendix B - Lakeside)
Principal Component		(1,860,672)	(Page 1 of Appendix B - Lakeside)
Financing Costs	$	625,009	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on discussion with Town staff. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Utility Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or other revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Service Revenues. This is the maximum cost that can be recovered through impact fees.

SUMMARY OF WASTEWATER IMPACT FEE DETERMINATION

Long Prairie

Recoverable Impact Fee CIP Costs	$	11,038,570	Per Kimley-Horn Impact Fee Update
Financing Costs		3,707,393	See Detail Below
Existing Fund Balance		(4,456,227)	Page 1 of Appendix B - Long Prairie
Interest Earnings		(2,804,720)	Page 4 of Appendix B - Long Prairie
Pre Credit Recoverable Cost for Impact Fee	$	7,485,016	Sum of Above
Credit for Utility Revenues		(441,312)	Page 7 of Appendix B - Long Prairie
Maximum Recoverable Cost for Impact Fee	**$**	**7,043,704**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.

Financing Costs:

New Annual Debt Service	$	6,335,904	(Page 3 of Appendix B - Long Prairie)
Existing Annual Debt Service		5,391,512	(Page 3 of Appendix B - Long Prairie)
Principal Component		(8,020,023)	(Page 1 of Appendix B - Long Prairie)
Financing Costs	$	3,707,393	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on discussion with Town staff. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Utility Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or other revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Service Revenues. This is the maximum cost that can be recovered through impact fees.

SUMMARY OF WASTEWATER IMPACT FEE DETERMINATION

Denton Creek

Recoverable Impact Fee CIP Costs	$	33,365,489	Per Kimley-Horn Impact Fee Update
Financing Costs		12,592,952	See Detail Below
Existing Fund Balance		(321,732)	Page 1 of Appendix B - Denton Creek
Interest Earnings		(1,191,287)	Page 4 of Appendix B - Denton Creek
Pre Credit Recoverable Cost for Impact Fee	$	44,445,422	Sum of Above
Credit for Utility Revenues		(30,261,796)	Page 7 of Appendix B - Denton Creek
Maximum Recoverable Cost for Impact Fee	**$**	**14,183,626**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.

Financing Costs:

New Annual Debt Service	$	30,393,925	(Page 3 of Appendix B - Denton Creek)
Existing Annual Debt Service		4,649,237	(Page 3 of Appendix B - Denton Creek)
Principal Component		(22,450,210)	(Page 1 of Appendix B - Denton Creek)
Financing Costs	$	12,592,952	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on discussion with Town staff. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Utility Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or other revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Service Revenues. This is the maximum cost that can be recovered through impact fees.

Appendix B: Impact Fee Calculation Assumptions

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Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation Assumptions

Appendix B - Impact Fee Calculation Assumptions

Long Prairie

I. General Assumptions

Annual Interest Rate on Deposits [1]	3.500%
Annual Service Unit Growth [2]	125
Available Existing Fund Balance [3]	4,456,227

Portion of Projects Funded by Existing Debt [4]	$ 4,072,055
Non-debt Funded Project Cost [5]	3,018,547
Project Cost Funded Through New Debt [6]	3,947,968
Total Recoverable Project Cost [7]	$ 11,038,570

II. New Debt Issues Assumptions

Year	Principal [8]	Interest [9]	Term
1	$ 394,797	5.00%	20
2	394,797	5.00%	20
3	394,797	5.00%	20
4	394,797	5.00%	20
5	394,797	5.00%	20
6	394,797	5.00%	20
7	394,797	5.00%	20
8	394,797	5.00%	20
9	394,797	5.00%	20
10	394,797	5.00%	20
Total	$ 3,947,968		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [10]
1	$ 499,253
2	696,652
3	696,652
4	696,652
5	696,652
6	696,652
7	696,652
8	696,652
9	696,652
10	894,050
Total	$ 6,966,516

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Balance per Town staff as of August 2025
(4) Per discussions with Town staff and Town files
(5) Per discussions with Town staff and Town files
(6) Per discussions with Town staff and Town files
(7) Per Kimley-Horn Impact Fee Update
(8) Assumes new debt issued in equal annual amounts unless specified in Town CIP
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year; Non-debt funded capital expenditures made in equal annual amounts

Town of Flower Mound 2026 Wastewater Impact Fee Update

Debt Service and Expense Summary
Appendix B - Impact Fee Calculation Assumptions
Long Prairie

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ 31,680	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,680
2	31,680	31,680	-	-	-	-	-	-	-	-	63,359
3	31,680	31,680	31,680	-	-	-	-	-	-	-	95,039
4	31,680	31,680	31,680	31,680	-	-	-	-	-	-	126,718
5	31,680	31,680	31,680	31,680	31,680	-	-	-	-	-	158,398
6	31,680	31,680	31,680	31,680	31,680	31,680	-	-	-	-	190,077
7	31,680	31,680	31,680	31,680	31,680	31,680	31,680	-	-	-	221,757
8	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	-	-	253,436
9	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	-	285,116
10	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
11	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
12	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
13	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
14	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
15	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
16	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
17	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
18	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
19	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
20	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	316,795
21	-	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	285,116
22	-	-	31,680	31,680	31,680	31,680	31,680	31,680	31,680	31,680	253,436
23	-	-	-	31,680	31,680	31,680	31,680	31,680	31,680	31,680	221,757
24	-	-	-	-	31,680	31,680	31,680	31,680	31,680	31,680	190,077
25	-	-	-	-	-	31,680	31,680	31,680	31,680	31,680	158,398
26	-	-	-	-	-	-	31,680	31,680	31,680	31,680	126,718
27	-	-	-	-	-	-	-	31,680	31,680	31,680	95,039
28	-	-	-	-	-	-	-	-	31,680	31,680	63,359
29	-	-	-	-	-	-	-	-	-	31,680	$ 31,680
	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 633,590	$ 6,335,904

Town of Flower Mound 2026 Wastewater Impact Fee Update

Debt Service and Expense Summary

Appendix B - Impact Fee Calculation Assumptions

Long Prairie

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ 31,680	$ 499,253	$ (394,797)	$ 440,049	$ (2,310)	573,874
2	63,359	696,652	(394,797)	435,028	(4,858)	795,384
3	95,039	696,652	(394,797)	410,516	(7,356)	800,053
4	126,718	696,652	(394,797)	394,908	(10,070)	813,411
5	158,398	696,652	(394,797)	394,946	(13,289)	841,910
6	190,077	696,652	(394,797)	386,987	(16,551)	862,368
7	221,757	696,652	(394,797)	378,547	(19,992)	882,166
8	253,436	696,652	(394,797)	360,558	(23,258)	892,591
9	285,116	696,652	(394,797)	335,855	(26,338)	896,487
10	316,795	894,050	(394,797)	296,646	(28,774)	1,083,920
11	316,795	-	-	276,012	(27,806)	565,001
12	316,795	-	-	251,882	(26,674)	542,003
13	316,795	-	-	226,810	(25,498)	518,107
14	316,795	-	-	215,421	(24,964)	507,252
15	316,795	-	-	155,789	(22,167)	450,418
16	316,795	-	-	133,929	(21,142)	429,583
17	316,795	-	-	109,206	(19,982)	406,019
18	316,795	-	-	84,545	(18,825)	382,515
19	316,795	-	-	62,435	(17,788)	361,442
20	316,795	-	-	41,444	(16,803)	341,436
21	285,116	-	-	-	(13,374)	271,742
22	253,436	-	-	-	(11,888)	241,549
23	221,757	-	-	-	(10,402)	211,355
24	190,077	-	-	-	(8,916)	181,161
25	158,398	-	-	-	(7,430)	150,968
26	126,718	-	-	-	(5,944)	120,774
27	95,039	-	-	-	(4,458)	90,581
28	63,359	-	-	-	(2,972)	60,387
29	31,680	-	-	-	(1,486)	30,194
	$ 6,335,904	$ 6,966,516	$ (3,947,968)	$ 5,391,512	$ (441,312)	$ 14,304,651

(1) Appendix B - Long Prairie, Page 2

(2) Appendix B - Long Prairie, Page 1

(3) Eligible Outstanding Debt Funded Projects Percent of Utility Self-Supported Debt Issuance times total outstanding utility self-supported annual debt service

(4) Appendix B - Long Prairie, Page 7

Town of Flower Mound 2026 Wastewater Impact Fee Update

Revenue Test

Appendix B - Impact Fee Calculation Assumptions

Long Prairie

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 4,456,227
1	$ 5,620	125	$ 704,370	$ 573,874	$ 130,496	158,252	4,744,975
2	5,620	125	704,370	795,384	(91,014)	164,481	4,818,443
3	5,620	125	704,370	800,053	(95,683)	166,971	4,889,731
4	5,620	125	704,370	813,411	(109,040)	169,232	4,949,923
5	5,620	125	704,370	841,910	(137,539)	170,840	4,983,224
6	5,620	125	704,370	862,368	(157,998)	171,648	4,996,874
7	5,620	125	704,370	882,166	(177,796)	171,779	4,990,857
8	5,620	125	704,370	892,591	(188,220)	171,386	4,974,023
9	5,620	125	704,370	896,487	(192,117)	170,729	4,952,635
10	5,620	125	704,370	1,083,920	(379,550)	166,700	4,739,785
11	-	-	-	565,001	(565,001)	156,005	4,330,789
12	-	-	-	542,003	(542,003)	142,093	3,930,879
13	-	-	-	518,107	(518,107)	128,514	3,541,285
14	-	-	-	507,252	(507,252)	115,068	3,149,101
15	-	-	-	450,418	(450,418)	102,336	2,801,020
16	-	-	-	429,583	(429,583)	90,518	2,461,955
17	-	-	-	406,019	(406,019)	79,063	2,134,999
18	-	-	-	382,515	(382,515)	68,031	1,820,515
19	-	-	-	361,442	(361,442)	57,393	1,516,466
20	-	-	-	341,436	(341,436)	47,101	1,222,131
21	-	-	-	271,742	(271,742)	38,019	988,408
22	-	-	-	241,549	(241,549)	30,367	777,227
23	-	-	-	211,355	(211,355)	23,504	589,376
24	-	-	-	181,161	(181,161)	17,458	425,673
25	-	-	-	150,968	(150,968)	12,257	286,961
26	-	-	-	120,774	(120,774)	7,930	174,117
27	-	-	-	90,581	(90,581)	4,509	88,045
28	-	-	-	60,387	(60,387)	2,025	29,683
29	-	-	-	30,194	(30,194)	511	-
			7,043,704	14,304,651		2,804,720	

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation

Appendix B - Impact Fee Calculation Assumptions

Long Prairie

Year Prev	Number of Years to End of Period	Future Value Interest Rate Factor	Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	2.6660	1.0000	125	334	573,874	1,529,963
2	28	2.5759	1.0000	125	323	795,384	2,048,806
3	27	2.4888	1.0000	125	312	800,053	1,991,143
4	26	2.4046	1.0000	125	301	813,411	1,955,929
5	25	2.3233	1.0000	125	291	841,910	1,955,997
6	24	2.2447	1.0000	125	281	862,368	1,935,776
7	23	2.1688	1.0000	125	272	882,166	1,913,254
8	22	2.0955	1.0000	125	263	892,591	1,870,399
9	21	2.0246	1.0000	125	254	896,487	1,815,037
10	20	1.9561	1.0000	125	245	1,083,920	2,120,305
11	19	1.8900	1.0000	-	-	565,001	1,067,849
12	18	1.8261	1.0000	-	-	542,003	989,743
13	17	1.7643	1.0000	-	-	518,107	914,113
14	16	1.7047	1.0000	-	-	507,252	864,696
15	15	1.6470	1.0000	-	-	450,418	741,847
16	14	1.5913	1.0000	-	-	429,583	683,606
17	13	1.5375	1.0000	-	-	406,019	624,259
18	12	1.4855	1.0000	-	-	382,515	568,234
19	11	1.4353	1.0000	-	-	361,442	518,772
20	10	1.3867	1.0000	-	-	341,436	473,485
21	9	1.3399	1.0000	-	-	271,742	364,095
22	8	1.2945	1.0000	-	-	241,549	312,695
23	7	1.2508	1.0000	-	-	211,355	264,356
24	6	1.2085	1.0000	-	-	181,161	218,928
25	5	1.1676	1.0000	-	-	150,968	176,271
26	4	1.1281	1.0000	-	-	120,774	136,248
27	3	1.0900	1.0000	-	-	90,581	98,730
28	2	1.0531	1.0000	-	-	60,387	63,594
29	1	1.0175	1.0000	-	-	30,194	30,722
					2,876	14,304,651	28,248,853

Total Escalated Expense for Entire Period	$	28,248,853
Less Future Value of Initial Fund Balance		12,084,744
Net Escalated Expense for Entire Period	$	16,164,109
Total Escalated Service Units		2,876
Impact Fee for Long Prairie	**$**	**5,620**

(1) These are escalated units for this calculation only. The actual number of service units projected is 1,253.

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Project Funding

Appendix B - Impact Fee Calculation Assumptions

Long Prairie

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Total Project Cost [1]	Impact Fee Recoverable Cost [1]	Debt Funded [2] Existing	Debt Funded [2] Proposed	Non-Debt Funded [2]	Impact Fee Recoverable Cost
Wastewater Capital Improvements							
Bakers Branch Collector Phase I (Gerault to Lower Timber Interceptor)	1	$ 607,181	$ 225,348	$ 225,348	$ -	$ -	$ 225,348
Bakers Branch Collector Phase II (Lexington Ave to Gerault Rd)	2	1,351,217	720,756	584,397	-	136,359	720,756
Oak Street Lift Station Ph III and Force Main	3	5,833,654	1,283,404	1,268,004	-	15,400	1,283,404
Oak Street Lift Station and Force Main Phase IV	4	5,465,406	651,688	42,748	-	608,940	651,688
Upper Timber Creek Interceptor Phase I (FM 2499 to Morriss Rd and Buckthorn Ct to FM 1171)	5	1,525,872	417,957	227,313	-	190,644	417,957
Upper Timber Creek Interceptor Phase III (FM 1171 to Hidden Forest Drive)	6	2,448,208	945,464	799,735	-	145,729	945,464
Wellington Interceptor Improvements (Sections I and II)	7	1,345,254	289,188	211,820	-	77,367	289,188
Riverwalk Collector (Morris Road to Windsor Drive)	8	1,340,000	1,268,925	-	888,248	380,678	1,268,925
Kirkpatrick Interceptor	9	730,000	722,700	-	505,890	216,810	722,700
Upper Timber Interceptor (College Parkway to Corporate Drive)	10	760,000	694,017	-	485,812	208,205	694,017
Upper Timber Interceptor (Morris Road to Leonard and Helen Johns Park)	11	2,980,000	2,805,118	-	1,963,583	841,535	2,805,118
2001 Wastewater Treatment Plant Improvements	12	6,659,373	772,433	712,690	-	59,743	772,433
2025 Wastewater Master Plan and Impact Fee Updates	13	92,378	92,378	-	-	92,378	92,378
2023 Wastewater Treatment Plant Master Plan	14	149,195	149,195	-	104,436	44,758	149,195
Total		**$ 31,287,737**	**$ 11,038,570**	**$ 4,072,055**	**$ 3,947,968**	**$ 3,018,547**	**$ 11,038,570**

(1) Per Kimley-Horn Impact Fee Update

(2) Based on Contributions by Project and Planned Future Debt Financing

Town of Flower Mound 2026 Wastewater Impact Fee Update

Credit Determination

Appendix B - Impact Fee Calculation Assumptions

Long Prairie

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 471,728	25,591	$ 18.43	125	$ 2,310
2	498,387	25,716	19.38	251	4,858
3	505,554	25,842	19.56	376	7,356
4	521,626	25,967	20.09	501	10,070
5	553,344	26,092	21.21	627	13,289
6	577,065	26,218	22.01	752	16,551
7	600,303	26,343	22.79	877	19,992
8	613,994	26,468	23.20	1,003	23,258
9	620,970	26,594	23.35	1,128	26,338
10	613,441	26,719	22.96	1,253	28,774
11	592,807	26,719	22.19	1,253	27,806
12	568,678	26,719	21.28	1,253	26,674
13	543,606	26,719	20.35	1,253	25,498
14	532,216	26,719	19.92	1,253	24,964
15	472,584	26,719	17.69	1,253	22,167
16	450,724	26,719	16.87	1,253	21,142
17	426,001	26,719	15.94	1,253	19,982
18	401,340	26,719	15.02	1,253	18,825
19	379,230	26,719	14.19	1,253	17,788
20	358,239	26,719	13.41	1,253	16,803
21	285,116	26,719	10.67	1,253	13,374
22	253,436	26,719	9.49	1,253	11,888
23	221,757	26,719	8.30	1,253	10,402
24	190,077	26,719	7.11	1,253	8,916
25	158,398	26,719	5.93	1,253	7,430
26	126,718	26,719	4.74	1,253	5,944
27	95,039	26,719	3.56	1,253	4,458
28	63,359	26,719	2.37	1,253	2,972
29	31,680	26,719	1.19	1,253	1,486
Total	$ 11,727,416				$ 441,312

2025 Service Units [2]	25,466	
Ten Year Growth in Service Units [2]	1,253	
	10	years
Annual Growth in Service Units	125	
Credit Amount	**$ 441,312**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Study

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation Assumptions

Appendix B - Impact Fee Calculation Assumptions

Lakeside

I. General Assumptions

Annual Interest Rate on Deposits [1]	3.500%
Annual Service Unit Growth [2]	236
Available Existing Fund Balance [3]	-

Portion of Projects Funded by Existing Debt [4]	$ 1,781,973
Non-debt Funded Project Cost [5]	936,108
Project Cost Funded Through New Debt [6]	78,699
Total Recoverable Project Cost [7]	$ 2,796,781

II. New Debt Issues Assumptions

Year	Principal [8]	Interest [9]	Term
1	$ 7,870	5.00%	20
2	7,870	5.00%	20
3	7,870	5.00%	20
4	7,870	5.00%	20
5	7,870	5.00%	20
6	7,870	5.00%	20
7	7,870	5.00%	20
8	7,870	5.00%	20
9	7,870	5.00%	20
10	7,870	5.00%	20
Total	$ 78,699		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [10]
1	$ 97,546
2	101,481
3	101,481
4	101,481
5	101,481
6	101,481
7	101,481
8	101,481
9	101,481
10	105,416
Total	$ 1,014,807

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Per discussions with Town staff, all balances are encumbered
(4) Per discussions with Town staff and Town files
(5) Per discussions with Town staff and Town files
(6) Per discussions with Town staff and Town files
(7) Per Kimley-Horn Impact Fee Update
(8) Assumes new debt issued in equal annual amounts, unless specified in Town CIP
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year; Non-debt funded capital expenditures made in equal annual amounts

Town of Flower Mound 2026 Wastewater Impact Fee Update

Debt Service and Expense Summary

Appendix B - Impact Fee Calculation Assumptions

Lakeside

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ 632	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 632
2	632	632	-	-	-	-	-	-	-	-	1,263
3	632	632	632	-	-	-	-	-	-	-	1,895
4	632	632	632	632	-	-	-	-	-	-	2,526
5	632	632	632	632	632	-	-	-	-	-	3,158
6	632	632	632	632	632	632	-	-	-	-	3,789
7	632	632	632	632	632	632	632	-	-	-	4,421
8	632	632	632	632	632	632	632	632	-	-	5,052
9	632	632	632	632	632	632	632	632	632	-	5,684
10	632	632	632	632	632	632	632	632	632	632	6,315
11	632	632	632	632	632	632	632	632	632	632	6,315
12	632	632	632	632	632	632	632	632	632	632	6,315
13	632	632	632	632	632	632	632	632	632	632	6,315
14	632	632	632	632	632	632	632	632	632	632	6,315
15	632	632	632	632	632	632	632	632	632	632	6,315
16	632	632	632	632	632	632	632	632	632	632	6,315
17	632	632	632	632	632	632	632	632	632	632	6,315
18	632	632	632	632	632	632	632	632	632	632	6,315
19	632	632	632	632	632	632	632	632	632	632	6,315
20	632	632	632	632	632	632	632	632	632	632	6,315
21	-	632	632	632	632	632	632	632	632	632	5,684
22	-	-	632	632	632	632	632	632	632	632	5,052
23	-	-	-	632	632	632	632	632	632	632	4,421
24	-	-	-	-	632	632	632	632	632	632	3,789
25	-	-	-	-	-	632	632	632	632	632	3,158
26	-	-	-	-	-	-	632	632	632	632	2,526
27	-	-	-	-	-	-	-	632	632	632	1,895
28	-	-	-	-	-	-	-	-	632	632	1,263
29	-	-	-	-	-	-	-	-	-	632	$ 632
	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 12,630	$ 126,300

Town of Flower Mound 2026 Wastewater Impact Fee Update

Debt Service and Expense Summary

Appendix B - Impact Fee Calculation Assumptions

Lakeside

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ 632	$ 97,546	$ (7,870)	$ 192,570	$ (14,616)	268,261
2	1,263	101,481	(7,870)	190,373	(26,956)	258,290
3	1,895	101,481	(7,870)	179,646	(35,788)	239,364
4	2,526	101,481	(7,870)	172,816	(43,246)	225,707
5	3,158	101,481	(7,870)	172,833	(51,106)	218,495
6	3,789	101,481	(7,870)	169,350	(57,022)	209,728
7	4,421	101,481	(7,870)	165,656	(61,948)	201,739
8	5,052	101,481	(7,870)	157,784	(64,432)	192,015
9	5,684	101,481	(7,870)	146,973	(64,752)	181,516
10	6,315	105,416	(7,870)	129,815	(61,270)	172,406
11	6,315	-	-	120,786	(57,206)	69,895
12	6,315	-	-	110,226	(52,453)	64,088
13	6,315	-	-	99,255	(47,515)	58,055
14	6,315	-	-	94,270	(45,272)	55,314
15	6,315	-	-	68,175	(33,527)	40,963
16	6,315	-	-	58,609	(29,221)	35,703
17	6,315	-	-	47,790	(24,351)	29,753
18	6,315	-	-	36,998	(19,494)	23,818
19	6,315	-	-	27,322	(15,139)	18,498
20	6,315	-	-	18,136	(11,005)	13,446
21	5,684	-	-	-	(2,558)	3,125
22	5,052	-	-	-	(2,274)	2,778
23	4,421	-	-	-	(1,990)	2,431
24	3,789	-	-	-	(1,705)	2,084
25	3,158	-	-	-	(1,421)	1,736
26	2,526	-	-	-	(1,137)	1,389
27	1,895	-	-	-	(853)	1,042
28	1,263	-	-	-	(568)	695
29	632	-	-	-	(284)	347
	$ 126,300	$ 1,014,807	$ (78,699)	$ 2,359,381	$ (829,109)	$ 2,592,681

(1) Appendix B - Lakeside, Page 2

(2) Appendix B - Lakeside, Page 1

(3) Eligible Outstanding Debt Funded Projects Percent of Utility Self-Supported Debt Issuance times total outstanding utility self-supported annual debt service

(4) Appendix B - Lakeside, Page 7

Town of Flower Mound 2026 Wastewater Impact Fee Update

Revenue Test

Appendix B - Impact Fee Calculation Assumptions

Lakeside

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ -
1	$ 1,064	236	$ 250,896	$ 268,261	$ (17,365)	(304)	(17,669)
2	1,064	236	250,896	258,290	(7,394)	(748)	(25,811)
3	1,064	236	250,896	239,364	11,532	(702)	(14,980)
4	1,064	236	250,896	225,707	25,189	(84)	10,125
5	1,064	236	250,896	218,495	32,401	921	43,447
6	1,064	236	250,896	209,728	41,168	2,241	86,856
7	1,064	236	250,896	201,739	49,157	3,900	139,914
8	1,064	236	250,896	192,015	58,881	5,927	204,722
9	1,064	236	250,896	181,516	69,380	8,379	282,481
10	1,064	236	250,896	172,406	78,490	11,260	372,231
11	-	-	-	69,895	(69,895)	11,805	314,141
12	-	-	-	64,088	(64,088)	9,873	259,926
13	-	-	-	58,055	(58,055)	8,081	209,953
14	-	-	-	55,314	(55,314)	6,380	161,020
15	-	-	-	40,963	(40,963)	4,919	124,975
16	-	-	-	35,703	(35,703)	3,749	93,022
17	-	-	-	29,753	(29,753)	2,735	66,004
18	-	-	-	23,818	(23,818)	1,893	44,079
19	-	-	-	18,498	(18,498)	1,219	26,800
20	-	-	-	13,446	(13,446)	703	14,056
21	-	-	-	3,125	(3,125)	437	11,368
22	-	-	-	2,778	(2,778)	349	8,939
23	-	-	-	2,431	(2,431)	270	6,779
24	-	-	-	2,084	(2,084)	201	4,896
25	-	-	-	1,736	(1,736)	141	3,301
26	-	-	-	1,389	(1,389)	91	2,003
27	-	-	-	1,042	(1,042)	52	1,013
28	-	-	-	695	(695)	23	341
29	-	-	-	347	(347)	6	-
			2,508,959	2,592,681		83,722	

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation

Appendix B - Impact Fee Calculation Assumptions

Lakeside

Year	Number of Years to End of Period	Future Value Interest Rate Factor	Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
Prev							
1	29	2.6660	1.0000	236	629	268,261	715,190
2	28	2.5759	1.0000	236	608	258,290	665,322
3	27	2.4888	1.0000	236	587	239,364	595,719
4	26	2.4046	1.0000	236	567	225,707	542,735
5	25	2.3233	1.0000	236	548	218,495	507,627
6	24	2.2447	1.0000	236	529	209,728	470,780
7	23	2.1688	1.0000	236	512	201,739	437,534
8	22	2.0955	1.0000	236	494	192,015	402,362
9	21	2.0246	1.0000	236	477	181,516	367,499
10	20	1.9561	1.0000	236	461	172,406	337,252
11	19	1.8900	1.0000	-	-	69,895	132,101
12	18	1.8261	1.0000	-	-	64,088	117,030
13	17	1.7643	1.0000	-	-	58,055	102,428
14	16	1.7047	1.0000	-	-	55,314	94,292
15	15	1.6470	1.0000	-	-	40,963	67,468
16	14	1.5913	1.0000	-	-	35,703	56,815
17	13	1.5375	1.0000	-	-	29,753	45,746
18	12	1.4855	1.0000	-	-	23,818	35,383
19	11	1.4353	1.0000	-	-	18,498	26,549
20	10	1.3867	1.0000	-	-	13,446	18,646
21	9	1.3399	1.0000	-	-	3,125	4,188
22	8	1.2945	1.0000	-	-	2,778	3,596
23	7	1.2508	1.0000	-	-	2,431	3,041
24	6	1.2085	1.0000	-	-	2,084	2,518
25	5	1.1676	1.0000	-	-	1,736	2,027
26	4	1.1281	1.0000	-	-	1,389	1,567
27	3	1.0900	1.0000	-	-	1,042	1,136
28	2	1.0531	1.0000	-	-	695	731
29	1	1.0175	1.0000	-	-	347	353
					5,412	2,592,681	5,757,635

Total Escalated Expense for Entire Period	$	5,757,635
Less Future Value of Initial Fund Balance		-
Net Escalated Expense for Entire Period	$	5,757,635
Total Escalated Service Units		5,412
Impact Fee for Lakeside	**$**	**1,064**

(1) These are escalated units for this calculation only. The actual number of service units projected is 2,358.

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Project Funding

Appendix B - Impact Fee Calculation Assumptions

Lakeside

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Total Project Cost [1]	Impact Fee Recoverable Cost [1]	Debt Funded [2] Existing	Debt Funded [2] Proposed	Non-Debt Funded [2]	Impact Fee Recoverable Cost
Wastewater Capital Improvements							
Lakeside Lift Station and Force Main	1	$ 2,499,099	$ 1,101,611	$ 440,803	$ -	$ 660,808	$ 1,101,611
2001 Wastewater Treatment Plant Improvements	2	12,531,890	1,453,597	1,341,170	78,699	33,728	1,453,597
2025 Wastewater Master Plan and Impact Fee Updates	3	92,378	92,378	-	-	92,378	92,378
2023 Wastewater Treatment Plant Master Plan	4	149,195	149,195	-	-	149,195	149,195
Total		**$ 15,272,562**	**$ 2,796,781**	**$ 1,781,973**	**$ 78,699**	**$ 936,108**	**$ 2,796,781**

(1) Per Kimley-Horn Impact Fee Update

(2) Based on Contributions by Project and Planned Future Debt Financing

Town of Flower Mound 2026 Wastewater Impact Fee Update

Credit Determination

Appendix B - Impact Fee Calculation Assumptions

Lakeside

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 193,201	3,117	$ 61.97	236	$ 14,616
2	191,636	3,353	57.15	472	26,956
3	181,540	3,589	50.58	708	35,788
4	175,342	3,825	45.84	943	43,246
5	175,990	4,061	43.34	1,179	51,106
6	173,139	4,297	40.30	1,415	57,022
7	170,076	4,533	37.52	1,651	61,948
8	162,836	4,768	34.15	1,887	64,432
9	152,657	5,004	30.51	2,123	64,752
10	136,130	5,240	25.98	2,358	61,270
11	127,101	5,240	24.26	2,358	57,206
12	116,541	5,240	22.24	2,358	52,453
13	105,570	5,240	20.15	2,358	47,515
14	100,585	5,240	19.20	2,358	45,272
15	74,490	5,240	14.22	2,358	33,527
16	64,924	5,240	12.39	2,358	29,221
17	54,105	5,240	10.33	2,358	24,351
18	43,313	5,240	8.27	2,358	19,494
19	33,637	5,240	6.42	2,358	15,139
20	24,451	5,240	4.67	2,358	11,005
21	5,684	5,240	1.08	2,358	2,558
22	5,052	5,240	0.96	2,358	2,274
23	4,421	5,240	0.84	2,358	1,990
24	3,789	5,240	0.72	2,358	1,705
25	3,158	5,240	0.60	2,358	1,421
26	2,526	5,240	0.48	2,358	1,137
27	1,895	5,240	0.36	2,358	853
28	1,263	5,240	0.24	2,358	568
29	632	5,240	0.12	2,358	284
Total	$ 2,485,682				$ 829,109

2025 Service Units [2]	2,882	
Ten Year Growth in Service Units [2]	2,358	
	10	years
Annual Growth in Service Units	236	
Credit Amount	**$ 829,109**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Study

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation Assumptions

Appendix B - Impact Fee Calculation Assumptions

Denton Creek

I. General Assumptions

Annual Interest Rate on Deposits (1)	3.500%
Annual Service Unit Growth (2)	303
Available Existing Fund Balance (3)	321,732

Portion of Projects Funded by Existing Debt (4)	$ 3,511,435
Non-debt Funded Project Cost (5)	10,915,280
Project Cost Funded Through New Debt (6)	18,938,774
Total Recoverable Project Cost (7)	$ 33,365,489

II. New Debt Issues Assumptions

Year	Principal (8)	Interest (9)	Term
1	$ 1,893,877	5.00%	20
2	1,893,877	5.00%	20
3	1,893,877	5.00%	20
4	1,893,877	5.00%	20
5	1,893,877	5.00%	20
6	1,893,877	5.00%	20
7	1,893,877	5.00%	20
8	1,893,877	5.00%	20
9	1,893,877	5.00%	20
10	1,893,877	5.00%	20
Total	$ 18,938,774		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures (10)
1	$ 2,038,467
2	2,985,405
3	2,985,405
4	2,985,405
5	2,985,405
6	2,985,405
7	2,985,405
8	2,985,405
9	2,985,405
10	3,932,344
Total	$ 29,854,054

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Balance per Town staff as of August 2025
(4) Per discussions with Town staff and Town files
(5) Per discussions with Town staff and Town files
(6) Per discussions with Town staff and Town files
(7) Per Kimley-Horn Impact Fee Update
(8) Assumes no new debt issued for projects
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year; Non-debt funded capital expenditures made in equal annual amounts

Town of Flower Mound 2026 Wastewater Impact Fee Update

Debt Service and Expense Summary

Appendix B - Impact Fee Calculation Assumptions

Denton Creek

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service [1]
1	$ 151,970	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 151,970
2	151,970	151,970	-	-	-	-	-	-	-	-	303,939
3	151,970	151,970	151,970	-	-	-	-	-	-	-	455,909
4	151,970	151,970	151,970	151,970	-	-	-	-	-	-	607,879
5	151,970	151,970	151,970	151,970	151,970	-	-	-	-	-	759,848
6	151,970	151,970	151,970	151,970	151,970	151,970	-	-	-	-	911,818
7	151,970	151,970	151,970	151,970	151,970	151,970	151,970	-	-	-	1,063,787
8	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	-	-	1,215,757
9	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	-	1,367,727
10	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
11	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
12	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
13	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
14	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
15	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
16	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
17	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
18	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
19	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
20	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,519,696
21	-	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,367,727
22	-	-	151,970	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,215,757
23	-	-	-	151,970	151,970	151,970	151,970	151,970	151,970	151,970	1,063,787
24	-	-	-	-	151,970	151,970	151,970	151,970	151,970	151,970	911,818
25	-	-	-	-	-	151,970	151,970	151,970	151,970	151,970	759,848
26	-	-	-	-	-	-	151,970	151,970	151,970	151,970	607,879
27	-	-	-	-	-	-	-	151,970	151,970	151,970	455,909
28	-	-	-	-	-	-	-	-	151,970	151,970	303,939
29	-	-	-	-	-	-	-	-	-	151,970	$ 151,970
	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 3,039,393	$ 30,393,925

Town of Flower Mound 2026 Wastewater Impact Fee Update

Debt Service and Expense Summary
Appendix B - Impact Fee Calculation Assumptions
Denton Creek

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ 151,970	$ 2,038,467	$ (1,893,877)	$ 379,465	$ (239,098)	436,926
2	303,939	2,985,405	(1,893,877)	375,136	(421,437)	1,349,166
3	455,909	2,985,405	(1,893,877)	353,998	(575,399)	1,326,035
4	607,879	2,985,405	(1,893,877)	340,539	(726,386)	1,313,560
5	759,848	2,985,405	(1,893,877)	340,572	(884,203)	1,307,745
6	911,818	2,985,405	(1,893,877)	333,709	(1,034,681)	1,302,373
7	1,063,787	2,985,405	(1,893,877)	326,430	(1,183,500)	1,298,246
8	1,215,757	2,985,405	(1,893,877)	310,918	(1,324,281)	1,293,922
9	1,367,727	2,985,405	(1,893,877)	289,616	(1,459,118)	1,289,752
10	1,519,696	3,932,344	(1,893,877)	255,805	(1,582,067)	2,231,901
11	1,519,696	-	-	238,012	(1,566,212)	191,496
12	1,519,696	-	-	217,204	(1,547,672)	189,229
13	1,519,696	-	-	195,584	(1,528,407)	186,873
14	1,519,696	-	-	185,763	(1,519,656)	185,803
15	1,519,696	-	-	134,341	(1,473,836)	180,201
16	1,519,696	-	-	115,490	(1,457,039)	178,148
17	1,519,696	-	-	94,171	(1,438,042)	175,825
18	1,519,696	-	-	72,905	(1,419,094)	173,508
19	1,519,696	-	-	53,839	(1,402,104)	171,431
20	1,519,696	-	-	35,738	(1,385,976)	169,459
21	1,367,727	-	-	-	(1,218,718)	149,009
22	1,215,757	-	-	-	(1,083,305)	132,452
23	1,063,787	-	-	-	(947,892)	115,896
24	911,818	-	-	-	(812,479)	99,339
25	759,848	-	-	-	(677,065)	82,783
26	607,879	-	-	-	(541,652)	66,226
27	455,909	-	-	-	(406,239)	49,670
28	303,939	-	-	-	(270,826)	33,113
29	151,970	-	-	-	(135,413)	16,557
	$ 30,393,925	$ 29,854,054	$ (18,938,774)	$ 4,649,237	$ (30,261,796)	$ 15,696,646

(1) Appendix B - Denton Creek, Page 2; assumes no new debt issued for projects
(2) Appendix B - Denton Creek, Page 1
(3) Eligible Outstanding Debt Funded Projects Percent of Utility Self-Supported Debt Issuance times total outstanding utility self-supported annual debt service
(4) Appendix B - Denton Creek, Page 7

Town of Flower Mound 2026 Wastewater Impact Fee Update

Revenue Test

Appendix B - Impact Fee Calculation Assumptions

Denton Creek

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 321,732
1	$ 1,314	1,079	$ 1,418,363	$ 436,926	$ 981,436	28,436	1,331,604
2	1,314	1,079	1,418,363	1,349,166	69,196	47,817	1,448,617
3	1,314	1,079	1,418,363	1,326,035	92,327	52,317	1,593,262
4	1,314	1,079	1,418,363	1,313,560	104,803	57,598	1,755,662
5	1,314	1,079	1,418,363	1,307,745	110,617	63,384	1,929,664
6	1,314	1,079	1,418,363	1,302,373	115,989	69,568	2,115,221
7	1,314	1,079	1,418,363	1,298,246	120,116	76,135	2,311,472
8	1,314	1,079	1,418,363	1,293,922	124,440	83,079	2,518,992
9	1,314	1,079	1,418,363	1,289,752	128,610	90,415	2,738,018
10	1,314	1,079	1,418,363	2,231,901	(813,538)	81,594	2,006,073
11	-	-	-	191,496	(191,496)	66,861	1,881,438
12	-	-	-	189,229	(189,229)	62,539	1,754,748
13	-	-	-	186,873	(186,873)	58,146	1,626,021
14	-	-	-	185,803	(185,803)	53,659	1,493,877
15	-	-	-	180,201	(180,201)	49,132	1,362,807
16	-	-	-	178,148	(178,148)	44,581	1,229,241
17	-	-	-	175,825	(175,825)	39,946	1,093,362
18	-	-	-	173,508	(173,508)	35,231	955,085
19	-	-	-	171,431	(171,431)	30,428	814,083
20	-	-	-	169,459	(169,459)	25,527	670,151
21	-	-	-	149,009	(149,009)	20,848	541,990
22	-	-	-	132,452	(132,452)	16,652	426,189
23	-	-	-	115,896	(115,896)	12,888	323,182
24	-	-	-	99,339	(99,339)	9,573	233,416
25	-	-	-	82,783	(82,783)	6,721	157,354
26	-	-	-	66,226	(66,226)	4,348	95,476
27	-	-	-	49,670	(49,670)	2,472	48,279
28	-	-	-	33,113	(33,113)	1,110	16,277
29	-	-	-	16,557	(16,557)	280	-
			14,183,626	15,696,646		1,191,287	

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation

Appendix B - Impact Fee Calculation Assumptions

Denton Creek

Year Prev	Number of Years to End of Period	Future Value Interest Rate Factor	Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	2.6660	1.0000	1,079	2,877	436,926	1,164,856
2	28	2.5759	1.0000	1,079	2,780	1,349,166	3,475,277
3	27	2.4888	1.0000	1,079	2,686	1,326,035	3,300,188
4	26	2.4046	1.0000	1,079	2,595	1,313,560	3,158,589
5	25	2.3233	1.0000	1,079	2,508	1,307,745	3,038,267
6	24	2.2447	1.0000	1,079	2,423	1,302,373	2,923,465
7	23	2.1688	1.0000	1,079	2,341	1,298,246	2,815,653
8	22	2.0955	1.0000	1,079	2,262	1,293,922	2,711,378
9	21	2.0246	1.0000	1,079	2,185	1,289,752	2,611,245
10	20	1.9561	1.0000	1,079	2,111	2,231,901	4,365,922
11	19	1.8900	1.0000	-	-	191,496	361,926
12	18	1.8261	1.0000	-	-	189,229	345,548
13	17	1.7643	1.0000	-	-	186,873	329,707
14	16	1.7047	1.0000	-	-	185,803	316,733
15	15	1.6470	1.0000	-	-	180,201	296,795
16	14	1.5913	1.0000	-	-	178,148	283,491
17	13	1.5375	1.0000	-	-	175,825	270,333
18	12	1.4855	1.0000	-	-	173,508	257,750
19	11	1.4353	1.0000	-	-	171,431	246,052
20	10	1.3867	1.0000	-	-	169,459	234,997
21	9	1.3399	1.0000	-	-	149,009	199,650
22	8	1.2945	1.0000	-	-	132,452	171,465
23	7	1.2508	1.0000	-	-	115,896	144,959
24	6	1.2085	1.0000	-	-	99,339	120,048
25	5	1.1676	1.0000	-	-	82,783	96,657
26	4	1.1281	1.0000	-	-	66,226	74,711
27	3	1.0900	1.0000	-	-	49,670	54,138
28	2	1.0531	1.0000	-	-	33,113	34,872
29	1	1.0175	1.0000	-	-	16,557	16,846
					24,768	15,696,646	33,421,519

Total Escalated Expense for Entire Period	$	33,421,519
Less Future Value of Initial Fund Balance		872,498
Net Escalated Expense for Entire Period	$	32,549,021
Total Escalated Service Units		24,768
Impact Fee for Denton Creek	**$**	**1,314**

(1) These are escalated units for this calculation only. The actual number of service units projected is 10,793.

Town of Flower Mound 2026 Wastewater Impact Fee Update

Impact Fee Calculation Assumptions

Impact Fee Project Funding

Denton Creek

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Total Project Cost [1]	Impact Fee Recoverable Cost [1]	Debt Funded [2] Existing	Debt Funded [2] Proposed	Non-Debt Funded [2]	Impact Fee Recoverable Cost
Wastewater Capital Improvements							
Furst Ranch Phase 1 (Wastewater)	1	$ 3,685,000	$ 2,955,006	$ -	$ 2,068,504	$ 886,502	$ 2,955,006
Brookview Interceptor	2	971,000	971,000	-	679,700	291,300	971,000
Monarch Interceptor	3	1,107,000	1,107,000	-	774,900	332,100	1,107,000
Furst Ranch Southwest Interceptor	4	850,000	850,000	-	595,000	255,000	850,000
Furst Ranch Northwest Interceptor	5	1,680,000	1,680,000	-	1,176,000	504,000	1,680,000
Furst Ranch Phase 2 Infrastructure (Wastewater)	6	5,070,000	3,381,888	-	2,367,321	1,014,566	3,381,888
Furst Ranch Phase 3 Infrastructure (Wastewater)	7	2,520,000	2,520,000	-	1,764,000	756,000	2,520,000
Western Trunk Line #1 Phase 1	8	1,330,000	1,330,000	-	931,000	399,000	1,330,000
Prairie Vista Interceptor	9	3,050,000	1,859,516	-	1,301,661	557,855	1,859,516
Prairie Vista Lift Station & Force Main	10	3,520,000	2,732,454	-	1,912,718	819,736	2,732,454
Western Trunk Line #2	11	3,470,000	893,177	-	625,224	267,953	893,177
Western Lift Station & Force Main Phase 1	12	5,700,000	4,218,766	-	2,953,136	1,265,630	4,218,766
Cross Timbers Road South Interceptor	13	1,170,000	1,170,000	-	819,000	351,000	1,170,000
Dunham Road Interceptor	14	2,620,000	436,585	-	305,610	130,976	436,585
Western Trunk Line #1 Phase 2	15	950,000	950,000	-	665,000	285,000	950,000
TRA System Contract	16	8,860,048	6,217,719	3,511,435	-	2,706,284	6,217,719
2025 Wastewater Master Plan and Impact Fee Update	17	92,378	92,378	-	-	92,378	92,378
Total		**$ 46,645,426**	**$ 33,365,489**	**$ 3,511,435**	**$ 18,938,774**	**$ 10,915,280**	**$ 33,365,489**

(1) Per Kimley-Horn Impact Fee Update

(2) Based on Contributions by Project and Planned Future Debt Financing

Town of Flower Mound 2026 Wastewater Impact Fee Update

Credit Determination

Appendix B - Impact Fee Calculation Assumptions

Denton Creek

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 531,435	2,399	$ 221.53	1,079	$ 239,098
2	679,075	3,478	195.24	2,159	421,437
3	809,907	4,558	177.71	3,238	575,399
4	948,418	5,637	168.25	4,317	726,386
5	1,100,420	6,716	163.85	5,397	884,203
6	1,245,527	7,795	159.78	6,476	1,034,681
7	1,390,218	8,875	156.65	7,555	1,183,500
8	1,526,675	9,954	153.37	8,634	1,324,281
9	1,657,343	11,033	150.21	9,714	1,459,118
10	1,775,501	12,113	146.58	10,793	1,582,067
11	1,757,708	12,113	145.11	10,793	1,566,212
12	1,736,901	12,113	143.40	10,793	1,547,672
13	1,715,281	12,113	141.61	10,793	1,528,407
14	1,705,459	12,113	140.80	10,793	1,519,656
15	1,654,037	12,113	136.55	10,793	1,473,836
16	1,635,187	12,113	135.00	10,793	1,457,039
17	1,613,867	12,113	133.24	10,793	1,438,042
18	1,592,602	12,113	131.48	10,793	1,419,094
19	1,573,535	12,113	129.91	10,793	1,402,104
20	1,555,434	12,113	128.41	10,793	1,385,976
21	1,367,727	12,113	112.92	10,793	1,218,718
22	1,215,757	12,113	100.37	10,793	1,083,305
23	1,063,787	12,113	87.82	10,793	947,892
24	911,818	12,113	75.28	10,793	812,479
25	759,848	12,113	62.73	10,793	677,065
26	607,879	12,113	50.19	10,793	541,652
27	455,909	12,113	37.64	10,793	406,239
28	303,939	12,113	25.09	10,793	270,826
29	151,970	12,113	12.55	10,793	135,413
Total	$ 35,043,162				$ 30,261,796

2025 Service Units [2]	1,320	
Ten Year Growth in Service Units [2]	10,793	
	10	years
Annual Growth in Service Units	1,079	
Credit Amount	**$ 30,261,796**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Study

Appendix C: Construction Cost Projections

DRAFT

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
1	Bakers Branch Collector Phase I (Gerault to Lower Timber Interceptor)		
Project Description:	In 2014 the Town installed approximately 1,750 LF of 21-inch wastewater main from Gerault Rd to the Lower Timber interceptor. This project replaced the existing 15-inch wastewater main to provide additional capacity for future demands.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 607,181	$ 607,181

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 607,181
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 607,181**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
2	Bakers Branch Collector Phase II (Lexington Ave to Gerault Rd)		
Project Description:	Approximately 2,300 LF of 18-inch wastewater main was built to replace an existing 12-inch/15-inch wastewater main. The alignment begins at the intersection of Gerault Road and the east-west creek south of Lexington Avenue. The main parallels the southern fork of the creek, then parallels Strait Lane to Twilight Drive, then west approximately 1,050 LF before intersecting Lexington Avenue.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 1,351,217	$ 1,351,217

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 1,351,217
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 1,351,217**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
3	Oak Street Lift Station Ph III and Force Main		
Project Description:	This project included the installation of approximately 12,700 LF of 30-inch Force Main from the Oak Street Lift Station to the WWTP. This force main parallels the existing 24-inch force main and provides additional capacity to the station.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 5,833,654	$ 5,833,654

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 5,833,654
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 5,833,654**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/21/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
4	Oak Street Lift Station and Force Main Phase IV		
Project Description:	This project included replacing one of the existing small 3400 gpm, 77 hp submersible pumps with a large 7000 gpm, 215 hp pump with variable frequency drive, upgrading the lift station's mechanical piping, and installing control valves for three large pumps.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 5,465,406	$ 5,465,406

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 5,465,406
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 5,465,406**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
5	Upper Timber Creek Interceptor Phase I (FM 2499 to Morriss Rd and Buckthorn Ct to FM 1171)		
Project Description:	In 2013 the Town installed approximately 3,800 LF of 27-inch wastewater main from FM 2499 to Morriss Road. This project replaced the existing 15" wastewater main to provide additional capacity for future demands. As part of this project approximately 400 LF of 33-inch and 30-inch wastewater main was installed near Parker Square.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 1,525,872	$ 1,525,872

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 1,525,872
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 1,525,872**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
6	Upper Timber Creek Interceptor Phase III (FM 1171 to Hidden Forest Drive)		
Project Description:	Approximately 1,900 LF of 27-inch wastewater main was installed to replace an existing 24-inch main from FM 1171 to Hidden Forest Drive. The main connects to the 33-inch main constructed as part of the Upper Timber Interceptor Phase I project just north of FM 1171.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 2,448,208	$ 2,448,208

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 2,448,208
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 2,448,208**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
7	Wellington Interceptor Improvements (Sections I and II)		
Project Description:	In 2012 and 2013 the Town upgraded two sections of the Wellington interceptor. Approximately 2,500 LF of 27-inch wastewater main was installed as part of Section I and 900 LF of 21-inch wastewater main was installed as part of Section II.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 1,345,254	$ 1,345,254

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 1,345,254
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 1,345,254**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
8	Riverwalk Collector (Morriss Road to Windsor Drive)		
Project Description:	Approximately 1,430 LF of 15-inch wastewater main is proposed running north and east from between FM 2499 and Morriss Road to Morriss Road, north of the intersection with Eaton.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 48,000	$ 48,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Traffic	1	LS	$ 35,000	$ 35,000
5	Erosion Control	0.27	MI	$ 10,000	$ 7,800
6	Bypass Pumping	1	LS	$ 25,000	$ 25,000
7	4' Manhole	7	EA	$ 12,500	$ 88,000
8	15" Sanitary Sewer by Pipe Bursting	1,430	LF	$ 400	$ 572,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 950,800
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 285,240
☐ Final Design	Professional Services (%,+/-)	10%	$ 95,080
	Easement Acquisition		$ -
	***Total:**		**$ 1,340,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
9	Kirkpatrick Interceptor		
Project Description:	Approximately 530 LF of 15-inch wastewater main is proposed running south from Sunlight Drive to Kirkpatrick Lane.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 26,000	$ 26,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Traffic	1	LS	$ 35,000	$ 35,000
5	Erosion Control	0.08	MI	$ 10,000	$ 5,800
6	Bypass Pumping	1	LS	$ 25,000	$ 25,000
7	4' Manhole	3	EA	$ 12,500	$ 38,000
8	15" Sanitary Sewer by Pipe Bursting	530	LF	$ 400	$ 212,000

Basis for Cost Projection:				
☑ No Design Completed	Subtotal:			$ 516,800
☐ Preliminary Design	Contingency (%,+/-)	30%		$ 155,040
☐ Final Design	Professional Services (%,+/-)	10%		$ 51,680
	Easement Acquisition			$ -
	***Total:**			**$ 730,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
10	Upper Timber Interceptor (College Parkway to Corporate Drive)		
Project Description:	Approximately 550 LF of 15-inch wastewater main is proposed running south from College Parkway to Corporate Drive.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 28,000	$ 28,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Traffic	1	LS	$ 50,000	$ 50,000
5	Erosion Control	0.09	MI	$ 10,000	$ 6,000
6	Bypass Pumping	1	LS	$ 25,000	$ 25,000
7	4' Manhole	3	EA	$ 12,500	$ 38,000
8	15" Sanitary Sewer by Pipe Bursting	550	LF	$ 400	$ 220,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 542,000
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 162,600
☐ Final Design	Professional Services (%,+/-)	10%	$ 54,200
	Easement Acquisition		$ -
	***Total:**		**$ 760,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
11	Upper Timber Interceptor (Morriss Road to Leonard and Helen Johns Park)		
Project Description:	Approximately 2,300 LF of 30-inch wastewater main is proposed to replace the existing 27-inch wastewater line from Morriss Road to Leonard and Helen Johns Park.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 107,000	$ 107,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	0.42	MI	$ 10,000	$ 9,300
6	Sewer Line Trench Safety	2,240	LF	$ 3	$ 6,720
7	Hydromulch Repair	10,000	SY	$ 3	$ 30,000
8	Pavement Repair	3,000	SY	$ 125	$ 375,000
9	Bypass Pumping	1	LS	$ 50,000	$ 50,000
10	5' Manhole	6	EA	$ 25,000	$ 150,000
11	30" Sanitary Sewer	2,240	LF	$ 400	$ 896,000
12	48" Casing BOTOC w/30" Carrier Pipe	60	LF	$ 2,500	$ 150,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 2,124,020
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 637,210
☐ Final Design	Professional Services (%,+/-)	10%	$ 212,410
	Easement Acquisition		$ -
	***Total:**		**$ 2,980,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
12	2001 Wastewater Treatment Plant Improvements		
Project Description:	In 2001, the Town upgraded the existing wastewater treatment plant (WWTP). The improvements increased the WWTP capacity from 5 MGD to 10 MGD. The WWTP is oversized to meet future system needs; therefore, a portion of the station cost is recoverable through impact fees. Since the WWTP serves both the Long Prairie and Lakeside Service Areas, a proportional amount of the recoverable cost is assigned to each service area based on project flow.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	0.35	LS	$ 19,191,263	$ 6,659,373

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 6,659,373
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 6,659,373**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
13	2025 Wastewater Master Plan and Impact Fee Updates		
Project Description:	The major update to the Wastewater Master Plan was performed in 2025. Based on projected future infrastructure needs, a Wastewater Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town. The recoverable cost associated with the Wastewater Master Plan and Impact Fee Updates has been divided among the three service areas with impact fees.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	KH Engineering Contract with Town	0.33	LS	$ 277,133	$ 92,378

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 92,378
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 92,378**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Long Prairie	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
14	2023 Wastewater Treatment Plant Master Plan		
Project Description:	This project was completed in 2023 and included an analysis of influent and treatment capacity of the Town's wastewater treatment plant and recommendations for future improvements at the existing treatment plant. This project cost was split evenly between the Long Prairie and Lakeside Service Areas.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Cost Provided by Town	0.5	LS	$ 298,389	$ 149,195
Basis for Cost Projection:		Subtotal:			$ 149,195
☐	No Design Completed				
☐	Preliminary Design				
☑	Final Design				
		***Total:**			**$ 149,195**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Lakeside	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
1	Lakeside Lift Station and Force Main		
Project Description:	In order to serve the projected flows for the Lakeside service area, the existing Lakeside lift station underwent improvements to add capacity to the station. This project involved the installation of two additional pumps to the existing lift station along with required electrical improvements. It also involved the installation of approximately 4,500 LF of a parallel 18-inch force main.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	1	LS	$ 2,499,099	$ 2,499,099

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 2,499,099
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 2,499,099**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Lakeside	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
2	2001 Wastewater Treatment Plant Improvements		
Project Description:	In 2001, the Town upgraded the existing wastewater treatment plant (WWTP). The improvements increased the WWTP capacity from 5 MGD to 10 MGD. The WWTP is oversized to meet future system needs; therefore, a portion of the station cost is recoverable through impact fees. Since the WWTP serves both the Long Prairie and Lakeside Service Areas, a proportional amount of the recoverable cost is assigned to each service area based on project flow.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Construction Cost Provided by Town	0.65	LS	$ 19,191,263	$ 12,531,890

Basis for Cost Projection:		
	Subtotal:	$ 12,531,890
☐ No Design Completed		
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 12,531,890**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Lakeside	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
3	2025 Wastewater Master Plan and Impact Fee Updates		
Project Description:	The major update to the Wastewater Master Plan was performed in 2020. Based on projected future infrastructure needs, a Wastewater Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town. The recoverable cost associated with the Wastewater Master Plan and Impact Fee Updates has been divided among the three service areas with impact fees.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	KH Engineering Contract with Town	0.33	LS	$ 277,133	$ 92,378

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 92,378
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 92,378**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/19/2025
Project:	Wastewater Impact Fee Updates - Lakeside	Prepared By:	TWM
KHA No.:	61000231	Checked By:	CJM
4	2023 Wastewater Treatment Plant Master Plan		
Project Description:	This project included an analysis of influent and treatment capacity of the Town's wastewater treatment plant and recommendations for future improvements at the existing treatment plant. This project cost was split evenly between the Long Prairie and Lakeside Service Areas.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Cost Provided by Town	0.5	LS	$ 298,389	$ 149,195

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 149,195
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 149,195**

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/21/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	TWM
KHA No.:	061024054	Checked By:	CJM

1 Furst Ranch Phase 1 (Wastewater)

Approximately 5,600 LF of 15/18-inch wastewater main is proposed to provide service to Phase 1 of the Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 150,000	$ 150,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Traffic	1	LS	$ 35,000	$ 35,000
5	Erosion Control	1.0	MI	$ 10,000	$ 15,360
6	Sewer Line Trench Safety	5,467	LF	$ 3	$ 16,410
7	Hydromulch Repair	24,300	SY	$ 3	$ 72,900
8	5' Manhole	4	EA	$ 18,000	$ 73,160
9	6' Manhole	7	EA	$ 55,000	$ 405,350
10	15" Sanitary Sewer	1,882	LF	$ 250	$ 470,500
11	18" Sanitary Sewer	3,585	LF	$ 275	$ 985,880
12	30" Casing BOTOC w/18" Carrier Pipe	100	LF	$ 825	$ 82,500

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 2,632,060
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 789,620
☐ Final Design	Professional Services (%,+/-)	10%	$ 263,210
	Easement Acquisition		$ -
	***Total:**		**$ 3,685,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/21/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	TWM
KHA No.:	061024054	Checked By:	CJM

2 Brookview Interceptor

Approximately 3,200 LF of 10/12-inch wastewater main is proposed to provide service to the Brookview development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	0.6	MI	$ 10,000	$ 11,300
6	Sewer Line Trench Safety	3,324	LF	$ 3	$ 9,980
7	Hydromulch Repair	14,800	SY	$ 3	$ 44,400
8	4' Manhole	7	EA	$ 10,000	$ 66,470
9	12" Sanitary Sewer	1,272	LF	$ 225	$ 286,200

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 693,350
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 208,010
☐ Final Design	Professional Services (%,+/-)	10%	$ 69,340
	Easement Acquisition		$ -
	***Total:**		**$ 971,000**

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*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/21/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	TWM
KHA No.:	061024054	Checked By:	CJM

3 Monarch Interceptor

Approximately 2,000 LF of 12-inch wastewater main is proposed to provide service to the Monarch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 75,000	$ 75,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	0.4	MI	$ 10,000	$ 8,680
6	Sewer Line Trench Safety	1,939	LF	$ 3	$ 5,820
7	Hydromulch Repair	8,700	SY	$ 3	$ 26,100
8	4' Manhole	4	EA	$ 10,000	$ 38,770
9	12" Sanitary Sewer	1,939	LF	$ 225	$ 436,280

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 790,650
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 237,200
☐ Final Design	Professional Services (%,+/-)	10%	$ 79,070
	Easement Acquisition		$ -
	***Total:**		**$ 1,107,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $1,000.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/21/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

4 Furst Ranch Southwest Interceptor

Project Description: Approximately 800 LF of 12-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 31,000	$ 31,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	0.15	MI	$ 10,000	$ 6,600
6	Sewer Line Trench Safety	800	LF	$ 3	$ 2,400
7	Hydromulch Repair	3,600	SY	$ 3	$ 10,800
8	Pavement Repair	1,100	SY	$ 125	$ 137,500
9	Connect to Existing Manhole	1	EA	$ 12,000	$ 12,000
10	4' Manhole	2	EA	$ 12,500	$ 25,000
11	12" Sanitary Sewer	800	LF	$ 225	$ 180,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 605,300
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 181,590
☐ Final Design	Professional Services (%,+/-)	10%	$ 60,530
	Easement Acquisition		$ -
	***Total:**		**$ 850,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

5 Furst Ranch Northwest Interceptor

Project Description: Approximately 1,700 LF of 12-inch wastewater main and 1,450 LF of 18-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 59,000	$ 59,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Erosion Control	0.60	MI	$ 10,000	$ 11,000
5	Sewer Line Trench Safety	3,150	LF	$ 3	$ 9,450
6	Hydromulch Repair	14,000	SY	$ 3	$ 42,000
7	Connect to Exisitng Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	6	EA	$ 12,500	$ 75,000
9	12" Sanitary Sewer	1,700	LF	$ 225	$ 382,500
10	18" Sanitary Sewer	1,450	LF	$ 275	$ 398,750

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 1,164,700
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 349,410
☐ Final Design	Professional Services (%,+/-)	10%	$ 116,470
	Easement Acquisition		$ 45,000
	***Total:**		**$ 1,680,000**

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*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS
6	Furst Ranch Phase 2 Infrastructure (Wastewater)		
Project Description:	Approximately 3,700 LF of 30-inch wastewater main and 500 LF of 36-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 159,000	$ 159,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	0.75	MI	$ 10,000	$ 12,500
6	Sewer Line Trench Safety	3,950	LF	$ 3	$ 11,850
7	Hydromulch Repair	17,600	SY	$ 3	$ 52,800
8	Pavement Repair	500	SY	$ 125	$ 62,500
9	Connect to Exisitng Manhole	1	EA	$ 12,000	$ 12,000
10	5' Manhole	7	EA	$ 25,000	$ 175,000
11	6' Manhole	1	EA	$ 55,000	$ 55,000
12	30" Sanitary Sewer	3,450	LF	$ 400	$ 1,380,000
13	36" Sanitary Sewer	500	LF	$ 450	$ 225,000
14	48" Casing BOTOC w/30" Carrier Pipe	250	LF	$ 2,700	$ 675,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 3,170,650
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 951,200
☐ Final Design	Professional Services (%,+/-)	10%	$ 317,070
	Easement Acquisition		$ 630,000
	***Total:**		**$ 5,070,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS
7	Furst Ranch Phase 3 Infrastructure (Wastewater)		
Project Description:	Approximately 2,350 LF of 18-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 90,000	$ 90,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	0.37	MI	$ 10,000	$ 8,700
6	Sewer Line Trench Safety	1,950	LF	$ 3	$ 5,850
7	Hydromulch Repair	8,700	SY	$ 3	$ 26,100
8	Pavement Repair	100	SY	$ 125	$ 12,500
9	Connect to Exisitng Manhole	2	EA	$ 12,000	$ 24,000
10	4' Manhole	5	EA	$ 12,500	$ 62,500
11	18" Sanitary Sewer	1,950	LF	$ 275	$ 536,250
12	30" Casing BOTOC w/18" Carrier Pipe	400	LF	$ 1,700	$ 680,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 1,795,900
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 538,770
☐ Final Design	Professional Services (%,+/-)	10%	$ 179,590
	Easement Acquisition		$ -
	***Total:**		**$ 2,520,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

8 Western Trunk Line #1, Phase 1

Project Description: Approximately 2,400 LF of 15-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 48,000	$ 48,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Erosion Control	0.45	MI	$ 10,000	$ 9,600
5	Sewer Line Trench Safety	2,400	LF	$ 3	$ 7,200
6	Hydromulch Repair	10,700	SY	$ 3	$ 32,100
7	Connect to Exisitng Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	5	EA	$ 12,500	$ 62,500
9	15" Sanitary Sewer	2,400	LF	$ 250	$ 600,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 946,400
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 283,920
☐ Final Design	Professional Services (%,+/-)	10%	$ 94,640
	Easement Acquisition		$ -
	***Total:**		**$ 1,330,000**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

9 Prarie Vista Interceptor

Project Description: Approximately 7,100 LF of 8" wastewater main is proposed to provide service to the proposed single family estate development and community activity center in the northeastern portion of the Denton Creek service area.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 109,000	$ 109,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Erosion Control	1.34	MI	$ 10,000	$ 18,500
5	Sewer Line Trench Safety	7,100	LF	$ 3	$ 21,300
6	Hydromulch Repair	31,600	SY	$ 3	$ 94,800
7	Connect to Existing Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	14	EA	$ 12,500	$ 175,000
9	8" Sanitary Sewer	7,100	LF	$ 200	$ 1,420,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 2,175,600
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 652,680
☐ Final Design	Professional Services (%,+/-)	10%	$ 217,560
	Easement Acquisition		$ -
	***Total:**		**$ 3,050,000**

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*Total is rounded up to the nearest $10,000.

*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.

*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn and Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
10	Prairie Vista Force Main		
Project Description:	Approximately 1,560 LF of 6" force main is proposed to serve the proposed single family estate development and community activity center in the northeastern portion of the Denton Creek service area.		

Line No.	Description	Quantity	Unit	Unit Price	Cost
1	Mobilization	1	LS	$ 32,000	$ 32,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Erosion Control	0.3	MI	$ 10,000	$ 2,960
5	Force Main Trench Safety	1,560	LF	$ 3	$ 4,680
6	Hydromulch Repair	7,000	SY	$ 3	$ 21,000
7	6" Force Main	1,410	LF	$ 125	$ 176,250
8	6" Plug Valve	1	EA	$ 6,000	$ 6,000
9	1" Combination Air Release Valve & Vault	1	EA	$ 20,000	$ 20,000
10	14" Casing BOTOC w/ 6" Carrier Pipe	150	LF	$ 1,000	$ 150,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 587,890
☐ Preliminary Design	Contingency (%, +/-)	30%	$ 176,370
☐ Final Design	Professional Services (%, +/-)	10%	$ 58,790
	Easement Acquisition		$ 93,600
	***Total:**		**$ 920,000**

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*Total is rounded up to the nearest $10,000.
*Miscellaneous accounts for any work that is not accounted for in the above table that will be neccessary for project completion.
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Kimley-Horn and Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
10	Prairie Vista Lift Station		
Project Description:	Approximately 1,560 LF of 6" force main is proposed to serve the proposed single family estate development and community activity center in the northeastern portion of the Denton Creek service area.		

Line No.	Description	Quantity	Unit	Unit Price	Cost
Civil					
1	Mobilization	1	LS	$ 97,000	$ 97,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	300 GPM Submersible Pumps	2	EA	$ 35,000	$ 70,000
5	Mechanical Piping & Valves	1	LS	$ 100,000	$ 100,000
6	8" Sanitary Sewer	100	LF	$ 100	$ 10,000
7	4' Manhole	1	EA	$ 10,000	$ 10,000
8	6' Diameter Wet Well	1	LS	$ 110,000	$ 110,000
9	Wet Well Excavation	21	CY	$ 35	$ 740
10	Valve Vault	1	LS	$ 40,000	$ 40,000
11	Odor Control Unit and Controller System	1	LS	$ 50,000	$ 50,000
12	Equipment Pads	25	CY	$ 550	$ 13,750
13	Concrete Driveway	500	SY	$ 200	$ 100,000
14	Chain Link Fence & Gate	1	LS	$ 50,000	$ 50,000
15	SWPP	1	LS	$ 50,000	$ 50,000
16	Grading/Site Restoration	1	LS	$ 75,000	$ 75,000
				Civil Subtotal:	$ 1,101,490

Line No.	Description	Quantity	Unit	Unit Price	Cost
Electrical, Instrumentation, and SCADA					
1	Electrical Service Equipment and Automatic Transfer Switch	1	LS	$ 100,000	$ 100,000
2	Variable Frequency Drive	1	LS	$ 50,000	$ 50,000
3	Pump Control Panel	1	LS	$ 50,000	$ 50,000
4	Standby Diesel Generator and Transfer Switch	1	LS	$ 250,000	$ 250,000
5	SCADA Equipment, Instrumentation, and Programming	1	LS	$ 100,000	$ 100,000
6	Miscellaneous Electrical Items	1	LS	$ 100,000	$ 100,000
7	Area Lighting	1	LS	$ 10,000	$ 10,000
8	Electrical Rack Mount and Sunscreen Canopy	1	LS	$ 20,000	$ 20,000
9	Electrical Service Provider Allowance	1	LS	$ 25,000	$ 25,000
				Electrical Subtotal:	$ 705,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 1,806,490
☐ Preliminary Design	Contingency (%, +/-)	30%	$ 541,950
☐ Final Design	Professional Services (%, +/-)	10%	$ 180,650
	Easement Acquisition		$ 65,000
	*Total:		**$ 2,600,000**

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Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

11 Western Trunk Line #2

Project Description: Approximately 700 LF of 12-inch wastewater main, 1,150 LF of 15-inch wastewater main, 1,550 LF of 18-inch wastewater main, and 1,500 LF of 21-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 121,000	$ 121,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Erosion Control	0.88	MI	$ 10,000	$ 13,900
5	Sewer Line Trench Safety	4,650	LF	$ 3	$ 14,000
6	Hydromulch Repair	20,700	SY	$ 3	$ 62,100
7	Connect to Exisitng Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	6	EA	$ 12,500	$ 75,000
9	5' Manhole	3	EA	$ 25,000	$ 75,000
10	12" Sanitary Sewer	700	LF	$ 225	$ 157,500
11	15" Sanitary Sewer	1,150	LF	$ 250	$ 287,500
12	18" Sanitary Sewer	1,300	LF	$ 275	$ 357,500
13	21" Sanitary Sewer	1,500	LF	$ 325	$ 487,500
14	30" Casing BOTOC w/18" Carrier Pipe	250	LF	$ 1,700	$ 425,000

Basis for Cost Projection:

- [x] No Design Completed
- [ ] Preliminary Design
- [ ] Final Design

Subtotal:		$ 2,413,000
Contingency (%,+/-)	30%	$ 723,900
Professional Services (%,+/-)	10%	$ 241,300
Easement Acquisition		$ 90,000
***Total:**		**$ 3,470,000**

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Kimley-Horn and Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
12	Western Force Main Phase 1		
Project Description:	This project includes the addition of a new lift station and approximately 6,900 LF of 8" force main to serve the Denton Creek Service Area.		

Line No.	Description	Quantity	Unit	Unit Price	Cost
1	Mobilization	1	LS	$ 85,000	$ 85,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Traffic	1	LS	$ 25,000	$ 25,000
5	Erosion Control	1.3	MI	$ 10,000	$ 13,070
6	Force Main Trench Safety	6,900	LF	$ 3	$ 20,700
7	Hydromulch Repair	30,700	SY	$ 3	$ 92,100
8	Pavement Repair	250	SY	$ 125	$ 31,250
9	8" Force Main	6,900	LF	$ 150	$ 1,035,000
10	8" Plug Valve	3	EA	$ 10,000	$ 30,000
11	1" Combination Air Release Valve & Vault	2	EA	$ 20,000	$ 40,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 1,697,120
☐ Preliminary Design	Contingency (%, +/-)	30%	$ 509,140
☐ Final Design	Professional Services (%, +/-)	10%	$ 169,720
	Easement Acquisition		$ -
	***Total:**		**$ 2,380,000**

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Kimley-Horn and Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	61000231	Checked By:	KSS
12	Western Lift Station Phase 1		
Project Description:	This project includes the addition of a new lift station and approximately 6,900 LF of 8" force main to serve the Denton Creek Service Area.		

Line No.	Description	Quantity	Unit	Unit Price	Cost
Civil					
1	Mobilization	1	LS	$ 124,000	$ 124,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	700 GPM Submersible Pumps	2	EA	$ 75,000	$ 150,000
5	LS Mechanical Piping and Valves	1	LS	$ 200,000	$ 200,000
6	5' Manhole	1	EA	$ 15,000	$ 15,000
7	21" Sanitary Sewer	100	LF	$ 325	$ 32,500
8	30' x 10' Cast-In-Place Rectangular Wet Well	1	LS	$ 326,000	$ 326,000
9	Wet Well Excavation	223	CY	$ 35	$ 7,810
10	Odor Control Unit and Controller System	1	LS	$ 50,000	$ 50,000
11	Equipment Pads	25	CY	$ 550	$ 13,750
12	Concrete Driveway	500	SY	$ 200	$ 100,000
13	Chain Link Fence & Gate	1	LS	$ 50,000	$ 50,000
14	SWPP	1	LS	$ 50,000	$ 50,000
15	Grading/Site Restoration	1	LS	$ 75,000	$ 75,000
				Civil Subtotal:	$ 1,519,060

Line No.	Description	Quantity	Unit	Unit Price	Cost
Electrical, Instrumentation, and SCADA					
1	Electrical Service Equipment and Automatic Transfer Switch	1	LS	$ 100,000	$ 100,000
2	Variable Frequency Drive	1	LS	$ 50,000	$ 50,000
3	Pump Control Panel	1	LS	$ 50,000	$ 50,000
4	Standby Diesel Generator and Transfer Switch	1	LS	$ 350,000	$ 350,000
5	SCADA Equipment, Instrumentation, and Programming	1	LS	$ 100,000	$ 100,000
6	Miscellaneous Electrical Items	1	LS	$ 100,000	$ 100,000
7	Area Lighting	1	LS	$ 10,000	$ 10,000
8	Electrical Rack Mount and Sunscreen Canopy	1	LS	$ 20,000	$ 20,000
9	Electrical Service Provider Allowance	1	LS	$ 25,000	$ 25,000
				Electrical Subtotal:	$ 805,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 2,324,060
☐ Preliminary Design	Contingency (%, +/-)	30%	$ 697,220
☐ Final Design	Professional Services (%, +/-)	10%	$ 232,410
	Easement Acquisition		$ 65,000
	*Total:		**$ 3,320,000**

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*Allowance accounts for potential change orders and will be recovered if not used.

Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

13 Cross Timbers Road South Interceptor

Project Description: Approximately 1,050 LF of 12-inch wastewater main and 1,050 LF of 15-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 42,000	$ 42,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Erosion Control	0.40	MI	$ 10,000	$ 9,000
5	Sewer Line Trench Safety	2,100	LF	$ 3	$ 6,300
6	Hydromulch Repair	9,400	SY	$ 3	$ 28,200
7	Connect to Existing Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	5	EA	$ 12,500	$ 62,500
9	12" Sanitary Sewer	1,050	LF	$ 225	$ 236,250
10	15" Sanitary Sewer	1,050	LF	$ 250	$ 262,500

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 833,750
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 250,130
☐ Final Design	Professional Services (%,+/-)	10%	$ 83,380
	Easement Acquisition		$ -
	***Total:**		**$ 1,170,000**

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Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

14 Dunham Road Interceptor

Project Description: Approximately 2,800 LF of 15-inch wastewater main and 2,550 LF of 8-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 94,000	$ 94,000
2	Miscellaneous	1	LS	$ 175,000	$ 175,000
3	Allowance	1	LS	$ 150,000	$ 150,000
4	Erosion Control	1.01	MI	$ 10,000	$ 15,200
5	Sewer Line Trench Safety	5,350	LF	$ 3	$ 16,050
6	Hydromulch Repair	23,800	SY	$ 3	$ 71,400
7	Connect to Exisitng Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	10	EA	$ 12,500	$ 125,000
9	8" Sanitary Sewer	2,550	LF	$ 200	$ 510,000
10	15" Sanitary Sewer	2,800	LF	$ 250	$ 700,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 1,868,650
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 560,600
☐ Final Design	Professional Services (%,+/-)	10%	$ 186,870
	Easement Acquisition		$ -
	***Total:**		**$ 2,620,000**

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*Total is rounded up to the nearest $10,000.

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Kimley-Horn & Associates, Inc. — Opinion of Probable Construction Cost

Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	BP
KHA No.:	061000231	Checked By:	KSS

15 Western Trunk Line #1, Phase 2

Project Description: Approximately 600 LF of 12-inch wastewater main and 1,000 LF of 15-inch wastewater main is proposed to provide service to the proposed Furst Ranch development.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 34,000	$ 34,000
2	Miscellaneous	1	LS	$ 100,000	$ 100,000
3	Allowance	1	LS	$ 75,000	$ 75,000
4	Erosion Control	0.30	MI	$ 10,000	$ 8,100
5	Sewer Line Trench Safety	1,600	LF	$ 3	$ 4,800
6	Hydromulch Repair	7,200	SY	$ 3	$ 21,600
7	Connect to Existing Manhole	1	EA	$ 12,000	$ 12,000
8	4' Manhole	3	EA	$ 12,500	$ 37,500
9	12" Sanitary Sewer	600	LF	$ 225	$ 135,000
10	15" Sanitary Sewer	1,000	LF	$ 250	$ 250,000

Basis for Cost Projection:			
☑ No Design Completed	Subtotal:		$ 678,000
☐ Preliminary Design	Contingency (%,+/-)	30%	$ 203,400
☐ Final Design	Professional Services (%,+/-)	10%	$ 67,800
	Easement Acquisition		$ -
	***Total:**		**$ 950,000**

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Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	TWM
KHA No.:	061000231	Checked By:	CJM
16	TRA System Contract		
Project Description:	The Town has entered into an agreement with the Trinity River Authority (TRA) for wastewater service for the western part of Flower Mound. As part of this agreement TRA will provide wastewater service for the area and in return Flower Mound has agreed to pay a portion of the cost associated with the infrastructure improvements necessary to serve this area.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Contract Cost Provided by Town	1	LS	$ 8,860,048	$ 8,860,048

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 8,860,048
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 8,860,048**

Kimley-Horn & Associates, Inc.			Opinion of Probable Construction Cost
Client:	Town of Flower Mound	Date:	11/20/2025
Project:	Wastewater Impact Fee Updates - Denton Creek	Prepared By:	TWM
KHA No.:	061000231	Checked By:	CJM
17	2025 Wastewater Master Plan and Impact Fee Updates		
Project Description:	The major update to the Wastewater Master Plan was performed in 2020. Based on projected future infrastructure needs, a Wastewater Impact Fee Update was also completed to determine how much of the infrastructure costs may be recovered by the Town. The recoverable cost associated with the Wastewater Master Plan and Impact Fee Updates has been divided among the three service areas with impact fees.		

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	KH Engineering Contract with Town	0.33	LS	$ 277,133	$ 92,378

Basis for Cost Projection:		
☐ No Design Completed	Subtotal:	$ 92,378
☐ Preliminary Design		
☑ Final Design		
	***Total:**	**$ 92,378**



PREPARED FOR:

THE TOWN OF FLOWER MOUND TEXAS

PREPARED BY:

Kimley»Horn
Expect More. Experience Better.

2025

ROADWAY IMPACT FEE UPDATE

Town of Flower Mound, Texas

2025 Roadway Impact Fee Update

March 2026

Prepared for:
Town of Flower Mound

Prepared by:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
Phone: 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061000231

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PETER C. KELLY, P.E.
SERIAL NUMBER. 125337
DATE: 30 MAR 2026

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EXECUTIVE SUMMARY

Introduction

Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Across the country, they are used to fund police and fire facilities, parks, schools, roads, and utilities. In Texas, the legislature has allowed their use for roadway and drainage, water, and wastewater facilities. In 2025, the Town of Flower Mound began its update of the previously adopted (2020) Roadway, Water, and Wastewater Impact Fees as a funding tool for infrastructure needs as a result of growth in the Town.

In the most basic terms, impact fees are meant to recover the incremental cost of the impact of each new unit of development towards new infrastructure needs. Impact Fees are a mathematical calculation that determine a maximum fee that would be equivalent to growth paying for growth. This study's purpose is to calculate the maximum impact fee per service unit of new growth.

The Maximum Impact Fee is considered an appropriate measure of the impacts generated by a new unit of development on a city's infrastructure system. An impact fee program is anticipated to be designed so that it is predictable for both the development community and city. An impact fee program is transparent. This report describes in detail how the fee is calculated and how the Capital Improvements Advisory Committee (CIAC) monitors the Impact Fee program. An impact fee program is flexible in that funds can be used on priority projects and not just on projects adjacent to a specific development. An impact fee program is both equitable and proportional in that every new development pays an equal fee that is directly related to its systemwide impact.

Impact Fee Basics

Service Areas

A Service Area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the Service Area must be spent on eligible improvements within the same Service Area. For Roadway Impact Fees, the Service Area may not exceed a 6-mile diameter trip length. In Flower Mound, this results in the creation of three (3) separate Roadway Service Areas. This study utilizes a singular Service Area for the Water Impact Fees. This also results in the creation of three (3) separate Wastewater Service areas. The Water and Wastewater Impact Fees are addressed in a separate report.

Land Use Assumptions

The Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2025-2035. The 10-year increase in residential units is projected to be 8,717 units within the Town Limits. The 2035 projections show an increase of 5,008,000 square feet of non-residential land uses over the 10-year window. These projections set the basis for determining loadings and demands to serve new growth. The distribution of residential and non-residential growth utilized information from historical population data and input from Town staff.

Service Units

The "service unit" is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used to quantify the supply and demand for roads and utilities in the Town. Service units are attributable to an individual unit of development and utilized to calculate the maximum impact fee of a development.

For roadway purposes, the service unit is defined as a vehicle-mile. A "vehicle-mile" refers to the capacity consumed in a single lane by a vehicle making a trip one mile in length during the PM peak hour. The PM peak hour is the one-hour period during the afternoon/evening when the highest vehicular volumes are observed. In accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*, the PM Peak is used as the basis for transportation planning and the estimation of trips caused by new development.

Capital Improvement Plans

The Town and project staff have identified the roadway, water, and wastewater projects needed to accommodate the projected growth over the next ten (10) years within the Town of Flower Mound. These projects include existing, proposed, and recently completed projects that were determined based on their current or anticipated impact on each defined Service Area and the Town as a whole.

Roadway Impact Fee Capital Improvement Plan

The Town of Flower Mound Thoroughfare Plan is the ultimate plan for the roadway infrastructure within the Town Limits. The projects on the Roadway Impact Fee Capital Improvement Plan were selected from the Thoroughfare Plan and cover existing, proposed, and completed roadway improvements, as well as intersection improvements with 10-year growth potential. The project team and Town staff identified roadway and intersection projects with a projected total project cost (*not* impact fee eligible cost) of $209,639,339 over three (3) Roadway Service Areas.

Recoverable Project Costs

Impact Fees are a one-time fee meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs within a ten-year window. With this consideration, the maximum assessable impact fee does not specifically cover the entire cost of a roadway, water, or wastewater project. The calculations that determine the percentage of a project's cost that is impact fee eligible are defined as the project's *recoverable cost*.

Roadway Recoverable Project Costs

The recoverable costs for roadway projects are calculated by first determining the net capacity of vehicle-miles supplied to support future growth within a 10-year window. This net capacity is then multiplied by the percentage of roadway capacity added attributable to this 10-year growth. This growth percentage is obtained through the derivation of a *transportation demand factor* (TDF), which computes the total vehicle-miles associated to a single land use development unit. The TDF is applied to both the net vehicle-miles supplied and the vehicle-mile growth projections to calculate the growth percentage needed to determine the total recoverable project costs, which total $164,623,667 (pre-finance) over three (3) Roadway Service Areas. Per state law this recoverable cost is reduced to account for future ad valorem tax revenues from the new development.

Maximum Assessable Impact Fee Calculation

In simplest terms, the maximum impact fee allowable by law is calculated by dividing the recoverable cost of the Capital Improvement Plans by the number of new service units of development. In accordance with state law, both the cost of the Capital Improvement Plan and the number of new service units of development used in the equation

are based on the growth and corresponding capacity needs projected to occur within a 10-year window. This calculation is performed for each service area individually; each service area has a stand-alone Capital Improvement Plan and 10-year growth projection.

In practice, there are many factors that complicate this calculation. The maximum impact fee allowable by law for each service area is shown below:

Roadway Service Area	Roadway Maximum Fee Per Vehicle-Mile	Roadway Maximum Fee Per Single Family Dwelling
A	$682	$3,103
B	$2,697	$12,271
C	$2,949	$13,418

Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of impact fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and Capacity Plan used in calculating the maximum fee, and to provide the Committee's findings for consideration by the Town Council. The CIAC also reviews the calculation and resulting maximum fees and provides its findings to the Town Council. The composition of the CIAC is required to have 50% or more representation of the building, development, or real estate industries. The Town Council then conducts a public hearing on the Land Use Assumptions, Capital Improvements Plan, and Impact Fee Ordinance.

Following policy adoption, the CIAC is tasked with advising the Town Council of the need to update the Land Use Assumptions or the Capital Improvements Plan at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

Chapter 395 of the Texas Local Government Code requires a total of two (2) public hearings before Council to approve amendments to an impact fee program. The first public hearing is scheduled to be held on March 2, 2026 to discuss the results of an independent financial audit. The second public hearing is scheduled to be held on April 6, 2026 with the intent of presenting a proposal for land use assumptions, capital improvement plans, maximum impact fees, and the adoption of an impact fee report (this study) and ordinance.

I. Introduction

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement Impact Fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an Impact Fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Accordingly, the Town of Flower Mound has initiated a review of its Land Use Assumptions, Capital Improvement Plan (CIP), and Roadway Impact Fees. The Town has retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2025 update of their Roadway Impact Fees. This report includes the details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395 and the adopted revisions to the Land Use Assumptions, Capital Improvement Plan, and refinement of the Land Use Equivalency Table.

This report introduces and references two of the basic inputs to the Roadway Impact Fee:

1. Land Use Assumptions (Pg. 2)
2. Capital Improvement Plan (Pg. 4)

Information from the Land Use Assumptions and this Capital Improvement Plan is used extensively throughout the remainder of the report.

This report consists of a detailed discussion of the methodology for the computation of impact fees and is broken down into two components:

1. Methodology for Roadway Impact Fees (Pg. 8)
2. Roadway Impact Fee Calculation (Pg. 19)

The components of the Methodology for Roadway Impact Fee include development of:

- Service Areas
- Service Units
- Cost Per Service Unit
- Cost of the CIP
- Service Unit Calculation

The components of the Roadway Impact Fee Calculation include:

- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

This report also includes a section concerning the Plan for Awarding the Roadway Impact Fee Credit. This plan, prepared by NewGen Strategies, details the maximum assessable impact fee per service unit the Town of Flower Mound may apply under Chapter 395 of the Texas Local Government Code.

The final section of the report is the Conclusion, which presents the findings of the update analysis and summarizes the report.

II. Roadway Impact Fee Calculation Inputs

A. Land Use Assumptions

In order to assess an impact fee, land use assumptions must be developed to provide the basis for population and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and population in the service area. The land use assumptions used in this report were developed and presented in a separate report titled 2025 Land Use Assumptions for Impact Fee Update (November 2025, Kimley-Horn and Associates, Inc.).

The future land use map and the geographic boundaries of the impact fee service areas for roadway facilities are shown in Exhibit 1. The Town of Flower Mound is divided into three (3) service areas, each based on a six (6) mile limit as required in Chapter 395.

Table 1 summarizes the residential and non-residential projections by service area within the Town of Flower Mound for 2025 and 2035. The Build Out projections are provided for reference purposes only. The information provided in Table 1 was taken from the previously referenced 2025 Land Use Assumptions for Impact Fee Update.

Table 1. Residential and Non-Residential Projections for the Town of Flower Mound

Service Area	*Year*	*Population*	*Units*	*Employment*			
				Basic	*Service*	*Retail*	*Total*
A	*2025*	63,131	23,279	12,332,000	2,867,000	5,514,000	20,713,000
	2035	67,522	25,411	13,697,000	3,809,000	6,041,000	23,547,000
	Buildout	69,204	26,160	13,717,000	4,455,000	6,816,000	24,988,000
B	*2025*	13,256	4,444	2,000	213,000	111,000	326,000
	2035	14,698	4,934	2,000	238,000	111,000	351,000
	Buildout	15,563	5,228	2,000	238,000	122,000	362,000
C	*2025*	5,466	1,819	26,000	259,000	125,000	410,000
	2035	18,907	7,914	26,000	656,000	1,877,000	2,559,000
	Buildout	32,753	13,606	26,000	839,000	2,037,000	2,902,000
Total	*2025*	81,853	29,542	12,360,000	3,339,000	5,750,000	21,449,000
	2035	101,127	38,259	13,725,000	4,703,000	8,029,000	26,457,000
	Buildout	117,520	44,994	13,745,000	5,240,000	8,631,000	27,616,000

C

B

A

Exhibit 1
ROADWAY SERVICE AREAS

THE TOWN OF FLOWER MOUND TEXAS

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Kimley»Horn

MARCH 2026

- Service Area A
- Service Area B
- Service Area C
- Railroads
- Roads

B. Capital Improvement Plan

The Town has identified the Town-funded transportation projects needed to accommodate the projected growth within the Town. The Capital Improvement Plan (CIP) for Roadway Impact Fees is made up of the following:

- Recently completed projects with excess capacity available to serve new growth;
- Projects currently under construction; and
- All remaining projects needed to complete the Town's Master Thoroughfare Plan.

The CIP includes arterial and collector class roadway facilities as well as intersection improvements. All of the facilities are part of the currently adopted Master Thoroughfare Plan.

The CIP for Roadway Impact Fees for the 2025 Impact Fee Update is listed in Table 2 and mapped in Exhibit 2. The table shows the length of each project as well as the facility's Master Thoroughfare Plan classification. The CIP was developed in conjunction with input from Town of Flower Mound staff and represents those projects that will be needed to accommodate the growth projected in the 2025 Land Use Assumptions for Impact Fee Update.

Table 2.A. Roadway Improvement Plan for Roadway Impact Fees – Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
A	A-1	UMAU	Chinn Chapel Rd	FM 407 (Justin Rd) to Waketon Rd	0.66	50%
	A-2	UMA	Dixon Ln	Chinn Chapel Rd to Crestside Dr	1.24	100%
	A-3	UMAU	Timber Creek Rd	445' S of Glenn Hollow Ln to Kirkpatrick Ln	0.22	100%
	A-4	UC	Kirkpatrick Ln	Morriss Rd to Lonebuck Dr	0.99	100%
	A-5	UC	Waketon-College Connector	Waketon Rd to College Pkwy	0.27	100%
	A-6	UC	Windsor Dr	Bridlewood Blvd to FM 2499 (Long Prairie Rd)	0.60	100%
	A-7,B-6	UMAU	Simmons Rd	Wichita Trail to McKamy Creek Rd	0.51	50%
	A-8	UC	Sagebrush Dr	Old Settlers Rd to 1730' E of Old Settlers Rd	0.52	100%
	A-9	MA	FM 2499 (Long Prairie Rd)	FM 1171 (Cross Timbers) to Spinks Rd	2.73	100%
	A-10	UC	Yucca Dr	Yucca Dr to 420' E of Long Prairie Rd	0.08	100%
	A-11	UMAU	Firewheel Dr	515' S of FM 1171 to 140' S of Hearthstone Dr	0.24	100%
	A-12	GUA	Garden Ridge Blvd	Kirkpatrick Ln to Forest Vista Dr	0.81	50%
	A-13	UMA	Morriss Rd	Mandarin Way to Flower Mound Rd	0.16	100%
	A-14	UC	Lake Forest Blvd	75' S of Lincoln Ct to Foxborough Trail	0.15	100%
	A-15	UMA	Aberdeen Dr	FM 2499 (Long Prairie Rd) to 700' N of Spinks Rd	0.61	100%
	A-16	UMA	Spinks Rd	Aberdeen Dr to Gerault Rd	0.93	100%
	A-17	UMA	Spinks Rd	Gerault Rd to Garden Ridge Blvd	0.56	100%
	A-18	GUA	Garden Ridge Blvd	Flower Mound Rd to Spinks Rd	0.75	100%
	A-19	GUA	Garden Ridge Blvd	Spinks Rd to Lakeside Pkwy	0.42	100%
	A-20	MA	Lakeside Pkwy	FM 2499 (Long Prairie Rd) to South Town Limit	2.10	100%
	A-21	UC	FM 407-Dixon Ln Connector	FM 407 to Dixon Ln	0.52	100%
	S-1		Signal	FM 407 (Justin Rd.) at FM 407-Dixon Ln Connector		50%
	S-2		Signal	Bruton Orand Blvd. at Quail Run Rd.		50%
	S-3		Signal	Churchill Dr. at Peters Colony Rd.		100%
	S-4		Signal	Cross Timbers Rd. at Forums Dr.		100%
	S-5		Signal	Garden Ridge Blvd. at Kirkpatrick Ln.		50%
	S-6		Signal	FM 2499 (Long Prairie Rd.) at Chaparral Ln.		100%
	S-7		Signal	Garden Ridge Blvd. at Forest Vista Rd.		100%
	S-8		Signal	FM 2499 (Long Prairie Rd.) at Northshore Blvd.		100%
	S-9		Signal	FM 2499 (Long Prairie Rd.) at Aberdeen Dr.		100%
	S-10		Signal	Lakeside Pkwy. at Silveron Blvd.		100%
	S-11		Signal	FM 2499 (Long Prairie Rd.) at Silveron Blvd.		100%
	S-12		Signal	Gerault Rd. at Old Gerault Rd.		100%
	S-13		Signal	Lakeside Pkwy. at Enterprise Dr.		50%
	S-25		Signal	Dixon Ln. at FM 407-Dixon Ln Connector		100%
	I-1		Intersection Improvements	Dixon Ln. at Morriss Rd.		100%
	I-2		Intersection Improvements	FM 2499 (Long Prairie Rd.) at Waketon Rd.		100%
	I-3		Intersection Improvements	FM 2499 (Long Prairie Rd.) at College Pkwy.		100%
	I-4		Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.		50%
	I-5		Intersection Improvements	Cross Timbers Rd. at Auburn Dr.		100%
	I-6		Intersection Improvements	Cross Timbers Rd. at FM 2499 (Long Prairie Rd.)		100%
	I-7		Intersection Improvements	Flower Mound Rd. at McKamy Creek Rd.		100%
	I-8		Intersection Improvements	Flower Mound Rd. at FM 2499 (Long Prairie Rd.)		100%
	I-9		Intersection Improvements	Flower Mound Rd. at Garden Ridge Blvd.		100%
	I-10		Intersection Improvements	FM 2499 (Long Prairie Rd.) at Lakeside Pkwy.		100%
	I-11		Intersection Improvements	Lakeside Pkwy. At Gerault Rd.		100%
	I-14		Intersection Improvements	FM 2499 (Long Prairie Rd) at Dixon Ln.		100%

Table 2.B. Roadway Improvement Plan for Roadway Impact Fees – Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
B	B-1	UMA	Flower Mound Rd	FM 1171 (Cross Timbers) to Skillern Blvd	1.21	100%
	B-2	UMAD	Shiloh Rd	Shiloh Rd/Lusk Ln Connector to Cross Timbers Rd	0.32	100%
	B-3	RC	Scenic /Flower Mound Connector	Scenic Dr to Alcott Ave	0.45	100%
	B-4	RC	Shiloh Rd/Lusk Ln Connector	2825' E of Shiloh Rd to Lusk Ln	0.58	100%
	B-5	RC	Shiloh Rd/Lusk Ln Connector	Shiloh Rd to 2825' E of Shiloh Rd	0.54	50%
	A-7,B-6	UMAU	Simmons Rd	Wichita Trail to McKamy Creek Rd	0.51	50%
	S-2		Signal	Bruton Orand Blvd. at Quail Run Rd.		50%
	S-22		Signal	Cross Timbers Rd. at Red Rock Ln.		50%
	S-23		Signal	Cross Timbers Rd. at Scenic Dr.		100%
	S-24		Signal	Flower Mound Rd. at Quail Run Rd		100%
	I-4		Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.		50%
	I-12		Intersection Improvements	Cross Timbers Rd. at Flower Mound Rd.		100%
	I-13		Intersection Improvements	Cross Timbers Rd. at Shiloh Rd		100%

Table 2.C. Roadway Improvement Plan for Roadway Impact Fees – Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
C	C-1	UMABL	Denton Creek Blvd	IH-35 to 700' W of Turner Falls Cir	0.82	100%
	C-2	UMABL	Mulkey Rd	Denton Creek Blvd to West Town Limit	0.27	100%
	C-3	UC	Stonecrest Rd	Denton Creek Blvd to 915' S of Canyon Falls Dr	0.49	100%
	C-4	GRA	Canyon Falls Dr	US 377 to City Limits	0.44	100%
	C-5	UMABL	Denton Creek Blvd	Canyon Falls Dr to 1245' S of Canyon Falls Dr	0.24	100%
	C-6	UMABL	Denton Creek Blvd	1245' S of Canyon Falls Dr to Cross Timbers Rd	0.66	100%
	C-7	UMAD	UMA 1	US 377 to MUA 2	0.28	100%
	C-8	MU - Arterial	MUA 1	Canyon Falls Dr to MUA 2	0.59	100%
	C-9	MU - Collector	MUC 1	MUA 3 to MUA 5	0.88	100%
	C-10	MU - Arterial	MUA 2	MUA 1 to MUA 4	0.62	100%
	C-11	MU - Arterial	MUA 5	700' S of FM 1171 to FM 1171	0.49	100%
	C-12	UMAD	UMA 2	FM 1171 (Cross Timbers Rd) to MUC 1	0.49	100%
	C-13	MU - Arterial	MUA 3	MUC 1 to Couplet	0.49	100%
	C-14	MU - Couplet	Couplet	525' S of MUA 3 to 530' N of MUC 1	0.21	100%
	C-15	MU - Arterial	MUA 3	Couplet to MUA 2	0.10	100%
	C-16	MU - Arterial	MUA 4	530' S of FM 1171 to MUA 2	0.56	100%
	C-17	UMAU	Lansdowne Pkwy	City Limits to IH-35 NBFR	0.57	100%
	C-18	UMABL	Denton Creek Blvd	1,845' W of Prairie Ridge Rd to 900' W of Prairie Ridge	0.18	100%
	S-14		Signal	US 377 at Canyon Falls Dr.		100%
	S-15		Signal	Cross Timbers Rd. at Canyon Falls Dr.		50%
	S-16		Signal	Cross Timbers Rd. at Denton Creek Blvd.		100%
	S-17		Signal	Cross Timbers Rd. at MUA 4		100%
	S-18		Signal	Denton Creek Blvd. at Canyon Falls Dr.		100%
	S-19		Signal	US 377 at UMA 1		100%
	S-20		Signal	Cross Timbers Rd. at 1,173' E of UPRR		100%
	S-21		Signal	Cross Timbers Rd. at UMA 2		100%
	S-22		Signal	Cross Timbers Rd. at Red Rock Ln.		50%

Exhibit 2
ROADWAY IMPACT FEE CIP

THE TOWN OF FLOWER MOUND TEXAS

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Feet

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Kimley»Horn

MARCH 2026

- Bridge, Completed
- Intersection Improvements, Completed
- Intersection Improvements, In Design
- Intersection Improvements, Proposed
- Signal, Completed
- Signal, In Design
- Signal, Partially Completed
- Signal, Proposed
- Impact Fee Eligible New Projects
- Impact Fee Eligible Widening Projects
- Impact Fee Eligible Median Lane Projects
- Impact Fee Eligible Completed Projects
- Other Thoroughfare Facilities
- Service Area A
- Service Area B
- Service Area C
- Railroads
- Roads

III. Methodology for Roadway Impact Fees

A. Service Areas

The three (3) service areas used in the 2025 Roadway Impact Fee Update are shown in the previously referenced Exhibit 1. These service areas cover the entire corporate boundary of the Town of Flower Mound. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles." The roadway service areas used in the 2025 Roadway Impact Fee Update are the same as in the previous impact fee update (adopted in 2020).

B. Service Units

The "service unit" is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the Town. For transportation purposes, the service unit is defined as a vehicle-mile.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service. Below is the definition for vehicle-mile.

Vehicle-Mile: The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length. The PM Peak is commonly used as the basis for transportation planning and the estimation of trips caused by new development.

Total Vehicle-Miles of Supply: Based on the total length (miles), number of lanes, and capacity (vehicles per hour) provided by the Flower Mound Thoroughfare Plan (see Appendix B).

Total Vehicle-Miles of Demand: Based on the 10-year growth projections. The demand is equal to PM Trip Rate (trips) * Trip Length (miles).

The hourly service volumes used in the Roadway Impact Fee Update are based upon Thoroughfare Capacity Criteria published by the North Central Texas Council of Governments (NCTCOG) and applied to the Town of Flower Mound. Tables 3A and 3B shows the service volumes as a function of the facility type.

Table 3A. Level of Use for Proposed Facilities
(used in Appendix B – CIP Units of Supply)

Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
P6D – Major Arterial	Divided	750
GUA – Greenway Urban Arterial	Divided	650
GRA – Greenway Rural Arterial	Divided	650
UMAD – Urban Minor Arterial	Divided	650
UMABL* – Urban Minor Arterial	Divided	650
UMAU – Urban Minor Arterial	Undivided	525
UC – Urban Collector	Undivided	425
RC – Rural Collector	Undivided	425

*(BL) – Facilities with bike lanes

Table 3B. Level of Use for Existing Facilities
(used in Appendix C – Existing Facilities Inventory)

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
7U	Seven lane undivided (TWLTL)	750
6D	Six lane divided	750
5U	Five lane undivided (TWLTL)	625
4D	Four lane divided	650
4U	Four lane undivided	525
3U	Three lane undivided (TWLTL)	525
2U-H	High Speed, Limited Access Two lane	750
2U	Two lane undivided	475
2U-R	Rural Cross-Section (i.e. gravel, dirt, etc.)	150

C. Cost Per Service Unit

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the Roadway Impact Fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the Town's standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that impact fees be assessed only to pay for growth projected to occur in the Town limits within the next ten-years, a concept that will be covered in a later section of this report (see Section III.E). As noted earlier, the units of demand are vehicle-miles of travel.

D. Cost of the CIP

The costs that may be included in the cost per service unit are all of the implementation costs for the Roadway Impact Fee Update, as well as project costs for arterial system elements within the Capital Improvement Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "…including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Capital Improvement Plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, based upon discussions with Town of Flower Mound staff, projects in which the Town has contributed a portion of the total project cost have been included in the CIP as lump sum costs. The following is a detailed description of the costing worksheet/methodology for the Roadway Impact Fee CIP.

1. Overview of Roadway Impact Fee CIP Costing Worksheets

For each project a specific costing worksheet was developed (see Appendix A). Each worksheet contained the following four (4) main components:

- Project Information,
- Construction Pay Items,
- Construction Component Allowances and
- Summary of Costs and Allowances

Project Information

Construction Pay Items

Construction Component Allowances

Summary of Costs and Allowances

Town of Flower Mound
2025 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 10/7/2025

Project Information:		**Description:**	**Project No.**	**A-5**
Name:	Waketon-College Connector	This project consists of the construction of a concrete two-lane Urban Collector.		
Limits:	Waketon Rd to College Pkwy			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	1,415			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,909	CY	$ 36.00	$ 104,710
206	8" Lime Stabilization	6,132	SY	$ 17.00	$ 104,238
306	8" Reinforced Concrete	5,817	SY	$ 125.00	$ 727,153
406	Block Sod with 4" Topsoil (with sidewalk)	2,516	SY	$ 11.00	$ 27,671
506	4' Sidewalk	11,320	SF	$ 9.00	$ 101,880
				Paving Construction Cost Subtotal:	**$ 1,065,652**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 53,283
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 53,283
√	Roadway Drainage	Standard Internal System	30%	$ 319,696
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,283
√	Sewer	Minor Adjustments	5%	$ 53,283
√	Establish Turf / Erosion Control		2%	$ 21,313
√	Illumination	Standard Illumination System	6%	$ 63,939
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 618,078**
			Paving and Allowance Subtotal:	**$ 1,683,731**
			Construction Contingency: 30%	$ 505,119
			Construction Cost TOTAL:	**$ 2,189,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	$ 2,189,000
Engineering/Survey/Testing:		20%	$ 437,800
Mobilization		5%	$ 109,450
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 656,700
		Impact Fee Project Cost TOTAL:	**$ 3,393,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.
The planning level cost projections shall not supersede the Town's Design Criteria and Construction Standards in the Code of Ordinances or the determination of the Town Engineer for a specific project.

2. Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- Project Number – Identifies which Service Area the project is in with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects. For example, Project A-10 is in Service Area A and is the 10th project on the list.
- Name – A unique identifier for each project. In some cases where roadway names are unknown the connecting limits may be used such as US 377 – FM 1171.
- Limits – Represents the beginning and ending location for each project.
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable, based on the proposed Thoroughfare Plan classification of the roadway. For example, UMAU stands for Urban Minor Arterial Undivided. A UMAU Impact Fee Class means the entire roadway is to be constructed. Additional classifications are utilized in cases where a portion of the facility currently exists and the road is only to be widened. The following notations are used for these projects:
  - "(1/2)" for facilities where half the facility still needs to be constructed;
  - "(1/6)" for future six-lane principal arterial facilities where one additional lane is needed
  - "(1/3)" for future six-lane principal arterial facilities where two additional median lanes are needed
  - "(2/3)" for future six-lane principal arterial facilities where four additional lanes are needed
- Ultimate Class – The functional classification on Flower Mound's Thoroughfare Plan.
- Length (ft) – The distance measured in feet that is used to cost out the project.
- Service Area(s) – Represents the service areas where the project is located.
- Description – Used to describe the project type assumed in the costing such as a widening or reconstruction.

3. Construction Pay Items

A typical roadway project consists of a number of costs, including the following: planning, survey, design engineering, permitting, right-of way acquisition, construction and inspection. While the construction cost component of a project may actually consist of approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into three cost components: roadway construction cost, major construction component allowances, and summary of cost and allowances.

4. Construction Component Allowances

A percentage of the paving construction cost is allotted for various major construction component allowances, as appropriate. These allowances include traffic control, pavement markings and signage, roadway drainage, illumination, minor water and sewer adjustments, landscaping and irrigation. These allowance percentages are also based on historical data.

In addition, lump sum dollar allowances are provided for special drainage structures, railroad crossings, and intersection improvements where needs are anticipated. The paving and allowance subtotal is given a twenty percent (20%) contingency.

5. Summary of Cost and Allowances

To determine the total Impact Fee Project Cost, twenty percent (20%) of the construction cost total is added for engineering, surveying, and testing. An additional five percent (5%) of the construction cost total is added for mobilization.

Percentages are also allotted for ROW/easement acquisition. ROW/easement acquisition was based on whether the project was an existing alignment or future alignment. For an existing alignment, the ROW/easement acquisition cost was provided an allotment equal to 15% of the construction cost total. For a new alignment, the ROW/easement acquisition cost was equal to 30% of the construction cost total. The value for ROW/easement acquisition is an estimated contribution allocation and does not represent actual ROW/easement acquisition needs.

The Impact Fee Project Cost Total is the Construction Cost Total plus engineering, surveying, testing, and inspection; plus ROW/easement acquisition; and minus roadway escrow agreements.

Table 4.A – 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
Service Area A	A-1	UMAU	Chinn Chapel Rd	FM 407 (Justin Rd) to Waketon Rd	0.66	50%	$ 2,728,803	$ 1,364,402
	A-2	UMA	Dixon Ln	Chinn Chapel Rd to Crestside Dr	1.24	100%	$ 5,297,438	$ 5,297,438
	A-3	UMAU	Timber Creek Rd	445' S of Glenn Hollow Ln to Kirkpatrick Ln	0.22	100%	$ 690,850	$ 690,850
	A-4	UC	Kirkpatrick Ln	Morriss Rd to Lonebuck Dr	0.99	100%	$ 5,243,000	$ 5,243,000
	A-5	UC	Waketon-College Connector	Waketon Rd to College Pkwy	0.27	100%	$ 3,133,000	$ 3,133,000
	A-6	UC	Windsor Dr	Bridlewood Blvd to FM 2499 (Long Prairie Rd)	0.60	100%	$ 1,058,867	$ 1,058,867
	A-7,B-6	UMAU	Simmons Rd	Wichita Trail to McKamy Creek Rd	0.51	50%	$ 1,128,789	$ 564,395
	A-8	UC	Sagebrush Dr	Old Settlers Rd to 1730' E of Old Settlers Rd	0.52	100%	$ 3,209,771	$ 3,209,771
	A-9	MA	FM 2499 (Long Prairie Rd)	FM 1171 (Cross Timbers) to Spinks Rd	2.73	100%	$ 1,515,721	$ 1,515,721
	A-10	UC	Yucca Dr	Yucca Dr to 420' E of Long Prairie Rd	0.08	100%	$ 214,416	$ 214,416
	A-11	UMAU	Firewheel Dr	515' S of FM 1171 to 140' S of Hearthstone Dr	0.24	100%	$ 603,525	$ 603,525
	A-12	GUA	Garden Ridge Blvd	Kirkpatrick Ln to Forest Vista Dr	0.81	50%	$ 1,146,031	$ 573,016
	A-13	UMA	Morriss Rd	Mandarin Way to Flower Mound Rd	0.16	100%	$ 1,009,492	$ 1,009,492
	A-14	UC	Lake Forest Blvd	75' S of Lincoln Ct to Foxborough Trail	0.15	100%	$ 1,400,601	$ 1,400,601
	A-15	UMA	Aberdeen Dr	FM 2499 (Long Prairie Rd) to 700' N of Spinks Rd	0.61	100%	$ 1,592,941	$ 1,592,941
	A-16	UMA	Spinks Rd	Aberdeen Dr to Gerault Rd	0.93	100%	$ 448,253	$ 448,253
	A-17	UMA	Spinks Rd	Gerault Rd to Garden Ridge Blvd	0.56	100%	$ 968,297	$ 968,297
	A-18	GUA	Garden Ridge Blvd	Flower Mound Rd to Spinks Rd	0.75	100%	$ 1,891,126	$ 1,891,126
	A-19	GUA	Garden Ridge Blvd	Spinks Rd to Lakeside Pkwy	0.42	100%	$ 2,504,704	$ 2,504,704
	A-20	MA	Lakeside Pkwy	FM 2499 (Long Prairie Rd) to South Town Limit	2.10	100%	$ 706,000	$ 706,000
	A-21	UC	FM 407-Dixon Ln Connector	FM 407 to Dixon Ln	0.52	100%	$ 6,054,000	$ 6,054,000
	S-1		Signal	FM 407 (Justin Rd.) at FM 407-Dixon Ln Connector		50%	$ 600,000	$ 300,000
	S-2		Signal	Bruton Orand Blvd. at Quail Run Rd.		50%	$ 600,000	$ 300,000
	S-3		Signal	Churchill Dr. at Peters Colony Rd.		100%	$ 990,000	$ 990,000
	S-4		Signal	Cross Timbers Rd. at Forums Dr.		100%	$ 179,000	$ 179,000
	S-5		Signal	Garden Ridge Blvd. at Kirkpatrick Ln.		50%	$ 600,000	$ 300,000
	S-6		Signal	FM 2499 (Long Prairie Rd.) at Chaparral Ln.		100%	$ 375,000	$ 375,000
	S-7		Signal	Garden Ridge Blvd. at Forest Vista Rd.		100%	$ 600,000	$ 600,000
	S-8		Signal	FM 2499 (Long Prairie Rd.) at Northshore Blvd.		100%	$ 600,000	$ 600,000
	S-9		Signal	FM 2499 (Long Prairie Rd.) at Aberdeen Dr.		100%	$ 380,000	$ 380,000
	S-10		Signal	Lakeside Pkwy. at Silveron Blvd.		100%	$ 600,000	$ 600,000
	S-11		Signal	FM 2499 (Long Prairie Rd.) at Silveron Blvd.		100%	$ 390,000	$ 390,000
	S-12		Signal	Gerault Rd. at Old Gerault Rd.		100%	$ 600,000	$ 600,000
	S-13		Signal	Lakeside Pkwy. at Enterprise Dr.		50%	$ 600,000	$ 300,000
	S-25		Signal	Dixon Ln. at FM 407-Dixon Ln Connector		100%	$ 600,000	$ 600,000
	I-1		Intersection Improvements	Dixon Ln. at Morriss Rd.		100%	$ 325,044	$ 325,044
	I-2		Intersection Improvements	FM 2499 (Long Prairie Rd.) at Waketon Rd.		100%	$ 1,473,000	$ 1,473,000
	I-3		Intersection Improvements	FM 2499 (Long Prairie Rd.) at College Pkwy.		100%	$ 333,000	$ 333,000
	I-4		Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.		50%	$ 375,000	$ 187,500
	I-5		Intersection Improvements	Cross Timbers Rd. at Auburn Dr.		100%	$ 400,000	$ 400,000
	I-6		Intersection Improvements	Cross Timbers Rd. at FM 2499 (Long Prairie Rd.)		100%	$ 492,000	$ 492,000
	I-7		Intersection Improvements	Flower Mound Rd. at McKamy Creek Rd.		100%	$ 336,000	$ 336,000
	I-8		Intersection Improvements	Flower Mound Rd. at FM 2499 (Long Prairie Rd.)		100%	$ 200,000	$ 200,000
	I-9		Intersection Improvements	Flower Mound Rd. at Garden Ridge Blvd.		100%	$ 533,001	$ 533,001
	I-10		Intersection Improvements	FM 2499 (Long Prairie Rd.) at Lakeside Pkwy.		100%	$ 400,000	$ 400,000
	I-11		Intersection Improvements	Lakeside Pkwy. At Gerault Rd.		100%	$ 400,000	$ 400,000
	I-14		Intersection Improvements	FM 2499 (Long Prairie Rd) at Dixon Ln.		100%	$ 400,000	$ 400,000
						Service Area Project Cost Subtotal		**$ 52,037,359**
						2025 Roadway Impact Fee Update Cost Per Service Area		**$ 34,344**
						Total Cost in SERVICE AREA A		**$ 52,071,703**

Table 4.B – 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
Service Area B	B-1	UMA	Flower Mound Rd	FM 1171 (Cross Timbers) to Skillern Blvd	1.21	100%	$ 680,380	$ 680,380
	B-2	UMAD	Shiloh Rd	Shiloh Rd/Lusk Ln Connector to Cross Timbers Rd	0.32	100%	$ 2,429,000	$ 2,429,000
	B-3	RC	Scenic /Flower Mound Connector	Scenic Dr to Alcott Ave	0.45	100%	$ 4,678,000	$ 4,678,000
	B-4	RC	Shiloh Rd/Lusk Ln Connector	2825' E of Shiloh Rd to Lusk Ln	0.58	100%	$ 6,016,000	$ 6,016,000
	B-5	RC	Shiloh Rd/Lusk Ln Connector	Shiloh Rd to 2825' E of Shiloh Rd	0.54	50%	$ 5,516,000	$ 2,758,000
	A-7,B-6	UMAU	Simmons Rd	Wichita Trail to McKamy Creek Rd	0.51	50%	$ 1,128,789	$ 564,395
	S-2		Signal	Bruton Orand Blvd. at Quail Run Rd.		50%	$ 600,000	$ 300,000
	S-22		Signal	Cross Timbers Rd. at Red Rock Ln.		50%	$ 600,000	$ 300,000
	S-23		Signal	Cross Timbers Rd. at Scenic Dr.		100%	$ 600,000	$ 600,000
	S-24		Signal	Flower Mound Rd. at Quail Run Rd		100%	$ 600,000	$ 600,000
	I-4		Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.		50%	$ 375,000	$ 187,500
	I-12		Intersection Improvements	Cross Timbers Rd. at Flower Mound Rd.		100%	$ 250,000	$ 250,000
	I-13		Intersection Improvements	Cross Timbers Rd. at Shiloh Rd		100%	$ 400,000	$ 400,000
							Service Area Project Cost Subtotal	**$ 19,763,275**
							2025 Roadway Impact Fee Update Cost Per Service Area	**$ 34,344**
							Total Cost in SERVICE AREA B	**$ 19,797,619**

Table 4.C – 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
Service Area C	C-1	UMABL	Denton Creek Blvd	IH-35 to 700' W of Turner Falls Cir	0.82	100%	$ 9,446,000	$ 9,446,000
	C-2	UMABL	Mulkey Rd	Denton Creek Blvd to West Town Limit	0.27	100%	$ 2,395,708	$ 2,395,708
	C-3	UC	Stonecrest Rd	Denton Creek Blvd to 915' S of Canyon Falls Dr	0.49	100%	$ 3,933,957	$ 3,933,957
	C-4	GRA	Canyon Falls Dr	US 377 to City Limits	0.44	100%	$ 4,696,048	$ 4,696,048
	C-5	UMABL	Denton Creek Blvd	Canyon Falls Dr to 1245' S of Canyon Falls Dr	0.24	100%	$ 2,281,000	$ 2,281,000
	C-6	UMABL	Denton Creek Blvd	1245' S of Canyon Falls Dr to Cross Timbers Rd	0.66	100%	$ 7,660,948	$ 7,660,948
	C-7	UMAD	UMA 1	US 377 to MUA 2	0.28	100%	$ 3,892,337	$ 3,892,337
	C-8	MU - Arterial	MUA 1	Canyon Falls Dr to MUA 2	0.59	100%	$ 11,769,064	$ 11,769,064
	C-9	MU - Collector	MUC 1	MUA 3 to MUA 5	0.88	100%	$ 10,868,337	$ 10,868,337
	C-10	MU - Arterial	MUA 2	MUA 1 to MUA 4	0.62	100%	$ 15,061,350	$ 15,061,350
	C-11	MU - Arterial	MUA 5	700' S of FM 1171 to FM 1171	0.49	100%	$ 11,920,000	$ 11,920,000
	C-12	UMAD	UMA 2	FM 1171 (Cross Timbers Rd) to MUC 1	0.49	100%	$ 6,376,000	$ 6,376,000
	C-13	MU - Arterial	MUA 3	MUC 1 to Couplet	0.49	100%	$ 11,920,000	$ 11,920,000
	C-14	MU - Couplet	Couplet	525' S of MUA 3 to 530' N of MUC 1	0.21	100%	$ 1,750,000	$ 1,750,000
	C-15	MU - Arterial	MUA 3	Couplet to MUA 2	0.10	100%	$ 2,426,000	$ 2,426,000
	C-16	MU - Arterial	MUA 4	530' S of FM 1171 to MUA 2	0.56	100%	$ 13,629,000	$ 13,629,000
	C-17	UMAU	Lansdowne Pkwy	City Limits to IH-35 NBFR	0.57	100%	$ 8,100,000	$ 8,100,000
	C-18	UMABL	Denton Creek Blvd	1,845' W of Prairie Ridge Rd to 900' W of Prairie Ridge Rd	0.18	100%	$ 5,279,924	$ 5,279,924
	S-14		Signal	US 377 at Canyon Falls Dr.		100%	$ 205,000	$ 205,000
	S-15		Signal	Cross Timbers Rd. at Canyon Falls Dr.		50%	$ 450,000	$ 225,000
	S-16		Signal	Cross Timbers Rd. at Denton Creek Blvd.		100%	$ 600,000	$ 600,000
	S-17		Signal	Cross Timbers Rd. at MUA 4		100%	$ 600,000	$ 600,000
	S-18		Signal	Denton Creek Blvd. at Canyon Falls Dr.		100%	$ 600,000	$ 600,000
	S-19		Signal	US 377 at UMA 1		100%	$ 600,000	$ 600,000
	S-20		Signal	Cross Timbers Rd. at 1,173' E of UPRR		100%	$ 600,000	$ 600,000
	S-21		Signal	Cross Timbers Rd. at UMA 2		100%	$ 600,000	$ 600,000
	S-22		Signal	Cross Timbers Rd. at Red Rock Ln.		50%	$ 600,000	$ 300,000
							Service Area Project Cost Subtotal	**$ 137,735,673**
							2025 Roadway Impact Fee Update Cost Per Service Area	**$ 34,344**
							Total Cost in SERVICE AREA C	**$ 137,770,017**

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.
b. The planning level cost projections shall not supersede the Town's design standards contained within the Subdivision Ordinance or the determination of the Town Engineer for a specific project.
c. The project cost total within each Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between multiple service areas.

E. Service Unit Calculation

The basic service unit for the computation of Flower Mound's roadway impact fees is the vehicle-mile of travel during the evening peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2025 to 2035 is based upon projected changes in residential and non-residential growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2025 were made by the Town, along with projections for each of these demographic statistics through 2035. The Land Use Assumptions for 2025 Impact Fee Update details the growth estimates used for the impact fee determination.

The residential and non-residential statistics in the Land Use Assumptions provide the "independent variables" that are used to calculate the existing (2025) and projected (2035) transportation service units used to establish the roadway impact fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles "generated" by each category of land use in the service area.

For the purpose of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a transportation demand factor to compute the vehicle-miles of travel that occur during the evening peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The transportation demand factor is discussed in more detail below.

For non-residential land uses, the process is similar. The Land Use Assumptions provide existing and projected number of building square footages for three (3) categories of non-residential land uses – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of non-residential trips in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. This characteristic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a transportation demand factor is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The transportation demand factors are aggregate rates derived from two sources – the ITE Trip Generation Manual, 12th Edition and the latest Regional Origin-Destination Travel Survey performed by NCTCOG. ITE's Trip Generation Manual, 12th Edition provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the transportation demand factor accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by NCTCOG.

The computation of the *transportation demand factor* is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{\max}$$

$$\text{where...}\ L_{\max} = \min(L * OD \ \text{ or } \text{SA}_{\text{L}})$$

Variables:

- TDF = Transportation Demand Factor,
- T = Trip Rate (peak hour trips / unit),
- P_b = Pass-By Discount (% of trips),
- L_{max} = Maximum Trip Length (miles),
- L = Average Trip Length (miles), and
- OD = Origin-Destination Reduction (50%)
- SA_L = Max Service Area Trip Length (see Table 5)

The maximum trip length was limited to six (6) miles based on the maximum trip length within each service area. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles, and the service areas within Flower Mound are approximately six (6) miles in distance.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the Roadway Impact Fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Flower Mound to both residential and non-residential land uses. To avoid counting these trips as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use. This methodology is consistent with that used in the National Household Travel Survey.

Table 5 shows the derivation of the Transportation Demand Factor for the residential land uses and the three (3) non-residential land use categories. The values utilized for all variables shown in the transportation demand factor equation are also shown in the table.

Table 5. Transportation Demand Factor Calculations

Variable	Residential (ITE 210)	Basic (ITE 110)	Service (ITE 710)	Retail (ITE 821)
T	0.93	0.49	1.18	4.76
P_b	0%	0%	0%	40%
L	9.79	10.02	14.65	5.60
L_{max}*	4.90	5.01	6.00	2.80
TDF	4.55	2.45	7.08	8.00

The application of the demographic projections and the transportation demand factors are presented in the 10-Year Growth Projections in Table 6. This table shows the total vehicle-miles by service area for the years 2025 and 2035. These estimates and projections lead to the Vehicle-Miles of Travel for both 2025 and 2035.

Table 6. 10-Year Growth Projections

Year 2025

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]			TOTAL VEHICLE MILES[10]
	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	
		0.93					*0.49*	*1.18*	*2.86*					
A	23,279	4.55	105,919	12,332,000	2,867,000	5,514,000	2.45	7.08	8.00	30,213	20,298	44,094	94,605	200,524
B	4,444	4.55	20,220	2,000	213,000	111,000	2.45	7.08	8.00	5	1,508	888	2,401	22,621
C	1,819	4.55	8,276	26,000	259,000	125,000	2.45	7.08	8.00	64	1,834	1,000	2,898	11,174
Totals	**29,542**		**134,416**	**12,360,000**	**3,339,000**	**5,750,000**				**30,282**	**23,640**	**45,982**	**99,904**	**234,320**

Year 2035

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]			TOTAL VEHICLE MILES[10]
	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	
		0.93					*0.49*	*1.18*	*2.86*					
A	25,411	4.55	115,620	13,697,000	3,809,000	6,041,000	2.45	7.08	8.00	33,558	26,968	48,309	108,835	224,455
B	4,934	4.55	22,450	2,000	238,000	111,000	2.45	7.08	8.00	5	1,685	888	2,578	25,028
C	7,914	4.55	36,009	26,000	656,000	1,877,000	2.45	7.08	8.00	64	4,644	15,010	19,718	55,727
Totals	**38,259**		**174,078**	**13,725,000**	**4,703,000**	**8,029,000**				**33,627**	**33,297**	**64,207**	**131,131**	**305,209**

VEHICLE-MILES OF INCREASE[11] (2025 - 2035)

SERVICE AREA	VEH-MILES
A	23,931
B	2,407
C	44,552
Total	70,889

Notes:

[1] From *Land Use Assumptions for 2025 Impact Fees Update Report*

[2] Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and *trip generation rate*

[3] Calculated by multiplying TDF by the number of dwelling units

[5] *Trip generation rate* and Transportation Demand Factors from LUVMET for each land use

[6] 'Basic' corresponds to General Light Industrial land use and *trip generation rate*

[7] 'Service' corresponds to General Office land use and *trip generation rate*

[8] 'Retail' corresponds to Shopping Plaza (40-150k) land use and *trip generation rate*

[9] Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use

[10] Residential plus non-residential vehicle-mile totals for each Service Area

[11] Total Vehicle-Miles (2025) subtracted from Total Vehicle-Miles (2035)

IV. Roadway Impact Fee Calculation

A. Maximum Assessable Impact Fee Per Service Unit

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Roadway Impact Fee CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. Table 7 illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Table 7. Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	*Total Vehicle-Miles of Capacity Added by the CIP*	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – CIP Service Units of Supply)

Each project identified in the Impact Fee CIP will add a certain amount of capacity to the Town's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	*Total Vehicle-Miles of Existing Demand*	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added (from Appendix B – CIP Service Units of Supply)

A number of facilities identified in the Impact Fee CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	*Total Vehicle-Miles of Existing Deficiencies*	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)

In order to ensure that existing deficiencies on the Town's roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Impact Fee CIP – will have these additional vehicle-miles removed from the calculation.

4	*Net Amount of Vehicle-Miles of Capacity Added*	A measurement of the number of vehicle-miles added by the CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)

This calculation identifies the portion of the Impact Fee CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	*Total Cost of the CIP within the Service Area*	The total cost of the projects within each service area (from Table 4: 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions)

This line simply identifies the total cost of all projects identified in each service area.

6	*Cost of Net Capacity Supplied*	The total CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]

Using the ratio of vehicle-miles added by the Roadway Impact Fee CIP available to serve future growth to the total vehicle-miles added, the total cost of the CIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	*Cost to Meet Existing Needs and Usage*	The difference between the Total Cost of the CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6). (Line 5 – Line 6)

This line is provided for informational purposes only – it is to present the portion of the total cost of the Roadway Impact Fee CIP that is required to meet existing demand.

8	*Total Vehicle-Miles of New Demand over Ten Years*	Based upon the growth projection provided in the Land Use Assumptions, an estimate of the number of new vehicle-miles within the service area over the next ten years (from Table 6)

This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	*Percent of Capacity Added Attributable to New Growth*	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100% (Line 10). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	*Chapter 395 Check*	

In order to ensure that the vehicle-miles added by the Roadway Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the number of vehicle-miles added by the Roadway Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Roadway Impact Fee CIP cost is reduced accordingly.

11	*Cost of Capacity Added Attributable to New Growth*	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 9).

This value is the total Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

A. Plan For Awarding the Roadway Impact Fee Credit

Chapter 395 of the Texas Local Government Code requires the Capital Improvement Plan for Roadway Impact Fees contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code states:

"(7) A plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan…"

The plan following 395.014(7)(A) is summarized, as prepared by NewGen Strategies, in Appendix D and E, Plan for Awarding the Roadway Impact Fee Credit. The following table summarizes the portions of Table 7 that utilize this credit calculation.

Line	Title	Description
12	*Financing Costs*	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
13	*Existing Fund Balance*	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
14	*Interest Earnings*	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
15	*Cost of the CIP and Financing Attributable to New Growth*	The sum of the Cost of Capacity Added Attributable to New Growth, Financing Costs, and Interest Earnings. (Line 11 + Line 12 + Line 13 + Line 14)
16	*Pre-Credit Maximum Fee Per Service Unit*	Found by dividing the Cost of the CIP and Financing Attributable to New Growth (Line 14) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 14 / Line 8)
17	*Credit for Ad Valorem Taxes*	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code. (from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
18	*Recoverable Cost of CIP and Financing*	The difference between the Cost of the CIP and Financing Attributable to New Growth (Line 14) and the Credit for Ad Valorem Taxes (Line 16). (Line 14 + Line 16)
19	*Maximum Assessable Fee Per Service Unit*	Found by dividing the Recoverable Cost of the CIP and Financing (Line 17) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 17 / Line 8)

Table 8. Maximum Assessable Roadway Impact Fee

	SERVICE AREA:	A	B	C
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM CIP UNITS OF SUPPLY, **APPENDIX B)**	38,054	5,012	18,711
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP UNITS OF SUPPLY, **APPENDIX B**)	19,043	1,266	234
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING FACILITIES INVENTORY, **APPENDIX C**)	2,093	15	554
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	16,918	3,731	17,923
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM **TABLE 4)**	$ 52,071,703	$ 19,797,619	$ 137,770,017
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	$ 23,149,973	$ 14,737,613	$ 131,967,934
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	$ 28,921,730	$ 5,060,006	$ 5,802,083
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM **TABLE 6** and **Land Use Assumptions**)	23,931	2,407	44,552
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	141.5%	64.5%	248.5%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	100.0%	64.5%	100.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	$ 23,149,973	$ 9,505,760	$ 131,967,934
12	FINANCING COSTS (FROM **APPENDIX D**)	$ 3,739,440	$ 2,240,889	$ 31,879,025
13	EXISTING FUND BALANCE (FROM **APPENDIX D**)	$ (7,005,461)	$ (3,053,319)	$ (482,538)
14	INTEREST EARNINGS (FROM **APPENDIX D**)	$ (2,653,127)	$ (2,146,926)	$ (19,459,807)
15	COST OF CIP AND FINANCING ATTRIBUTABLE TO GROWTH (LINE 11 + LINE 12 + LINE 13 + LINE 14)	$ 17,230,824	$ 6,546,404	$ 143,904,614
16	PRE-CREDIT MAX FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 14 / LINE 8)	$ 720	$ 2,720	$ 3,230
17	CREDIT FOR AD VALOREM TAXES (FROM **APPENDIX D**)	$ (915,441)	$ (55,608)	$ (12,521,251)
18	RECOVERABLE COST OF CIP AND FINANCING (LINE 14 + LINE 16)	$ 16,315,383	$ 6,490,796	$ 131,383,363
19	MAX ASSESSABLE FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 17 / LINE 8)	$ 682	$ 2,697	$ 2,949

B. Service Unit Demand Per Unit of Development

The Roadway Impact Fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the Town utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in Table 9. This table lists the predominant land uses that may occur within the Town of Flower Mound. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the evening peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is ITE's Trip Generation Manual, 12th Edition, the latest edition of the definitive source for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the Regional Origin-Destination Travel Survey performed by the North Central Texas Council of Governments (NCTCOG). The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above six (6) miles, the maximum trip length used for calculation is reduced to six (6) miles. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the Transportation Demand Factor, is used in the impact fee estimate to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by Town ordinance) in order to determine the impact fee for a development.

Table 9. Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
INDUSTRIAL											
Data Center	160	1,000 SF GFA	0.05			0.05	10.02	50%	5.01	5.01	0.25
General Light Industrial	110	1,000 SF GFA	0.49			0.49	10.02	50%	5.01	5.01	2.45
Industrial Park	130	1,000 SF GFA	0.23			0.23	10.02	50%	5.01	5.01	1.15
Warehouse	150	1,000 SF GFA	0.15			0.15	10.02	50%	5.01	5.01	0.75
Mini-Warehouse	151	1,000 SF GFA	0.14			0.14	10.02	50%	5.01	5.01	0.70
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.93			0.93	9.79	50%	4.90	4.90	4.55
Single-Family Attached Housing (Townhomes)	215	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multifamily Housing (Apartment/Condominium)	220	Dwelling Unit	0.52			0.52	9.79	50%	4.90	4.90	2.55
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.38			0.38	9.79	50%	4.90	4.90	1.86
Multifamily Housing (High-Rise)	222	Dwelling Unit	0.26			0.26	9.79	50%	4.90	4.90	1.27
Senior Adult Housing - Single-Family	251	Dwelling Unit	0.29			0.29	9.79	50%	4.90	4.90	1.42
Senior Adult Housing - Multifamily	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.22
Assisted Living	254	Beds	0.24			0.24	9.79	50%	4.90	4.90	1.17
LODGING											
Hotel	310	Room	0.47			0.47	6.43	50%	3.22	3.22	1.51
Motel / Other Lodging Facilities	320	Room	0.37			0.37	6.43	50%	3.22	3.22	1.19
RECREATIONAL											
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Movie Theater	445	Movie Screens	13.11			13.11	15.77	50%	7.89	6.00	78.66
Ice Skating Rink	465	1,000 SF GFA	0.17			0.17	7.86	50%	3.93	3.93	0.67
Racquet / Tennis Club	491	Courts	3.82			3.82	7.86	50%	3.93	3.93	15.01
Recreational Community Center	495	1,000 SF GFA	2.89	19%	A	2.34	7.86	50%	3.93	3.93	9.20
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.43			0.43	8.31	50%	4.16	4.16	1.79
Day Care Center	565	1,000 SF GFA	10.75	44%	A	6.02	3.49	50%	1.75	1.75	10.50
Elementary School	520	Students	0.16			0.16	3.49	50%	1.75	1.75	0.28
Middle/Junior High School	522	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
High School	525	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.22	0.57
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.22	0.78
MEDICAL											
Walk-In Clinic	630	1,000 SF GFA	3.67			3.67	9.85	50%	4.93	4.93	18.07
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.24
Nursing Home	620	Beds	0.22			0.22	9.85	50%	4.93	4.93	1.08
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.93	12.16
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.60			1.60	14.65	50%	7.33	6.00	9.60
General Office Building	710	1,000 SF GFA	1.18			1.18	14.65	50%	7.33	6.00	7.08
Medical-Dental Office Building	720	1,000 SF GFA	3.42			3.42	9.85	50%	4.93	4.93	16.84
Single Tenant Office Building	715	1,000 SF GFA	1.80			1.80	14.65	50%	7.33	6.00	10.80
Office Park	750	1,000 SF GFA	1.21			1.21	14.65	50%	7.33	6.00	7.26

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Manual, 12th Edition (2025)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Table 9 Cont'd. Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GFA	4.90	40%	B	2.94	4.45	50%	2.23	2.23	6.54
Automobile Parts Sales	843	1,000 SF GFA	4.86	43%	A	2.77	4.45	50%	2.23	2.23	6.16
Gasoline/Service Station	944	Vehicle Fueling Position	14.23	57%	A	6.12	1.20	50%	0.60	0.60	3.67
Convenience Store/Gas Station	945	Vehicle Fueling Position	15.85	56%	B	6.97	1.20	50%	0.60	0.60	4.18
Automobile Sales (New)	840	1,000 SF GFA	2.29	20%	B	1.83	5.60	50%	2.80	2.80	5.13
Automobile Sales (Used)	841	1,000 SF GFA	3.75	20%	B	3.00	5.60	50%	2.80	2.80	8.40
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.47
Automated Car Wash	948	1,000 SF GFA	24.40	40%	B	14.64	1.20	50%	0.60	0.60	8.78
Tire Store	848	1,000 SF GFA	3.85	25%	A	2.89	4.45	50%	2.23	2.23	6.42
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	31.60	55%	A	14.22	5.64	50%	2.82	2.82	40.10
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.18	43%	A	5.23	5.64	50%	2.82	2.82	14.76
Fine Dining Restaurant	931	1,000 SF GFA	8.10	44%	A	4.54	5.64	50%	2.82	2.82	12.79
Fast Casual Restaurant	930	1,000 SF GFA	14.35	44%	A	8.04	5.64	50%	2.82	2.82	22.66
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	39.00	82%	A	7.02	5.64	50%	2.82	2.82	19.80
Other Retail											
Discount Club	857	1,000 SF GFA	4.21	34%	A	2.78	5.60	50%	2.80	2.80	7.78
Free-Standing Discount Superstore	813	1,000 SF GFA	4.32	34%	B	2.85	5.60	50%	2.80	2.80	7.98
Free-Standing Discount Store	815	1,000 SF GFA	4.86	34%	B	3.21	5.60	50%	2.80	2.80	8.98
Nursery (Garden Center)	817	1,000 SF GFA	6.58	30%	B	4.61	5.60	50%	2.80	2.80	12.90
Home Improvement Superstore	862	1,000 SF GFA	2.28	42%	A	1.32	5.60	50%	2.80	2.80	3.70
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	49%	B	4.34	5.60	50%	2.80	2.80	12.15
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.24	49%	A	5.22	5.60	50%	2.80	2.80	14.62
Shopping Center (>150k)	820	1,000 SF GFA	3.26	29%	A	2.31	5.60	50%	2.80	2.80	6.48
Shopping Plaza (40-150k)	821	1,000 SF GFA	4.76	40%	A	2.86	5.60	50%	2.80	2.80	8.00
Strip Retail Plaza (<40k)	822	1,000 SF GFA	6.29	40%	B	3.77	5.60	50%	2.80	2.80	10.57
Supermarket	850	1,000 SF GFA	8.79	24%	A	6.68	5.60	50%	2.80	2.80	18.71
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	35%	B	7.88	4.45	50%	2.23	2.23	17.54
Drive-In Bank	912	Drive-in Lanes	21.03	35%	A	13.67	4.45	50%	2.23	2.23	30.41

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Manual, 12th Edition (2025)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Table 10. Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description	Development Unit
INDUSTRIAL			
Data Center	160	Warehouse-style facility primarily used for the off-site storage of computer systems and related components, including applications and secure data	1,000 SF GFA
General Light Industrial	110	Emphasis on activities other than manufacturing; typically employing fewer than 500 workers	1,000 SF GFA
Industrial Park	130	Area containing a number of industries or related facilities	1,000 SF GFA
Warehousing	150	Devoted to storage of materials but may have included office and maintenance areas	1,000 SF GFA
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods	1,000 SF GFA
RESIDENTIAL			
Single-Family Detached Housing	210	Single-family detached homes on individual lots	Dwelling Unit
Single-Family Attached Housing (Townhomes)	215	Single-family attached homes on individual lots	Dwelling Unit
Multifamily Housing (Apartment/Condominium)	220	Residential building with two or three floors of residence	Dwelling Unit
Multifamily Housing (Mid-Rise)	221	Residential building with between four and 10 floors of residence	Dwelling Unit
Multifamily Housing (High-Rise)	222	Residential building with more than 10 floors of residence	Dwelling Unit
Senior Adult Housing - Single-Family	251	Consists of detached independent living developments that include amenities such as golf courses and swimming pools	Dwelling Unit
Senior Adult Housing - Multifamily	252	Consists of attached independent living developments that include limited social or recreation services	Dwelling Unit
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities	Beds
LODGING			
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services	Room
Motel / Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space	Room
RECREATIONAL			
Golf Course	430	May include municipal courses and private country clubs; may have driving ranges, pro shops, and restaurant/banquet facilities	Acre
Miniature Golf Course	431	One or more individual putting courses; category should not be used when part of a larger entertainment center(with batting cages, video game centers, etc)	Hole
Golf Driving Range	432	Facilities with driving tees for practice; may provide individual or group lessons; may have prop shop and/or refreshment facilities	Tee
Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area.	Screens
Ice Skating Rink	465	Rinks for ice skating and related sports; may contain spectator areas and refreshment facilities	1,000 SF GFA
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis	Court
Recreational Community Center	495	Category includes racquet clubs, health/fitness clubs, can include facilities such as YMCA's	1,000 SF GFA
INSTITUTIONAL			
Church	560	Churches and houses of worship	1,000 SF GFA
Day Care Center	565	Generally includes facilities for care of pre-school aged children, generally includes classrooms, offices, eating areas, and playgrounds	1,000 SF GFA
Elementary School	520	Serves students who have not yet entered middle or junior high school	Students
Middle/Junior High School	522	Serves students who have not yet entered high school and have completed elementary school	Students
High School	525	Serves students who have completed middle or junior high school	Students
Junior / Community College	540	Two-year junior, community or technical colleges	Students
University / College	550	Four-year universities or colleges that may or may not offer graduate programs	Students
MEDICAL			
Clinic	630	Facilities with limited diagnostic and outpatient care	1,000 SF GFA
Hospital	610	Medical and surgical facilities with overnight accommodations	1,000 SF GFA
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving	Beds
Animal Hospital/Veterinary Clinic	640	Rest and convalescent homes with residents who do little or no driving	1,000 SF GFA
OFFICE			
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization	1,000 SF GFA
General Office Building	710	Office buildings which house multiple tenants	1,000 SF GFA
Medical-Dental Office Building	720	Multi-tenant building with offices for physicians and/or dentists	1,000 SF GFA
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters	1,000 SF GFA
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system	1,000 SF GFA

Table 10 Cont'd. Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description	Development Unit
COMMERCIAL			
Automobile Related			
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstering	1,000 SF GFA
Automobile Parts Sales	843	Retail sale of auto parts but no on-site vehicle repair	1,000 SF GFA
Gasoline/Service Station	944	Gasoline sales without convenience store or car wash; may include repair	Vehicle Fueling Position
Convenience Store/Gas Station	945	Gasoline sales with convenience store where the primary business is gasoline sales	Vehicle Fueling Position
Automobile Sales (New)	840	New car dealerships, typically with automobile servicing and part sales	1,000 SF GFA
Automobile Sales (Used)	841	Used car dealerships, typically with automobile servicing and part sales	1,000 SF GFA
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid/filter changes with other repair services not provided	Servicing Positions
Automated Car Wash	948	Allows for mechanical cleaning of the exterior of vehicles; manual cleaning and detailing may also take place	1,000 SF GFA
Tire Store	848	Primary business is sales and installation of tires; usually do not have large storage or warehouse area	1,000 SF GFA
Dining			
Fast Food Restaurant with Drive-Thru Window	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window	1,000 SF GFA
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants	1,000 SF GFA
Fine Dining Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations	1,000 SF GFA
Fast Casual Restaurant	930	Sit-down restaurant with no or limited wait staff or table service, typically serves lunch and dinner, and typical duration of stay is 40 minutes or less.	1,000 SF GFA
Coffee/Donut Shop with Drive-Thru Window	937	Coffee and Donut restaurants with drive-through windows, hold long store hours and have limited indoor seating	1,000 SF GFA
Other Retail			
Discount Club	857	Discount store or warehouse where shoppers pay a membership fee for discounted prices on food, beverages, household items, clothing, tires, and appliances.	1,000 SF GFA
Free-Standing Discount Superstore	813	Discount store that also contains a full-service grocery department and offers a variety of customer services.	1,000 SF GFA
Free-Standing Discount Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours	1,000 SF GFA
Nursery (Garden Center)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities	1,000 SF GFA
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items.	1,000 SF GFA
Pharmacy/Drugstore w/o Drive-Thru Window	880	Facilities that primarily sell prescription and non-prescription drugs without a drive-through window	1,000 SF GFA
Pharmacy/Drugstore w/ Drive-Thru Window	881	Facilities that primarily sell prescription and non-prescription drugs with a drive-through window	1,000 SF GFA
Shopping Center (>150k)	820	Integrated group of commercial establishments; planning, owned, and managed as a unit more than 150,000 square feet of total space	1,000 SF GFA
Shopping Plaza (40-150k)	821	Integrated group of commercial establishments; planning, owned, and managed as a unit between 40,000 and 150,000 square feet of total space	1,000 SF GFA
Strip Retail Plaza (<40k)	822	Integrated group of commercial establishments; planning, owned, and managed as a unit less than 40,000 square feet of total space	1,000 SF GFA
Supermarket	850	Primary business is sale of groceries, food, and household cleaning items; may include photo, pharmacy, video rental, and/or ATM	1,000 SF GFA
SERVICES			
Walk-In Bank	911	Banks with their own parking lots, no drive-in lanes but contain non-drive-through ATMs	1,000 SF GFA
Drive-In Bank	912	Banking facilities to conduct financial transactions from the vehicle; also usually a part of a walk-in bank	Drive-in Lanes

V. Sample Calculations

The following section details two (2) examples of maximum assessable Roadway Impact Fee calculations.

Example 1:
Development Type - One (1) Unit of Single-Family Housing in Service Area A

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	From Table 10 [Land Use – Vehicle-mile Equivalency Table] Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 4.55
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	From Table 8, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area A: $682
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 4.55 * $682 Maximum Assessable Impact Fee = $3,103

Example 2:
Development Type – 125,000 square foot Home Improvement Superstore in Service Area C

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	From Table 10 [Land Use – Vehicle-mile Equivalency Table] Development Type: 125,000 square feet of Home Improvement Superstore Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.70
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	From Table 8, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area C: $2,949
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 125 * 3.70 * $2,949 Maximum Assessable Impact Fee = $1,363,913

VI. Conclusion

The Town of Flower Mound has established a process to implement the assessment and collection of roadway impact fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable roadway impact fee that could be assessed by the Town of Flower Mound within each of the three (3) service areas. The maximum assessable roadway impact fees calculated in this report are presented in the table below:

Service Areas	A	B	C
2025 Roadway Impact Fee Study Maximum Assessable Fee Per Vehicle-Mile	$682	$2,697	$2,949

This document serves as a guide to the assessment of roadway impact fees pertaining to future development and the Town's need for roadway improvements to accommodate that growth. Following the public hearing process, the Town Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Capital Improvement Plan are appropriately incorporated into the process.

VII. APPENDICES

A. Conceptual Level Project Cost Projections

SERVICE AREA A
SERVICE AREA B
SERVICE AREA C

B. CIP Service Units of Supply

C. Existing Roadway Facilities Inventory

D. Plan For Awarding the Roadway Impact Fee Credit Summary

E. Plan For Awarding the Roadway Impact Fee Credit Supporting Exhibits

A. Conceptual Level Project Cost Projections

Town of Flower Mound - 2025 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Appendix A - Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area A

#	Class	Project	Limits	Status	Project Cost
A-1	UMAU	Chinn Chapel Rd	FM 407 (Justin Rd) to Waketon Rd	Completed	$ 2,728,803
A-2	UMA	Dixon Ln	Chinn Chapel Rd to Crestside Dr	Completed	$ 5,297,438
A-3	UMAU	Timber Creek Rd	445' S of Glenn Hollow Ln to Kirkpatrick Ln	Completed	$ 690,850
A-4	UC	Kirkpatrick Ln	Morriss Rd to Lonebuck Dr	Completed	$ 5,243,000
A-5	UC	Waketon-College Connector	Waketon Rd to College Pkwy	New	$ 3,133,000
A-6	UC	Windsor Dr	Bridlewood Blvd to FM 2499 (Long Prairie Rd)	Completed	$ 1,058,867
A-7,B-6	UMAU	Simmons Rd	Wichita Trail to McKamy Creek Rd	Completed	$ 1,128,789
A-8	UC	Sagebrush Dr	Old Settlers Rd to 1730' E of Old Settlers Rd	Completed	$ 3,209,771
A-9	MA	FM 2499 (Long Prairie Rd)	FM 1171 (Cross Timbers) to Spinks Rd	Completed	$ 1,515,721
A-10	UC	Yucca Dr	Yucca Dr to 420' E of Long Prairie Rd	Completed	$ 214,416
A-11	UMAU	Firewheel Dr	515' S of FM 1171 to 140' S of Hearthstone Dr	Completed	$ 603,525
A-12	GUA	Garden Ridge Blvd	Kirkpatrick Ln to Forest Vista Dr	Completed	$ 1,146,031
A-13	UMA	Morriss Rd	Mandarin Way to Flower Mound Rd	Completed	$ 1,009,492
A-14	UC	Lake Forest Blvd	75' S of Lincoln Ct to Foxborough Trail	Completed	$ 1,400,601
A-15	UMA	Aberdeen Dr	FM 2499 (Long Prairie Rd) to 700' N of Spinks Rd	Completed	$ 1,592,941
A-16	UMA	Spinks Rd	Aberdeen Dr to Gerault Rd	Completed	$ 448,253
A-17	UMA	Spinks Rd	Gerault Rd to Garden Ridge Blvd	Completed	$ 968,297
A-18	GUA	Garden Ridge Blvd	Flower Mound Rd to Spinks Rd	Completed	$ 1,891,126
A-19	GUA	Garden Ridge Blvd	Spinks Rd to Lakeside Pkwy	Completed	$ 2,504,704
A-20	MA	Lakeside Pkwy	FM 2499 (Long Prairie Rd) to South Town Limit	Partial Widening	$ 706,000
A-21	UC	FM 407-Dixon Ln Connector	FM 407 to Dixon Ln	New	$ 6,054,000

Signal Installation And Intersection Improvements

S-1		Signal	FM 407 (Justin Rd.) at FM 407-Dixon Ln Connector	Proposed	$ 600,000
S-2		Signal	Bruton Orand Blvd. at Quail Run Rd.	Proposed	$ 600,000
S-3		Signal	Churchill Dr. at Peters Colony Rd.	Proposed	$ 990,000
S-4		Signal	Cross Timbers Rd. at Forums Dr.	Completed	$ 179,000
S-5		Signal	Garden Ridge Blvd. at Kirkpatrick Ln.	Proposed	$ 600,000
S-6		Signal	FM 2499 (Long Prairie Rd.) at Chaparral Ln.	Completed	$ 375,000
S-7		Signal	Garden Ridge Blvd. at Forest Vista Rd.	Completed	$ 600,000
S-8		Signal	FM 2499 (Long Prairie Rd.) at Northshore Blvd.	Proposed	$ 600,000
S-9		Signal	FM 2499 (Long Prairie Rd.) at Aberdeen Dr.	Completed	$ 380,000
S-10		Signal	Lakeside Pkwy. at Silveron Blvd.	Proposed	$ 600,000
S-11		Signal	FM 2499 (Long Prairie Rd.) at Silveron Blvd.	Completed	$ 390,000
S-12		Signal	Gerault Rd. at Old Gerault Rd.	Proposed	$ 600,000
S-13		Signal	Lakeside Pkwy. at Enterprise Dr.	Proposed	$ 600,000
S-25		Signal	Dixon Ln. at FM 407-Dixon Ln Connector	Proposed	$ 600,000
I-1		Intersection Improvements	Dixon Ln. at Morriss Rd.	Completed	$ 325,044
I-2		Intersection Improvements	FM 2499 (Long Prairie Rd.) at Waketon Rd.	Completed	$ 1,473,000
I-3		Intersection Improvements	FM 2499 (Long Prairie Rd.) at College Pkwy.	Completed	$ 333,000
I-4		Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.	Completed	$ 375,000
I-5		Intersection Improvements	Cross Timbers Rd. at Auburn Dr.	Proposed	$ 400,000
I-6		Intersection Improvements	Cross Timbers Rd. at FM 2499 (Long Prairie Rd.)	Completed	$ 492,000
I-7		Intersection Improvements	Flower Mound Rd. at McKamy Creek Rd.	Completed	$ 336,000
I-8		Intersection Improvements	Flower Mound Rd. at FM 2499 (Long Prairie Rd.)	Proposed	$ 200,000
I-9		Intersection Improvements	Flower Mound Rd. at Garden Ridge Blvd.	Completed	$ 533,001
I-10		Intersection Improvements	FM 2499 (Long Prairie Rd.) at Lakeside Pkwy.	Proposed	$ 400,000
I-11		Intersection Improvements	Lakeside Pkwy. At Gerault Rd.	Proposed	$ 400,000
I-14		Intersection Improvements	FM 2499 (Long Prairie Rd) at Dixon Ln.	Proposed	$ 400,000

TOTAL $ 55,926,670

Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-1**
Name:	Chinn Chapel Rd	**This project consisted of the construction a new four-lane undivided Urban Minor Arterial. The Town of Flower Mound contributed $2,729,000 to this project.**		
Limits:	FM 407 (Justin Rd) to Waketon Rd			
Impact Fee Class:	UMAU			
Ultimate Class:	UMAU			
Length (lf):	3,460			
Service Area(s):	A			

Impact Fee Project Cost Summary			
Item Description	**Notes:**	**Allowance**	**Item Cost**
Contribution to Construction Cost:		-	**$ 2,728,803**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 2,728,803**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

The planning level cost projections shall not supersede the Town's Design Criteria and Construction Standards in the Code of Ordinances or the determination of the Town Engineer for a specific project.

Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-2**
Name:	Dixon Ln	**This project consisted of the construction a new four-lane divided Urban Minor Arterial. The Town contributed $5,297,000 to this project.**		
Limits:	Chinn Chapel Rd to Crestside Dr			
Impact Fee Class:	UMA			
Ultimate Class:	UMA			
Length (lf):	6,540			
Service Area(s):	A			

Impact Fee Project Cost Summary			
Item Description	**Notes:**	**Allowance**	**Item Cost**
Contribution to Construction Cost:		-	**$ 5,689,141**
Non-Recoverable Funds:	$391,703 Escrow		$ (391,703)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 5,297,438**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-3**
Name:	Timber Creek Rd	**This project consisted of the widening of the existing two-lane concrete facility to a four-lane undivided Urban Minor Arterial. The Town contributed $691,000 to the construction of this facility.**		
Limits:	445' S of Glenn Hollow Ln to Kirkpatrick Ln			
Impact Fee Class:	UMAU			
Ultimate Class:	UMAU			
Length (lf):	1,140			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 690,850**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 690,850**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-4**
Name:	Kirkpatrick Ln	**This project consists of the construction of a four-lane divided arterial. The project was part of the Denton County '08 Bond Program. The Town's anticipated contribution is $5,243,000.**		
Limits:	Morriss Rd to Lonebuck Dr			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	5,240			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 8,718,000**
Non-Recoverable Funds:	$3,475,000 RTR		$ (3,475,000)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 5,243,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-5**
Name:	Waketon-College Connector	**This project consists of the construction of a concrete two-lane Urban Collector.**		
Limits:	Waketon Rd to College Pkwy			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	1,415			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,909	CY	$ 36.00	$ 104,710
206	8" Lime Stabilization	6,132	SY	$ 17.00	$ 104,238
306	8" Reinforced Concrete	5,817	SY	$ 125.00	$ 727,153
406	Block Sod with 4" Topsoil (with sidewalk)	2,516	SY	$ 11.00	$ 27,671
506	4' Sidewalk	11,320	SF	$ 9.00	$ 101,880
				Paving Construction Cost Subtotal:	**$ 1,065,652**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 53,283
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 53,283
√	Roadway Drainage	Standard Internal System	30%	$ 319,696
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,283
√	Sewer	Minor Adjustments	5%	$ 53,283
√	Establish Turf / Erosion Control		2%	$ 21,313
√	Illumination	Standard Ilumination System	6%	$ 63,939
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 618,078**
			Paving and Allowance Subtotal:	**$ 1,683,731**
			Construction Contingency: 20%	$ 336,746
			Construction Cost TOTAL:	**$ 2,021,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,021,000**
Engineering/Survey/Testing:		20%	$ 404,200
Mobilization		5%	$ 101,050
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 606,300
		Impact Fee Project Cost TOTAL:	**$ 3,133,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-6**
Name:	Windsor Dr	**This project consisted of the construction of an**		
Limits:	Bridlewood Blvd to FM 2499 (Long Pra	**Urban Collector. The Town's contribution was**		
Impact Fee Class:	UC	**$1,059,000 to the construction of this facility.**		
Ultimate Class:	UC			
Length (lf):	3,165			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 4,160,508**
Non-Recoverable Funds:	$520,000 Interlocal / $2,581,641 RTR		$ (3,101,641)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,058,867**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-7,B-6**
Name:	Simmons Rd	**This project consisted of the reconstruction of an existing two-lane facility as a four-lane undivided Urban Minor Arterial. The Town contributed $1,129,000 to the construction of this facility.**		
Limits:	Wichita Trail to McKamy Creek Rd			
Impact Fee Class:	UMAU			
Ultimate Class:	UMAU			
Length (lf):	2,715			
Service Area(s):	A/B			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,198,860**
Non-Recoverable Funds:	$70,071 Escrow Funds		$ (70,071)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,128,789**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-8**
Name:	Sagebrush Dr	**This project consisted of the reconstruction of a two-lane asphalt facility to a concrete Urban Collector. The Town's contribution was $3,210,000.**		
Limits:	Old Settlers Rd to 1730' E of Old Settlers Rd			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	2,720			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 3,209,771**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 3,209,771**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-9**
Name:	FM 2499 (Long Prairie Rd) FM 1171 (Cross Timbers) to Spinks Rd	**This TxDOT project consisted of the construction of the two additional through lanes within the existing median. The Town's contribution was $1,516,000.**		
Limits:				
Impact Fee Class:	MA			
Ultimate Class:	MA			
Length (lf):	14,410			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,515,721**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,515,721**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-10**
Name:	Yucca Dr	**This project consisted of the construction of a new Urban Collector. The Town's contribution was $214,000.**		
Limits:	Yucca Dr to 420' E of Long Prairie Rd			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	410			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 214,416**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 214,416**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-11**
Name:	Firewheel Dr	**This project consisted of the construction of the easternmost two lanes to complete the ultimate four-lane concrete undivided Urban Minor Arterial. The Town's contribution was $604,000.**		
Limits:	515' S of FM 1171 to 140' S of Hearthstone Dr			
Impact Fee Class:	UMAU			
Ultimate Class:	UMAU			
Length (lf):	1,265			
Service Area(s):	A			

Impact Fee Project Cost Summary			
Item Description	**Notes:**	**Allowance**	**Item Cost**
Contribution to Construction Cost:		-	**$ 603,525**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 603,525**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-12**
Name:	Garden Ridge Blvd	**This project consisted of the construction of half of a new Greenway Urban Arterial. The easternmost half is within the City of Lewisville. The Town's contribution was $1,146,000. The remaining funds come from other sources.**		
Limits:	Kirkpatrick Ln to Forest Vista Dr			
Impact Fee Class:	GUA			
Ultimate Class:	GUA			
Length (lf):	4,290			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 6,650,404**
Non-Recoverable Funds:	$5,504,373 Interlocal Funds		$ (5,504,373)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,146,031**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-13**
Name:	Morriss Rd	**This project consisted of the widening of the existing five-lane concrete facility into a six-lane divided Major Arterial. The Town's contribution was $1,009,000.**		
Limits:	Mandarin Way to Flower Mound Rd			
Impact Fee Class:	UMA			
Ultimate Class:	UMA			
Length (lf):	835			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,409,336**
Non-Recoverable Funds:	$399,844 RTR		$ (399,844)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,009,492**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-14**
Name:	Lake Forest Blvd 75' S of Lincoln Ct to Foxborough Trail	**This project consisted of the extension of the Urban Collector. It also includes the drainage structure to accommodate the existing creek. The City's contribution was $1,401,000.**		
Limits:				
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	810			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,400,601**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,400,601**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-15**
Name:	Aberdeen Dr	**This project consisted of the widening of the existing two-lane facility into a four-lane divided Urban Minor Arterial. The Town contributed $1,592,941 for the construction.**		
	FM 2499 (Long Prairie Rd) to 700' N			
Limits:	of Spinks Rd			
Impact Fee Class:	UMA			
Ultimate Class:	UMA			
Length (lf):	3,225			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,592,941**
Non-Recoverable Funds:			
Engineering/Survey/Testing:			
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,592,941**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-16**
Name:	Spinks Rd	**This project consisted of the construction of a new four-lane divided Urban Minor Arterial. The Town contributed $448,000 to the construction of this facility.**		
Limits:	Aberdeen Dr to Gerault Rd			
Impact Fee Class:	UMA			
Ultimate Class:	UMA			
Length (lf):	4,910			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 2,023,037**
Non-Recoverable Funds:	$1,574,784 Interlocal Funds		$ (1,574,784)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 448,253**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-17**
Name:	Spinks Rd	**This project consisted of the construction of a new four-lane divided Urban Minor Arterial. The Town contributed $968,000 to the construction of this facility.**		
Limits:	Gerault Rd to Garden Ridge Blvd			
Impact Fee Class:	UMA			
Ultimate Class:	UMA			
Length (lf):	2,970			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,857,999**
Non-Recoverable Funds:	$889,702 Interlocal Funds		$ (889,702)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 968,297**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-18**
Name:	Garden Ridge Blvd	**This project consisted of the construction of half of a new Greenway Urban Arterial. Note, two lanes from FM 3040 to Somerset exist and are not included in the CIP cost. The Town's contribution was $1,891,000.**		
Limits:	Flower Mound Rd to Spinks Rd			
Impact Fee Class:	GUA			
Ultimate Class:	GUA			
Length (lf):	3,970			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 5,534,149**
Non-Recoverable Funds:	$649,377 Interlocal Funds / $2,993,646 RTR Funds		$ (3,643,023)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,891,126**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-19**
Name:	Garden Ridge Blvd	**This project consisted of the construction of a new Greenway Urban Arterial. The Town's contribution was $2,505,000.**		
Limits:	Spinks Rd to Lakeside Pkwy			
Impact Fee Class:	GUA			
Ultimate Class:	GUA			
Length (lf):	2,240			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 2,504,704**
Non-Recoverable Funds:			
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 2,504,704**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-20**
Name:	Lakeside Pkwy	**This project consists of the widening of the existing four-lane concrete facility into a six-lane divided Major Arterial. The Town's anticipated costs are $706,000 and the County is contributing the remaining $9,488,000.**		
	FM 2499 (Long Prairie Rd) to South			
Limits:	Town Limit			
Impact Fee Class:	MA (1/3)			
Ultimate Class:	MA			
Length (lf):	11,110			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 706,000**
Non-Recoverable Funds:			
Engineering/Survey/Testing:			
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 706,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-21**
Name:	FM 407-Dixon Ln Connector	**This project consists of the construction of a concrete two-lane Urban Collector.**		
Limits:	FM 407 to Dixon Ln			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	2,735			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	5,622	CY	$ 36.00	$ 202,390
206	8" Lime Stabilization	11,852	SY	$ 17.00	$ 201,478
306	8" Reinforced Concrete	11,244	SY	$ 125.00	$ 1,405,486
406	Block Sod with 4" Topsoil (with sidewalk)	4,862	SY	$ 11.00	$ 53,484
506	4' Sidewalk	21,880	SF	$ 9.00	$ 196,920
				Paving Construction Cost Subtotal:	**$ 2,059,759**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 102,988
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 102,988
√	Roadway Drainage	Standard Internal System	30%	$ 617,928
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 102,988
√	Sewer	Minor Adjustments	5%	$ 102,988
√	Establish Turf / Erosion Control		2%	$ 41,195
√	Illumination	Standard Ilumination System	6%	$ 123,586
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,194,660**
			Paving and Allowance Subtotal:	**$ 3,254,419**
			Construction Contingency: 20%	$ 650,884
			Construction Cost TOTAL:	**$ 3,906,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,906,000**
Engineering/Survey/Testing:		20%	$ 781,200
Mobilization		5%	$ 195,300
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 1,171,800
		Impact Fee Project Cost TOTAL:	**$ 6,054,000**

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Town of Flower Mound - 2025 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Appendix A - Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area B

#	Class	Project	Limits	Status	Project Cost
B-1	UMA	Flower Mound Rd	FM 1171 (Cross Timbers) to Skillern Blvd	Completed	$ 680,380
B-2	UMAD	Shiloh Rd	Shiloh Rd/Lusk Ln Connector to Cross Timbers Rd	Widening	$ 2,429,000
B-3	RC	Scenic /Flower Mound Connector	Scenic Dr to Alcott Ave	New	$ 4,678,000
B-4	RC	Shiloh Rd/Lusk Ln Connector	2825' E of Shiloh Rd to Lusk Ln	New	$ 6,016,000
B-5	RC	Shiloh Rd/Lusk Ln Connector	Shiloh Rd to 2825' E of Shiloh Rd	New	$ 5,516,000
A-7,B-6	UMAU	Simmons Rd	Wichita Trail to McKamy Creek Rd	Completed	$ 1,128,789

Signal Installation And Intersection Improvements

S-2		Signal	Bruton Orand Blvd. at Quail Run Rd.	Proposed	$ 600,000
S-22		Signal	Cross Timbers Rd. at Red Rock Ln.	Proposed	$ 600,000
S-23		Signal	Cross Timbers Rd. at Scenic Dr.	Proposed	$ 600,000
S-24		Signal	Flower Mound Rd. at Quail Run Rd	In Design	$ 600,000
I-4		Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.	Completed	$ 375,000
I-12		Intersection Improvements	Cross Timbers Rd. at Flower Mound Rd.	Proposed	$ 250,000
I-13		Intersection Improvements	Cross Timbers Rd. at Shiloh Rd	Proposed	$ 400,000

TOTAL $ 23,873,169

Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**B-1**
Name:	Flower Mound Rd FM 1171 (Cross Timbers) to Skillern Blvd	**This project consisted of the reconstruction of an existing two-lane facility to a four-lane divided Urban Minor Arterial. The Town's contribution is $680,000 to the construction of this facility.**		
Limits:				
Impact Fee Class:	UMA			
Ultimate Class:	UMA			
Length (lf):	6,370			
Service Area(s):	B			

Impact Fee Project Cost Summary			
Item Description	**Notes:**	**Allowance**	**Item Cost**
Contribution to Construction Cost:		-	**$ 4,451,353**
Non-Recoverable Funds:	$3,770,973 Interlocal Funds		$ (3,770,973)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 680,380**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**B-2**
Name:	Shiloh Rd	**This project consists of the construction of two lanes of the ultimate four-lane urban minor arterial.**		
Limits:	Shiloh Rd/Lusk Ln Connector to Cross Timbers Rd			
Impact Fee Class:	UMAD (1/2)			
Ultimate Class:	UMAD			
Length (lf):	1,685			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
112	Unclassified Street Excavation	2,434	CY	$ 36.00	$ 87,620
212	10" Lime Stabilization	5,242	SY	$ 17.00	$ 89,118
312	8" Reinforced Concrete	4,868	SY	$ 125.00	$ 608,472
412	Block Sod with 4" Topsoil (with sidewalk)	1,311	SY	$ 11.00	$ 14,416
512	4' Sidewalk	6,740	SF	$ 9.00	$ 60,660
				Paving Construction Cost Subtotal:	**$ 860,286**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 43,014
√	Traffic Control	Construction Phase Traffic Control	10%	$ 86,029
√	Pavement Markings/Markers		5%	$ 43,014
√	Roadway Drainage	Standard Internal System	30%	$ 258,086
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,014
√	Sewer	Minor Adjustments	5%	$ 43,014
√	Establish Turf / Erosion Control		2%	$ 17,206
√	Illumination	Standard Ilumination System	6%	$ 51,617
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 584,995**
			Paving and Allowance Subtotal:	**$ 1,445,281**
			Construction Contingency: 20%	$ 289,056
			Construction Cost TOTAL:	**$ 1,735,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,735,000**
Engineering/Survey/Testing:		20%	$ 347,000
Mobilization		5%	$ 86,750
ROW/Easement Acquisition:	Existing Alignment	15%	$ 260,250
		Impact Fee Project Cost TOTAL:	**$ 2,429,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**B-3**
Name:	Scenic /Flower Mound Connector	**This project consists of the construction of a concrete two-lane Rural Collector.**		
Limits:	Scenic Dr to Alcott Ave			
Impact Fee Class:	RC			
Ultimate Class:	RC			
Length (lf):	2,395			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	4,524	CY	$ 36.00	$ 162,860
207	8" Lime Stabilization	9,580	SY	$ 17.00	$ 162,860
307	8" Reinforced Concrete	9,048	SY	$ 125.00	$ 1,130,972
407	Block Sod with 4" Topsoil (no sidewalk)	12,241	SY	$ 11.00	$ 134,652
507	No Sidewalk	0	SF	$ 9.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,591,344**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 79,567
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 79,567
√	Roadway Drainage	Standard Internal System	30%	$ 477,403
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 79,567
√	Sewer	Minor Adjustments	5%	$ 79,567
√	Establish Turf / Erosion Control		2%	$ 31,827
√	Illumination	Standard Ilumination System	6%	$ 95,481
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 922,980**
			Paving and Allowance Subtotal:	**$ 2,514,324**
			Construction Contingency: 20%	$ 502,865
			Construction Cost TOTAL:	**$ 3,018,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,018,000**
Engineering/Survey/Testing:		20%	$ 603,600
Mobilization		5%	$ 150,900
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 905,400
		Impact Fee Project Cost TOTAL:	**$ 4,678,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**B-4**
Name:	Shiloh Rd/Lusk Ln Connector	**This project consists of the construction of a concrete two-lane Rural Collector.**		
Limits:	2825' E of Shiloh Rd to Lusk Ln			
Impact Fee Class:	RC			
Ultimate Class:	RC			
Length (lf):	3,080			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,818	CY	$ 36.00	$ 209,440
207	8" Lime Stabilization	12,320	SY	$ 17.00	$ 209,440
307	8" Reinforced Concrete	11,636	SY	$ 125.00	$ 1,454,444
407	Block Sod with 4" Topsoil (no sidewalk)	15,742	SY	$ 11.00	$ 173,164
507	No Sidewalk	0	SF	$ 9.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,046,489**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 102,324
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 102,324
√	Roadway Drainage	Standard Internal System	30%	$ 613,947
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 102,324
√	Sewer	Minor Adjustments	5%	$ 102,324
√	Establish Turf / Erosion Control		2%	$ 40,930
√	Illumination	Standard Ilumination System	6%	$ 122,789
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,186,964**
			Paving and Allowance Subtotal:	**$ 3,233,452**
			Construction Contingency: 20%	$ 646,690
			Construction Cost TOTAL:	**$ 3,881,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,881,000**
Engineering/Survey/Testing:		20%	$ 776,200
Mobilization		5%	$ 194,050
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 1,164,300
		Impact Fee Project Cost TOTAL:	**$ 6,016,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**B-5**
Name:	Shiloh Rd/Lusk Ln Connector	**This project consists of the construction of a concrete two-lane Rural Collector.**		
Limits:	Shiloh Rd to 2825' E of Shiloh Rd			
Impact Fee Class:	RC			
Ultimate Class:	RC			
Length (lf):	2,825			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,336	CY	$ 36.00	$ 192,100
207	8" Lime Stabilization	11,300	SY	$ 17.00	$ 192,100
307	8" Reinforced Concrete	10,672	SY	$ 125.00	$ 1,334,028
407	Block Sod with 4" Topsoil (no sidewalk)	14,439	SY	$ 11.00	$ 158,828
507	No Sidewalk	0	SF	$ 9.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,877,056**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 93,853
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 93,853
√	Roadway Drainage	Standard Internal System	30%	$ 563,117
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 93,853
√	Sewer	Minor Adjustments	5%	$ 93,853
√	Establish Turf / Erosion Control		2%	$ 37,541
√	Illumination	Standard Ilumination System	6%	$ 112,623
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,088,692**
			Paving and Allowance Subtotal:	**$ 2,965,748**
			Construction Contingency: 20%	$ 593,150
			Construction Cost TOTAL:	**$ 3,559,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,559,000**
Engineering/Survey/Testing:		20%	$ 711,800
Mobilization		5%	$ 177,950
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 1,067,700
		Impact Fee Project Cost TOTAL:	**$ 5,516,000**

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The planning level cost projections shall not supersede the Town's Design Criteria and Construction Standards in the Code of Ordinances or the determination of the Town Engineer for a specific project.

Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/14/2025

Project Information:		**Description:**	**Project No.**	**A-7,B-6**
Name:	Simmons Rd	**This project consisted of the reconstruction of an existing two-lane facility to construct a four-lane undivided Urban Minor Arterial. The Town contributed $1,129,000 to the construction of this facility.**		
Limits:	Wichita Trail to McKamy Creek Rd			
Impact Fee Class:	UMAU			
Ultimate Class:	UMAU			
Length (lf):	2,715			
Service Area(s):	A/B			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 1,198,860**
Non-Recoverable Funds:	$70,071 Escrow Funds		$ (70,071)
Engineering/Survey/Testing:		5%	
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 1,128,789**

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Town of Flower Mound - 2025 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Appendix A - Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area C

#	Class	Project	Limits	Status	Project Cost
C-1	UMABL	Denton Creek Blvd	IH-35 to 700' W of Turner Falls Cir	New	$ 9,446,000
C-2	UMABL	Mulkey Rd	Denton Creek Blvd to West Town Limit	New	$ 2,395,708
C-3	UC	Stonecrest Rd	Denton Creek Blvd to 915' S of Canyon Falls Dr	New	$ 3,933,957
C-4	GRA	Canyon Falls Dr	US 377 to City Limits	New	$ 4,696,048
C-5	UMABL	Denton Creek Blvd	Canyon Falls Dr to 1245' S of Canyon Falls Dr	Widening	$ 2,281,000
C-6	UMABL	Denton Creek Blvd	1245' S of Canyon Falls Dr to Cross Timbers Rd	New	$ 7,660,948
C-7	UMAD	UMA 1	US 377 to MUA 2	New	$ 3,892,337
C-8	MU - Arterial	MUA 1	Canyon Falls Dr to MUA 2	New	$ 11,769,064
C-9	MU - Collector	MUC 1	MUA 3 to MUA 5	New	$ 10,868,337
C-10	MU - Arterial	MUA 2	MUA 1 to MUA 4	New	$ 15,061,350
C-11	MU - Arterial	MUA 5	700' S of FM 1171 to FM 1171	New	$ 11,920,000
C-12	UMAD	UMA 2	FM 1171 (Cross Timbers Rd) to MUC 1	New	$ 6,376,000
C-13	MU - Arterial	MUA 3	MUC 1 to Couplet	New	$ 11,920,000
C-14	MU - Couplet	Couplet	525' S of MUA 3 to 530' N of MUC 1	New	$ 1,750,000
C-15	MU - Arterial	MUA 3	Couplet to MUA 2	New	$ 2,426,000
C-16	MU - Arterial	MUA 4	530' S of FM 1171 to MUA 2	New	$ 13,629,000
C-17	UMAU	Lansdowne Pkwy	City Limits to IH-35 NBFR	New	$ 8,100,000
C-18	UMABL	Denton Creek Blvd	1,845' W of Prairie Ridge Rd to 900' W of Prairie Ridge Rd	Completed	$ 5,279,924

Signal Installation And Intersection Improvements

S-14		Signal	US 377 at Canyon Falls Dr.	Completed	$ 205,000
S-15		Signal	Cross Timbers Rd. at Canyon Falls Dr.	Completed	$ 450,000
S-16		Signal	Cross Timbers Rd. at Denton Creek Blvd.	Proposed	$ 600,000
S-17		Signal	Cross Timbers Rd. at MUA 4	Proposed	$ 600,000
S-18		Signal	Denton Creek Blvd. at Canyon Falls Dr.	Proposed	$ 600,000
S-19		Signal	US 377 at UMA 1	Proposed	$ 600,000
S-20		Signal	Cross Timbers Rd. at 1,173' E of UPRR	Proposed	$ 600,000
S-21		Signal	Cross Timbers Rd. at UMA 2	Proposed	$ 600,000
S-22		Signal	Cross Timbers Rd. at Red Rock Ln.	Proposed	$ 600,000

TOTAL $ 138,260,673

Town of Flower Mound
2025 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-1**
Name:	Denton Creek Blvd	**This project consists of the construction of a new four-lane Urban Minor Arterial with bike lanes. Denton County is contributing $6,750,000 to this project.**		
Limits:	IH-35 to 700' W of Turner Falls Cir			
Impact Fee Class:	UMABL			
Ultimate Class:	UMABL			
Length (lf):	4,340			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
114	Unclassified Street Excavation	14,949	CY	$ 36.00	$ 538,160
214	10" Lime Stabilization	31,827	SY	$ 17.00	$ 541,053
314	8" Reinforced Concrete	29,898	SY	$ 125.00	$ 3,737,222
414	Block Sod with 4" Topsoil (with sidewalk)	14,467	SY	$ 11.00	$ 159,133
514	4' Sidewalk	34,720	SF	$ 9.00	$ 312,480
601	Turn Lanes and Median Openings	3,181	SY	$ 70.00	$ 222,672
				Paving Construction Cost Subtotal:	**$ 5,510,720**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 275,536
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 275,536
√	Roadway Drainage	Standard Internal System	30%	$ 1,653,216
	Special Drainage Structures	None	$0	$ -
√	Water	Minor Adjustments	5%	$ 275,536
√	Sewer	Minor Adjustments	5%	$ 275,536
√	Establish Turf / Erosion Control		2%	$ 110,214
√	Illumination	Standard Ilumination System	6%	$ 330,643
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,196,218**
			Paving and Allowance Subtotal:	**$ 8,706,938**
			Construction Contingency: 20%	$ 1,741,388
			Construction Cost TOTAL:	**$ 10,449,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,449,000**
Engineering/Survey/Testing:		20%	$ 2,089,800
Mobilization		5%	$ 522,450
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 3,134,700
Other:	Denton County Funding		$ (6,750,000)
		Impact Fee Project Cost TOTAL:	**$ 9,446,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-2**
Name:	Mulkey Rd	**This project will consist of the new construction of an urban minor arterial with a bike lane. The anticipated cost of the project is $2,395,708.**		
Limits:	Denton Creek Blvd to West Town Limit			
Impact Fee Class:	UMABL			
Ultimate Class:	UMABL			
Length (lf):	1,405			
Service Area(s):	C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 2,395,708**
Non-Recoverable Funds:			
Engineering/Survey/Testing:			
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 2,395,708**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-3**
Name:	Stonecrest Rd	**This project will consist of the new construction of a two-lane undivided collector. The anticipated cost of the project is $3,933,957.**		
Limits:	Denton Creek Blvd to 915' S of Canyon Falls Dr			
Impact Fee Class:	UC			
Ultimate Class:	UC			
Length (lf):	2,575			
Service Area(s):	C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 3,933,957**
Non-Recoverable Funds:			
Engineering/Survey/Testing:			
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 3,933,957**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-4**
Name:	Canyon Falls Dr	**This project consists of the construction of a new Greenway Rural Arterial. Denton County is contributing $12,000,000 to projects C-4, C-8, C-7, C-9, and C-12 collectively. This project was proportionately allocated $1,984,452 (16.5%) of County funds.**		
Limits:	US 377 to City Limits			
Impact Fee Class:	GRA			
Ultimate Class:	GRA			
Length (lf):	2,340			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	7,540	CY	$ 36.00	$ 271,440
203	10" Lime Stabilization	16,120	SY	$ 17.00	$ 274,040
303	8" Reinforced Concrete	11,440	SY	$ 125.00	$ 1,430,000
403	Block Sod with 4" Topsoil (no sidewalk)	16,120	SY	$ 11.00	$ 177,320
503	No Sidewalk	0	SF	$ 9.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,272,858**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 113,643
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 113,643
√	Roadway Drainage	Standard Internal System	30%	$ 681,857
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 113,643
√	Sewer	Minor Adjustments	5%	$ 113,643
√	Establish Turf / Erosion Control		2%	$ 45,457
√	Illumination	Standard Ilumination System	6%	$ 136,371
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,318,258**
			Paving and Allowance Subtotal:	**$ 3,591,116**
			Construction Contingency: 20%	$ 718,223
			Construction Cost TOTAL:	**$ 4,310,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,310,000**
Engineering/Survey/Testing:		20%	$ 862,000
Mobilization		5%	$ 215,500
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 1,293,000
Other:	Denton County Funding		$ (1,984,452)
		Impact Fee Project Cost TOTAL:	**$ 4,696,048**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-5**
Name:	Denton Creek Blvd Canyon Falls Dr to 1245' S of Canyon	**This project consists of the construction of half of an Urban Minor Arterial with bike lanes.**		
Limits:	Falls Dr			
Impact Fee Class:	UMABL (1/2)			
Ultimate Class:	UMABL			
Length (lf):	1,245			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
115	Unclassified Street Excavation	2,144	CY	$ 36.00	$ 77,190
215	10" Lime Stabilization	4,565	SY	$ 17.00	$ 77,605
315	8" Reinforced Concrete	4,288	SY	$ 125.00	$ 536,042
415	Block Sod with 4" Topsoil (with sidewalk)	3,182	SY	$ 11.00	$ 34,998
515	4' Sidewalk	4,980	SF	$ 9.00	$ 44,820
				Paving Construction Cost Subtotal:	**$ 770,655**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 38,533
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 38,533
√	Roadway Drainage	Standard Internal System	30%	$ 231,197
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 38,533
√	Sewer	Minor Adjustments	5%	$ 38,533
√	Establish Turf / Erosion Control		2%	$ 15,413
√	Illumination	Standard Ilumination System	6%	$ 46,239
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 446,980**

Paving and Allowance Subtotal:		**$ 1,217,635**
Construction Contingency:	20%	$ 243,527
Construction Cost TOTAL:		**$ 1,462,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,462,000**
Engineering/Survey/Testing:		20%	$ 292,400
Previous Contribution		5%	
Mobilization		6%	$ 87,720
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 438,600
		Impact Fee Project Cost TOTAL:	**$ 2,281,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-6**
Name:	Denton Creek Blvd	**This project will consist of the new construction of an urban minor arterial with a bike lane. The anticipated cost of the project is $7,660,948.**		
Limits:	1245' S of Canyon Falls Dr to Cross Timbers Rd			
Impact Fee Class:	UMABL			
Ultimate Class:	UMABL			
Length (lf):	3,510			
Service Area(s):	C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 7,660,948**
Non-Recoverable Funds:			
Engineering/Survey/Testing:			
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 7,660,948**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-7**
Name:	UMA 1	**This project consists of the construction of an Urban Collector. Denton County is contributing $12,000,000 to projects C-4, C-8, C-7, C-9, and C-12 collectively. This project was proportionately allocated $1,238,163 (10.3%) of County funds.**		
Limits:	US 377 to MUA 2			
Impact Fee Class:	UMAD			
Ultimate Class:	UMAD			
Length (lf):	1,460			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,218	CY	$ 36.00	$ 151,840
204	10" Lime Stabilization	9,084	SY	$ 17.00	$ 154,436
304	8" Reinforced Concrete	8,436	SY	$ 125.00	$ 1,054,444
404	Block Sod with 4" Topsoil (with sidewalk)	5,191	SY	$ 11.00	$ 57,102
504	4' Sidewalk	11,680	SF	$ 9.00	$ 105,120
601	Turn Lanes and Median Openings	3,181	SY	$ 70.00	$ 222,672
				Paving Construction Cost Subtotal:	**$ 1,745,614**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 87,281
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 87,281
√	Roadway Drainage	Standard Internal System	30%	$ 523,684
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 87,281
√	Sewer	Minor Adjustments	5%	$ 87,281
√	Establish Turf / Erosion Control		2%	$ 34,912
√	Illumination	Standard Ilumination System	6%	$ 104,737
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,012,456**
			Paving and Allowance Subtotal:	**$ 2,758,070**
			Construction Contingency: 20%	$ 551,614
			Construction Cost TOTAL:	**$ 3,310,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,310,000**
Engineering/Survey/Testing:		20%	$ 662,000
Mobilization		5%	$ 165,500
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 993,000
Other:	Denton County Funding		$ (1,238,163)
		Impact Fee Project Cost TOTAL:	**$ 3,892,337**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-8**
Name:	MUA 1	**This project consists of the construction of an Urban Collector. Denton County is contributing $12,000,000 to projects C-4, C-8, C-7, C-9, and C-12 collectively. This project was proportionately allocated $2,645,936 (22%) of County funds.**		
Limits:	Canyon Falls Dr to MUA 2			
Impact Fee Class:	MU - Arterial			
Ultimate Class:	MU - Arterial			
Length (lf):	3,120			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
118	Unclassified Street Excavation	15,253	CY	$ 36.00	$ 549,120
218	10" Lime Stabilization	31,893	SY	$ 17.00	$ 542,187
318	8" Reinforced Concrete	30,507	SY	$ 125.00	$ 3,813,333
418	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
518	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 4,904,640**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 245,232
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 245,232
√	Roadway Drainage	Standard Internal System	30%	$ 1,471,392
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 245,232
√	Sewer	Minor Adjustments	5%	$ 245,232
√	Establish Turf / Erosion Control		2%	$ 98,093
√	Illumination	Standard Ilumination System	6%	$ 294,278
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,844,691**
			Paving and Allowance Subtotal:	**$ 7,749,331**
			Construction Contingency: 20%	$ 1,549,866
			Construction Cost TOTAL:	**$ 9,300,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,300,000**
Engineering/Survey/Testing:		20%	$ 1,860,000
Mobilization		5%	$ 465,000
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 2,790,000
Other:	Denton County Funding		$ (2,645,936)
		Impact Fee Project Cost TOTAL:	**$ 11,769,064**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-9**
Name:	MUC 1	**This project consists of the construction of an Urban Minor Arterial with bike lanes. Denton County is contributing $12,000,000 to projects C-4, C-8, C-7, C-9, and C-12 collectively. This project was proportionately allocated $3,943,463 (32.9%) of County funds.**		
Limits:	MUA 3 to MUA 5			
Impact Fee Class:	MU - Collector			
Ultimate Class:	MU - Collector			
Length (lf):	4,650			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
119	Unclassified Street Excavation	20,925	CY	$ 36.00	$ 753,300
219	8" Lime Stabilization	42,883	SY	$ 17.00	$ 729,017
319	6" Reinforced Concrete	41,850	SY	$ 85.00	$ 3,557,250
419	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
519	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 5,039,567**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 251,978
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 251,978
√	Roadway Drainage	Standard Internal System	30%	$ 1,511,870
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 251,978
√	Sewer	Minor Adjustments	5%	$ 251,978
√	Establish Turf / Erosion Control		2%	$ 100,791
√	Illumination	Standard Ilumination System	6%	$ 302,374
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,922,949**
			Paving and Allowance Subtotal:	**$ 7,962,515**
			Construction Contingency: 20%	$ 1,592,503
			Construction Cost TOTAL:	**$ 9,556,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,556,000**
Engineering/Survey/Testing:		20%	$ 1,911,200
Mobilization		5%	$ 477,800
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 2,866,800
Other:	Denton County Funding		$ (3,943,463)
		Impact Fee Project Cost TOTAL:	**$ 10,868,337**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

The planning level cost projections shall not supersede the Town's Design Criteria and Construction Standards in the Code of Ordinances or the determination of the Town Engineer for a specific project.

Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-10**
Name:	MUA 2	**This project consists of the construction of a mixed-use arterial roadway.**		
Limits:	MUA 1 to MUA 4			
Impact Fee Class:	MU - Arterial			
Ultimate Class:	MU - Arterial			
Length (lf):	3,260			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
118	Unclassified Street Excavation	15,938	CY	$ 36.00	$ 573,760
218	10" Lime Stabilization	33,324	SY	$ 17.00	$ 566,516
318	8" Reinforced Concrete	31,876	SY	$ 125.00	$ 3,984,444
418	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
518	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 5,124,720**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 256,236
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 256,236
√	Roadway Drainage	Standard Internal System	30%	$ 1,537,416
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 256,236
√	Sewer	Minor Adjustments	5%	$ 256,236
√	Establish Turf / Erosion Control		2%	$ 102,494
√	Illumination	Standard Ilumination System	6%	$ 307,483
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,972,338**
			Paving and Allowance Subtotal:	**$ 8,097,058**
			Construction Contingency: 20%	$ 1,619,412
			Construction Cost TOTAL:	**$ 9,717,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,717,000**
Engineering/Survey/Testing:		20%	$ 1,943,400
Mobilization		5%	$ 485,850
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 2,915,100
Other:			$ -
		Impact Fee Project Cost TOTAL:	**$ 15,061,350**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-11**
Name:	MUA 5	**This project consists of the construction of an Urban Collector.**		
Limits:	700' S of FM 1171 to FM 1171			
Impact Fee Class:	MU - Arterial			
Ultimate Class:	MU - Arterial			
Length (lf):	2,580			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
118	Unclassified Street Excavation	12,613	CY	$ 36.00	$ 454,080
218	10" Lime Stabilization	26,373	SY	$ 17.00	$ 448,347
318	8" Reinforced Concrete	25,227	SY	$ 125.00	$ 3,153,333
418	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
518	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 4,055,760**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 202,788
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 202,788
√	Roadway Drainage	Standard Internal System	30%	$ 1,216,728
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 202,788
√	Sewer	Minor Adjustments	5%	$ 202,788
√	Establish Turf / Erosion Control		2%	$ 81,115
√	Illumination	Standard Ilumination System	6%	$ 243,346
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,352,341**
			Paving and Allowance Subtotal:	**$ 6,408,101**
			Construction Contingency: 20%	$ 1,281,620
			Construction Cost TOTAL:	**$ 7,690,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,690,000**
Engineering/Survey/Testing:		20%	$ 1,538,000
Mobilization		5%	$ 384,500
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 2,307,000
		Impact Fee Project Cost TOTAL:	**$ 11,920,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-12**
Name:	UMA 2	**This project consists of the construction of an Urban Collector. Denton County is contributing $12,000,000 to projects C-4, C-8, C-7, C-9, and C-12 collectively. This project was proportionately allocated $2,187,986 (18.2%) of County funds.**		
Limits:	FM 1171 (Cross Timbers Rd) to MUC			
Impact Fee Class:	UMAD			
Ultimate Class:	UMAD			
Length (lf):	2,580			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,453	CY	$ 36.00	$ 268,320
204	10" Lime Stabilization	16,053	SY	$ 17.00	$ 272,907
304	8" Reinforced Concrete	14,907	SY	$ 125.00	$ 1,863,333
404	Block Sod with 4" Topsoil (with sidewalk)	9,173	SY	$ 11.00	$ 100,907
504	4' Sidewalk	20,640	SF	$ 9.00	$ 185,760
601	Turn Lanes and Median Openings	3,181	SY	$ 70.00	$ 222,672
				Paving Construction Cost Subtotal:	**$ 2,913,898**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 145,695
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 145,695
√	Roadway Drainage	Standard Internal System	30%	$ 874,169
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,695
√	Sewer	Minor Adjustments	5%	$ 145,695
√	Establish Turf / Erosion Control		2%	$ 58,278
√	Illumination	Standard Ilumination System	6%	$ 174,834
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,690,061**
			Paving and Allowance Subtotal:	**$ 4,603,959**
			Construction Contingency: 20%	$ 920,792
			Construction Cost TOTAL:	**$ 5,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,525,000**
Engineering/Survey/Testing:		20%	$ 1,105,000
Mobilization		5%	$ 276,250
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 1,657,500
Other:	Denton County Funding		$ (2,187,986)
		Impact Fee Project Cost TOTAL:	**$ 6,376,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-13**
Name:	MUA 3	**This project consists of the construction of an**		
Limits:	MUC 1 to Couplet	**Urban Minor Arterial with bike lanes.**		
Impact Fee Class:	MU - Arterial			
Ultimate Class:	MU - Arterial			
Length (lf):	2,580			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
118	Unclassified Street Excavation	12,613	CY	$ 36.00	$ 454,080
218	10" Lime Stabilization	26,373	SY	$ 17.00	$ 448,347
318	8" Reinforced Concrete	25,227	SY	$ 125.00	$ 3,153,333
418	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
518	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 4,055,760**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 202,788
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 202,788
√	Roadway Drainage	Standard Internal System	30%	$ 1,216,728
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 202,788
√	Sewer	Minor Adjustments	5%	$ 202,788
√	Establish Turf / Erosion Control		2%	$ 81,115
√	Illumination	Standard Ilumination System	6%	$ 243,346
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,352,341**
			Paving and Allowance Subtotal:	**$ 6,408,101**
			Construction Contingency: 20%	$ 1,281,620
			Construction Cost TOTAL:	**$ 7,690,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,690,000**
Engineering/Survey/Testing:		20%	$ 1,538,000
Mobilization		5%	$ 384,500
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 2,307,000
		Impact Fee Project Cost TOTAL:	**$ 11,920,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-14**
Name:	Couplet	**This project consists of the construction of an**		
Limits:	525' S of MUA 3 to 530' N of MUC 1	**Urban Minor Arterial with bike lanes.**		
Impact Fee Class:	MU - Couplet			
Ultimate Class:	MU - Couplet			
Length (lf):	1,130			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
120	Unclassified Street Excavation	2,197	CY	$ 36.00	$ 79,100
220	8" Lime Stabilization	4,646	SY	$ 17.00	$ 78,974
320	6" Reinforced Concrete	4,394	SY	$ 85.00	$ 373,528
320	6" Reinforced Concrete	5,776	SY	$ 11.00	$ 63,531
520	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 595,133**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 29,757
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 29,757
√	Roadway Drainage	Standard Internal System	30%	$ 178,540
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 29,757
√	Sewer	Minor Adjustments	5%	$ 29,757
√	Establish Turf / Erosion Control		2%	$ 11,903
√	Illumination	Standard Ilumination System	6%	$ 35,708
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 345,177**
			Paving and Allowance Subtotal:	**$ 940,311**
			Construction Contingency: 20%	$ 188,062
			Construction Cost TOTAL:	**$ 1,129,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,129,000**
Engineering/Survey/Testing:		20%	$ 225,800
Mobilization		5%	$ 56,450
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 338,700
		Impact Fee Project Cost TOTAL:	**$ 1,750,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-15**
Name:	MUA 3	**This project consists of the construction of an**		
Limits:	Couplet to MUA 2	**Urban Minor Arterial with bike lanes.**		
Impact Fee Class:	MU - Arterial			
Ultimate Class:	MU - Arterial			
Length (lf):	525			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
118	Unclassified Street Excavation	2,567	CY	$ 36.00	$ 92,400
218	10" Lime Stabilization	5,367	SY	$ 17.00	$ 91,233
318	8" Reinforced Concrete	5,133	SY	$ 125.00	$ 641,667
418	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
518	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 825,300**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 41,265
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 41,265
√	Roadway Drainage	Standard Internal System	30%	$ 247,590
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 41,265
√	Sewer	Minor Adjustments	5%	$ 41,265
√	Establish Turf / Erosion Control		2%	$ 16,506
√	Illumination	Standard Ilumination System	6%	$ 49,518
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 478,674**
			Paving and Allowance Subtotal:	**$ 1,303,974**
			Construction Contingency: 20%	$ 260,795
			Construction Cost TOTAL:	**$ 1,565,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,565,000**
Engineering/Survey/Testing:		20%	$ 313,000
Mobilization		5%	$ 78,250
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 469,500
		Impact Fee Project Cost TOTAL:	**$ 2,426,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the Town of Flower Mound.

The planning level cost projections shall not supersede the Town's Design Criteria and Construction Standards in the Code of Ordinances or the determination of the Town Engineer for a specific project.

Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-16**
Name:	MUA 4	**This project consists of the construction of an**		
Limits:	530' S of FM 1171 to MUA 2	**Urban Minor Arterial with bike lanes.**		
Impact Fee Class:	MU - Arterial			
Ultimate Class:	MU - Arterial			
Length (lf):	2,950			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
118	Unclassified Street Excavation	14,422	CY	$ 36.00	$ 519,200
218	10" Lime Stabilization	30,156	SY	$ 17.00	$ 512,644
318	8" Reinforced Concrete	28,844	SY	$ 125.00	$ 3,605,556
418	Block Sod with 4" Topsoil (no sidewalk)	0	SY	$ 11.00	$ -
518	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 4,637,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 231,870
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 231,870
√	Roadway Drainage	Standard Internal System	30%	$ 1,391,220
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 231,870
√	Sewer	Minor Adjustments	5%	$ 231,870
√	Establish Turf / Erosion Control		2%	$ 92,748
√	Illumination	Standard Ilumination System	6%	$ 278,244
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,689,692**
			Paving and Allowance Subtotal:	**$ 7,327,092**
			Construction Contingency: 20%	$ 1,465,418
			Construction Cost TOTAL:	**$ 8,793,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,793,000**
Engineering/Survey/Testing:		20%	$ 1,758,600
Mobilization		5%	$ 439,650
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 2,637,900
		Impact Fee Project Cost TOTAL:	**$ 13,629,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-17**
Name:	Lansdowne Pkwy	**This project consists of the construction of an**		
Limits:	City Limits to IH-35 NBFR	**Urban Minor Arterial with bike lanes.**		
Impact Fee Class:	UMAU			
Ultimate Class:	UMAU			
Length (lf):	3,005			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	8,347	CY	$ 36.00	$ 300,500
205	10" Lime Stabilization	17,362	SY	$ 17.00	$ 295,158
305	8" Reinforced Concrete	16,694	SY	$ 125.00	$ 2,086,806
405	Block Sod with 4" Topsoil (no sidewalk)	6,678	SY	$ 11.00	$ 73,456
505	No Sidewalk	0	SF	$ 9.00	$ -
601	Turn Lanes and Median Openings	0	SY	$ 70.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,755,919**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		5%	$ 137,796
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		5%	$ 137,796
√	Roadway Drainage	Standard Internal System	30%	$ 826,776
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 137,796
√	Sewer	Minor Adjustments	5%	$ 137,796
√	Establish Turf / Erosion Control		2%	$ 55,118
√	Illumination	Standard Ilumination System	6%	$ 165,355
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,598,433**
			Paving and Allowance Subtotal:	**$ 4,354,352**
			Construction Contingency: 20%	$ 870,870
			Construction Cost TOTAL:	**$ 5,226,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,226,000**
Engineering/Survey/Testing:		20%	$ 1,045,200
Mobilization		5%	$ 261,300
ROW/Easement Acquisition:	New Roadway Alignment	30%	$ 1,567,800
		Impact Fee Project Cost TOTAL:	**$ 8,100,000**

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Town of Flower Mound

2025 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 3/25/2026

Project Information:		**Description:**	**Project No.**	**C-18**
Name:	Denton Creek Blvd	**This project consisted of the construction of a four-lane urban minor arterial and the bridge crossing. The Town contributed a total of $5,279,924 to the construction of the bridge crossing and roadway.**		
Limits:	1,845' W of Prairie Ridge Rd to 900' W of Prairie Ridge Rd			
Impact Fee Class:	UMABL			
Ultimate Class:	UMABL			
Length (lf):	945			
Service Area(s):	C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Contribution to Construction Cost:		-	**$ 5,279,924**
Non-Recoverable Funds:			
Engineering/Survey/Testing:			
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	**$ 5,279,924**

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B. CIP Service Units of Supply

Town of Flower Mound - 2025 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area A

12/18/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
A-1	Chinn Chapel Rd	FM 407 (Justin Rd) to Waketon Rd	0.66	4	UMAU	1,163	50%	525	688	381	307	$ 2,728,803	$ 1,364,402
A-2	Dixon Ln	Chinn Chapel Rd to Crestside Dr	1.24	4	UMA	1,084	100%	525	2,601	1,343	1,258	$ 5,297,438	$ 5,297,438
A-3	Timber Creek Rd	445' S of Glenn Hollow Ln to Kirkpatrick Ln	0.22	4	UMAU	116	100%	525	453	25	428	$ 690,850	$ 690,850
A-4	Kirkpatrick Ln	Morriss Rd to Lonebuck Dr	0.99	2	UC	473	100%	425	844	469	374	$ 5,243,000	$ 5,243,000
A-5	Waketon-College Connector	Waketon Rd to College Pkwy	0.27	2	UC	0	100%	425	228	0	228	$ 3,133,000	$ 3,133,000
A-6	Windsor Dr	Bridlewood Blvd to FM 2499 (Long Prairie Rd)	0.60	2	UC	246	100%	425	510	147	362	$ 1,058,867	$ 1,058,867
A-7,B-6	Simmons Rd	Wichita Trail to McKamy Creek Rd	0.51	4	UMAU	428	50%	525	540	110	430	$ 1,128,789	$ 564,395
A-8	Sagebrush Dr	Old Settlers Rd to 1730' E of Old Settlers Rd	0.52	2	UC	476	100%	425	438	245	193	$ 3,209,771	$ 3,209,771
A-9	FM 2499 (Long Prairie Rd)	FM 1171 (Cross Timbers) to Spinks Rd	2.73	6	MA	3,995	100%	750	12,281	10,903	1,378	$ 1,515,721	$ 1,515,721
A-10	Yucca Dr	Yucca Dr to 420' E of Long Prairie Rd	0.08	2	UC	300	100%	425	66	23	43	$ 214,416	$ 214,416
A-11	Firewheel Dr	515' S of FM 1171 to 140' S of Hearthstone Dr	0.24	4	UMAU	36	100%	525	503	9	495	$ 603,525	$ 603,525
A-12	Garden Ridge Blvd	Kirkpatrick Ln to Forest Vista Dr	0.81	4	GUA	1,247	50%	650	1,056	507	550	$ 1,146,031	$ 573,016
A-13	Morriss Rd	Mandarin Way to Flower Mound Rd	0.16	4	UMA	1,981	100%	525	332	313	19	$ 1,009,492	$ 1,009,492
A-14	Lake Forest Blvd	75' S of Lincoln Ct to Foxborough Trail	0.15	2	UC	200	100%	425	130	31	100	$ 1,400,601	$ 1,400,601
A-15	Aberdeen Dr	FM 2499 (Long Prairie Rd) to 700' N of Spinks Rd	0.61	4	UMA	16	100%	525	1,283	10	1,273	$ 1,592,941	$ 1,592,941
A-16	Spinks Rd	Aberdeen Dr to Gerault Rd	0.93	4	UMA	1,259	100%	525	1,953	1,171	782	$ 448,253	$ 448,253
A-17	Spinks Rd	Gerault Rd to Garden Ridge Blvd	0.56	4	UMA	324	100%	525	1,181	182	999	$ 968,297	$ 968,297
A-18	Garden Ridge Blvd	Flower Mound Rd to Spinks Rd	0.75	4	GUA	912	100%	650	1,955	686	1,269	$ 1,891,126	$ 1,891,126
A-19	Garden Ridge Blvd	Spinks Rd to Lakeside Pkwy	0.42	4	GUA	911	100%	650	1,103	386	717	$ 2,504,704	$ 2,504,704
A-20	Lakeside Pkwy	FM 2499 (Long Prairie Rd) to South Town Limit	2.10	6	MA	999	100%	750	9,469	2,102	7,367	$ 706,000	$ 706,000
A-21	FM 407-Dixon Ln Connector	FM 407 to Dixon Ln	0.52	2	UC	0	100%	425	440	0	440	$ 6,054,000	$ 6,054,000
S-1	Signal	FM 407 (Justin Rd.) at FM 407-Dixon Ln Connector					50%					$ 600,000	$ 300,000
S-2	Signal	Bruton Orand Blvd. at Quail Run Rd.					50%					$ 600,000	$ 300,000
S-3	Signal	Churchill Dr. at Peters Colony Rd.					100%					$ 990,000	$ 990,000
S-4	Signal	Cross Timbers Rd. at Forums Dr.					100%					$ 179,000	$ 179,000
S-5	Signal	Garden Ridge Blvd. at Kirkpatrick Ln.					50%					$ 600,000	$ 300,000
S-6	Signal	FM 2499 (Long Prairie Rd.) at Chaparral Ln.					100%					$ 375,000	$ 375,000
S-7	Signal	Garden Ridge Blvd. at Forest Vista Rd.					100%					$ 600,000	$ 600,000
S-8	Signal	FM 2499 (Long Prairie Rd.) at Northshore Blvd.					100%					$ 600,000	$ 600,000
S-9	Signal	FM 2499 (Long Prairie Rd.) at Aberdeen Dr.					100%					$ 380,000	$ 380,000
S-10	Signal	Lakeside Pkwy. at Silveron Blvd.					100%					$ 600,000	$ 600,000
S-11	Signal	FM 2499 (Long Prairie Rd.) at Silveron Blvd.					100%					$ 390,000	$ 390,000
S-12	Signal	Gerault Rd. at Old Gerault Rd.					100%					$ 600,000	$ 600,000
S-13	Signal	Lakeside Pkwy. at Enterprise Dr.					50%					$ 600,000	$ 300,000
S-25	Signal	Dixon Ln. at FM 407-Dixon Ln Connector					100%					$ 600,000	$ 600,000
I-1	Intersection Improvements	Dixon Ln. at Morriss Rd.					100%					$ 325,044	$ 325,044
I-2	Intersection Improvements	FM 2499 (Long Prairie Rd.) at Waketon Rd.					100%					$ 1,473,000	$ 1,473,000
I-3	Intersection Improvements	FM 2499 (Long Prairie Rd.) at College Pkwy.					100%					$ 333,000	$ 333,000
I-4	Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.					50%					$ 375,000	$ 187,500
I-5	Intersection Improvements	Cross Timbers Rd. at Auburn Dr.					100%					$ 400,000	$ 400,000
I-6	Intersection Improvements	Cross Timbers Rd. at FM 2499 (Long Prairie Rd.)					100%					$ 492,000	$ 492,000
I-7	Intersection Improvements	Flower Mound Rd. at McKamy Creek Rd.					100%					$ 336,000	$ 336,000
I-8	Intersection Improvements	Flower Mound Rd. at FM 2499 (Long Prairie Rd.)					100%					$ 200,000	$ 200,000
I-9	Intersection Improvements	Flower Mound Rd. at Garden Ridge Blvd.					100%					$ 533,001	$ 533,001
I-10	Intersection Improvements	FM 2499 (Long Prairie Rd.) at Lakeside Pkwy.					100%					$ 400,000	$ 400,000
I-11	Intersection Improvements	Lakeside Pkwy. At Gerault Rd.					100%					$ 400,000	$ 400,000
I-14	Intersection Improvements	FM 2499 (Long Prairie Rd) at Dixon Ln.					100%					$ 400,000	$ 400,000
SUBTOTAL									**38,054**	**19,043**	**19,011**	**$ 55,926,670**	**$ 52,037,359**

2025 Roadway Impact Fee Update Cost Per Service Area $ 34,344

TOTAL COST IN SERVICE AREA A $ 52,071,703

Town of Flower Mound - 2025 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area B

10/14/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
B-1	Flower Mound Rd	FM 1171 (Cross Timbers) to Skillern Blvd	1.21	4	UMA	694	100%	525	2,534	837	1,696	$ 680,380	$ 680,380
B-2	Shiloh Rd	Shiloh Rd/Lusk Ln Connector to Cross Timbers Rd	0.32	4	UMAD	1,000	100%	650	830	319	511	$ 2,429,000	$ 2,429,000
B-3	Scenic /Flower Mound Connector	Scenic Dr to Alcott Ave	0.45	2	RC	0	100%	425	386	0	386	$ 4,678,000	$ 4,678,000
B-4	Shiloh Rd/Lusk Ln Connector	2825' E of Shiloh Rd to Lusk Ln	0.58	2	RC	0	100%	425	496	0	496	$ 6,016,000	$ 6,016,000
B-5	Shiloh Rd/Lusk Ln Connector	Shiloh Rd to 2825' E of Shiloh Rd	0.54	2	RC	0	50%	425	227	0	227	$ 5,516,000	$ 2,758,000
A-7,B-6	Simmons Rd	Wichita Trail to McKamy Creek Rd	0.51	4	UMAU	428	50%	525	540	110	430	$ 1,128,789	$ 564,395
S-2	Signal	Bruton Orand Blvd. at Quail Run Rd.					50%					$ 600,000	$ 300,000
S-22	Signal	Cross Timbers Rd. at Red Rock Ln.					50%					$ 600,000	$ 300,000
S-23	Signal	Cross Timbers Rd. at Scenic Dr.					100%					$ 600,000	$ 600,000
S-24	Signal	Flower Mound Rd. at Quail Run Rd					100%					$ 600,000	$ 600,000
I-4	Intersection Improvements	Bruton Orand Blvd. at Cross Timbers Rd.					50%					$ 375,000	$ 187,500
I-12	Intersection Improvements	Cross Timbers Rd. at Flower Mound Rd.					100%					$ 250,000	$ 250,000
I-13	Intersection Improvements	Cross Timbers Rd. at Shiloh Rd					100%					$ 400,000	$ 400,000
SUBTOTAL									**5,012**	**1,266**	**3,746**	**$ 23,873,169**	**$ 19,763,275**

2025 Roadway Impact Fee Update Cost Per Service Area $ 34,344

TOTAL COST IN SERVICE AREA B $ 19,797,619

Town of Flower Mound - 2025 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area C

3/25/2026

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
C-1	Denton Creek Blvd	IH-35 to 700' W of Turner Falls Cir	0.82	4	UMABL	0	100%	650	2,137	0	2,137	$ 9,446,000	$ 9,446,000
C-2	Mulkey Rd	Denton Creek Blvd to West Town Limit	0.27	4	UMABL	0	100%	650	692	0	692	$ 2,395,708	$ 2,395,708
C-3	Stonecrest Rd	Denton Creek Blvd to 915' S of Canyon Falls Dr	0.49	2	UC	444	100%	425	415	217	198	$ 3,933,957	$ 3,933,957
C-4	Canyon Falls Dr	US 377 to City Limits	0.44	4	GRA	0	100%	650	1,152	0	1,152	$ 4,696,048	$ 4,696,048
C-5	Denton Creek Blvd	Canyon Falls Dr to 1245' S of Canyon Falls Dr	0.24	4	UMABL	0	100%	650	613	0	613	$ 2,281,000	$ 2,281,000
C-6	Denton Creek Blvd	1245' S of Canyon Falls Dr to Cross Timbers Rd	0.66	4	UMABL	0	100%	650	1,728	0	1,728	$ 7,660,948	$ 7,660,948
C-7	UMA 1	US 377 to MUA 2	0.28	4	UMAD	0	100%	650	719	0	719	$ 3,892,337	$ 3,892,337
C-8	MUA 1	Canyon Falls Dr to MUA 2	0.59	4	MU - Arterial	0	100%	650	1,536	0	1,536	$ 11,769,064	$ 11,769,064
C-9	MUC 1	MUA 3 to MUA 5	0.88	2	MU - Collector	0	100%	425	749	0	749	$ 10,868,337	$ 10,868,337
C-10	MUA 2	MUA 1 to MUA 4	0.62	4	MU - Arterial	0	100%	650	1,605	0	1,605	$ 15,061,350	$ 15,061,350
C-11	MUA 5	700' S of FM 1171 to FM 1171	0.49	4	MU - Arterial	0	100%	650	1,270	0	1,270	$ 11,920,000	$ 11,920,000
C-12	UMA 2	FM 1171 (Cross Timbers Rd) to MUC 1	0.49	4	UMAD	0	100%	650	1,270	0	1,270	$ 6,376,000	$ 6,376,000
C-13	MUA 3	MUC 1 to Couplet	0.49	4	MU - Arterial	0	100%	650	1,270	0	1,270	$ 11,920,000	$ 11,920,000
C-14	Couplet	525' S of MUA 3 to 530' N of MUC 1	0.21	2	MU - Couplet	0	100%	425	182	0	182	$ 1,750,000	$ 1,750,000
C-15	MUA 3	Couplet to MUA 2	0.10	4	MU - Arterial	0	100%	650	259	0	259	$ 2,426,000	$ 2,426,000
C-16	MUA 4	530' S of FM 1171 to MUA 2	0.56	4	MU - Arterial	0	100%	650	1,453	0	1,453	$ 13,629,000	$ 13,629,000
C-17	Lansdowne Pkwy	City Limits to IH-35 NBFR	0.57	4	UMAU	0	100%	525	1,195	0	1,195	$ 8,100,000	$ 8,100,000
C-18	Denton Creek Blvd	1,845' W of Prairie Ridge Rd to 900' W of Prairie Ridge Rd	0.18	4	UMABL	100	100%	650	465	18	447	$ 5,279,924	$ 5,279,924
S-14	Signal	US 377 at Canyon Falls Dr.					100%					$ 205,000	$ 205,000
S-15	Signal	Cross Timbers Rd. at Canyon Falls Dr.					50%					$ 450,000	$ 225,000
S-16	Signal	Cross Timbers Rd. at Denton Creek Blvd.					100%					$ 600,000	$ 600,000
S-17	Signal	Cross Timbers Rd. at MUA 4					100%					$ 600,000	$ 600,000
S-18	Signal	Denton Creek Blvd. at Canyon Falls Dr.					100%					$ 600,000	$ 600,000
S-19	Signal	US 377 at UMA 1					100%					$ 600,000	$ 600,000
S-20	Signal	Cross Timbers Rd. at Future Furst Ranch Drive					100%					$ 600,000	$ 600,000
S-21	Signal	Cross Timbers Rd. at UMA 2					100%					$ 600,000	$ 600,000
S-22	Signal	Cross Timbers Rd. at Red Rock Ln.					50%					$ 600,000	$ 300,000
SUBTOTAL									**18,711**	**234**	**18,477**	**$ 138,260,673**	**$ 137,735,673**

2025 Roadway Impact Fee Update Cost Per Service Area $ 34,344

TOTAL COST IN SERVICE AREA C $ 137,770,017

C. Existing Roadway Facilities Inventory

Town of Flower Mound - 2025 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area A

10/8/2025

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	SERVICE AREA	STATUS	EXIST LANE		EXIST TYPE	TP TYPE	PM PEAK HOUR VOLUME		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
							EB/NB	SB/WB			NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Aberdeen Dr	FM 2499 (Long Prairie Rd)	700' N of Spinks Rd	3,225	0.61	A	Completed_2025	2	2	4D	UMA	8	8	100%	650	650	794	794	5	5	789	789		
Aberdeen Dr	<Null>	Spinks Rd	698	0.13	A	Established	2	2	4D	UMA	8	8	100%	650	650	172	172	1	1	171	171		
Auburn Dr	Cross Timbers Rd	Quail Run Rd	2,164	0.41	A	Established	1	1	2U	UC	155	155	100%	475	475	195	195	64	64	131	131		
Bridlewood Blvd	Waketon Rd	Windsor Dr	5,148	0.97	A/B	Established	2	2	4D	UMA	419	432	50%	650	650	634	634	204	211	429	423		
Bridlewood Blvd	Windsor Dr	Cross Timbers Rd	2,813	0.53	A/B	Established	2	2	4D	UMA	455	368	50%	650	650	346	346	121	98	225	248		
Browning Dr	Grand Park Pl Ln	Valley Ridge Blvd	1,131	0.21	A	Established	1	1	2U	UC	413	413	100%	475	475	102	102	88	88	13	13		
Browning Dr	FM 407 (Justin Rd)	Grand Park Pl Ln	759	0.14	A	Established	2	2	4D	UC	413	413	100%	650	650	187	187	59	59	127	127		
Bruton Orand Blvd	Quail Run	Flower Mound Rd	3,727	0.71	A/B	Established	2	2	4D	UMA	491	331	50%	650	650	459	459	173	117	286	342		
Bruton Orand Blvd	Cross Timbers Rd	Quail Run	2,032	0.38	A/B	Established	2	2	4D	UMA	543	474	50%	650	650	250	250	105	91	146	159		
Chinn Chapel Rd	North Town Limit	FM 407 (Justin Rd)	2,535	0.48	A	Established	1	1	2U	RC	221	221	50%	475	475	114	114	53	53	61	61		
Chinn Chapel Rd	FM 407 (Justin Rd)	Waketon Rd	3,459	0.66	A	Completed_2020	2	2	4U	UMAU	612	551	50%	525	525	344	344	200	180	143	163		
Churchill Dr	Windsor Dr	Cross Timbers Rd	2,774	0.53	A	Established	1	1	2U	UC	200	200	100%	475	475	250	250	105	105	145	145		
Churchill Dr	Peters Colony Rd	FM 2499 (Long Prairie Rd)	1,751	0.33	A	Established	2	2	4U	UMAU	160	160	100%	525	525	348	348	53	53	295	295		
Churchill Dr	Cross Timbers Rd	Peters Colony Rd	675	0.13	A	Established	2	2	4U	UMAU	350	350	100%	525	525	134	134	45	45	90	90		
College Pkwy	Timber Creek Rd	Kirkpatrick Ln	4,146	0.79	A	Established	2	2	4D	UMA	270	284	100%	650	650	1,021	1,021	212	223	809	798		
College Pkwy	FM 2499 (Long Prairie Rd)	Morriss Rd	4,620	0.88	A	Established	2	2	4D	UMA	177	200	100%	650	650	1,138	1,138	155	175	983	963		
College Pkwy	Berwick Ln	FM 2499 (Long Prairie Rd)	676	0.13	A	Established	1	1	2U	UC	13	13	100%	475	475	61	61	2	2	59	59		
College Pkwy	Morriss Rd	Timber Creek Rd	1,389	0.26	A	Established	2	2	4D	UMA	270	284	100%	650	650	342	342	71	75	271	267		
Cross Timbers Rd	Firewheel Dr	Kirkpatrick Ln	4,184	0.79	A	Established	3	3	6D	MA	1,619	1,623	100%	750	750	1,783	1,783	1,283	1,286	500	497		
Cross Timbers Rd	Auburn Dr	Old Settlers Rd	2,776	0.53	A	Established	3	3	6D	MA	1,119	1,331	100%	750	750	1,183	1,183	588	700	595	483		
Cross Timbers Rd	Kirkpatrick Ln	East Town Limit	2,659	0.50	A	Established	3	3	6D	MA	1,659	1,808	50%	750	750	567	567	418	455	149	111		
Cross Timbers Rd	Yucca Dr	Morriss Rd	1,827	0.35	A	Established	3	3	6D	MA	1,486	1,696	100%	750	750	779	779	514	587	264	192		
Cross Timbers Rd	Churchill Dr	FM 2499 (Long Prairie Rd)	1,654	0.31	A	Established	3	3	6D	MA	1,434	1,428	100%	750	750	705	705	449	447	256	257		
Cross Timbers Rd	Birdiewood Blvd	Auburn Dr	2,304	0.44	A	Established	3	3	6D	MA	1,119	1,331	100%	750	750	982	982	488	581	494	401		
Cross Timbers Rd	Old Settlers Rd	Churchill Dr	1,617	0.31	A	Established	3	3	6D	MA	1,434	1,428	100%	750	750	689	689	439	437	250	252		
Cross Timbers Rd	FM 2499 (Long Prairie Rd)	Yucca Dr	779	0.15	A	Established	3	3	6D	MA	1,486	1,696	100%	750	750	332	332	219	250	113	82		
Cross Timbers Rd	Morriss Rd	Firewheel Dr	1,527	0.29	A	Established	3	3	6D	MA	1,619	1,623	100%	750	750	651	651	468	469	182	181		
Cross Timbers Rd	Timber Creek Rd	Kirkpatrick Ln	567	0.11	A	Established	3	3	6D	MA	1,619	1,623	100%	750	750	242	242	174	174	68	67		
Dixon Ln	Chinn Chapel Rd	Crestside Dr	6,540	1.24	A	Completed_2015	2	2	4D	UMA	472	612	100%	650	650	1,610	1,610	585	758	1,026	852		
Dixon Ln	FM 2499 (Long Prairie Rd)	Morriss Rd	1,540	0.29	A	Established	2	2	4D	UMA	472	612	100%	650	650	379	379	138	179	242	201		
Duncan Ln	Honeysuckle Way	Spinks Rd	1,989	0.38	A	Established	1	1	4U	UMAU	204	204	50%	525	525	99	99	38	38	60	60		
Duncan Ln	Flower Mound Rd	Honeysuckle Way	1,489	0.28	A	Established	2	2	4U	UMAU	212	212	50%	525	525	148	148	30	30	118	118		
Eaton St	Morriss Rd	Timber Creek Rd	501	0.09	A	Established	2	2	4D	UMA	112	112	100%	650	650	123	123	11	11	113	113		
Firewheel Dr	FM 2499 (Long Prairie Rd)	Morriss Rd	3,049	0.58	A	Established	2	2	4D	UMA	127	127	100%	650	650	751	751	73	73	677	677		
Firewheel Dr	1290' S of Cross Timbers Rd	Morriss Rd	1,841	0.35	A	Established	2	2	4D	UMA	64	64	100%	650	650	453	453	22	22	431	431		
Firewheel Dr	515' S of FM 1171	140' S of Hearthstone Dr	1,266	0.24	A	Completed_2020	2	2	4U	UMAU	18	18	100%	525	525	252	252	4	4	247	247		
Firewheel Dr	Cross Timbers Rd	1290' S of Cross Timbers Rd	439	0.08	A	Established	2	2	4U	UMAU	18	18	100%	525	525	87	87	1	1	86	86		
Flower Mound Rd	Garden Ridge Blvd	Duncan Ln	2,796	0.53	A	Established	3	3	6D	MA	1,122	1,174	100%	750	750	1,191	1,191	594	622	597	570		
Flower Mound Rd	Lake Forest Blvd	Strait Ln	3,022	0.57	A	Established	3	3	6D	MA	810	1,290	100%	750	750	1,288	1,288	464	738	824	550		
Flower Mound Rd	McKamy Creek Rd	FM 2499 (Long Prairie Rd)	1,339	0.25	A	Established	3	3	6D	MA	1,019	1,789	100%	750	750	571	571	258	454	312	117		
Flower Mound Rd	Simmons Rd	1640' W of Old Settlers Rd	2,731	0.52	A/B	Established	2	2	4D	UMA	607	1,104	50%	650	650	336	336	157	285	179	51		
Flower Mound Rd	Old Settlers Rd	McKamy Creek Rd	2,972	0.56	A	Established	2	2	4D	UMA	1,399	705	100%	650	650	732	732	787	397	-56	335	56	
Flower Mound Rd	Gerault Rd	Garden Ridge Blvd	2,553	0.48	A	Established	3	3	6D	MA	1,243	1,323	100%	750	750	1,088	1,088	601	640	487	448		
Flower Mound Rd	FM 2499 (Long Prairie Rd)	Lake Forest Blvd	2,847	0.54	A	Established	3	3	6D	MA	831	1,164	100%	750	750	1,213	1,213	448	628	765	586		
Flower Mound Rd	1640' W of Old Settlers Rd	Old Settlers Rd	1,639	0.31	A	Established	2	2	4D	UMA	607	1,104	100%	650	650	404	404	188	343	215	61		
Flower Mound Rd	Strait Ln	Gerault Rd	2,516	0.48	A	Established	3	3	6D	MA	810	1,290	100%	750	750	1,072	1,072	386	615	686	457		
FM 2499 (Long Prairie Rd)	Gerault Rd	South Town Limit	1,080	0.20	A	Established	3	3	6D	MA	1,019	1,789	100%	750	750	460	460	208	366	252	94		
FM 2499 (Long Prairie Rd)	Lakeside Village Blvd	Gerault Rd	4,812	0.91	A	Established	3	3	6D	MA	1,191	2,490	100%	750	750	2,051	2,051	1,085	2,269	965	-219		219
FM 2499 (Long Prairie Rd)	FM 407 (Justin Rd)	Dixon Ln	2,179	0.41	A	Established	3	3	6D	MA	2,161	1,150	100%	750	750	928	928	892	475	37	454		
FM 2499 (Long Prairie Rd)	Dixon Ln	Waketon Rd	3,251	0.62	A	Established	3	3	6D	MA	2,285	1,320	100%	750	750	1,385	1,385	1,407	813	-22	573	22	
FM 2499 (Long Prairie Rd)	125' S of W Windsor Dr	Cross Timbers Rd	4,077	0.77	A	Established	3	3	6D	MA	2,339	1,456	100%	750	750	1,737	1,737	1,806	1,124	-69	613	69	
FM 2499 (Long Prairie Rd)	FM 1171 (Cross Timbers)	Spinks Rd	14,410	2.73	A	Completed_2015	3	3	6D	MA	2,501	1,494	100%	750	750	6,141	6,141	6,826	4,078	-685	2,063	685	
FM 2499 (Long Prairie Rd)	Rippy Rd	125' S of Windsor Dr	1,963	0.37	A	Established	3	3	6D	MA	2,339	1,456	100%	750	750	836	836	869	541	-33	295	33	
FM 2499 (Long Prairie Rd)	Waketon Rd	College Pkwy	1,523	0.29	A	Established	3	3	6D	MA	2,353	1,411	100%	750	750	649	649	679	407	-30	242	30	
FM 2499 (Long Prairie Rd)	Lakeside Pwky	Lakeside Village Blvd	3,084	0.58	A	Established	3	3	6D	MA	2,828	1,263	100%	750	750	1,314	1,314	1,652	738	-338	577	338	
FM 2499 (Long Prairie Rd)	College Pkwy	Rippy Rd	1,464	0.28	A	Established	3	3	6D	MA	2,339	1,456	100%	750	750	624	624	649	404	-25	220	25	
FM 2499 (Long Prairie Rd)	Spinks Rd	Lakeside Pwky	1,369	0.26	A	Established	3	3	6D	MA	2,828	1,263	100%	750	750	583	583	733	328	-150	256	150	
FM 407 (Justin Road)	West Town Limit	Chinn Chapel Rd	2,059	0.39	A	Established	2	2	4D	UMA	990	1,566	50%	650	650	254	254	193	305	60	-52		52
FM 407 (Justin Road)	FM 2499 (Long Prairie Rd)	Morriss Rd	6,787	1.29	A	Established	2	2	4D	UMA	1,307	1,539	50%	650	650	835	835	840	989	-4	-154	4	154
FM 407 (Justin Road)	Browning Dr	Stone Hill Farms Pwky	2,080	0.39	A	Established	2	2	4D	UMA	1,120	1,284	50%	650	650	256	256	221	253	35	3		

Town of Flower Mound - 2025 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area A

10/8/2025

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	SERVICE AREA	STATUS	EXIST LANE		EXIST TYPE	TP TYPE	PM PEAK HOUR VOLUME		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
							EB/NB	SB/WB			NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
FM 407 (Justin Road)	Chinn Chapel Rd	FM 2499 (Long Prairie Rd)	1,394	0.26	A	Established	2	2	4D	UMA	990	1,566	50%	650	650	172	172	131	207	41	-35		35
FM 407 (Justin Road)	Morriss Rd	Browning Dr	1,383	0.26	A	Established	2	2	4D	UMA	1,307	1,539	50%	650	650	170	170	171	202	-1	-31	1	31
FM 407 (Justin Road)	Stone Hill Farms Pwky	East Town Limit	1,501	0.28	A	Established	2	2	4D	UMA	1,120	1,284	50%	650	650	185	185	159	182	26	2		
Forest Vista Dr	FM 2499 (Long Prairie Rd)	Lake Forest Blvd	3,388	0.64	A	Established	2	2	4D	UMA	229	164	100%	650	650	834	834	147	105	687	729		
Forest Vista Dr	Morriss Rd	Garden Ridge Blvd	6,035	1.14	A	Established	2	2	4D	UMA	277	350	100%	650	650	1,486	1,486	317	400	1,169	1,086		
Forest Vista Dr	Lake Forest Blvd	Morriss Rd	1,902	0.36	A	Established	2	2	4D	UMA	229	164	100%	650	650	468	468	83	59	386	409		
Garden Ridge Blvd	Cross Timbers Rd	Kirkpatrick Ln	3,550	0.67	A	Established	2	2	4D	UMA	1,126	1,126	50%	650	650	437	437	379	379	58	58		
Garden Ridge Blvd	Forest Vista Dr	Flower Mound Rd	3,933	0.74	A	Established	2	2	4D	GUA	958	453	100%	650	650	968	968	714	337	255	631		
Garden Ridge Blvd	Kirkpatrick Ln	Forest Vista Dr	4,292	0.81	A	Completed_2015	2	2	4D	GUA	792	455	50%	650	650	528	528	322	185	206	343		
Garden Ridge Blvd	Flower Mound Rd	Spinks Rd	3,970	0.75	A	Completed_2015	2	2	4D	GUA	736	176	100%	650	650	978	978	553	132	424	845		
Garden Ridge Blvd	Spinks Rd	Lakeside Pkwy	2,238	0.42	A	Completed_2015	2	2	4D	GUA	743	168	100%	650	650	551	551	315	71	236	480		
Gerault Rd	Lakeside Pkwy	FM 2499 (Long Prairie Rd)	3,355	0.64	A	Established	3	3	6D	MA	1,451	833	100%	750	750	1,430	1,430	922	529	508	900		
Gerault Rd	Lexington Ave	Spinks Rd	3,681	0.70	A	Established	3	3	6D	MA	1,886	731	100%	750	750	1,569	1,569	1,315	510	254	1,059		
Gerault Rd	Spinks Rd	Lakeside Pkwy	1,426	0.27	A	Established	3	3	6D	MA	1,422	1,422	100%	750	750	608	608	384	384	224	224		
Gerault Rd	Flower Mound Rd	Lexington Ave	729	0.14	A	Established	3	3	6D	MA	1,886	731	100%	750	750	310	310	260	101	50	210		
Kirkpatrick Ln	College Pkwy	Cross Timbers Rd	2,711	0.51	A	Established	1	1	2U	UC	326	326	50%	475	475	122	122	84	84	38	38		
Kirkpatrick Ln	Morriss Rd	Lonebuck Dr	5,240	0.99	A	Completed_2015	1	1	2U	UC	224	249	100%	475	475	471	471	222	247	249	224		
Kirkpatrick Ln	Lonebuck Dr	College Pkwy	3,973	0.75	A	Established	1	1	2U	UC	203	203	50%	475	475	179	179	76	76	102	102		
Kirkpatrick Ln	1340' W of Garden Ridge Blvd	Garden Ridge Blvd	1,342	0.25	A	Established	2	2	4D	UC	201	201	100%	650	650	330	330	51	51	279	279		
Kirkpatrick Ln	Everett Dr	Spanish Oak Dr	1,636	0.31	A	Established	2	2	4D	UC	201	201	100%	650	650	403	403	62	62	341	341		
Kirkpatrick Ln	Cross TImbers Rd	Everett Dr	725	0.14	A	Established	2	2	4D	UMA	201	201	100%	650	650	179	179	28	28	151	151		
Lake Forest Blvd	Flower Mound Rd	75' S of Lincoln Ct	2,718	0.51	A	Established	1	1	2U	UC	100	100	100%	475	475	244	244	51	51	193	193		
Lake Forest Blvd	Forest Vista Dr	Flower Mound Rd	2,453	0.46	A	Established	2	2	4D	UMA	31	31	100%	650	650	604	604	14	14	590	590		
Lake Forest Blvd	Foxborough Trail	Aberdeen Dr	590	0.11	A	Established	1	1	2U	UC	100	100	100%	475	475	53	53	11	11	42	42		
Lake Forest Blvd	75' S of Lincoln Ct	Foxborough Trail	812	0.15	A	Completed_2020	1	1	2U	UC	100	100	100%	475	475	73	73	15	15	58	58		
Lakeside Pkwy	Lakeside Village Blvd	FM 2499 (Long Prairie Rd)	4,349	0.82	A	Established	2	2	4D	UMAP	349	349	100%	650	650	1,071	1,071	287	287	783	783		
Lakeside Pkwy	FM 2499 (Long Prairie Rd)	South Town Limit	11,110	2.10	A	Partial Widening	2	2	6D	MA	375	624	100%	750	750	3,156	3,156	789	1,313	2,367	1,843		
Lakeside Village Blvd	Lakeside Pkwy	FM 2499 (Long Prairie Rd)	2,036	0.39	A	Established	3	3	6D	MA	772	772	100%	750	750	868	868	298	298	570	570		
Lexington Ave	Strait Ln	Gerault Rd	1,471	0.28	A	Established	2	2	4D	UMA	64	64	100%	650	650	362	362	18	18	344	344		
Lexington Ave	Spinks Rd	Strait Ln	4,388	0.83	A	Established	2	2	4D	UMA	70	70	100%	650	650	1,080	1,080	58	58	1,022	1,022		
Lonebuck Dr	Valley Ridge Blvd	Kirkpatrick Ln	1,767	0.33	A	Established	1	1	2U	UC	250	250	50%	475	475	79	79	42	42	38	38		
McKamy Creek Rd	Old Settlers Rd	Flower Mound Rd	1,772	0.34	A	Established	2	2	4U	UMAU	100	100	100%	525	525	352	352	34	34	319	319		
McKamy Creek Rd	Simmons Rd	Old Settlers Rd	2,739	0.52	A	Established	2	2	4U	UMAU	121	121	100%	525	525	545	545	63	63	482	482		
Morriss Rd	FM 407 (Justin Rd)	Dixon Ln	2,268	0.43	A	Established	2	2	4D	UMA	1,000	677	100%	650	650	559	559	430	291	129	268		
Morriss Rd	Kirkpatrick Ln	Waketon Rd	598	0.11	A	Established	2	2	4D	UMA	993	720	100%	650	650	147	147	112	82	35	66		
Morriss Rd	Waketon Rd	College Pkwy	2,518	0.48	A	Established	2	2	4D	UMA	993	720	100%	650	650	620	620	474	343	146	277		
Morriss Rd	Eaton Rd	Cross Timbers Rd	4,027	0.76	A	Established	2	2	4D	UMA	1,170	742	100%	650	650	991	991	892	566	99	426		
Morriss Rd	Forest Vista Dr	Mandarin Way	4,051	0.77	A	Established	2	2	4D	UMA	1,361	620	100%	650	650	997	997	1,044	476	-47	522	47	
Morriss Rd	Firewheel Dr	Forest Vista Dr	4,126	0.78	A	Established	2	2	4D	UMA	1,265	789	100%	650	650	1,016	1,016	988	617	27	399		
Morriss Rd	Dixon Ln	Kirkpatrick Ln	2,042	0.39	A	Established	2	2	4D	UMA	1,120	803	100%	650	650	503	503	433	311	70	192		
Morriss Rd	Cross Timbers Rd	Sagebrush Dr	1,650	0.31	A	Established	2	2	4D	UMA	1,129	678	100%	650	650	406	406	353	212	53	194		
Morriss Rd	Mandarin Way	Flower Mound Rd	837	0.16	A	Completed	3	3	6D	UMA	1,361	620	100%	750	750	357	357	216	98	141	258		
Morriss Rd	College Pkwy	Eaton Rd	2,449	0.46	A	Established	2	2	4D	UMA	1,170	742	100%	650	650	603	603	543	344	60	259		
Morriss Rd	Sagebrush Dr	Firewheel Dr	1,109	0.21	A	Established	2	2	4D	UMA	1,129	678	100%	650	650	273	273	237	142	36	131		
Old Settlers Rd	Cross Timbers Rd	Peters Colony Rd	1,960	0.37	A	Established	2	2	4U	UMAU	261	103	100%	525	525	390	390	97	38	293	351		
Old Settlers Rd	Sagebrush Dr	Flower Mound Rd	3,137	0.59	A	Established	2	2	4U	UMAU	345	539	100%	525	525	624	624	205	320	419	304		
Old Settlers Rd	Peters Colony Rd	Sagebrush Dr	1,442	0.27	A	Established	2	2	5U	UMAU	261	103	100%	625	625	341	341	71	28	270	313		
Old Settlers Rd	Flower Mound Rd	McKamy Creek Rd	2,790	0.53	A	Established	2	2	4U	UMAU	345	539	100%	525	525	555	555	182	285	373	270		
Peters Colony Rd	Old Settlers Rd	Churchill Dr	1,349	0.26	A	Established	1	1	2U	UC	100	100	100%	475	475	121	121	26	26	96	96		
Peters Colony Rd	Auburn Dr	Old Settlers Rd	3,314	0.63	A	Established	1	1	2U	UC	100	100	100%	475	475	298	298	63	63	235	235		
Quail Run	Bruton Orand Blvd	Auburn Dr	1,921	0.36	A	Established	1	1	2U	UC	94	94	100%	475	475	173	173	34	34	139	139		
Rippy Rd	Waketon Rd	FM 2499 (Long Prairie Rd)	4,404	0.83	A	Established	1	1	2U	UC	98	98	100%	475	475	396	396	82	82	314	314		
Sagebrush Dr	Yucca Dr	Morriss Rd	1,620	0.31	A	Established	2	2	4D	UMA	369	369	100%	650	650	399	399	113	113	286	286		
Sagebrush Dr	Old Settlers Rd	1730' E of Old Settlers Rd	2,718	0.51	A	Completed_2020	1	1	2U	UC	238	238	100%	475	475	244	244	123	123	122	122		
Sagebrush Dr	FM 2499 (Long Prairie Rd)	Yucca Dr	841	0.16	A	Established	2	2	4U	UMAU	362	362	100%	525	525	167	167	58	58	110	110		
Silveron Blvd	FM 2499 (Long Prairie Rd)	Lakeside Pkwy	3,741	0.71	A	Established	2	2	4D	UMA	611	326	100%	650	650	921	921	433	231	488	690		
Simmons Rd	McKamy Creek Rd	White Chalk Rd	5,508	1.04	A/B	Established	1	1	2U	RC	100	100	50%	475	475	248	248	52	52	196	196		
Simmons Rd	Wichita Trail	McKamy Creek Rd	2,715	0.51	A/B	Completed_2015	2	2	4U	UMAU	202	226	50%	525	525	270	270	52	58	218	212		
Spinks Rd	Gerault Rd	Garden Ridge Blvd	2,972	0.56	A	Completed_2015	2	2	4D	UMA	179	145	100%	650	650	732	732	101	82	631	650		
Spinks Rd	Aberdeen Dr	Gerault Rd	4,908	0.93	A	Completed_2015	2	2	4D	UMA	657	602	100%	650	650	1,208	1,208	611	560	598	649		
Spinks Rd	Garden Ridge Blvd	Duncan Ln	2,859	0.54	A	Established	2	2	4D	UMA	226	175	100%	650	650	704	704	122	95	582	609		
Spinks Rd	FM 2499 (Long Prairie Rd)	Aberdeen Dr	1,127	0.21	A	Established	2	2	4D	UMA	657	602	100%	650	650	277	277	140	128	137	149		
Stone Hill Farms Pkwy	205' S of Stone Bend Ln	Valley Ridge Blvd	1,275	0.24	A	Established	1	1	4D	UMA	158	158	100%	650	650	157	157	38	38	119	119		
Stone Hill Farms Pkwy	FM 407 (Justin Rd)	205' S of Stone Bend Ln	766	0.15	A	Established	2	2	4D	UMA	146	146	100%	650	650	189	189	21	21	167	167		
Strait Ln	Flower Mound Rd	Lexington Ave	1,753	0.33	A	Established	1	1	2U	UC	28	28	100%	475	475	158	158	9	9	148	148		
Timber Creek Rd	Kirkpatrick Ln	College Pkwy	4,887	0.93	A	Established	1	1	2U	UC	47	47	100%	475	475	440	440	44	44	396	396		
Timber Creek Rd	445' S of Glenn Hollow Ln	Kirkpatrick Ln	1,142	0.22	A	Completed	2	2	4U	UMAU	58	58	100%	525	525	227	227	13	13	214	214		
Timber Creek Rd	Eaton St	Cross Timbers Rd	5,257	1.00	A	Established	1	1	2U	UC	189	189	100%	475	475	473	473	188	188	285	285		
Timber Creek Rd	College Pkwy	Eaton St	2,490	0.47	A	Established	1	1	2U	UC	50	50	100%	475	475	224	224	24	24	200	200		

Town of Flower Mound - 2025 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area A

10/8/2025

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	SERVICE AREA	STATUS	EXIST LANE		EXIST TYPE	TP TYPE	PM PEAK HOUR VOLUME		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
							EB/NB	SB/WB			NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Timber Creek Rd	Valley Ridge Blvd	Kirkpatrick Ln	816	0.15	A	Established	2	2	4U	UMAU	58	58	100%	525	525	162	162	9	9	153	153		
Valley Ridge Blvd	Timber Creek Rd	Lonebuck Dr	1,503	0.28	A	Established	2	2	4D	UMA	412	802	100%	650	650	370	370	117	228	253	142		
Valley Ridge Blvd	Morriss Rd	Browning Dr	1,154	0.22	A	Established	2	2	4D	UMAU	412	802	100%	650	650	284	284	90	175	194	109		
Valley Ridge Blvd	Northcrest Dr	Stone Hill Farms Pkwy	1,145	0.22	A	Established	2	2	4D	UMA	412	802	100%	650	650	282	282	89	174	193	108		
Valley Ridge Blvd	Stone Hill Farms Pwky	Timber Creek Rd	821	0.16	A	Established	2	2	4D	UMA	412	802	100%	650	650	202	202	64	125	138	77		
Valley Ridge Blvd	Browning Rd	Northcrest Dr	687	0.13	A	Established	2	2	4D	UMAU	412	802	100%	650	650	169	169	54	104	116	65		
Waketon Rd	Chinn Chapel Rd	Rippy Rd	3,623	0.69	A	Established	1	1	2U	UC	165	225	100%	475	475	326	326	113	154	213	172		
Waketon Rd	FM 2499 (Long Prairie Rd)	Morriss Rd	4,148	0.79	A	Established	1	1	2U	UC	570	564	100%	475	475	373	373	448	443	-75	-70	75	70
Waketon Rd	Jacob Lugo Dr	FM 2499 (Long Prairie Rd)	601	0.11	A	Established	1	1	2U	UC	187	187	100%	475	475	54	54	21	21	33	33		
Waketon Rd	Bridlewood Blvd	515' E of Bridlewood Blvd	514	0.10	A	Established	1	1	2U	RC	136	136	50%	475	475	23	23	7	7	17	17		
Waketon Rd	Rippy Rd	Jacob Lugo Dr	370	0.07	A	Established	1	1	2U	UC	187	187	100%	475	475	33	33	13	13	20	20		
Windsor Dr	Bridlewood Blvd	Amy Ln	4,195	0.79	A	Established	1	1	2U	UC	120	126	100%	475	475	377	377	95	100	282	277		
Windsor Dr	Bridlewood Blvd	FM 2499 (Long Prairie Rd)	3,167	0.60	A	Completed_2015	1	1	2U	UC	120	126	100%	475	475	285	285	72	76	213	209		
Yucca Dr	Cross Timbers Rd	Yucca Dr	727	0.14	A	Established	1	1	2U	UC	162	162	100%	475	475	65	65	22	22	43	43		
Yucca Dr	Yucca Dr	420' E of Long Prairie Rd	411	0.08	A	Completed_2020	1	1	2U	UC	150	150	100%	475	475	37	37	12	12	25	25		
Yucca Dr	420' E of Long Prairie Rd	FM 2499 (Long Prairie Rd)	419	0.08	A	Established	1	1	2U	UC	160	160	100%	475	475	38	38	13	13	25	25		
SUBTOTAL			**366,305**	**69.38**												**170,017**		**88,205**		**81,812**		**2,093**	

Town of Flower Mound - 2025 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area B

10/8/2025

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	SERVICE AREA	STATUS	EXIST LANE		EXIST TYPE	TP TYPE	PM PEAK HOUR VOLUME		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
							EB/NB	SB/WB			NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Bridlewood Blvd	Waketon Rd	Windsor Dr	5,148	0.97	A/B	Established	2	2	4D	UMA	419	432	50%	650	650	634	634	204	211	429	423		
Bridlewood Blvd	Windsor Dr	Cross Timbers Rd	2,813	0.53	A/B	Established	2	2	4D	UMA	455	368	50%	650	650	346	346	121	98	225	248		
Bruton Orand Blvd	Quail Run	Flower Mound Rd	3,727	0.71	A/B	Established	2	2	4D	UMA	491	331	50%	650	650	459	459	173	117	286	342		
Bruton Orand Blvd	Cross Timbers Rd	Quail Run	2,032	0.38	A/B	Established	2	2	4D	UMA	543	474	50%	650	650	250	250	105	91	146	159		
Cardinal Dr	Rocky Point Rd	Wichita Trail	1,641	0.31	B	Established	1	1	2U	RC	15	15	100%	475	475	148	148	5	5	143	143		
Cross Timbers Rd	Flower Mound Rd	Bruton Orand Blvd	5,133	0.97	B	Established	3	3	6D	MA	945	1,053	100%	750	750	2,187	2,187	919	1,024	1,269	1,164		
Cross Timbers Rd	Red Rock Ln	Shiloh Rd	5,493	1.04	B	Established	3	3	6D	MA	1,005	1,032	100%	750	750	2,341	2,341	1,045	1,074	1,295	1,267		
Cross Timbers Rd	Shiloh Rd	Scenic Dr	3,306	0.63	B	Established	3	3	6D	MA	1,058	1,318	100%	750	750	1,409	1,409	662	825	746	584		
Cross Timbers Rd	High Rd	Red Rock Ln	2,403	0.46	B/C	Established	3	3	6D	MA	1,005	1,032	50%	750	750	512	512	229	235	283	277		
Cross Timbers Rd	Scenic Dr	Flower Mound Rd	2,660	0.50	B	Established	3	3	6D	MA	1,058	1,318	100%	750	750	1,133	1,133	533	664	600	469		
Flower Mound Rd	Simmons Rd	1640' W of Old Settlers Rd	2,731	0.52	A/B	Established	2	2	4D	UMA	607	1,104	50%	650	650	336	336	157	285	179	51		
Flower Mound Rd	Skillern Blvd	Simmons Rd	4,769	0.90	B	Established	2	2	4D	UMA	291	501	100%	650	650	1,174	1,174	263	452	911	722		
Flower Mound Rd	FM 1171 (Cross Timbers)	Skillern Blvd	6,369	1.21	B	Completed_2015	2	2	4D	UMA	347	347	100%	650	650	1,568	1,568	419	419	1,150	1,150		
High Rd	Cross Timbers Rd	Bolo Ln	8,590	1.63	B/C	Established	1	1	2U	RC	20	20	50%	475	475	386	386	16	16	370	370		
Kings Rd	Lusk Ln	Kings Rd (N/S)	3,911	0.74	B	Established	1	1	2U	RC	100	100	50%	475	475	176	176	37	37	139	139		
Kings Rd	North Town Limit	Kings Rd (E/W)	1,299	0.25	B	Established	1	1	2U	RC	199	199	50%	475	475	58	58	24	24	34	34		
Lusk Ln	Kings Rd	1340' S of Kings Rd	1,339	0.25	B	Established	1	1	2U	RC	316	316	50%	475	475	60	60	40	40	20	20		
Lusk Ln	Shiloh Rd/Lusk Ln Connector	Cross Timbers Rd	1,599	0.30	B	Established	1	1	2U	RC	300	300	100%	475	475	144	144	91	91	53	53		
Lusk Ln	1315' S of Kings Rd	Shiloh Rd/Lusk Ln Connector	1,310	0.25	B	Established	1	1	2U	RC	316	316	100%	475	475	118	118	78	78	39	39		
Quail Run Rd	Flower Mound Rd	Bruton Orand Blvd	3,183	0.60	B	Established	1	1	2U	UC	9	9	100%	475	475	286	286	5	5	281	281		
Red Rock Ln	Red Rock/Shiloh Connector	Cross Timbers Rd	1,798	0.34	B/C	Established	1	1	2U	RC	343	343	50%	475	475	81	81	58	58	22	22		
Red Rock Ln	North Town Limit (SA C)	Red Rock/Shiloh Connector	527	0.10	B/C	Established	1	1	2U	RC	337	337	50%	475	475	24	24	17	17	7	7		
Red Rock Ln	North Town Limit (SA B)	North Town Limit (SA C)	198	0.04	B	Established	1	1	2U	RC	337	337	50%	475	475	9	9	6	6	3	3		
Ridgecrest Dr	Raintree Pl	Sunset Trail	4,268	0.81	B	Established	1	1	2U	RC	3	3	100%	475	475	384	384	2	2	382	382		
Rocky Point Rd	Sunset Trail	Cardinal Dr	2,267	0.43	B	Established	1	1	2U	RC	15	15	100%	475	475	204	204	6	6	197	197		
Rocky Point Rd	Cardinal Dr	Orchard Dr	882	0.17	B	Established	1	1	2U	RC	15	15	100%	475	475	79	79	3	3	77	77		
Scenic /Flower Mound Connector	Alcott Ave	Flower Mound Rd	285	0.05	B	Established	1	1	2U	RC	0	0	100%	475	475	26	26	0	0	26	26		
Scenic Dr	Scenic Dr (N/S)	Wichita Trail	9,232	1.75	B	Established	1	1	2U	LRC	15	15	100%	475	475	831	831	26	26	804	804		
Scenic Dr (E/W)	Cross Timbers Rd	Wichita Trail	1,330	0.25	B	Established	1	1	2U	RC	15	15	100%	475	475	120	120	4	4	116	116		
Shiloh Rd	North Town Limits	Shiloh Rd/Lusk Ln Connector	3,108	0.59	B	Established	1	1	2U	RC	500	500	50%	475	475	140	140	147	147	-7	-7	7	7
Shiloh Rd	Cross Timbers Rd	Rocky Point Rd	7,444	1.41	B	Established	1	1	2U	RC	55	55	100%	475	475	670	670	78	78	592	592		
Shiloh Rd	Shiloh Rd/Lusk Ln Connector	Cross Timbers Rd	1,685	0.32	B	Widening	1	1	4D	UMAD	500	500	100%	650	650	207	207	160	160	48	48		
Simmons Rd	Flower Mound Rd	Wichita Trail	2,213	0.42	B	Established	2	2	4U	UMAU	202	226	100%	525	525	440	440	85	95	355	345		
Simmons Rd	McKamy Creek Rd	White Chalk Rd	5,508	1.04	A/B	Established	1	1	2U	RC	100	100	50%	475	475	248	248	52	52	196	196		
Simmons Rd	Wichita Trail	McKamy Creek Rd	2,715	0.51	A/B	Completed_2015	2	2	4U	UMAU	202	226	50%	525	525	270	270	52	58	218	212		
SUBTOTAL			**112,913**	**21.39**												**34,915**		**12,327**		**22,588**		**15**	

Town of Flower Mound - 2025 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area C

10/8/2025

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	SERVICE AREA	STATUS	EXIST LANE		EXIST TYPE	TP TYPE	PM PEAK HOUR VOLUME		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
							EB/NB	SB/WB			NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Canyon Falls Dr	West Town Limit	Cross Timbers Rd	1,665	0.32	C	Established	2	2	4D	UMABL	0	0	100%	650	650	410	410	0	0	410	410		
Canyon Falls Dr	Prairie Ridge Rd	Stonecrest Rd	2,114	0.40	C	Established	2	2	4D	UMABL	250	250	100%	650	650	520	520	100	100	420	420		
Canyon Falls Dr	West Town Limit	Denton Creek Blvd	1,613	0.31	C	Established	2	2	4D	UMABL	0	0	100%	650	650	397	397	0	0	397	397		
Canyon Falls Dr	Denton Creek Blvd	Prairie Ridge Rd	2,287	0.43	C	Established	2	2	4D	UMABL	250	250	100%	650	650	563	563	108	108	455	455		
Canyon Falls Dr	Stonecrest Rd	US 377	455	0.09	C	Established	2	2	4D	UMABL	250	250	100%	650	650	112	112	22	22	90	90		
Cross Timbers Rd	Need Street Name	High Rd	12,025	2.28	C	Established	3	3	6D	MA	990	988	100%	750	750	5,124	5,124	2,255	2,250	2,870	2,874		
Cross Timbers Rd	High Rd	Red Rock Ln	2,403	0.46	B/C	Established	3	3	6D	MA	1,005	1,032	50%	750	750	512	512	229	235	283	277		
Cross Timbers Rd	US 377	Need Road Name	1,544	0.29	C	Established	3	3	6D	MA	858	826	100%	750	750	658	658	251	242	407	416		
Cross Timbers Rd	West Town Limit	Canyon Falls Dr	1,031	0.20	C	Established	3	3	6D	MA	858	826	50%	750	750	220	220	84	81	136	139		
Cross Timbers Rd	Denton Creek Blvd	US 377	3,467	0.66	C	Established	3	3	6D	MA	858	826	100%	750	750	1,477	1,477	563	542	914	935		
Cross Timbers Rd	Canyon Falls Dr	470' E of Canyon Falls Dr	485	0.09	C	Established	3	3	6D	MA	858	826	50%	750	750	103	103	39	38	64	65		
Cross Timbers Rd	470' E of Canyon Falls Dr	Denton Creek Blvd	1,644	0.31	C	Established	3	3	6D	MA	858	826	100%	750	750	701	701	267	257	433	443		
Cross Timbers Rd	Need Street Name	Need Street Name	3,007	0.57	C	Established	3	3	6D	MA	858	826	100%	750	750	1,281	1,281	489	470	793	811		
Denton Creek Blvd	Prairie Ridge Rd	Canyon Falls Dr	3,479	0.66	C	Established	2	2	4D	UMABL	0	0	100%	650	650	856	856	0	0	856	856		
Denton Creek Blvd	Canyon Falls Dr	1245' S of Canyon Falls Dr	1,243	0.24	C	Widening	1	1	4D	UMABL	0	0	100%	650	650	153	153	0	0	153	153		
Denton Creek Blvd	1,845' W of Prairie Ridge Rd	Prairie Ridge Rd	1,845	0.35	C	Completed_2025	2	2	4D	UMABL	50	50	100%	650	650	454	454	17	17	437	437		
Dunham Rd	Dunham/US 377 Connector	5370' E of US 377	6,867	1.30	C	Established	1	1	2U	RC	0	0	100%	475	475	618	618	0	0	618	618		
High Rd	Cross Timbers Rd	Bolo Ln	8,590	1.63	B/C	Established	1	1	2U	RC	20	20	50%	475	475	386	386	16	16	370	370		
Prairie Ridge Rd	North Town Limits	Denton Creek Blvd	579	0.11	C	Established	1	1	2U	UC	0	0	100%	475	475	52	52	0	0	52	52		
Prairie Ridge Rd	North Town Limit	Canyon Falls Dr	2,611	0.49	C	Established	1	1	2U	UC	100	100	100%	475	475	235	235	49	49	185	185		
Red Rock Ln	Red Rock/Shiloh Connector	Cross Timbers Rd	1,798	0.34	B/C	Established	1	1	2U	RC	343	343	50%	475	475	81	81	58	58	22	22		
Red Rock Ln	North Town Limit (SA C)	Red Rock/Shiloh Connector	527	0.10	B/C	Established	1	1	2U	RC	337	337	50%	475	475	24	24	17	17	7	7		
Stonecrest Rd	North Town Limit	Canyon Falls Dr	3,348	0.63	C	Established	1	1	2U	UC	222	222	100%	475	475	301	301	141	141	160	160		
Stonecrest Rd	Canyon Falls Dr	915' S of Canyon Falls Dr	916	0.17	C	Established	1	1	2U	UC	222	222	100%	475	475	82	82	38	38	44	44		
US 377	North Town Limit	Canyon Falls Dr	2,705	0.51	C	Established	1	1	6D	MA	642	647	100%	750	750	384	384	329	332	55	53		
US 377	Dunham Rd	West Town Limit	4,033	0.76	C	Established	1	1	6D	MA	1,215	868	100%	750	750	573	573	928	663	-355	-90	355	90
US 377	Need Road Name	Cross Timbers Rd	3,074	0.58	C	Established	1	1	6D	MA	657	602	100%	750	750	437	437	382	350	54	86		
US 377	Canyon Falls Dr	Need Road Name	3,056	0.58	C	Established	1	1	6D	MA	642	647	100%	750	750	434	434	372	374	63	60		
US 377	Cross Timbers Rd	Dunham Rd	986	0.19	C	Established	1	1	6D	MA	1,215	868	100%	750	750	140	140	227	162	-87	-22	87	22
SUBTOTAL			**79,395**	**15.04**												**34,580**		**13,546**		**21,034**		**554**	

D. Plan For Awarding the Roadway Impact Fee Credit Summary

SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area A

Recoverable Impact Fee CIP Costs	$	23,149,973	Line 11, Max Fee Calculation Table
Financing Costs		3,739,440	See Detail Below
Existing Fund Balance		(7,005,461)	Page 1 of Appendix E - Service Area A
Interest Earnings		(2,653,127)	Page 5 of Appendix E - Service Area A
Pre Credit Recoverable Cost for Impact Fee	$	17,230,824	Sum of Above
Credit for Ad Valorem Revenues		(915,441)	Page 7 of Appendix E - Service Area A
Maximum Recoverable Cost for Impact Fee	**$**	**16,315,383**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.
Reference is Service Area A column, line 11 on the Max Fee Calculation Table.

Financing Costs:

New Annual Debt Service	$	5,968,367	(Page 3 of Appendix E - Service Area A)
Existing Annual Debt Service		8,443,914	(Page 3 of Appendix E - Service Area A)
Principal Component		(10,672,842)	(Page 4 of Appendix E - Service Area A)
Financing Costs	$	3,739,440	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates.
To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on discussion with Town staff. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or non-ad valorem revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues.
This is the maximum cost that can be recovered through impact fees.

SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area B

Recoverable Impact Fee CIP Costs	$	9,505,760	Line 11, Max Fee Calculation Table
Financing Costs		2,240,889	See Detail Below
Existing Fund Balance		(3,053,319)	Page 1 of Appendix E - Service Area B
Interest Earnings		(2,146,926)	Page 5 of Appendix E - Service Area B
Pre Credit Recoverable Cost for Impact Fee	$	6,546,404	Sum of Above
Credit for Ad Valorem Revenues		(55,608)	Page 7 of Appendix E - Service Area B
Maximum Recoverable Cost for Impact Fee	**$**	**6,490,796**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.
Reference is Service Area B column, line 11 on the Max Fee Calculation Table.

Financing Costs:

New Annual Debt Service	$	5,870,771	(Page 3 of Appendix E - Service Area B)
Existing Annual Debt Service		160,130	(Page 3 of Appendix E - Service Area B)
Principal Component		(3,790,012)	(Page 4 of Appendix E - Service Area B)
Financing Costs	$	2,240,889	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates.
To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on discussion with Town staff. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or non-ad valorem revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues.
This is the maximum cost that can be recovered through impact fees.

SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area C

Recoverable Impact Fee CIP Costs	$	131,967,934	Line 11, Max Fee Calculation Table
Financing Costs		31,879,025	See Detail Below
Existing Fund Balance		(482,538)	Page 1 of Appendix E - Service Area C
Interest Earnings		(19,459,807)	Page 5 of Appendix E - Service Area C
Pre Credit Recoverable Cost for Impact Fee	$	143,904,614	Sum of Above
Credit for Ad Valorem Revenues		(12,521,251)	Page 7 of Appendix E - Service Area C
Maximum Recoverable Cost for Impact Fee	**$**	**131,383,363**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.
Reference is Service Area C column, line 11 on the Max Fee Calculation Table.

Financing Costs:

New Annual Debt Service	$	83,740,447	(Page 3 of Appendix E - Service Area C)
Existing Annual Debt Service		1,802,838	(Page 3 of Appendix E - Service Area C)
Principal Component		(53,664,260)	(Page 4 of Appendix E - Service Area C)
Financing Costs	$	31,879,025	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2026 Impact Fee Update were also included in the previous Impact Fee Updates.
To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs.

Interest Earnings:

Represents the interest earned on cash flows. Assumes a 3.50% annual interest rate based on discussion with Town staff. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects and assumes that all non-debt funded impact fee eligible project costs will be funded solely through impact fee revenues or non-ad valorem revenue sources.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues.
This is the maximum cost that can be recovered through impact fees.

E. Plan For Awarding the Roadway Impact Fee Credit Supporting Exhibits

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Calculation Assumptions

Appendix E - Impact Fee Calculation Assumptions

Service Area A

I. General Assumptions

Annual Interest Rate on Deposits [1]	3.500%
Annual Service Unit Growth [2]	2,393
Available Existing Fund Balance [3]	7,005,461

Portion of Projects Funded by Existing Debt [4]	$ 6,953,889
Non-debt Funded Project Cost [5]	12,477,131
Project Cost Funded Through New Debt [6]	3,718,952
Total Recoverable Project Cost [7]	$ 23,149,973

II. New Debt Issues Assumptions

Year	Principal [8]	Interest [9]	Term
1	$ 371,895	5.00%	20
2	371,895	5.00%	20
3	371,895	5.00%	20
4	371,895	5.00%	20
5	371,895	5.00%	20
6	371,895	5.00%	20
7	371,895	5.00%	20
8	371,895	5.00%	20
9	371,895	5.00%	20
10	371,895	5.00%	20
Total	$ 3,718,952		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [10]
1	$ 1,433,661
2	1,619,608
3	1,619,608
4	1,619,608
5	1,619,608
6	1,619,608
7	1,619,608
8	1,619,608
9	1,619,608
10	1,805,556
Total	$ 16,196,084

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Balance per Town staff as of August 2025
(4) Per discussion with Town staff and files
(5) Unless specified in Town CIP, Assumes 60% of new project cost funded through sources other than debt
(6) Unless specified in Town CIP, Assumes 40% of new project costs funded through new debt issues
(7) Line 11 of the Max Fee Table Report
(8) Assumes new debt issued based on Town Input
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Non-debt funded capital expenditures made in equal annual amounts. Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year.

Town of Flower Mound 2026 Roadway Impact Fee Update

Debt Service and Expenses Summary
Appendix E - Impact Fee Calculation Assumptions
Service Area A

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ 29,842	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,842
2	29,842	29,842	-	-	-	-	-	-	-	-	59,684
3	29,842	29,842	29,842	-	-	-	-	-	-	-	89,526
4	29,842	29,842	29,842	29,842	-	-	-	-	-	-	119,367
5	29,842	29,842	29,842	29,842	29,842	-	-	-	-	-	149,209
6	29,842	29,842	29,842	29,842	29,842	29,842	-	-	-	-	179,051
7	29,842	29,842	29,842	29,842	29,842	29,842	29,842	-	-	-	208,893
8	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	-	-	238,735
9	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	-	268,577
10	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
11	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
12	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
13	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
14	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
15	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
16	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
17	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
18	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
19	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
20	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	298,418
21	-	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	268,577
22	-	-	29,842	29,842	29,842	29,842	29,842	29,842	29,842	29,842	238,735
23	-	-	-	29,842	29,842	29,842	29,842	29,842	29,842	29,842	208,893
24	-	-	-	-	29,842	29,842	29,842	29,842	29,842	29,842	179,051
25	-	-	-	-	-	29,842	29,842	29,842	29,842	29,842	149,209
26	-	-	-	-	-	-	29,842	29,842	29,842	29,842	119,367
27	-	-	-	-	-	-	-	29,842	29,842	29,842	89,526
28	-	-	-	-	-	-	-	-	29,842	29,842	59,684
29	-	-	-	-	-	-	-	-	-	29,842	$ 29,842
	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 596,837	$ 5,968,367

Town of Flower Mound 2026 Roadway Impact Fee Update

Debt Service and Expenses Summary

Appendix E - Impact Fee Calculation Assumptions

Service Area A

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ 29,842	$ 1,433,661	$ (371,895)	$ 2,084,412	$ (21,374)	3,154,645
2	59,684	1,619,608	(371,895)	812,543	(17,459)	2,102,481
3	89,526	1,619,608	(371,895)	660,065	(22,283)	1,975,020
4	119,367	1,619,608	(371,895)	633,469	(29,547)	1,971,003
5	149,209	1,619,608	(371,895)	594,947	(36,153)	1,955,716
6	179,051	1,619,608	(371,895)	512,127	(39,908)	1,898,983
7	208,893	1,619,608	(371,895)	511,129	(48,040)	1,919,695
8	238,735	1,619,608	(371,895)	513,252	(56,798)	1,942,902
9	268,577	1,619,608	(371,895)	468,707	(62,063)	1,922,933
10	298,418	1,805,556	(371,895)	462,622	(70,521)	2,124,180
11	298,418	-	-	462,674	(70,526)	690,567
12	298,418	-	-	404,151	(65,103)	637,466
13	298,418	-	-	194,230	(45,651)	446,997
14	298,418	-	-	99,654	(36,887)	361,185
15	298,418	-	-	6,199	(28,227)	276,391
16	298,418	-	-	5,991	(28,208)	276,201
17	298,418	-	-	5,782	(28,188)	276,012
18	298,418	-	-	5,573	(28,169)	275,822
19	298,418	-	-	6,387	(28,245)	276,561
20	298,418	-	-	-	(27,653)	270,766
21	268,577	-	-	-	(24,887)	243,689
22	238,735	-	-	-	(22,122)	216,613
23	208,893	-	-	-	(19,357)	189,536
24	179,051	-	-	-	(16,592)	162,459
25	149,209	-	-	-	(13,826)	135,383
26	119,367	-	-	-	(11,061)	108,306
27	89,526	-	-	-	(8,296)	81,230
28	59,684	-	-	-	(5,531)	54,153
29	29,842	-	-	-	(2,765)	27,077
	$ 5,968,367	$ 16,196,084	$ (3,718,952)	$ 8,443,914	$ (915,441)	$ 25,973,971

(1) Appendix E - Service Area A, Page 2
(2) Appendix E - Service Area A, Page 1
(3) Eligible Outstanding Debt Funded Projects Percent of General Projects Debt Issuance times total outstanding tax-supported annual debt service
(4) Appendix E - Service Area A, Page 7

Town of Flower Mound 2026 Roadway Impact Fee Update

Revenue Test

Appendix E - Impact Fee Calculation Assumptions

Service Area A

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 7,005,461
1	$ 682	2,393	$ 1,631,538	$ 3,154,645	$ (1,523,107)	218,537	5,700,891
2	682	2,393	1,631,538	2,102,481	(470,943)	191,290	5,421,238
3	682	2,393	1,631,538	1,975,020	(343,482)	183,732	5,261,489
4	682	2,393	1,631,538	1,971,003	(339,464)	178,211	5,100,236
5	682	2,393	1,631,538	1,955,716	(324,178)	172,835	4,948,893
6	682	2,393	1,631,538	1,898,983	(267,445)	168,531	4,849,980
7	682	2,393	1,631,538	1,919,695	(288,157)	164,707	4,726,529
8	682	2,393	1,631,538	1,942,902	(311,363)	159,980	4,575,146
9	682	2,393	1,631,538	1,922,933	(291,395)	155,031	4,438,781
10	682	2,393	1,631,538	2,124,180	(492,642)	146,736	4,092,876
11	-	-	-	690,567	(690,567)	131,166	3,533,475
12	-	-	-	637,466	(637,466)	112,516	3,008,525
13	-	-	-	446,997	(446,997)	97,476	2,659,003
14	-	-	-	361,185	(361,185)	86,744	2,384,563
15	-	-	-	276,391	(276,391)	78,623	2,186,795
16	-	-	-	276,201	(276,201)	71,704	1,982,298
17	-	-	-	276,012	(276,012)	64,550	1,770,837
18	-	-	-	275,822	(275,822)	57,152	1,552,167
19	-	-	-	276,561	(276,561)	49,486	1,325,092
20	-	-	-	270,766	(270,766)	41,640	1,095,966
21	-	-	-	243,689	(243,689)	34,094	886,371
22	-	-	-	216,613	(216,613)	27,232	696,991
23	-	-	-	189,536	(189,536)	21,078	528,532
24	-	-	-	162,459	(162,459)	15,656	381,729
25	-	-	-	135,383	(135,383)	10,991	257,337
26	-	-	-	108,306	(108,306)	7,111	156,142
27	-	-	-	81,230	(81,230)	4,043	78,956
28	-	-	-	54,153	(54,153)	1,816	26,619
29	-	-	-	27,077	(27,077)	458	-
			16,315,383	25,973,971		2,653,127	

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Calculation

Appendix E - Impact Fee Calculation Assumptions

Service Area A

Year Prev	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	2.6660	1.0000	2,393	6,380	3,154,645	8,410,362
2	28	2.5759	1.0000	2,393	6,164	2,102,481	5,415,717
3	27	2.4888	1.0000	2,393	5,956	1,975,020	4,915,357
4	26	2.4046	1.0000	2,393	5,754	1,971,003	4,739,476
5	25	2.3233	1.0000	2,393	5,560	1,955,716	4,543,690
6	24	2.2447	1.0000	2,393	5,372	1,898,983	4,262,688
7	23	2.1688	1.0000	2,393	5,190	1,919,695	4,163,459
8	22	2.0955	1.0000	2,393	5,015	1,942,902	4,071,295
9	21	2.0246	1.0000	2,393	4,845	1,922,933	3,893,190
10	20	1.9561	1.0000	2,393	4,681	2,124,180	4,155,204
11	19	1.8900	1.0000	-	-	690,567	1,305,167
12	18	1.8261	1.0000	-	-	637,466	1,164,066
13	17	1.7643	1.0000	-	-	446,997	788,651
14	16	1.7047	1.0000	-	-	361,185	615,700
15	15	1.6470	1.0000	-	-	276,391	455,221
16	14	1.5913	1.0000	-	-	276,201	439,526
17	13	1.5375	1.0000	-	-	276,012	424,371
18	12	1.4855	1.0000	-	-	275,822	409,739
19	11	1.4353	1.0000	-	-	276,561	396,944
20	10	1.3867	1.0000	-	-	270,766	375,484
21	9	1.3399	1.0000	-	-	243,689	326,508
22	8	1.2945	1.0000	-	-	216,613	280,414
23	7	1.2508	1.0000	-	-	189,536	237,065
24	6	1.2085	1.0000	-	-	162,459	196,327
25	5	1.1676	1.0000	-	-	135,383	158,074
26	4	1.1281	1.0000	-	-	108,306	122,183
27	3	1.0900	1.0000	-	-	81,230	88,538
28	2	1.0531	1.0000	-	-	54,153	57,029
29	1	1.0175	1.0000	-	-	27,077	27,550
					54,917	25,973,971	56,438,998

Total Escalated Expense for Entire Period	$	56,438,998
Total Escalated Service Units		54,917
Impact Fee for Service Area A	**$**	**682**

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Project Funding

Appendix E - Impact Fee Calculation Assumptions

Service Area A

Impact Fee Project Name[1]	Impact Fee Project No. [1]	Total Project Cost [1]	Impact Fee Recoverable Cost [2]	Debt Funded [3] Existing	Debt Funded [3] Proposed	Non-Debt Funded [3]	Impact Fee Recoverable Cost
Roadway Improvements - Service Area A							
Chinn Chapel Rd	A-1	$ 2,728,803	$ 606,084	$ 1,333	$ -	$ 604,751	$ 606,084
Dixon Ln	A-2	$ 5,297,438	2,353,186	-	-	2,353,186	2,353,186
Timber Creek Rd	A-3	$ 690,850	306,884	-	-	306,884	306,884
Kirkpatrick Ln	A-4	$ 5,243,000	2,329,004	1,679,566	-	649,438	2,329,004
Waketon-College Connector	A-5	$ 3,133,000	1,391,717	-	556,687	835,030	1,391,717
Windsor Dr	A-6	$ 1,058,867	470,362	29,504	-	440,858	470,362
Simmons Rd	A-7,B-6	$ 1,128,789	250,711	-	-	250,711	250,711
Sagebrush Dr	A-8	$ 3,209,771	1,425,819	1,416,192	-	9,628	1,425,819
FM 2499 (Long Prairie Rd)	A-9	$ 1,515,721	673,302	444,212	-	229,090	673,302
Yucca Dr	A-10	$ 214,416	95,246	-	-	95,246	95,246
Firewheel Dr	A-11	$ 603,525	268,093	21,555	-	246,538	268,093
Garden Ridge Blvd	A-12	$ 1,146,031	254,540	91,733	-	162,807	254,540
Morriss Rd	A-13	$ 1,009,492	448,429	181,901	-	266,527	448,429
Lake Forest Blvd	A-14	$ 1,400,601	622,164	356,688	-	265,476	622,164
Aberdeen Dr	A-15	$ 1,592,941	707,604	109,161	-	598,443	707,604
Spinks Rd	A-16	$ 448,253	199,119	199,119	-	-	199,119
Spinks Rd	A-17	$ 968,297	430,129	200,421	-	229,708	430,129
Garden Ridge Blvd	A-18	$ 1,891,126	840,061	684,994	-	155,067	840,061
Garden Ridge Blvd	A-19	$ 2,504,704	1,112,620	1,112,620	-	-	1,112,620
Lakeside Pkwy	A-20	$ 706,000	313,614	-	125,446	188,168	313,614
FM 407-Dixon Ln Connector	A-21	$ 6,054,000	2,689,261	-	1,075,704	1,613,556	2,689,261
Signal Installation And Intersection Improvements							
FM 407 (Justin Rd.) at FM 407-Dixon Ln Connector	S-1	$ 600,000	$ 133,264	$ -	$ 53,305	$ 79,958	$ 133,264
Bruton Orand Blvd. at Quail Run Rd.	S-2	$ 600,000	133,264	-	53,305	79,958	133,264
Churchill Dr. at Peters Colony Rd.	S-3	$ 990,000	439,770	-	175,908	263,862	439,770
Cross Timbers Rd. at Forums Dr.	S-4	$ 179,000	79,514	31,905	19,044	28,565	79,514
Garden Ridge Blvd. at Kirkpatrick Ln.	S-5	$ 600,000	133,264	-	53,305	79,958	133,264
FM 2499 (Long Prairie Rd.) at Chaparral Ln.	S-6	$ 375,000	166,580	35,537	52,417	78,626	166,580
Garden Ridge Blvd. at Forest Vista Rd.	S-7	$ 600,000	266,527	-	106,611	159,916	266,527
FM 2499 (Long Prairie Rd.) at Northshore Blvd.	S-8	$ 600,000	266,527	-	106,611	159,916	266,527
FM 2499 (Long Prairie Rd.) at Aberdeen Dr.	S-9	$ 380,000	168,801	-	67,520	101,280	168,801
Lakeside Pkwy. at Silveron Blvd.	S-10	$ 600,000	266,527	-	106,611	159,916	266,527
FM 2499 (Long Prairie Rd.) at Silveron Blvd.	S-11	$ 390,000	173,243	67,154	42,435	63,653	173,243
Gerault Rd. at Old Gerault Rd.	S-12	$ 600,000	266,527	-	106,611	159,916	266,527
Lakeside Pkwy. at Enterprise Dr.	S-13	$ 600,000	133,264	-	53,305	79,958	133,264
Dixon Ln. at FM 407-Dixon Ln Connector	S-25	$ 600,000	266,527	-	106,611	159,916	266,527
Dixon Ln. at Morriss Rd.	I-1	$ 325,044	144,389	57,748	34,656	51,985	144,389
FM 2499 (Long Prairie Rd.) at Waketon Rd.	I-2	$ 1,473,000	654,325	-	261,730	392,595	654,325
FM 2499 (Long Prairie Rd.) at College Pkwy.	I-3	$ 333,000	147,923	-	59,169	88,754	147,923
Bruton Orand Blvd. at Cross Timbers Rd.	I-4	$ 375,000	83,290	83,290	-	-	83,290
Cross Timbers Rd. at Auburn Dr.	I-5	$ 400,000	177,685	-	71,074	106,611	177,685
Cross Timbers Rd. at FM 2499 (Long Prairie Rd.)	I-6	$ 492,000	218,552	-	87,421	131,131	218,552
Flower Mound Rd. at McKamy Creek Rd.	I-7	$ 336,000	149,255	149,255	-	-	149,255
Flower Mound Rd. at FM 2499 (Long Prairie Rd.)	I-8	$ 200,000	88,842	-	35,537	53,305	88,842
Flower Mound Rd. at Garden Ridge Blvd.	I-9	$ 533,001	236,766	-	94,706	142,059	236,766
FM 2499 (Long Prairie Rd.) at Lakeside Pkwy.	I-10	$ 400,000	177,685	-	71,074	106,611	177,685
Lakeside Pkwy. At Gerault Rd.	I-11	$ 400,000	177,685	-	71,074	106,611	177,685
FM 2499 (Long Prairie Rd) at Dixon Ln.	I-14	$ 400,000	177,685	-	71,074	106,611	177,685
Roadway Impact Fee Project		$ 34,344	$ 34,344	$ -	$ -	$ 34,344	$ 34,344
Total		**$ 55,961,014**	**$ 23,149,973**	**$ 6,953,889**	**$ 3,718,952**	**$ 12,477,131**	**$ 23,149,973**

(1) 2026 Roadway Impact Fee Study, Appendix A

(2) Line 11 of the Max Fee Table Report

(3) Based on Contributions by Project and Planned Future Debt Financing

Town of Flower Mound 2026 Roadway Impact Fee Update

Credit Determination

Appendix E - Impact Fee Calculation Assumptions

Service Area A

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 2,114,254	236,713	$ 8.93	2,393	$ 21,374
2	872,227	239,106	3.65	4,786	17,459
3	749,591	241,499	3.10	7,179	22,283
4	752,837	243,892	3.09	9,572	29,547
5	744,157	246,285	3.02	11,965	36,153
6	691,178	248,678	2.78	14,358	39,908
7	720,021	251,072	2.87	16,751	48,040
8	751,987	253,465	2.97	19,144	56,798
9	737,283	255,858	2.88	21,538	62,063
10	761,040	258,251	2.95	23,931	70,521
11	761,093	258,251	2.95	23,931	70,526
12	702,569	258,251	2.72	23,931	65,103
13	492,648	258,251	1.91	23,931	45,651
14	398,072	258,251	1.54	23,931	36,887
15	304,618	258,251	1.18	23,931	28,227
16	304,409	258,251	1.18	23,931	28,208
17	304,200	258,251	1.18	23,931	28,188
18	303,991	258,251	1.18	23,931	28,169
19	304,806	258,251	1.18	23,931	28,245
20	298,418	258,251	1.16	23,931	27,653
21	268,577	258,251	1.04	23,931	24,887
22	238,735	258,251	0.92	23,931	22,122
23	208,893	258,251	0.81	23,931	19,357
24	179,051	258,251	0.69	23,931	16,592
25	149,209	258,251	0.58	23,931	13,826
26	119,367	258,251	0.46	23,931	11,061
27	89,526	258,251	0.35	23,931	8,296
28	59,684	258,251	0.23	23,931	5,531
29	29,842	258,251	0.12	23,931	2,765
Total	$ 14,412,281				$ 915,441

2025 Vehicle Miles (All Service Areas)[2]	234,320	
Ten Year Growth in Vehicle Miles (Service Area A)[2]	23,931	
	10	years
Annual Growth in Vehicle Miles	2,393	
Credit Amount	**$ 915,441**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Study

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Calculation Assumptions

Appendix E - Impact Fee Calculation Assumptions

Service Area B

I. General Assumptions

Annual Interest Rate on Deposits [1]	3.500%
Annual Service Unit Growth [2]	241
Available Existing Fund Balance [3]	3,053,319

Portion of Projects Funded by Existing Debt [4]	$ 131,873
Non-debt Funded Project Cost [5]	5,715,748
Project Cost Funded Through New Debt [6]	3,658,139
Total Recoverable Project Cost [7]	$ 9,505,760

II. New Debt Issues Assumptions

Year	Principal [8]	Interest [9]	Term
1	$ 365,814	5.00%	20
2	365,814	5.00%	20
3	365,814	5.00%	20
4	365,814	5.00%	20
5	365,814	5.00%	20
6	365,814	5.00%	20
7	365,814	5.00%	20
8	365,814	5.00%	20
9	365,814	5.00%	20
10	365,814	5.00%	20
Total	$ 3,658,139		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [10]
1	$ 754,482
2	937,389
3	937,389
4	937,389
5	937,389
6	937,389
7	937,389
8	937,389
9	937,389
10	1,120,296
Total	$ 9,373,887

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Balance per Town staff as of August 2025
(4) Per discussion with Town staff and files
(5) Unless specified in Town CIP, Assumes 60% of new project cost funded through sources other than debt
(6) Unless specified in Town CIP, Assumes 40% of new project costs funded through new debt issues
(7) Line 11 of the Max Fee Table Report
(8) Assumes new debt issued based on Town Input
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Non-debt funded capital expenditures made in equal annual amounts. Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year.

Town of Flower Mound 2026 Roadway Impact Fee Update

Debt Service and Expenses Summary
Appendix E - Impact Fee Calculation Assumptions
Service Area B

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ 29,354	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,354
2	29,354	29,354	-	-	-	-	-	-	-	-	58,708
3	29,354	29,354	29,354	-	-	-	-	-	-	-	88,062
4	29,354	29,354	29,354	29,354	-	-	-	-	-	-	117,415
5	29,354	29,354	29,354	29,354	29,354	-	-	-	-	-	146,769
6	29,354	29,354	29,354	29,354	29,354	29,354	-	-	-	-	176,123
7	29,354	29,354	29,354	29,354	29,354	29,354	29,354	-	-	-	205,477
8	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	-	-	234,831
9	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	-	264,185
10	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
11	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
12	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
13	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
14	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
15	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
16	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
17	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
18	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
19	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
20	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	293,539
21	-	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	264,185
22	-	-	29,354	29,354	29,354	29,354	29,354	29,354	29,354	29,354	234,831
23	-	-	-	29,354	29,354	29,354	29,354	29,354	29,354	29,354	205,477
24	-	-	-	-	29,354	29,354	29,354	29,354	29,354	29,354	176,123
25	-	-	-	-	-	29,354	29,354	29,354	29,354	29,354	146,769
26	-	-	-	-	-	-	29,354	29,354	29,354	29,354	117,415
27	-	-	-	-	-	-	-	29,354	29,354	29,354	88,062
28	-	-	-	-	-	-	-	-	29,354	29,354	58,708
29	-	-	-	-	-	-	-	-	-	29,354	$ 29,354
	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 587,077	$ 5,870,771

Town of Flower Mound 2026 Roadway Impact Fee Update

Debt Service and Expenses Summary

Appendix E - Impact Fee Calculation Assumptions

Service Area B

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
Prev						
1	$ 29,354	$ 754,482	$ (365,814)	$ 39,529	$ (71)	$ 457,480
2	58,708	937,389	(365,814)	15,409	(152)	645,540
3	88,062	937,389	(365,814)	12,517	(309)	671,845
4	117,415	937,389	(365,814)	12,013	(530)	700,474
5	146,769	937,389	(365,814)	11,283	(807)	728,819
6	176,123	937,389	(365,814)	9,712	(1,138)	756,272
7	205,477	937,389	(365,814)	9,693	(1,536)	785,209
8	234,831	937,389	(365,814)	9,733	(1,993)	814,146
9	264,185	937,389	(365,814)	8,889	(2,501)	842,147
10	293,539	1,120,296	(365,814)	8,773	(3,073)	1,053,720
11	293,539	-	-	8,774	(3,073)	299,239
12	293,539	-	-	7,664	(3,062)	298,141
13	293,539	-	-	3,683	(3,021)	294,200
14	293,539	-	-	1,890	(3,003)	292,425
15	293,539	-	-	118	(2,985)	290,671
16	293,539	-	-	114	(2,985)	290,667
17	293,539	-	-	110	(2,985)	290,663
18	293,539	-	-	106	(2,985)	290,659
19	293,539	-	-	121	(2,985)	290,674
20	293,539	-	-	-	(2,984)	290,555
21	264,185	-	-	-	(2,686)	261,499
22	234,831	-	-	-	(2,387)	232,444
23	205,477	-	-	-	(2,089)	203,388
24	176,123	-	-	-	(1,790)	174,333
25	146,769	-	-	-	(1,492)	145,277
26	117,415	-	-	-	(1,194)	116,222
27	88,062	-	-	-	(895)	87,166
28	58,708	-	-	-	(597)	58,111
29	29,354	-	-	-	(298)	29,055
	$ 5,870,771	$ 9,373,887	$ (3,658,139)	$ 160,130	$ (55,608)	$ 11,691,041

(1) Appendix E - Service Area B, Page 2

(2) Appendix E - Service Area B, Page 1

(3) Eligible Outstanding Debt Funded Projects Percent of General Projects Debt Issuance times total outstanding tax-supported annual debt service

(4) Appendix E - Service Area B, Page 7

Town of Flower Mound 2026 Roadway Impact Fee Update

Revenue Test

Appendix E - Impact Fee Calculation Assumptions

Service Area B

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 3,053,319
1	$ 2,697	241	$ 649,080	457,480	$ 191,600	$ 110,219	3,355,138
2	2,697	241	649,080	645,540	3,540	117,492	3,476,170
3	2,697	241	649,080	671,845	(22,765)	121,268	3,574,673
4	2,697	241	649,080	700,474	(51,394)	124,214	3,647,493
5	2,697	241	649,080	728,819	(79,740)	126,267	3,694,020
6	2,697	241	649,080	756,272	(107,192)	127,415	3,714,242
7	2,697	241	649,080	785,209	(136,129)	127,616	3,705,729
8	2,697	241	649,080	814,146	(165,066)	126,812	3,667,475
9	2,697	241	649,080	842,147	(193,067)	124,983	3,599,390
10	2,697	241	649,080	1,053,720	(404,641)	118,897	3,313,647
11	-	-	-	299,239	(299,239)	110,741	3,125,149
12	-	-	-	298,141	(298,141)	104,163	2,931,171
13	-	-	-	294,200	(294,200)	97,442	2,734,413
14	-	-	-	292,425	(292,425)	90,587	2,532,575
15	-	-	-	290,671	(290,671)	83,553	2,325,457
16	-	-	-	290,667	(290,667)	76,304	2,111,094
17	-	-	-	290,663	(290,663)	68,802	1,889,233
18	-	-	-	290,659	(290,659)	61,037	1,659,611
19	-	-	-	290,674	(290,674)	53,000	1,421,936
20	-	-	-	290,555	(290,555)	44,683	1,176,064
21	-	-	-	261,499	(261,499)	36,586	951,151
22	-	-	-	232,444	(232,444)	29,223	747,930
23	-	-	-	203,388	(203,388)	22,618	567,160
24	-	-	-	174,333	(174,333)	16,800	409,627
25	-	-	-	145,277	(145,277)	11,795	276,145
26	-	-	-	116,222	(116,222)	7,631	167,554
27	-	-	-	87,166	(87,166)	4,339	84,727
28	-	-	-	58,111	(58,111)	1,948	28,564
29	-	-	-	29,055	(29,055)	491	-
			6,490,796	11,691,041		2,146,926	

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Calculation

Appendix E - Impact Fee Calculation Assumptions

Service Area B

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	2.6660	1.0000	241	642	$ 457,480	$ 1,219,652
2	28	2.5759	1.0000	241	620	645,540	1,662,826
3	27	2.4888	1.0000	241	599	671,845	1,672,062
4	26	2.4046	1.0000	241	579	700,474	1,684,360
5	25	2.3233	1.0000	241	559	728,819	1,693,256
6	24	2.2447	1.0000	241	540	756,272	1,697,619
7	23	2.1688	1.0000	241	522	785,209	1,702,971
8	22	2.0955	1.0000	241	504	814,146	1,706,020
9	21	2.0246	1.0000	241	487	842,147	1,705,019
10	20	1.9561	1.0000	241	471	1,053,720	2,061,230
11	19	1.8900	1.0000	-	-	299,239	565,561
12	18	1.8261	1.0000	-	-	298,141	544,430
13	17	1.7643	1.0000	-	-	294,200	519,067
14	16	1.7047	1.0000	-	-	292,425	498,488
15	15	1.6470	1.0000	-	-	290,671	478,741
16	14	1.5913	1.0000	-	-	290,667	462,546
17	13	1.5375	1.0000	-	-	290,663	446,898
18	12	1.4855	1.0000	-	-	290,659	431,780
19	11	1.4353	1.0000	-	-	290,674	417,200
20	10	1.3867	1.0000	-	-	290,555	402,926
21	9	1.3399	1.0000	-	-	261,499	350,370
22	8	1.2945	1.0000	-	-	232,444	300,909
23	7	1.2508	1.0000	-	-	203,388	254,391
24	6	1.2085	1.0000	-	-	174,333	210,676
25	5	1.1676	1.0000	-	-	145,277	169,626
26	4	1.1281	1.0000	-	-	116,222	131,112
27	3	1.0900	1.0000	-	-	87,166	95,009
28	2	1.0531	1.0000	-	-	58,111	61,197
29	1	1.0175	1.0000	-	-	29,055	29,564
					5,523	11,691,041	23,175,507

Total Escalated Expense for Entire Period	$	23,175,507
Total Escalated Service Units		5,523
Impact Fee for Service Area B	**$**	**2,697**

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Project Funding

Appendix E - Impact Fee Calculation Assumptions

Service Area B

Impact Fee Project Name[1]	Impact Fee Project No. [1]	Total Project Cost [1]	Impact Fee Recoverable Cost [2]	Debt Funded [3] Existing	Debt Funded [3] Proposed	Non-Debt Funded [3]	Impact Fee Recoverable Cost
Roadway Improvements - Service Area B							
Flower Mound Rd	B-1	$ 680,380	$ 326,068	$ 131,873	$ -	$ 194,195	$ 326,068
Shiloh Rd	B-2	2,429,000	1,164,082	-	465,633	698,449	1,164,082
Scenic /Flower Mound Connector	B-3	4,678,000	2,241,900	-	896,760	1,345,140	2,241,900
Shiloh Rd/Lusk Ln Connector	B-4	6,016,000	2,883,127	-	1,153,251	1,729,876	2,883,127
Shiloh Rd/Lusk Ln Connector	B-5	5,516,000	1,321,753	-	528,701	793,052	1,321,753
Simmons Rd	A-7,B-6	1,128,789	270,482	-	108,193	162,289	270,482
Signal Installation And Intersection Improvements							
Bruton Orand Blvd. at Quail Run Rd.	S-2	$ 600,000	143,773	-	57,509	86,264	143,773
Cross Timbers Rd. at Red Rock Ln.	S-22	$ 600,000	143,773	-	57,509	86,264	143,773
Cross Timbers Rd. at Scenic Dr.	S-23	$ 600,000	287,546	-	115,018	172,528	287,546
Flower Mound Rd. at Quail Run Rd	S-24	$ 600,000	287,546	-	115,018	172,528	287,546
Bruton Orand Blvd. at Cross Timbers Rd.	I-4	$ 375,000	89,858	-	35,943	53,915	89,858
Cross Timbers Rd. at Flower Mound Rd.	I-12	$ 250,000	119,811	-	47,924	71,886	119,811
Cross Timbers Rd. at Shiloh Rd	I-13	$ 400,000	191,697	-	76,679	115,018	191,697
Roadway Impact Fee Project		34,344	$ 34,344	$ -	$ -	$ 34,344	$ 34,344
Total		**$ 23,907,513**	**$ 9,505,760**	**$ 131,873**	**$ 3,658,139**	**$ 5,715,748**	**$ 9,505,760**

(1) 2026 Roadway Impact Fee Study, Appendix A

(2) Line 11 of the Max Fee Table Report

(3) Based on Contributions by Project and Planned Future Debt Financing

Town of Flower Mound 2026 Roadway Impact Fee Update

Credit Determination

Appendix E - Impact Fee Calculation Assumptions

Service Area B

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 68,882	234,561	$ 0.29	241	$ 71
2	74,117	234,801	0.32	481	152
3	100,579	235,042	0.43	722	309
4	129,428	235,283	0.55	963	530
5	158,052	235,523	0.67	1,203	807
6	185,835	235,764	0.79	1,444	1,138
7	215,170	236,005	0.91	1,685	1,536
8	244,564	236,245	1.04	1,925	1,993
9	273,073	236,486	1.15	2,166	2,501
10	302,312	236,727	1.28	2,407	3,073
11	302,313	236,727	1.28	2,407	3,073
12	301,203	236,727	1.27	2,407	3,062
13	297,222	236,727	1.26	2,407	3,021
14	295,428	236,727	1.25	2,407	3,003
15	293,656	236,727	1.24	2,407	2,985
16	293,652	236,727	1.24	2,407	2,985
17	293,648	236,727	1.24	2,407	2,985
18	293,644	236,727	1.24	2,407	2,985
19	293,660	236,727	1.24	2,407	2,985
20	293,539	236,727	1.24	2,407	2,984
21	264,185	236,727	1.12	2,407	2,686
22	234,831	236,727	0.99	2,407	2,387
23	205,477	236,727	0.87	2,407	2,089
24	176,123	236,727	0.74	2,407	1,790
25	146,769	236,727	0.62	2,407	1,492
26	117,415	236,727	0.50	2,407	1,194
27	88,062	236,727	0.37	2,407	895
28	58,708	236,727	0.25	2,407	597
29	29,354	236,727	0.12	2,407	298
Total	$ 6,030,901				$ 55,608

2025 Vehicle Miles (All Service Areas)[2]	234,320	
Ten Year Growth in Vehicle Miles (Service Area B)[2]	2,407	
	10	years
Annual Growth in Vehicle Miles	241	
Credit Amount	**$ 55,608**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Study

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Calculation Assumptions

Appendix E - Impact Fee Calculation Assumptions

Service Area C

I. General Assumptions

Annual Interest Rate on Deposits [1]	3.500%
Annual Service Unit Growth [2]	4,455
Available Existing Fund Balance [3]	482,538
Portion of Projects Funded by Existing Debt [4]	$ 1,484,707
Non-debt Funded Project Cost [5]	78,303,674
Project Cost Funded Through New Debt [6]	52,179,553
Total Recoverable Project Cost [7]	$ 131,967,934

II. New Debt Issues Assumptions

Year	Principal [8]	Interest [9]	Term
1	$ 5,217,955	5.00%	20
2	5,217,955	5.00%	20
3	5,217,955	5.00%	20
4	5,217,955	5.00%	20
5	5,217,955	5.00%	20
6	5,217,955	5.00%	20
7	5,217,955	5.00%	20
8	5,217,955	5.00%	20
9	5,217,955	5.00%	20
10	5,217,955	5.00%	20
Total	$ 52,179,553		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [10]
1	$ 10,439,345
2	13,048,323
3	13,048,323
4	13,048,323
5	13,048,323
6	13,048,323
7	13,048,323
8	13,048,323
9	13,048,323
10	15,657,300
Total	$ 130,483,228

(1) Per discussions with Town staff and files
(2) Per Kimley-Horn Impact Fee Update
(3) Balance per Town staff as of August 2025
(4) Per discussion with Town staff and files
(5) Unless specified in Town CIP, Assumes 60% of new project cost funded through sources other than debt
(6) Unless specified in Town CIP, Assumes 40% of new project costs funded through new debt issues
(7) Line 11 of the Max Fee Table Report
(8) Assumes new debt issued based on Town Input
(9) Estimated interest cost provided by Town's Financial Advisor
(10) Non-debt funded capital expenditures made in equal annual amounts. Assumes new debt proceeds expended over a 2-year timeframe with Year 10 bond proceeds spent in one year.

Town of Flower Mound 2026 Roadway Impact Fee Update

Debt Service and Expenses Summary
Appendix E - Impact Fee Calculation Assumptions
Service Area C

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ 418,702	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 418,702
2	418,702	418,702	-	-	-	-	-	-	-	-	837,404
3	418,702	418,702	418,702	-	-	-	-	-	-	-	1,256,107
4	418,702	418,702	418,702	418,702	-	-	-	-	-	-	1,674,809
5	418,702	418,702	418,702	418,702	418,702	-	-	-	-	-	2,093,511
6	418,702	418,702	418,702	418,702	418,702	418,702	-	-	-	-	2,512,213
7	418,702	418,702	418,702	418,702	418,702	418,702	418,702	-	-	-	2,930,916
8	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	-	-	3,349,618
9	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	-	3,768,320
10	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
11	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
12	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
13	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
14	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
15	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
16	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
17	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
18	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
19	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
20	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	4,187,022
21	-	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	3,768,320
22	-	-	418,702	418,702	418,702	418,702	418,702	418,702	418,702	418,702	3,349,618
23	-	-	-	418,702	418,702	418,702	418,702	418,702	418,702	418,702	2,930,916
24	-	-	-	-	418,702	418,702	418,702	418,702	418,702	418,702	2,512,213
25	-	-	-	-	-	418,702	418,702	418,702	418,702	418,702	2,093,511
26	-	-	-	-	-	-	418,702	418,702	418,702	418,702	1,674,809
27	-	-	-	-	-	-	-	418,702	418,702	418,702	1,256,107
28	-	-	-	-	-	-	-	-	418,702	418,702	837,404
29	-	-	-	-	-	-	-	-	-	418,702	$ 418,702
	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 8,374,045	$ 83,740,447

Town of Flower Mound 2026 Roadway Impact Fee Update

Debt Service and Expenses Summary

Appendix E - Impact Fee Calculation Assumptions

Service Area C

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
Prev						
1	$ 418,702	$ 10,439,345	$ (5,217,955)	$ 445,037	$ (16,116)	$ 6,069,013
2	837,404	13,048,323	(5,217,955)	173,484	(37,033)	8,804,223
3	1,256,107	13,048,323	(5,217,955)	140,929	(75,387)	9,152,016
4	1,674,809	13,048,323	(5,217,955)	135,250	(127,932)	9,512,495
5	2,093,511	13,048,323	(5,217,955)	127,026	(192,774)	9,858,131
6	2,512,213	13,048,323	(5,217,955)	109,343	(268,444)	10,183,479
7	2,930,916	13,048,323	(5,217,955)	109,130	(357,086)	10,513,327
8	3,349,618	13,048,323	(5,217,955)	109,583	(456,702)	10,832,866
9	3,768,320	13,048,323	(5,217,955)	100,072	(565,238)	11,133,522
10	4,187,022	15,657,300	(5,217,955)	98,773	(684,693)	14,040,448
11	4,187,022	-	-	98,784	(684,694)	3,601,112
12	4,187,022	-	-	86,289	(682,698)	3,590,613
13	4,187,022	-	-	41,470	(675,538)	3,552,954
14	4,187,022	-	-	21,277	(672,312)	3,535,987
15	4,187,022	-	-	1,324	(669,124)	3,519,222
16	4,187,022	-	-	1,279	(669,117)	3,519,184
17	4,187,022	-	-	1,234	(669,110)	3,519,147
18	4,187,022	-	-	1,190	(669,103)	3,519,109
19	4,187,022	-	-	1,364	(669,131)	3,519,255
20	4,187,022	-	-	-	(668,913)	3,518,110
21	3,768,320	-	-	-	(602,021)	3,166,299
22	3,349,618	-	-	-	(535,130)	2,814,488
23	2,930,916	-	-	-	(468,239)	2,462,677
24	2,512,213	-	-	-	(401,348)	2,110,866
25	2,093,511	-	-	-	(334,456)	1,759,055
26	1,674,809	-	-	-	(267,565)	1,407,244
27	1,256,107	-	-	-	(200,674)	1,055,433
28	837,404	-	-	-	(133,783)	703,622
29	418,702	-	-	-	(66,891)	351,811
	$ 83,740,447	$ 130,483,228	$ (52,179,553)	$ 1,802,838	$ (12,521,251)	$ 151,325,708

(1) Appendix E - Service Area C, Page 2

(2) Appendix E - Service Area C, Page 1

(3) Eligible Outstanding Debt Funded Projects Percent of General Projects Debt Issuance times total outstanding tax-supported annual debt service

(4) Appendix E - Service Area C, Page 7

Town of Flower Mound 2026 Roadway Impact Fee Update

Revenue Test

Appendix E - Impact Fee Calculation Assumptions

Service Area C

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 482,538
1	$ 2,949	4,455	$ 13,138,336	$ 6,069,013	$ 7,069,323	$ 140,602	7,692,463
2	2,949	4,455	13,138,336	8,804,223	4,334,113	345,083	12,371,660
3	2,949	4,455	13,138,336	9,152,016	3,986,321	502,769	16,860,749
4	2,949	4,455	13,138,336	9,512,495	3,625,842	653,578	21,140,169
5	2,949	4,455	13,138,336	9,858,131	3,280,206	797,310	25,217,684
6	2,949	4,455	13,138,336	10,183,479	2,954,857	934,329	29,106,870
7	2,949	4,455	13,138,336	10,513,327	2,625,009	1,064,678	32,796,557
8	2,949	4,455	13,138,336	10,832,866	2,305,470	1,188,225	36,290,252
9	2,949	4,455	13,138,336	11,133,522	2,004,815	1,305,243	39,600,310
10	2,949	4,455	13,138,336	14,040,448	(902,112)	1,370,224	40,068,422
11	-	-	-	3,601,112	(3,601,112)	1,339,375	37,806,685
12	-	-	-	3,590,613	(3,590,613)	1,260,398	35,476,470
13	-	-	-	3,552,954	(3,552,954)	1,179,500	33,103,015
14	-	-	-	3,535,987	(3,535,987)	1,096,726	30,663,754
15	-	-	-	3,519,222	(3,519,222)	1,011,645	28,156,177
16	-	-	-	3,519,184	(3,519,184)	923,880	25,560,873
17	-	-	-	3,519,147	(3,519,147)	833,045	22,874,772
18	-	-	-	3,519,109	(3,519,109)	739,033	20,094,695
19	-	-	-	3,519,255	(3,519,255)	641,727	17,217,167
20	-	-	-	3,518,110	(3,518,110)	541,034	14,240,091
21	-	-	-	3,166,299	(3,166,299)	442,993	11,516,786
22	-	-	-	2,814,488	(2,814,488)	353,834	9,056,132
23	-	-	-	2,462,677	(2,462,677)	273,868	6,867,323
24	-	-	-	2,110,866	(2,110,866)	203,416	4,959,873
25	-	-	-	1,759,055	(1,759,055)	142,812	3,343,631
26	-	-	-	1,407,244	(1,407,244)	92,400	2,028,787
27	-	-	-	1,055,433	(1,055,433)	52,537	1,025,892
28	-	-	-	703,622	(703,622)	23,593	345,862
29	-	-	-	351,811	(351,811)	5,948	0
			131,383,363	151,325,708		19,459,807	

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Calculation

Appendix E - Impact Fee Calculation Assumptions

Service Area C

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	2.6660	1.0000	4,455	11,878	$ 6,069,013	$ 16,180,140
2	28	2.5759	1.0000	4,455	11,476	8,804,223	22,678,530
3	27	2.4888	1.0000	4,455	11,088	9,152,016	22,777,197
4	26	2.4046	1.0000	4,455	10,713	9,512,495	22,873,762
5	25	2.3233	1.0000	4,455	10,351	9,858,131	22,903,264
6	24	2.2447	1.0000	4,455	10,001	10,183,479	22,859,075
7	23	2.1688	1.0000	4,455	9,663	10,513,327	22,801,441
8	22	2.0955	1.0000	4,455	9,336	10,832,866	22,699,963
9	21	2.0246	1.0000	4,455	9,020	11,133,522	22,541,041
10	20	1.9561	1.0000	4,455	8,715	14,040,448	27,465,154
11	19	1.8900	1.0000	-	-	3,601,112	6,806,085
12	18	1.8261	1.0000	-	-	3,590,613	6,556,756
13	17	1.7643	1.0000	-	-	3,552,954	6,268,586
14	16	1.7047	1.0000	-	-	3,535,987	6,027,682
15	15	1.6470	1.0000	-	-	3,519,222	5,796,235
16	14	1.5913	1.0000	-	-	3,519,184	5,600,167
17	13	1.5375	1.0000	-	-	3,519,147	5,410,732
18	12	1.4855	1.0000	-	-	3,519,109	5,227,705
19	11	1.4353	1.0000	-	-	3,519,255	5,051,132
20	10	1.3867	1.0000	-	-	3,518,110	4,878,732
21	9	1.3399	1.0000	-	-	3,166,299	4,242,375
22	8	1.2945	1.0000	-	-	2,814,488	3,643,479
23	7	1.2508	1.0000	-	-	2,462,677	3,080,236
24	6	1.2085	1.0000	-	-	2,110,866	2,550,920
25	5	1.1676	1.0000	-	-	1,759,055	2,053,881
26	4	1.1281	1.0000	-	-	1,407,244	1,587,541
27	3	1.0900	1.0000	-	-	1,055,433	1,150,392
28	2	1.0531	1.0000	-	-	703,622	740,993
29	1	1.0175	1.0000	-	-	351,811	357,968
					102,240	151,325,708	302,811,162

Total Escalated Expense for Entire Period	$	302,811,162
Total Escalated Service Units		102,240
Impact Fee for Service Area C	**$**	**2,949**

Town of Flower Mound 2026 Roadway Impact Fee Update

Impact Fee Project Funding

Appendix E - Impact Fee Calculation Assumptions

Service Area C

Impact Fee Project Name[1]	Impact Fee Project No. [1]	Total Project Cost [1]	Impact Fee Recoverable Cost [2]	Debt Funded [3] Existing	Debt Funded [3] Proposed	Non-Debt Funded [3]	Impact Fee Recoverable Cost
Roadway Improvements - Service Area C							
Denton Creek Blvd	C-1	$ 9,446,000	$ 9,048,089	$ -	$ 3,619,236	$ 5,428,854	$ 9,048,089
Mulkey Rd	C-2	$ 2,395,708	2,294,789	-	917,916	1,376,874	2,294,789
Stonecrest Rd	C-3	$ 3,933,957	3,768,240	-	1,507,296	2,260,944	3,768,240
Canyon Falls Dr	C-4	$ 4,696,048	4,498,228	-	1,799,291	2,698,937	4,498,228
Denton Creek Blvd	C-5	$ 2,281,000	2,184,913	-	873,965	1,310,948	2,184,913
Denton Creek Blvd	C-6	$ 7,660,948	7,338,232	-	2,935,293	4,402,939	7,338,232
UMA 1	C-7	$ 3,892,337	3,728,373	-	1,491,349	2,237,024	3,728,373
MUA 1	C-8	$ 11,769,064	11,273,295	-	4,509,318	6,763,977	11,273,295
MUC 1	C-9	$ 10,868,337	10,410,511	-	4,164,204	6,246,307	10,410,511
MUA 2	C-10	$ 15,061,350	14,426,894	-	5,770,758	8,656,136	14,426,894
MUA 5	C-11	$ 11,920,000	11,417,873	-	4,567,149	6,850,724	11,417,873
UMA 2	C-12	$ 6,376,000	6,107,412	-	2,442,965	3,664,447	6,107,412
MUA 3	C-13	$ 11,920,000	11,417,873	-	4,567,149	6,850,724	11,417,873
Couplet	C-14	$ 1,750,000	1,676,282	-	670,513	1,005,769	1,676,282
MUA 3	C-15	$ 2,426,000	2,323,805	-	929,522	1,394,283	2,323,805
MUA 4	C-16	$ 13,629,000	13,054,882	-	5,221,953	7,832,929	13,054,882
Lansdowne Pkwy	C-19	$ 8,100,000	7,758,789	-	3,103,516	4,655,274	7,758,789
Denton Creek Blvd	C-20	$ 5,279,924	5,057,508	1,484,707	1,429,121	2,143,681	5,057,508
Signal Installation And Intersection Improvements							
US 377 at Canyon Falls Dr.	S-14	$ 205,000	196,364	-	78,546	117,819	196,364
Cross Timbers Rd. at Canyon Falls Dr.	S-15	$ 450,000	215,522	-	86,209	129,313	215,522
Cross Timbers Rd. at Denton Creek Blvd.	S-16	$ 600,000	574,725	-	229,890	344,835	574,725
Cross Timbers Rd. at MUA 4	S-17	$ 600,000	574,725	-	229,890	344,835	574,725
Denton Creek Blvd. at Canyon Falls Dr.	S-18	$ 600,000	574,725	-	229,890	344,835	574,725
US 377 at UMA 1	S-19	$ 600,000	574,725	-	229,890	344,835	574,725
Cross Timbers Rd. at Future Furst Ranch Drive	S-20	$ 600,000	574,725	-	229,890	344,835	574,725
Cross Timbers Rd. at UMA 2	S-21	$ 600,000	574,725	-	229,890	344,835	574,725
Cross Timbers Rd. at Red Rock Ln.	S-22	$ 600,000	287,363	-	114,945	172,418	287,363
Roadway Impact Fee Project		34,344	$ 34,344	$ -	$ -	$ 34,344	$ 34,344
Total		**$ 138,295,017**	**$ 131,967,934**	**$ 1,484,707**	**$ 52,179,553**	**$ 78,303,674**	**$ 131,967,934**

(1) 2026 Roadway Impact Fee Study, Appendix A

(2) Line 11 of the Max Fee Table Report

(3) Based on Contributions by Project and Planned Future Debt Financing from Town CIP where available

Town of Flower Mound 2026 Roadway Impact Fee Update

Credit Determination

Appendix E - Impact Fee Calculation Assumptions

Service Area C

Year	Eligible Revenue Funded Cost [1]	Annual Service Units	Eligible Debt Service per Service Unit	Annual Growth in Service Units (Cumulative)	Credit for Annual Utility Rate Revenues
1	$ 863,739	238,775	$ 3.62	4,455	$ 16,116
2	1,010,888	243,231	4.16	8,910	37,033
3	1,397,035	247,686	5.64	13,366	75,387
4	1,810,059	252,141	7.18	17,821	127,932
5	2,220,537	256,596	8.65	22,276	192,774
6	2,621,556	261,051	10.04	26,731	268,444
7	3,040,045	265,507	11.45	31,187	357,086
8	3,459,201	269,962	12.81	35,642	456,702
9	3,868,392	274,417	14.10	40,097	565,238
10	4,285,796	278,872	15.37	44,552	684,693
11	4,285,807	278,872	15.37	44,552	684,694
12	4,273,312	278,872	15.32	44,552	682,698
13	4,228,492	278,872	15.16	44,552	675,538
14	4,208,299	278,872	15.09	44,552	672,312
15	4,188,346	278,872	15.02	44,552	669,124
16	4,188,301	278,872	15.02	44,552	669,117
17	4,188,257	278,872	15.02	44,552	669,110
18	4,188,212	278,872	15.02	44,552	669,103
19	4,188,386	278,872	15.02	44,552	669,131
20	4,187,022	278,872	15.01	44,552	668,913
21	3,768,320	278,872	13.51	44,552	602,021
22	3,349,618	278,872	12.01	44,552	535,130
23	2,930,916	278,872	10.51	44,552	468,239
24	2,512,213	278,872	9.01	44,552	401,348
25	2,093,511	278,872	7.51	44,552	334,456
26	1,674,809	278,872	6.01	44,552	267,565
27	1,256,107	278,872	4.50	44,552	200,674
28	837,404	278,872	3.00	44,552	133,783
29	418,702	278,872	1.50	44,552	66,891
Total	$ 85,543,285				$ 12,521,251

2025 Vehicle Miles (All Service Areas)[1]	234,320	
Ten Year Growth in Vehicle Miles (Service Area C)[2]	44,552	
	10	years
Annual Growth in Vehicle Miles	4,455	
Credit Amount	**$ 12,521,251**	

(1) Water Appendices - page 2 Section II

(2) Per Kimley-Horn Impact Fee Study

Exhibit E

WATER IMPACT FEES
PLATS FILED ON OR AFTER APRIL 20, 2026

Meter Size (in inches)	Town Wide Service Area
5/8"x3/4" PD	$10,317
3/4" PD	$15,476
1" PD	$25,793
1 1/2" PD	$51,585
2" PD	$82,536
2" Compound	$82,536
2" Turbine	$165,072
3" Compound	$180,548
3" Turbine	$361,095
4" Compound	$309,510
4" Turbine	$670,605
6" Compound	$696,398
6" Turbine	$1,444,380
8" Compound	$928,530
8" Turbine	$2,476,080
10" Turbine	$3,610,950

WASTEWATER IMPACT FEES
PLATS FILED ON OR AFTER APRIL 20, 2026

Meter Size (in inches)	Service Area			
	Cross Timbers Conservation District	Long Prairie District	Lakeside District	Denton Creek District
5/8"x3/4" PD	$0	$5,621	$1,064	$1,314
3/4" PD	$0	$8,432	$1,596	$1,971
1" PD	$0	$14,053	$2,660	$3,285
1 1/2" PD	$0	$28,105	$5,320	$6,570
2" PD	$0	$44,968	$8,512	$10,512
2" Compound	$0	$44,968	$8,512	$10,512
2" Turbine	$0	$89,936	$17,024	$21,024
3" Compound	$0	$98,368	$18,620	$22,995
3" Turbine	$0	$196,735	$37,240	$45,990
4" Compound	$0	$168,630	$31,920	$39,420
4" Turbine	$0	$365,365	$69,160	$85,410
6" Compound	$0	$379,418	$71,820	$88,695
6" Turbine	$0	$786,940	$148,960	$183,960
8" Compound	$0	$505,890	$95,760	$118,260
8" Turbine	$0	$1,349,040	$255,360	$315,360
10" Turbine	$0	$1,967,350	$372,400	$459,900

Exhibit F

ROAD IMPACT FEES
PLATS FILED ON OR AFTER APRIL 20, 2026

Impact Fee Per Vehicle-Mile	Service Area A	Service Area B	Service Area C
	$ 682	$ 2,697	$ 2,949

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	Impact Fee per Development Unit Service Area A	Impact Fee per Development Unit Service Area B	Impact Fee per Development Unit Service Area C
INDUSTRIAL						
Data Center	160	1,000 SF GFA	0.25	$ 170.50	$ 674.25	$ 737.25
General Light Industrial	110	1,000 SF GFA	2.45	$ 1,670.90	$ 6,607.65	$ 7,225.05
Industrial Park	130	1,000 SF GFA	1.15	$ 784.30	$ 3,101.55	$ 3,391.35
Warehouse	150	1,000 SF GFA	0.75	$ 511.50	$ 2,022.75	$ 2,211.75
Mini-Warehouse	151	1,000 SF GFA	0.70	$ 477.40	$ 1,887.90	$ 2,064.30
RESIDENTIAL						
Single-Family Detached Housing	210	Dwelling Unit	4.55	$ 3,103.10	$ 12,271.35	$ 13,417.95
Single-Family Attached Housing (Townhomes)	215	Dwelling Unit	2.50	$ 1,705.00	$ 6,742.50	$ 7,372.50
Multifamily Housing (Apartment/Condominium)	220	Dwelling Unit	2.55	$ 1,739.10	$ 6,877.35	$ 7,519.95
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	1.86	$ 1,268.52	$ 5,016.42	$ 5,485.14
Multifamily Housing (High-Rise)	222	Dwelling Unit	1.27	$ 866.14	$ 3,425.19	$ 3,745.23
Senior Adult Housing - Single-Family	251	Dwelling Unit	1.42	$ 968.44	$ 3,829.74	$ 4,187.58
Senior Adult Housing - Multifamily	252	Dwelling Unit	1.22	$ 832.04	$ 3,290.34	$ 3,597.78
Assisted Living	254	Beds	1.17	$ 797.94	$ 3,155.49	$ 3,450.33
LODGING						
Hotel	310	Room	1.51	$ 1,029.82	$ 4,072.47	$ 4,452.99
Motel / Other Lodging Facilities	320	Room	1.19	$ 811.58	$ 3,209.43	$ 3,509.31
RECREATIONAL						
Golf Course	430	Acre	1.10	$ 750.20	$ 2,966.70	$ 3,243.90
Miniature Golf Course	431	Hole	1.30	$ 886.60	$ 3,506.10	$ 3,833.70
Golf Driving Range	432	Tee	4.91	$ 3,348.62	$ 13,242.27	$ 14,479.59
Movie Theater	445	Movie Screens	78.66	$ 53,646.12	$ 212,146.02	$ 231,968.34
Ice Skating Rink	465	1,000 SF GFA	0.67	$ 456.94	$ 1,806.99	$ 1,975.83
Racquet / Tennis Club	491	Courts	15.01	$ 10,236.82	$ 40,481.97	$ 44,264.49
Recreational Community Center	495	1,000 SF GFA	9.20	$ 6,274.40	$ 24,812.40	$ 27,130.80
INSTITUTIONAL						
Church	560	1,000 SF GFA	1.79	$ 1,220.78	$ 4,827.63	$ 5,278.71
Day Care Center	565	1,000 SF GFA	10.50	$ 7,161.00	$ 28,318.50	$ 30,964.50
Elementary School	520	Students	0.28	$ 190.96	$ 755.16	$ 825.72
Middle/Junior High School	522	Students	0.26	$ 177.32	$ 701.22	$ 766.74
High School	525	Students	0.26	$ 177.32	$ 701.22	$ 766.74
Junior / Community College	540	Students	0.57	$ 388.74	$ 1,537.29	$ 1,680.93
University / College	550	Students	0.78	$ 531.96	$ 2,103.66	$ 2,300.22
MEDICAL						
Walk-In Clinic	630	1,000 SF GFA	18.07	$ 12,323.74	$ 48,734.79	$ 53,288.43
Hospital	610	1,000 SF GFA	4.24	$ 2,891.68	$ 11,435.28	$ 12,503.76
Nursing Home	620	Beds	1.08	$ 736.56	$ 2,912.76	$ 3,184.92
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	12.16	$ 8,293.12	$ 32,795.52	$ 35,859.84
OFFICE						
Corporate Headquarters Building	714	1,000 SF GFA	9.60	$ 6,547.20	$ 25,891.20	$ 28,310.40
General Office Building	710	1,000 SF GFA	7.08	$ 4,828.56	$ 19,094.76	$ 20,878.92
Medical-Dental Office Building	720	1,000 SF GFA	16.84	$ 11,484.88	$ 45,417.48	$ 49,661.16
Single Tenant Office Building	715	1,000 SF GFA	10.80	$ 7,365.60	$ 29,127.60	$ 31,849.20
Office Park	750	1,000 SF GFA	7.26	$ 4,951.32	$ 19,580.22	$ 21,409.74
COMMERCIAL						
Automobile Related						
Automobile Care Center	942	1,000 SF GFA	6.54	$ 4,460.28	$ 17,638.38	$ 19,286.46
Automobile Parts Sales	843	1,000 SF GFA	6.16	$ 4,201.12	$ 16,613.52	$ 18,165.84
Gasoline/Service Station	944	Vehicle Fueling Position	3.67	$ 2,502.94	$ 9,897.99	$ 10,822.83
Convenience Store/Gas Station	945	Vehicle Fueling Position	4.18	$ 2,850.76	$ 11,273.46	$ 12,326.82
Automobile Sales (New)	840	1,000 SF GFA	5.13	$ 3,498.66	$ 13,835.61	$ 15,128.37
Automobile Sales (Used)	841	1,000 SF GFA	8.40	$ 5,728.80	$ 22,654.80	$ 24,771.60
Quick Lubrication Vehicle Shop	941	Servicing Positions	6.47	$ 4,412.54	$ 17,449.59	$ 19,080.03
Automated Car Wash	948	1,000 SF GFA	8.78	$ 5,987.96	$ 23,679.66	$ 25,892.22
Tire Store	848	1,000 SF GFA	6.42	$ 4,378.44	$ 17,314.74	$ 18,932.58
Dining						
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	40.10	$ 27,348.47	$ 108,150.78	$ 118,256.08
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	14.76	$ 10,063.55	$ 39,796.75	$ 43,515.24
Fine Dining Restaurant	931	1,000 SF GFA	12.79	$ 8,723.82	$ 34,498.73	$ 37,722.19
Fast Casual Restaurant	930	1,000 SF GFA	22.66	$ 15,455.16	$ 61,118.12	$ 66,828.82
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	19.80	$ 13,501.14	$ 53,390.89	$ 58,379.58
Other Retail						
Discount Club	857	1,000 SF GFA	7.78	$ 5,306.01	$ 20,982.88	$ 22,943.46
Free-Standing Discount Superstore	813	1,000 SF GFA	7.98	$ 5,444.65	$ 21,531.12	$ 23,542.93
Free-Standing Discount Store	815	1,000 SF GFA	8.98	$ 6,125.23	$ 24,222.51	$ 26,485.79
Nursery (Garden Center)	817	1,000 SF GFA	12.90	$ 8,795.62	$ 34,782.67	$ 38,032.66
Home Improvement Superstore	862	1,000 SF GFA	3.70	$ 2,525.26	$ 9,986.24	$ 10,919.32
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	12.15	$ 8,287.85	$ 32,774.70	$ 35,837.07
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	14.62	$ 9,972.70	$ 39,437.48	$ 43,122.40
Shopping Center (>150k)	820	1,000 SF GFA	6.48	$ 4,419.96	$ 17,478.93	$ 19,112.12
Shopping Plaza (40-150k)	821	1,000 SF GFA	8.00	$ 5,453.82	$ 21,567.37	$ 23,582.56
Strip Retail Plaza (<40k)	822	1,000 SF GFA	10.57	$ 7,206.83	$ 28,499.74	$ 31,162.67
Supermarket	850	1,000 SF GFA	18.71	$ 12,756.89	$ 50,447.71	$ 55,161.40
SERVICES						
Walk-In Bank	911	1,000 SF GFA	17.54	$ 11,964.33	$ 47,313.50	$ 51,734.34
Drive-In Bank	912	Drive-in Lanes	30.41	$ 20,742.78	$ 82,028.28	$ 89,692.77

Capital Improvements Advisory Committee

March 9, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Schultz opened the meeting at 6:01pm

The Capital Improvement Advisory Committee met in a regular meeting with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2
Chris Reed, Place 3, Vice Chair
Bill Koenig, Place 4
Brian Dench, Place 5
Amit Juneja, Place 6

constituting a quorum with the following members of the Town Staff participating:

Lee Rodriguez, CIP/TIRZ Manager
Brian Waltenburg, Director of Public Works

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

no public comment

C. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

ACTION:	Vice Chair Reed moved to approve consent items. Representative Hobbs seconded the motion.
AYES:	Vice Chair Reed, Representative Hobbs, Representative Koenig, Representative Dench, Representative Juneja
NAYS:	None
ABSTAIN:	None
RESULT:	5:0

1 Minutes - Consider approval of the minutes from November 10, 2025.

D. REGULAR ITEM(S)

1 Semi-Annual Impact Fee Report - Consider approval of the Semi-Annual Impact Fee Report as of September 30, 2025, as required by Chapter 395 of the Texas Local Government Code

Lee Rodriguez presented the semi-annual impact fee report. Brief discussion about how actual spending and revenues match what was forecasted.

ACTION:	Vice Chair Reed moved to approve D.1. as presented in the agenda caption. Representative Hobbs seconded the motion.
AYES:	Vice Chair Reed, Representative Hobbs, Representative Koenig, Representative Dench, Representative Juneja
NAYS:	None
ABSTAIN:	None
RESULT:	5:0

2 Impact Fee Update - Consider a recommendation to amend the Town of Flower Mound's land use assumptions, capital improvements plan, and impact fees, as required by Chapter 395 of the Texas Local Government Code

Pete Kelly and Connor Manley with Kimley-Horn presented the updated land use assumptions and capital improvements plan, along with the updated maximum assessable impact fees for roadway, water, and wastewater. Kimley-Horn then asked the committee for feedback and recommendation to take to Town Council. The following discussion took place:

- The committee had concerns about how the increase in impact fees would impact development; they had concerns that it would cause development to slow, or the cost for residential development would be passed through to the home buyer. The committee expressed the desire

to have data showing how previous impact fee increases have affected both residential and non-residential development.
    - Kimley-Horn confirmed that Town Council can set different percentages of the maximum assessable for residential and non-residential impact fees.

- Another concern was if the newly adopted impact fees were lower than the maximum assessable amount, would the Town not be collecting enough revenue to cover the cost of capital improvements? The concern was that the residents and taxpayers would have to cover the cost through property taxes or debt.
    - Brian Waltenburg confirmed that any gap in impact fees collected and construction costs would be captured in subsequent updates; new impact fees collected could then be used to pay for debt-funded projects.

- The committee would prefer to see impact fess that allow for sustainable growth and development as opposed to rapid growth.

No action was taken on this item.

3 Impact Fee Audit - Presentation of the impact fee financial audit, as required by Chapter 395 of the Texas Local Government Code

Lee Rodriguez presented the final report of the impact fee financial audit. A brief discussion occurred about the sample size and the extent of the findings.

No action was taken on this item.

E. ADJOURN

Chair Schultz adjourned the meeting at 7:12pm.

TOWN COUNCIL
AGENDA K.3.
REGULAR ITEM(S)

DATE: April 20, 2026
FROM: Michael Kramp, Customer Relations Manager
ITEM: **Consider adopting, on first reading, an ordinance amending Ordinance 26-16 of the Town of Flower Mound, Texas which adopted a Solid Waste Franchise Agreement with Allied Waste Services of Fort Worth, LLC dba Republic Services. By adding and defining a new residential green waste service, updating observed holidays, revising rates and pricing for services, modifying customer discount provisions, adjusting the annual capital contribution, and establishing a five-year renewal term.**

BACKGROUND: The proposed Amendment to the Town's Solid Waste Franchise Agreement with Republic Services updates Ordinance 26-16 to ensure residential solid waste services remain aligned with current operational needs and service expectations. This amendment is presented alongside the initiation of the contract's third and final five-year renewal term.

The amendment includes several key updates. It adds and defines a new residential green waste service, updates the list of observed holidays, revises residential and commercial rates and pricing structures, maintains the senior discount, and adjusts the annual customer relations contribution paid to the Town. Additional operational updates address sludge disposal at the wastewater treatment plant and refine procedures for special collection services.

One item requiring specific Town Council direction is the proposed green waste service. Republic Services has presented several potential approaches for offering green waste collection to residents, and staff seeks Council guidance on whether to implement this service and the preferred method for doing so.

This amendment also initiates the final five-year renewal permitted under the original franchise agreement. At the end of this term, the Town will be required to conduct a competitive bid process for solid waste and recycling services.

In accordance with the Town Charter, ordinances amending a public-utility franchise must be read at two separate regular Town Council meetings. This item represents the first reading, with the second and final reading scheduled for April 20. Republic Services is present for the first reading to discuss the proposed changes and answer questions.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: $0.00

LEGAL REVIEW: Maria Garcia, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

ATTACHMENTS:

1. Ordinance

DRAFT MOTION: Action will be considered following the second public hearing on 4/20/2026.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, IMPLEMENTING AMENDMENTS TO ORDINANCE 26-16 AND THE SOLID WASTE FRANCHISE AGREEMENT WITH ALLIED WASTE SERVICES D/B/A REPUBLIC SERVICES ("REPUBLIC SERVICES"), ADOPTED PURSUANT TO SUCH ORDINANCE, BY ADDING AND DEFINING A NEW RESIDENTIAL SERVICE, UPDATING OBSERVED HOLIDAYS, REVISING RATES AND PRICING FOR SERVICES, MODIFYING CUSTOMER DISCOUNT PROVISIONS, AND ADJUSTING THE ANNUAL CAPITAL CONTRIBUTION; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER IN ACCORDANCE WITH SECTION 10.02 OF THE TOWN CHARTER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the collection of municipal solid waste and recyclable materials is a governmental function performed for the protection of public health, safety, and general welfare; and

WHEREAS, the Town Council of the Town of Flower Mound previously approved pursuant to Ordinance 26-16, a Solid Waste Franchise Agreement with Allied Waste Services D/B/A Republic Services, which provided Republic Services with a franchise, license, and privilege to provide solid waste and recyclable materials collection within the Town and to perform such work as may be incidental thereto in accordance with the terms of that Agreement ("Agreement"); and

WHEREAS, the initial term of the Agreement is five (5) years and such term automatically renews for up to three successive five-year periods. The Parties now desire to enter into the third and final renewal period subject to the terms of the Agreement, as modified by the attached and herein approved First Amendment to the Agreement ("First Amendment"), as provided for herein; and

WHEREAS, the Town's Charter provides that the Town Council has the authority to amend franchise agreements; and

WHEREAS, the Town Council has determined that the best interests of the Town are served by entering into this First Amendment for the collection of solid waste and

recycling services for the Town of Flower Mound pursuant to the terms of the First Amendment, which is attached hereto and approved by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS:

SECTION 1.

All of the above premises are found to be true and correct factual and legislative determinations of the Town of Flower Mound and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

This Ordinance amends Ordinance No. 26-16 approving the Agreement, and the Agreement is hereby amended as set forth in the First Amendment, a copy of which is attached hereto as Exhibit "A," and incorporated herein for all purposes and is hereby approved in form and substance. All terms of Ordinance No. 26-16 and the Agreement not expressly amended hereby shall remain in full force and effect.

SECTION 3.

The Mayor or her designee is authorized to execute the First Amendment on behalf of the Town.

SECTION 4.

This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town and shall not operate to repeal or affect any such other ordinances, except insofar as the provisions thereof are inconsistent or in conflict with the provisions hereof, and to the extent of such conflict, if any, such other ordinances are hereby repealed.

SECTION 5.

It is hereby declared by the Town Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6.

The Town Secretary of the Town of Flower Mound is hereby directed to publish the full text of this ordinance once each week for two consecutive weeks in the official newspaper of the Town in accordance with Town Charter Sec. 10.02.

SECTION 7.

This Ordinance shall be in full force and effect from and after the expiration of 30 days following its passage, pursuant to the terms contained herein, and publication as required by law, and it is so ordained.

DULY PASSED, APPROVED, AND ADOPTED ON FIRST READING BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ___ TO ___, ON THIS THE _____ DAY OF _____, 2026.

DULY PASSED, APPROVED, AND ADOPTED ON SECOND READING BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ___ TO ___, ON THIS THE _____ DAY OF _____, 2026.

APPROVED:

_____
Cheryl Moore, Mayor

ATTEST:

_____
Traci Henderson, Town Secretary

“EXHIBIT A”

FIRST AMENDMENT TO SOLID WASTE FRANCHISE AGREEMENT

THIS FIRST AMENDMENT TO SOLID WASTE FRANCHISE AGREEMENT (“First Amendment”) is by and between the Town of Flower Mound, Texas, a municipal corporation located in Denton and Tarrant Counties, Texas (hereinafter called “Town”), and Allied Waste Services of Fort Worth, LLC d/b/a Republic Services, (hereinafter called “Contractor”). The Town and Contractor may from time to time herein be referred to individually as “Party” and together as the “Parties.”

RECITALS

WHEREAS, in 2016 the Parties entered into a Solid Waste Franchise Agreement (“Contract”) governing the provision of solid waste and recyclable collection and disposal services within the Town; and

WHEREAS, the Town and Contractor desire to amend the Contract to clarify and update certain operational, financial, and administrative provisions to reflect current service practices and negotiated terms; and

WHEREAS, the Parties specifically desire to amend the Contract to: (1) add a new and defined service offering available to residential customers; (2) update the list of observed holidays affecting service schedules; (3) revise pricing and rate provisions applicable to residential collection under the Contract; (4) modify the terms for certain customer discounts; and (5) adjust the annual capital contribution payable by Contractor to the Town; and

WHEREAS, the Town and Contractor each desire to enter into this First Amendment to amend the Contract to accomplish the changes listed above; and

WHEREAS, the Town Council finds that approval of this First Amendment to the Contract will promote the continued efficient and reliable provision of solid waste and recyclable services to Town residents and is in the best interest of the public health, welfare, and safety.

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties that the Contract is amended as follows and all other provisions of the Contract not herein amended to remain in full force and effect:

AMENDMENTS

1. Definitions. Section 3 of the Contract is hereby amended to add the following definition:

"Greenwaste: Plant-based yard debris, including grass clippings and leaves placed in disposable mulch bags, as well as branches and other compostable vegetation that can be bundled."

2. Scope and Nature of Operation. Section 4 of the Contract is hereby amended to add new subsection F, which reads as follows:

"F. Greenwaste/Brush Collection: Contractor shall provide Greenwaste/Brush collection, packaged according to how such term is defined herein, to Residential Customers a minimum of twice per year, and replacing bulk services agreed upon by Town and Contractor for no less than 4 weeks in the Spring and Fall."

3. Collection Operation. Section 5(D) of the Contract is hereby deleted in its entirety and replaced with the following:

"D. Holidays: The following shall be holidays for purposes of this Contract:

New Year's Day
Thanksgiving Day
Christmas Day

When a holiday falls on a weekday (Monday through Friday), Contractor shall delay all routes one day from the day of the holiday until the end of that week, completing all routes on Saturday of that week. For example, if New Year's Day falls on Wednesday, no routes are run on Wednesday. The New Year's Day routes will be run on Thursday, Thursday's routes will be run on Friday, and Friday's routes will be run on Saturday."

4. Services at Town Facilities. Section 9(C) of the Contract is hereby deleted in its entirety and replaced with the following:

"C. The Town, at its sole discretion, may elect to dispose of all sludge accumulated at the Town's wastewater treatment plant located at the end of Duncan Lane, Flower Mound, Texas, using its own equipment or by contract with a separate vendor. If requested by Town, Contractor agrees to dispose of sludge at a landfill of Contractor's choice accumulated at the Town's wastewater treatment plant, at the following rates during the term of this Contract, or any renewal thereof:

(a)	Routine Transportation Charge (includes 4 tons)	$285.00 per haul
(b)	Landfill Disposal Charge *based on the current profile on file of the material	$40.00 per ton*
(c)	Emergency/Wet Weather Contingency Charge 6 times a year; Combined flat rate charge for labor and fuel to deliver empty; 20 or 30 cubic	

yard containers as needed or requested. $75 each

(d) Per Hour Charge for Delays (Stated hourly rate reflects total hourly cost for any delays caused by the Town of Flower Mound. Delay charge will not apply to any delays not caused by the Town of Flower Mound.) $40 per hour

(e) Liner for container if needed included in pricing above.

The charges in this section are not subject to franchise fees."

5. Rates. Section 14 of the Contract is hereby deleted in its entirety and replaced with the following:

"**14. Rates**

Effective October 1, 2026, Contractor shall charge the rates (the "base rates") for services performed herein as described in Appendix "A," attached hereto and incorporated herein. Note: All rates and cart sizes listed Appendix "A" are current as of October 1, 2026, and are exclusive of a five percent (5%) franchise fee (all collection types) and a four percent (4%) billing fee (residential collection only).

All Commercial and Industrial Customer base rates are subject to a franchise fee and sales taxes, as applicable.

(a) Special Brush/Bulky Collection: Contractor shall provide special request collection within seven (5) calendar days of the request at the appropriate rate, as described herein. If any Residential Unit Customer shall desire to dispose of any Brush, Bulky items, Construction Debris (generated from the residential unit only) or Stable Matter, such customer shall notify Contractor of customer's desire to dispose of such items and Contractor shall quote the price(s) listed below and if Customer agrees to such pricing, Contractor shall collect the material and bill the Residential Unit directly for this service. This service shall be subject to the Town's franchise fee. Service shall be limited to items as defined herein, placed at the usual place of garbage pickup, or as otherwise directed by Contractor or Town. The customer shall be billed directly by Contractor at the rate of $50.00 per hour.

(b) Modification of Rates:

i. The residential and commercial base rates shall remain effective for a period commencing on October 1, 2026, and continuing through September 30, 2027, and thereafter shall be subject to a fixed 5% Price increase, annually, beginning on October 1, 2027. If this Contract should be renewed for another successive five-year term,

this fixed Price increase amount will be eligible for re-negotiation and could increase or decrease depending on economic factors.

ii. The Senior Discount remains $2.00 per month for the life of this Contract, regardless of the adjustments made under this section."

6. Customer Relations Contribution. Section 26 of the Contract is hereby deleted in its entirety and replaced with the following:

"**26. Customer Relations Contribution**

In addition to any other contributions by Contractor referenced in this Contract, Contractor shall make an annual contribution each October, beginning in October 2026, of $105,829.21 to the Town to assist in defraying costs incurred by the Town to maintain a customer relations program. This amount shall increase each October by 5% (the fixed Price Index rate) as described in Section 14, "Rates," specifically that portion entitled "Modification of Rates."

7. Counterparts. This First Amendment may be executed in one or more facsimile or original counterparts, each of which shall be deemed an original and both of which together shall constitute one and the same instrument.

8. Entire Agreement/Ratification. The Contract and this First Amendment represent the entire agreement among the Parties with respect to the matters that are subject hereof. All terms and provisions of the Contract not amended hereby, either expressly or by necessary implication, shall remain in full force and effect. From and after the date of this First Amendment, all references to the term "Contract" in this First Amendment shall include the terms contained in this First Amendment

9. Conflicting Provisions. In the event of any conflict between the terms of the Contract and this First Amendment, the terms of this First Amendment shall prevail.

10. Effective Date. This First Amendment and the modifications set forth herein shall become effective on May 2, 2026, and shall remain in effect according to the same terms provided for in the Contract.

IN WITNESS WHEREOF, the Town and Contractor have executed this First Amendment as of the First Amendment Effective Date written above.

TOWN OF FLOWER MOUND, TEXAS

_____

Cheryl Moore, Mayor

ATTEST:

_____
Traci Henderson, Town Secretary

CONTRACTOR

_____
David Baker, General Manager

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the forgoing instrument and acknowledged to me that he/she is the _____ of _____and that he/she is authorized by said corporation to execute the foregoing instrument as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____day of _____, 2026

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires:

_____

Appendix A – Rates

REPUBLIC SERVICES
FRANCHISED CITY RATES
TOWN OF FLOWER MOUND
NET OF FRANCHISE FEES
Commercial Front-Load Rates
PICKUPS PER WEEK

Size	1X	2X	3X	4X	5X	6X	EXTRA
2 YD	$ 96.32	$ 161.04	$ 225.74	$ 290.49	$ 355.16	$ 381.90	$ 49.29
3 YD	$ 107.65	$ 194.15	$ 270.11	$ 356.62	$ 400.97	$ 433.52	$ 56.41
4 YD	$ 129.44	$ 258.83	$ 346.10	$ 464.93	$ 583.83	$ 642.58	$ 67.80
6 YD	$ 173.04	$ 303.93	$ 434.79	$ 628.89	$ 823.02	$ 911.79	$ 76.12
8 YD	$ 226.78	$ 391.14	$ 693.86	$ 767.37	$ 1,083.32	$ 1,269.52	$ 84.77

TEMPORARY FRONT-LOAD FOR RESIDENTAIL
PRICE INCLUDES DELIVERY, RENTAL, REMOVAL, AND DISPOSAL COST

Size	
6 YD	$ 214.64
8 YD	$ 228.50
10 YD	$ 250.42

INDUSTRIAL ROLLOFF RATES

Size	Type	Delivery	Rental Per Daily	Total PerLD Including Disposal
10YD	OPEN (TEMP)	$ 138.58	$ 5.53	$ 514.56
20YD	OPEN (TEMP)	$ 138.58	$ 5.53	$ 557.83
30 YD	OPEN (TEMP)	$ 138.58	$ 5.53	$ 583.99
40 YD	OPEN (TEMP)	$ 138.58	$ 5.53	$ 605.32

COMPACTORS (RENTAL FEES ARE NEGOTIABLE)

Size	Delivery	Rental Per Daily	Total PerLD Including Disposal
2 YD	$ 138.58	NEGO	$ 74.29
3 YD	$ 138.58	NEGO	$ 106.26
4 YD	$ 138.58	NEGO	$ 138.22
6 YD	$ 138.58	NEGO	$ 192.81
8 YD	$ 138.58	NEGO	$ 241.63
30 YD	$ 138.58	NEGO	$ 673.39
35 YD	$ 138.58	NEGO	$ 686.85
40 YD	$ 138.58	NEGO	$ 714.52
42 YD	$ 138.58	NEGO	$ 729.21

	BASE RATE	
RESIDENTIAL		
WEEKLY SOLID COLLECTION/RECYCLING/BRUSH & BULK	$ 18.72	MO
**SENIOR RATE (65 YEARS OR GREATER) **Includes discount of $1.50	$ 17.22	MO
ADDITIONAL SOLID WASTE CART	$ 9.34	MO
ADDITIONAL RECYCLING CART	$ 1.39	MO
COMMERCIAL HAND LOAD		
COMMERCIAL HAND COLLECTION, PER 90-96 GALLON POLYCARD		
SEMI-AUTOMTED COLLECTION COST		
ONCE PER WEEK	$ 42.05	MO
TWO CARTS ONCE PER WEEK	$ 51.49	MO

EXY per Incident $ 49.63

Franchise Fee 5% & Billing Fee 4% residential collection only
Franchise Fee 5% Commercial/Industrial

EFFECTIVE DATE 10/1/2026 TOWN HALL PHONE 972-874-6001

TOWN COUNCIL
AGENDA K.4.
REGULAR ITEM(S)

DATE: April 20, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 501 (SUP25-0008 – JSP Banquets) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court along Flower Mound Road. (PZ recommended approval by a vote of 6 to 0 at its March 9, 2026, meeting).**

BACKGROUND:

SUMMARY DATA:

- Lot Size – Approximately 1.782 acres
- Zoning – Planned Development District No. 84 with Retail District 2 (R-2) uses.
- Proposed use – Assembly Hall
- Size – Assembly hall to occupy 2,614 square feet within an 8,040 square-foot existing building
- SMARTGrowth – N/A, review not triggered
- Traffic Analysis – N/A, review not triggered
- Incentives – None requested
- Planning and Zoning Commission Staff Report Link

BOARD REVIEW/CITIZEN FEEDBACK: The Planning & Zoning Commission recommended approval by a vote of 6 to 0 at its March 9, 2026, meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

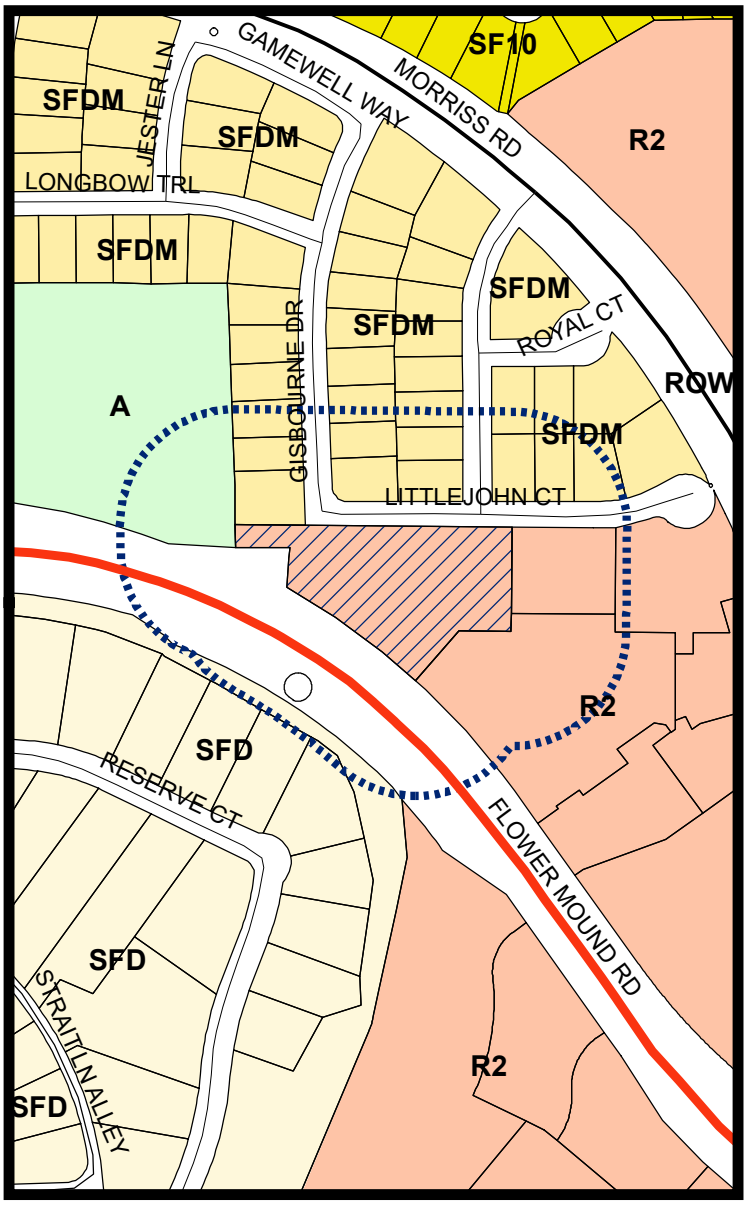
LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed ordinance as to form and legality.

ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. DRAFT Ordinance
4. DRAFT Exhibits

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP25-0008: JSP Banquets



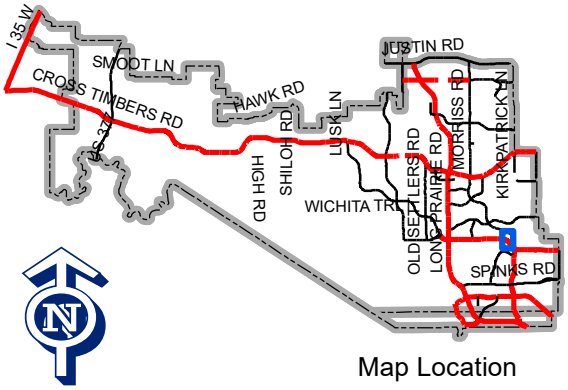


LEGEND

- Agriculture
- Retail 2
- Single Family 10
- Single Family Density Medium
- Single Family Detached

Subject Property

200 ft Notification Buffer around Property



Map Location

0 250 500 1,000 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

JSP PAVILION LLC

4433 Punjab Way # 301, Frisco, TX 75033 | (469) 536-8695 | Sri@Chaluvadi.net

12/26/2025

To Whom So Ever It May Concern:

Re: Request for SUP, 1260 Flower Mound Rd, Flower Mound, TX 75028

I am seeking a Specific Use Permit to use Suites 500 (1,294 SF) and 600 (1,320 SF) as an event venue for small to medium events. Total space for proposed event venue is 2,614 SF. Subject suites are a part of 6-unit condominium building on 1260 Flower Mound Rd. The property is 1.782 acres. The event venue will be used to host events such as weddings, birthdays, graduation, baby showers, anniversaries, etc. We will adhere to the maximum occupancy stipulated for the venue per zoning regulations of the town of Flower Mound. We will comply with all rules, regulations, and codes that apply to such facilities in the Town of Flower Mound.

In response to your review comments, I confirm as below:

- Suite 400 is 1.294 SF; suite 600 is 1,320 SF
- Property acreage is 1.782 acres
- No external changes will be made to the site
- There will not be any activities outside of the building.
- Revised parking calculations including shared parking is provided herewith.
- I will accept and abide by the occupancy and operating hour limits to be specified in SUP conditions.

Sincerely,

Srinivas Chaluvadi
Manager

ADDITIONAL INFORMATION IN SUPPORT OF SUP APPLICATION

Hours of operation:
Monday to Sunday: 9:00AM to 12:00AM (on days when events are scheduled)

Maximum Occupancy:
Day time events on weekdays (9:00 AM to 6:00 PM) – 66 guests
Evening events on weekdays (6:30 PM to 12:00 AM) – 96 guests
Weekend events (9:00 AM to 12:00 AM) – 96 guests

No lease required:
The suite is owner occupied.

Tax certificate:
Not required. Proposed business is not taxable

Parking Calculations

Parking Calculations and Availability				
Suite	Size, SF	Tenant Business	Parking	Spaces Used (rounded up)
100	1350	Take away ice cream shop	Retail	18
200	1335	Vacant	Retail	6
300	1335	Vacant	Retail	6
400	1350	Tax Office	Office	5
Riser room	56			
				35
	Spaces used up with 20% deviation			28
	Total parking		38	
	Parking spaces used		28	
	Spaces available for proposed event venue		10	
	Parking spaces in Amenity Plaza		13	

Per above 35 spaces are used up. Per approved site plan, we were allowed a 20% deviation which results in 10 spots are available for the proposed event venue. One spot is reserved for management. At a parking ratio of 3 guests per parking space, remaining 9 spots will allow 27 guests. Amenity Plaza to the East of subject property has 13 parking spaces that are not assigned to any building in the sub-division and are not occupied at any time of the week. The 0.62-acre lot (Lot 7, Morriss Commons Addition, Block 1) housing the amenity plaza is owned by Perfect Realty Partners LLC (my company). The 13 parking spaces built on this lot are not assigned for any use. These spots will allow 39 guests.

Parking spaces available for the subject property plus unassigned parking spaces to the West of the property can accommodate 66 guests. – this is the maximum capacity (66) that we will agree to restrict to for the weekday events.

The entire sub-division "Morris Commons" enjoys cross-access and shared parking. Tax office (suite 400 in the subject property), Kids-R-Kids across the subject property, and medical/professional office on 2041 Morris Rd (to the east of the subject property) will all be closed for business in the evenings. Below is the parking availability with other buildings based on shared parking agreement.

Tenant	Hours of Operating	Parking spaces available
KidsRKids (1230 Flower Mound Road) – 2.34 acres	Mon- Fri 6:30 AM to 6:30 PM closed on weekends	50
Medical office (2041 Morriss) – 0.91 acres	Mon – Fri 7:00 AM to 5:00 PM closed on weekends	34
Total shared parking spaces available		84

84 shared parking spaces available will allow 252 guests, significantly more than the maximum weekend capacity for the proposed banquet hall.

TOWN OF FLOWER MOUND, TEXAS
ORDINANCE NO._____

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 501 (SUP-501) FOR AN ASSEMBLY HALL USE ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 1.782 ACRES OF LAND AND BEING ALL OF LOT 8, BLOCK 1 OF THE MORRISS COMMONS ADDITION AND ZONED PLANNED DEVELOPMENT DISTRICT NO. 84 (PD-84) FOR R-2 RETAIL DISTRICT-2 USES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound, Texas, (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town (the "Town Council") heretofore adopted the Land Development Regulations of the Town, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 1.782 acres of land and being all of Lot 8, Block 1 of the Morriss Commons Addition, Denton County, Texas, has filed an application for a Specific Use Permit to allow an assembly hall use; and,

WHEREAS, the Planning and Zoning Commission of the Town held a public hearing on March 9, 2026, and the Town Council held a public hearing on April 20, 2026, with respect to the Specific Use Permit described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Specific Use Permit on the property described herein; and,

WHEREAS, the Town Council finds that the Specific Use Permit should be granted as outlined herein as it is in the best interest of the Town and will promote the health, safety, and general welfare of the citizens of the Town and the general public;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

Approximately 1.782 acres of land, being all of Lot 8, Block 1 of the Morriss Commons Addition, Denton County, Texas, and zoned Planned Development District No. 84 (PD-84) with R-2 Retail District-2 uses.

The property shall remain in the Planned Development District No. 84 (PD-84) zoning district with R-2 Retail District-2 uses and Specific Use Permit No. 501 (SUP-501) is hereby approved to allow an assembly hall use as more fully described in the exhibits attached hereto and incorporated herein, subject to the following conditions:

1. The Specific Use Permit is limited to 2,614 square feet within the building located on Lot 8, Block 1 of the Morris Commons Addition.

2. The maximum attendee capacity is 96 occupants.

3. The hours of operation shall be between 9:00 a.m. and 12:00 a.m. all seven days of the week.

4. All activities related to the subject assembly hall use must remain indoors.

SECTION 2

The Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Elevations of the proposed assembly hall use, attached hereto as Exhibits “A,” “B,” and “C” and incorporated herein for all purposes allowed by law, are hereby approved as the Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Elevations for Specific Use Permit No. 501 (SUP-501).

SECTION 3

The official Zoning Map of the Town is amended and the Director of Development Services is directed to revise the official Zoning Map to reflect the approved Specific Use Permit No. 501 (SUP-501), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms, and conditions contained herein, as well as all applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town, including the regulations contained in Ordinance Nos. 31-05 and 18-20 for Planned Development District No. 84 (PD-84).

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances, Town of Flower Mound, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

This Ordinance shall be in full force and effect from and after the date of its passage, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 20TH DAY OF APRIL, 2026.

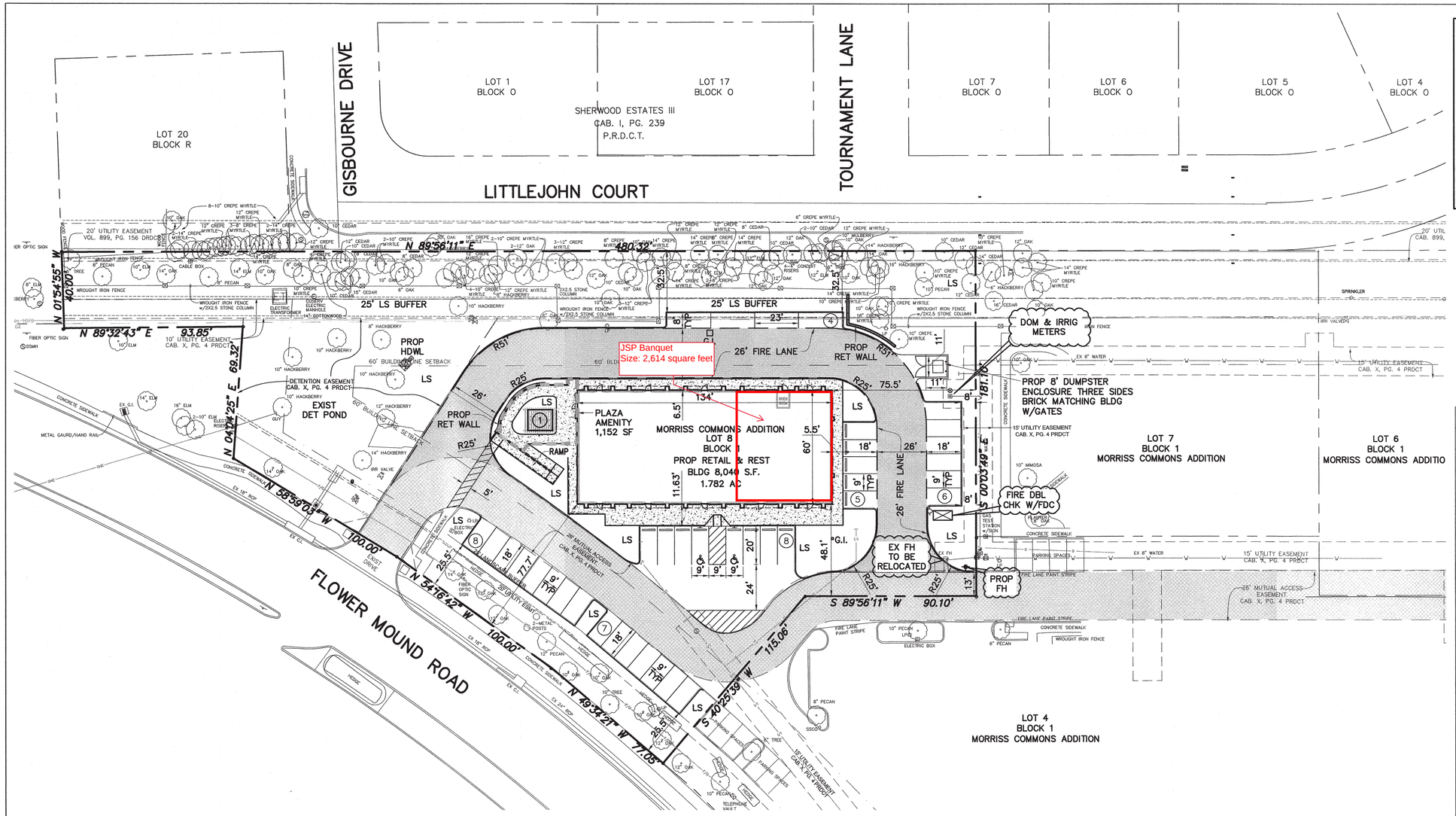
APPROVED:

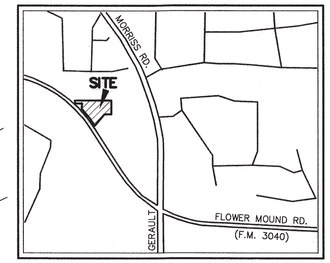
_____
Cheryl Moore, MAYOR

ATTEST:

_____
Traci Henderson, TOWN SECRETARY

EXHIBIT A - CONCEPTUAL SITE PLAN





LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	APP.

VASQUEZ ENGINEERING L.L.C.
1919 S. SHILOH RD
Suite 440, LB44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85652, ON 09/03/2020

JUAN J. VASQUEZ 85652 LICENSED PROFESSIONAL ENGINEER

DEVELOPER:
3040 PAVILION
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033

SITE DATA TABLE

Physical Address	MORRISS ROAD	
Gross Site Area	1.782 Acreage & 77,637 S.F.	
Net Site Area	1.782 Acreage & 77,637 S.F.	
Zoning	Retail - 2(R-2) within PD-84	
Current use	Vacant/Detention Pond	
Lot Coverage Data:		
Building Coverage	10.4% / 8,040 S.F.	
Impervious Area	51.1% / 39,648 S.F.	
Pervious Area	48.9% / 37,989 S.F.	
Parking Summary	Required	Provided
Surface Parking		
Retail 1/250 (6690 SF)	27	22
Rest 1/75 (1350 SF)	18	16
Total Parking	45	38 (20% DEVIATION)
Building Data		
Building	1-Story	
Peak Height	28'-10"	
Mean Height	20'-10"	
Total Square Footage	8,040 S.F.	

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL / SPA 9
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	PURPLE CONEFLOWER TRAIL - 8'
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL (VAR WIDTH ROW)
WATER PLAN	8" LOOP - EAST P.L.
WASTEWATER PLAN	LONG PRAIRIE DISTRICT - 8" AT SEC
ECONOMIC IMPACT	SALES TAX

NOTES
1. SURVEY PREPARED BY NEEL - SCHAFFER INC., DATED MARCH 2020
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, UNLESS OTHERWISE NOTED.
3. ALL RADII NOT LISTED ARE 2' FACE OF CURB.
4. SEE CIVIL PLANS FOR SITE DESIGN.
5. SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.
6. ACCORDING TO FEMA FIRM 48121C0545, DATED 4/02/1997 THE PROPERTY IS IN ZONE X.

CITY NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. OR ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT.
7. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. RETAINING WALLS 4.0' IN HEIGHT OR GREATER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 9/29/2020
Town of Flower Mound
Engineering Services Division

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
(8)	PARKING COUNT	
	SIDEWALK	
	FIRE LANE	
	LANDSCAPE	LS
	TREE	
	HEDGE ROW	

(1) PROPOSED PERGOLA

OWNER
BARCLAY TEXAS HOLDINGS
2390 CAMELBACK RD.
SUITE 200
PHOENIX, AZ 85016

DEVELOPER
3040 PAVILION
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033
CONTACT: SRI CHALUVADI
972-252-1261 TELE

ENGINEER/APPLICANT
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

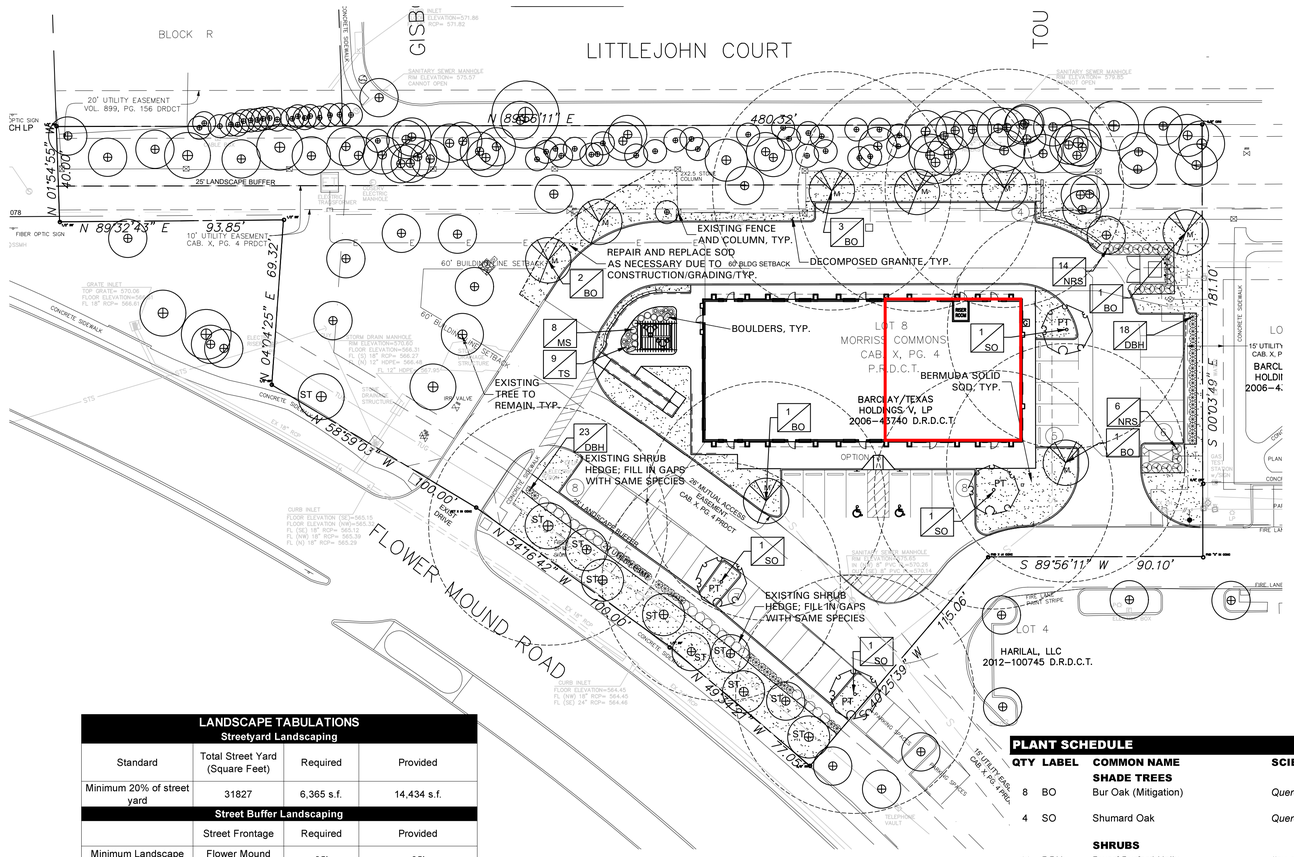
SITE PLAN
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
1.782 ACRES
CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS
SEPTEMBER 03, 2020

SITE PLAN
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
FLOWER MOUND, TX

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
603-13 DSP1-SITE PLAN.dwg
09/03/2020

SHEET
SP1

EXHIBIT B - CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE TABULATIONS

Streetyard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Minimum 20% of street yard	31827	6,365 s.f.	14,434 s.f.
Street Buffer Landscaping			
	Street Frontage	Required	Provided
Minimum Landscape Buffer	Flower Mound Road	25'	25'
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 parking spaces	38	285 s.f.	2,647 s.f.
SCREENING Parking Areas			
Standard	Street Frontage	Required	Provided
3' ht. parking screen	Flower Mound Road	YES	YES
Outdoor Storage Areas			
Standard	Street Frontage	Required	Provided
6' ht. screening device from street view	Flower Mound Road	YES	YES
Loading and Service Bays			
Standard	Street Frontage	Required	Provided
6' ht. screening device from street view	NA	NA	NA
PLANTING STANDARDS Street Yard Trees			
Standard	Total Street Yard (square feet)	Required	Provided
10,000 - 110,000 s.f. = 1 tree per 2,500 s.f. +10 trees	31,827 s.f.	23 trees, 3" cal.	4 proposed trees, 3" cal. 19 existing trees
Trees required to satisfy other provisions of this division and lying within the street yard may be used to satisfy the requirements of this section.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal., per 30 l.f.	Flower Mound Road - 276 L.F.	9 trees, 3" cal.	10 existing trees
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	38	4 trees, 3" cal.	4 trees, 3" cal., 1 existing tree
All parking spaces are located withing 50 ft. of a tree.			

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
8	BO	Bur Oak (Mitigation)	*Quercus macrocarpa*	3" cal.	12' ht., 5' spread
4	SO	Shumard Oak	*Quercus shumardii*	3" cal.	12' ht., 5' spread
		SHRUBS			
41	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
8	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
20	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
9	TS	Texas Sage 'Thundercloud'	*Leucophyllum frutescens 'Thundercloud'*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

TREE PRESERVATION LEGEND

TREE TO REMAIN

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 08/24/2020
T C
SEE FILE FOR CONDITIONS SP20-0009

TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

OWNER
BARCLAY TEXAS HOLDINGS
2390 CAMELBACK RD.
SUITE 200
PHOENIX, AZ 85016

DEVELOPER
3040 PAVILION
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033
CONTACT: SRI CHALUVADI
214-865-8097 TELE

ENGINEER/APPLICANT
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

LANDSCAPE PLAN
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
1.782 ACRES
CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS
JUNE 10, 2020

NO.	DATE	APP.

VASQUEZ ENGINEERING L.L.C.
1919 S. SHILOH RD
Suite 440, LB44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
06/10/2020

DEVELOPER:
3040 PAVILION
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033

LANDSCAPE PLAN
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
FLOWER MOUND, TX

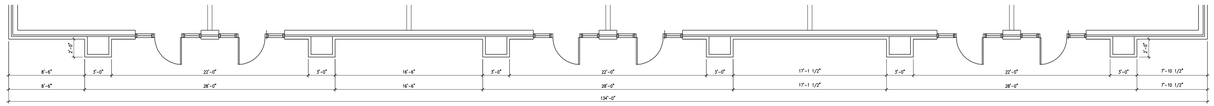
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Designed by: JJV
Drawn by: JJV
Checked by: JJV
603-13 OSP1-SITE PLAN.dwg
06/10/2020

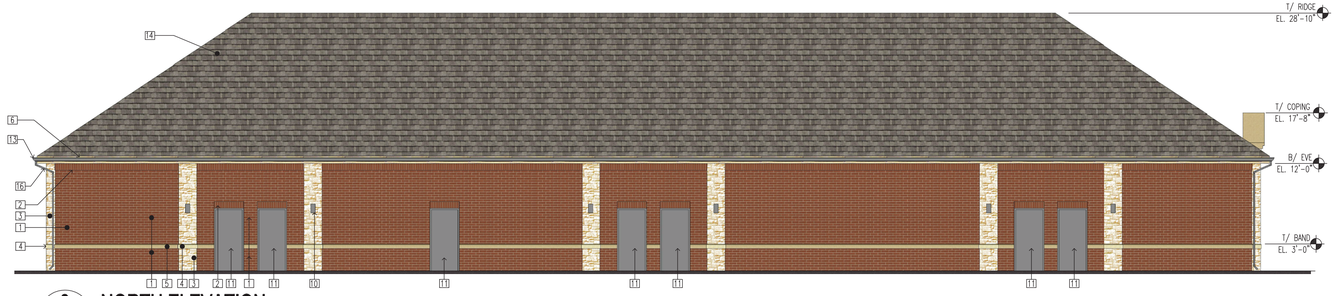
SHEET
L1.2

EXHIBIT C - CONCEPTUAL ELEVATIONS

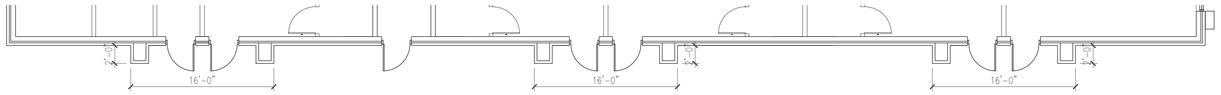


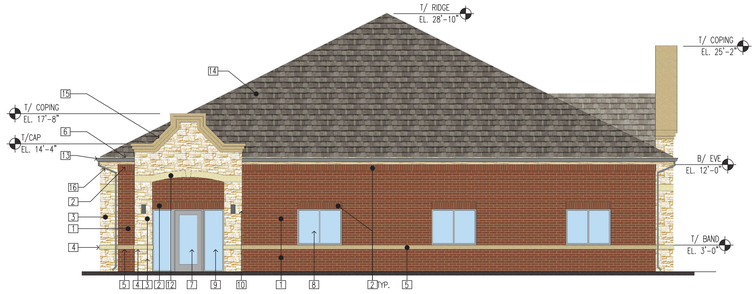
4 SOUTH ELEVATION
A-1 SCALE: 1/8" = 1'-0"



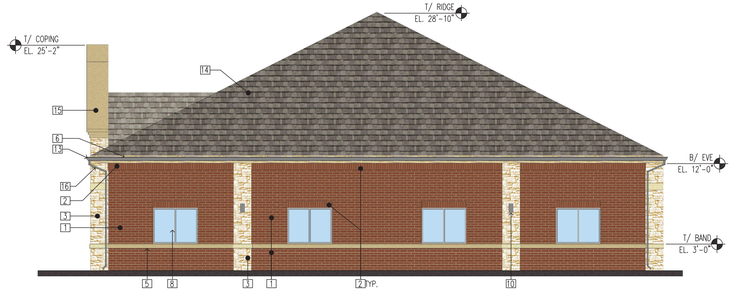


3 NORTH ELEVATION
A-1 SCALE: 1/8" = 1'-0"

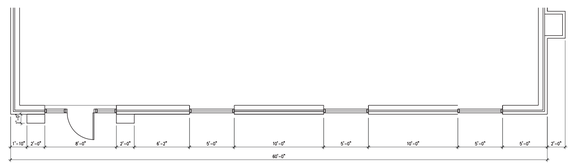


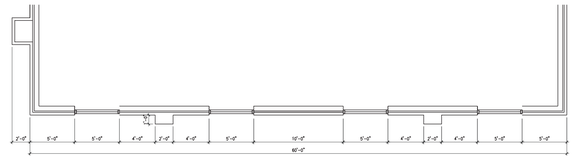


2 WEST ELEVATION
A-1 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A-1 SCALE: 1/8" = 1'-0"



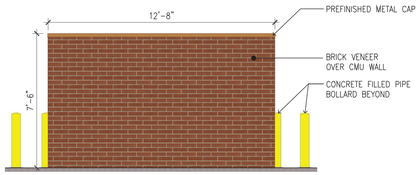


		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1632 S.F.	2287 S.F.	787 S.F.	818 S.F.
2.	FACADE S.F. (exclusive of doors & windows)	1471 S.F.	1891 S.F.	707 S.F.	695 S.F.
3.	DOORS & WINDOWS S.F.	161 S.F.	396 S.F.	80 S.F.	123 S.F.
4.	PRIMARY MASONRY TOTALS (min 80%)	1421 S.F. & 97% OF 2	1713 S.F. & 90% OF 2	662 S.F. & 94% OF 2	641 S.F. & 92% OF 2
	* BRICK	1253 S.F. & 85% OF 2	783 S.F. & 42% OF 2	564 S.F. & 80% OF 2	509 S.F. & 73% OF 2
	* STONE	168 S.F. & 12% OF 2	930 S.F. & 48% OF 2	98 S.F. & 14% OF 2	132 S.F. & 19% OF 2
5.	E.I.F.S. SECONDARY MASONRY TOTALS (max 20%)	50 S.F. & 3% OF 2	197 S.F. & 10% OF 2	43 S.F. & 6% OF 2	53 S.F. & 8% OF 2

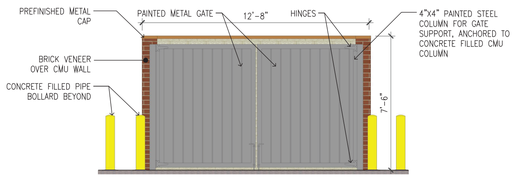
The Following Plat/Graphic
Case Number ASP21-0055
Was Administratively Approved
On Date 07/26/2021

EXTERIOR MATERIALS AND COLOR SCHEDULE

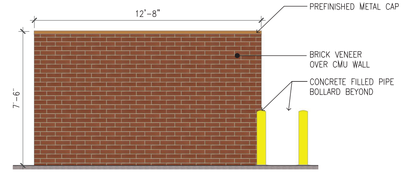
1. BRICK VENEER – ACME BRICK, KING SIZE, GARNET, W/NATURAL GRAY MORTER
2. BRICK SOLDIER COURSE – ACME BRICK, KING SIZE, GARNET, W/NATURAL GRAY MORTER
3. STONE VENEER – AUSTIN STONE, CREAM COLOR W/KHAKI MORTER
4. 6" CAST STONE BAND – AHI SUPPLY, INC. AUSTIN BUFF W/BUFF MORTER
5. 6" EIFS BAND – COLOR TO BE DETERMINED
6. PAINTED CEMENT BOARD FASCIA, – OFF WHITE
7. ALUMINUM ENTRY DOOR
8. ALUMINUM WINDOW SYSTEM – ALENCO W/LOW E CLEAR GLASS OR APPROVED EQUAL
9. ALUMINUM STORE FRONT SYSTEM
10. PREFINISHED DECORATIVE WALL SCONE
11. INSULATED METAL DOOR – PAINTED, DARK GRAY
12. CAST STONE LINTEL/BAND – AHI SUPPLY, INC. AUSTIN BUFF W/BUFF MORTER
13. PREFINISHED METAL GUTTER – TAN COLOR
14. ASHPHALT ROOF SHINGLE – OWENS CORNING OAKRIDGE 40 DRIFTWOOD
15. EIFS CORNICE – CREAM COLOR
16. PREFINISHED METAL DOWNSPOUT



7 TRASH ENCLOSURE FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION AT
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Design Associates & Consultants
2500 Coolwater Drive,
Plano, Texas 75025
214-714-5666
fax: 972-908-2990
milon5us@yahoo.com

18110923
REGISTERED ARCHITECT
A.QUM.M.RAHMAN
24474
STATE OF TEXAS

Participating Consultants:

Project Name:

CONCEPTUAL ELEVATION
FOR
OFFICE CONDO
AT
3040 PAVILION
LOT 8, BLOCK-1
MORRIS COMMONS ADDITION
FLOWER MOUND, TX

OWNER/DEVELOPER:

G.C:
PERFECT GENERAL CONTRACTORS
4433 PUNJAB WAY, SUITE #301
FRISCO, TX 75033
SRINIVAS (SRI) CHALUVADI,
C: (469) 362-5285
O: (469) 252 1261
EMAIL: sri@chaluvadi.net

Drawing Title:
EXTERIOR ELEVATIONS

Issued For	Date:

Revision Information:

No.	Date:	Description
1	6-24-2021	OWNER'S MODIFICATION

Project No.: 20040406 **Date:** 04-04-20
Drawn By: **Checked By:**

Sheet No. SHEET A-1

TOWN COUNCIL
AGENDA K.5.
REGULAR ITEM(S)

DATE: April 20, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive. (PZ recommended denial by a vote of 6 to 0 at its February 9, 2026, meeting.)**

BACKGROUND:

- Lot Size – 2.51 acres (Lot 1, Block A of the Lakeside Crossing Addition)
- Proposed Building Size – 134-room, five-story hotel, approximately 99,240 square feet
- Existing and Proposed Zoning – Planned Development No. 153 with Campus Commercial uses.
- Exception/Modification Requests –

1. Use — To allow an Extended Stay Hotel by right on Lot 1 with additional development standards and modifications.

    - The maximum number of rooms is limited to 134 (54 rooms per acre). Town code limits the density to 40 rooms per acre. (This number was decreased from the 138 rooms that were requested when the project went to the Planning and Zoning Commission.)
    - The Porte-cochere standards are modified to allow for the required two car parking spaces to be parked front-to-back instead of side-to-side.
    - A requirement for the hotel rating to be equal to or greater than Smith Travel Research (STR) rating of “Upscale” is included. (This is a new standard that was proposed after the Planning and Zoning Commission hearing.)

2. Architecture standards – The applicant is requesting a meritorious design exception to allow the proposed hotel to complement buildings located within the adjacent Lakeside DFW development.
3. Parking – The applicant is proposing an alternate parking ratio and mixed-use, time-based shared parking percentages for a hotel.
4. Sign Standards – The applicant is requesting two blade signs (3’ x 21’-2 5/16”) on the north and east facades.
5. Lot 17X – The applicant is requesting to eliminate the requirement for a pedestrian connection through the pocket park, should the adjacent property owners want to incorporate

some or all of this open space into their lots. Otherwise, the lot would remain a pocket park and be maintained by the Property Owner's Association.

- SMARTGrowth – Passed, previously completed
- Traffic Analysis – Passed, previously completed
- Incentives – None requested
- Planning and Zoning Commission Staff Report and Attachments Link

BOARD REVIEW/CITIZEN FEEDBACK: The Planning & Zoning Commission recommended denial by a vote of 6 to 0 at its February 9, 2026, meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

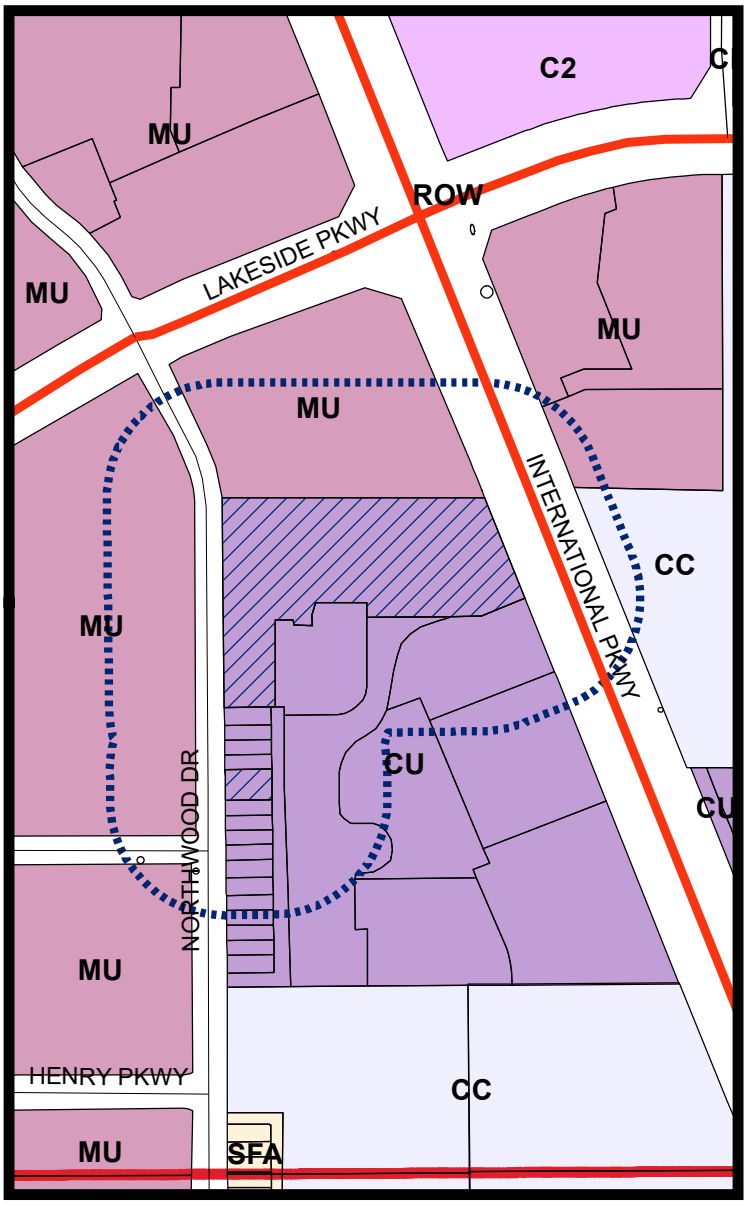
LEGAL REVIEW: Rachel Raggio of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Updated Parking Study
4. DRAFT Ordinance
5. DRAFT Exhibits

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

ZPD25-0008: Lakeside Crossing Residence Inn



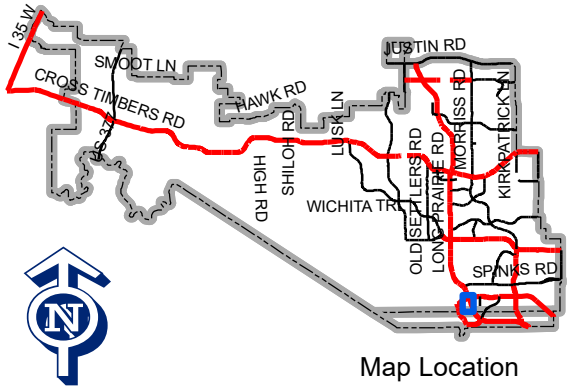


LEGEND

- Campus Commercial
- *Combined Uses-See Ordinance
- Commercial 2
- Mixed Use
- Single Family Attached

Subject Property

200 ft Notification Buffer around Property



Map Location

0 250 500 1,000 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

REALTY CAPITAL

March 31, 2026

Planning Department
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Letter of Intent for PD Amendment to Ordinance No. 25-17 for the Lakeside Crossing Planned Development District NO. 153 (PD-153).

Flower Mound Planning Department,

Realty Capital Management LLC, on behalf of the owner of the subject property, is requesting an amendment to the Planned Development District No. 153 (PD-153), as amended, to allow for an extended stay hotel and its required infrastructure to be developed on the 2.51 acres of Lot 1, Block A. The vision behind this requested amendment is to provide an all-suite hotel option along International Parkway that links the DFW airport business and family travelers to uses in Lakeside Crossing and the adjacent Lakeside DFW. In addition, this use intends to take advantage of its proximity to the airport and major highway intersections of I-635, SH 121, and SH 114 adjacent to International Parkway to capitalize on travelers of all backgrounds.

The hotel flag secured for the site is a Residence Inn by Marriott, providing an upscale and amenity rich hospitality option with a world recognized brand standard. This hotel provides guests with an outdoor swimming pool, fitness room, outdoor patio and lounge area, guest laundry, complimentary breakfast area, hotel bar, lobby lounge, and 610 square feet of meeting space all within an award-winning mixed-use community. In addition to the amenities provided, guests will have walking access to miles of paved and natural trails while enjoying over forty different restaurant and retail options.

While the vision and purpose of this amendment is clear, there are thirteen (13) specific adjustments that would need to be made to the recorded Planned Development District for the extended stay hotel to be permitted as proposed. Below is a list of the anticipated changes to the currently approved Planned Development District, as amended:

i. § I.A.4.a. "Permitted Uses"

- Permit an exception to this provision only for Lot 1 to allow the proposed Extended Stay Hotel to have a higher room count than the Town of Flower Mound standard of 40 rooms per acre.

ii. § I.A.4.b. "Permitted Uses"

- New standard to the provision that only one hotel may be developed in PD-153.

iii. § I.A.4.c. "Permitted Uses"

- New Standard to the provision that only Lot 1 may be developed as an Extended Stay Hotel.

iv. § I.A.4.d. "Permitted Uses"

- Permit an exception to this provision to allow the proposed Extended Stay Hotel to have a slightly varied port-cochere design.

v. I.A.4.e. "Permitted Uses"

- Propose additional language to ensure the proposed Extended Stay Hotel or any other hotel to be developed is of a quality rating of Upscale or higher based on the industry standard Smith Travel Research rating.

vi. § I.H.1. "Non-Residential Architectural Standards"

- Permit an exception to this provision only for Lot 1 to allow the proposed building elevations.

vii. § I.H.5. "Non-Residential Architectural Standards"

- Permit an exception to this provision only for Lot 1 to allow the proposed accent colors to be consistent with the updated building elevations.

viii. § II.E. "Open Space Requirements"

- Removes the existing open space requirements in the townhome district to allow for the potential re-platting of lot 17x.

ix. § III.A.2. "Parking"

- Confirm applicability of Mixed-Use Parking Table to allow the proposed use of Lot 1.

x. § III.A.5. "Parking"

- Confirm the applicability of the parking supply, demand, and ratio calculation is consistent with the updated parking study.

xi. § III.D. "Signage"

- Permit the franchise branded blade signs on the east and northwest facades of the proposed building.

xii. Exhibit F "Architectural Imagery Package"

- Update the elevations for Lot 1 in the Planned Development.

xiii. Exhibit G "Blade Sign"

- Update the signage for Lot 1 in the Planned Development.

The intent for each of the above requests is as follows (referenced in the same order listed above):

i. To allow a density variance for the Extended Stay Hotel to build up to 134 rooms.

ii. To restrict PD-153 to only be allowed one hotel in the development.
iii. To ensure that only Lot 1 my be developed as an Extended Stay Hotel.
iv. To allow for the Extended Stay Hotel to be developed with a modified port-cochere that provides covered loading and unloading for two cars to be parked front to back.
v. To ensure the hotel developed on Lot 1 is of a Smith Travel Research rating of Upscale or higher.
vi. To allows this Extended Stay Hotel to have meritorious design that will match adjacent development's design elements which is limited to Lot 1.
vii. To allow the accent colors to match the meritorious design limited to Lot 1.
viii. To remove specific requirements for the townhome district that allows Lot 17x to be re-platted to adjacent townhome properties or to serve as a private park.
ix. To allow for the updated parking study table to be included in the PD which includes Lot 1 if developed as an Extended Stay Hotel with 134 rooms.
x. To allow for the updated parking study data to be accepted if Lot 1 is developed as an Extended Stay Hotel with 138 rooms.
xi. To allow for the brand sign for the Extended Stay Hotel flag to be utilized.
xii. To update the PD with the updated building elevations specific to Lot 1 if developed as an Extended Stay Hotel.
xiii. To update the PD with the updated brand signage specific to Lot 1 if developed as an Extended Stay Hotel.

Thank you for your consideration and please do not hesitate to contact us with any questions or concerns.

Sincerely,

By: REALTY CAPITAL MANAGEMENT, LLC



Nic Ready, Development Associate

Lakeside Crossing Parking Study



Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

Realty Capital

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Lakeside Crossing Parking Study

Summary of Findings

The Planned Development District of Lakeside Crossing (PD-153) (the "Site) should not operate at a parking deficiency upon the build-out of Lots 1, 2, and 3 if built as proposed and considered with the existing buildings and parking already constructed on Lots 4 and 5. The site is projected to experience a peak parking demand of 317 parking spaces at 9:00 A.M. on weekends. The proposed plans for Lots 1, 2, and 3, in addition to the existing buildings on Lots 4 and 5 produce a total count of 320 parking spaces. Therefore, the minimum parking surplus is projected to be 3 parking spaces during the Site's peak parking demand hour. This surplus of parking is anticipated to increase at all other times of the day for all seven days of the week.

Purpose

The Town of Flower Mound's (the "Town's") standard parking ratios and time of day percentages which are based on very broad use categories calculate that both the existing and planned number of parking spaces on the Site will not be sufficient to accommodate the Site's peak parking demand when the three proposed uses are developed and operational. This study primarily serves to (i) more precisely define the three proposed uses, (ii) more accurately predict the peak parking demand of those uses, and (iii) determine the total number of parking spaces the Site would need to sustain its peak parking demand. In addition, this study aims to accurately predict the ebbs and flows of the Site's parking demand and determine whether the planned and provided number of spaces is sufficient to sustain the day-to-day operations of the Site.

Background

Within the Site, there are 7 total developable lots. The three proposed uses are seeking either re-zoning approval or site plan approval from the Town and consist of a Residence Inn Hotel on Lot 1, a Marty B's Coffee Company (drive-through coffee shop) on Lot 2, and a Cachet Salons (salon suites) on Lot 3. Lots 1, 2, and 3 are currently undeveloped, while Lots 4 and 5 are developed and fully occupied as a mix of restaurant, retail, medical office, health, and amusement tenants. Lots 6 and 7 have no immediate plans to be developed.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

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Irving, Texas 75309
RealtyCapital.com

Background (Continued)

Both Realty Capital and the Town's involved planning staff recognize that the three proposed uses may not be accurately represented by the Town's applicable parking ratios, use categories, and time of day percentages. As a result, the Town and Realty Capital have agreed that a more detailed parking analysis would be required to support pursuing the development of the three proposed uses.

Key Assumptions

- The Site operates under a shared parking agreement, with each lot's existing or proposed parking contributing to the entire development's parking count rather than to the individual lot.
- Lots 6 and 7 are zoned for two-story office buildings but have no immediate plans to be developed, and therefore it would be misleading to consider these uses and their proposed number of parking spaces in this study, as these proposed parking spaces would not be available to service consumers when the proposed uses on Lots 1, 2, and 3 are built-out and operational.
- Since Lots 4 and 5 are not part of the re-zoning application, the review of Lots 4 and 5's parking demand and updated time of day demand percentages have not been performed and are excluded from this study.

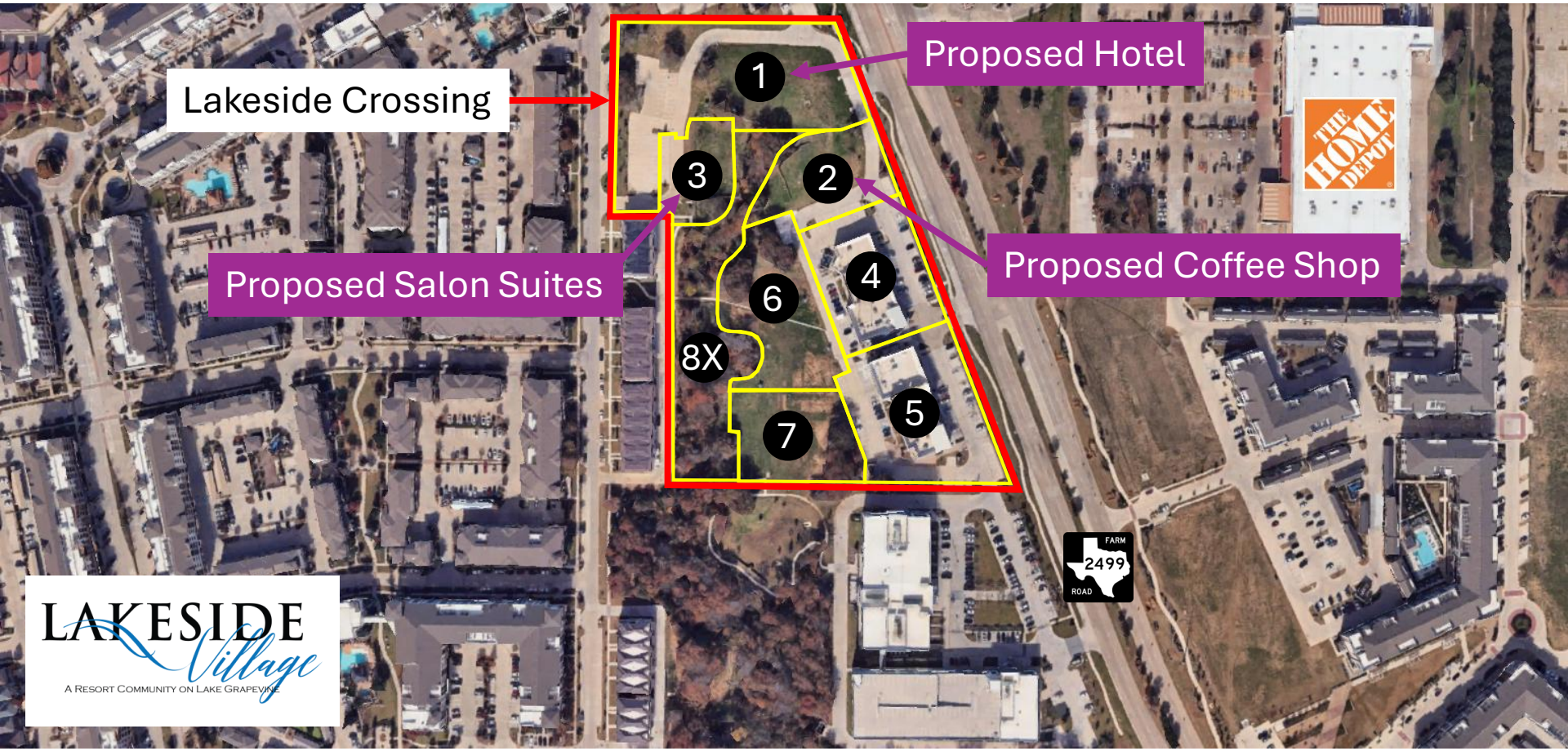
See Next Page for Site Map

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

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Lakeside Crossing Parking Study

Site Map



Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

Realty Capital

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RealtyCapital.com

Lakeside Crossing Parking Study

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekdays

Table 1

BLDG	USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekdays 12A-6A	6A-12P	12P-6P	6P-12A
1	Hotel	Residence Inn	66,301	1:1	134	94	94	94	134
2	Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	28	28	56
3	Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	18	18	2
	Retail	Dominoes	1,384	1:250	6	0	3	3	5
	Health	Jesse James Fit Camp	5,672	1:250	23	1	12	12	21
	Restaurant	Tycoon	4,165	1:75	56	6	28	28	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	5	5	10
5	Medical Office	Texas Health	3,142	1:250	13	1	13	13	1
	Retail	UPS	1,354	1:250	5	0	3	3	5
	Restaurant	Smoothie King	1,280	1:75	17	2	9	9	17
	Restaurant	Capriottis	1,364	1:75	18	2	9	9	18
	Restaurant	Honey Bird	1,553	1:75	21	2	11	11	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41
				Total Required:	**482**	**200**	**317**	**317**	**430**
				Total Provided:	**320**	**320**	**320**	**320**	**320**
				Surplus / (Deficiency):	**(162)**	**120**	**3**	**3**	**(110)**

Table 2

Time of Day Demand Percentages - Weekdays				
Use	**12A-6A**	**6A-12P**	**12P-6P**	**6P-12A**
Health	5%	50%	50%	90%
Hotel	70%	70%	70%	100%
Medical Office	5%	100%	100%	10%
Office	5%	100%	100%	10%
Restaurant	10%	50%	50%	100%
Retail	5%	50%	50%	90%

Table 1 illustrates the Site's parking capabilities relative to weekday parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site's parking demand is projected to exceed supply, resulting in a parking deficiency of 112 parking spaces. To calculate the peak parking demand for a particular use, the square footage of the building / tenant is divided by the parking ratio (i.e., Honey Bird's peak parking demand = 1,553sf / 75sf = 21 parking spaces). Then, to calculate the parking demand for a particular time of day, peak parking demand is multiplied by the corresponding time of day demand percentages in Table 2 (i.e., Honey Bird's parking demand at 12:00 A.M. = 21 * 100% = 21 parking spaces).

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Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekends

Table 3

BLDG	USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekends 12A-6A	6A-12P	12P-6P	6P-12A
1	Hotel	Residence Inn	66,301	1:1	134	94	94	94	134
2	Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	56	56	56
3	Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	2	2	1
	Retail	Dominoes	1,384	1:250	6	0	6	6	4
	Health	Jesse James Fit Camp	5,672	1:250	23	1	23	23	16
	Restaurant	Tycoon	4,165	1:75	56	6	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	5	5	4
	Restaurant	Smoothie King	1,280	1:75	17	2	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	21	21	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41
				Total Required:	482	200	393	393	422
				Total Provided:	320	320	320	320	320
				Surplus / (Deficiency):	(162)	120	(73)	(73)	(102)

Table 4

Time of Day Demand Percentages - Weekends				
Use	12A-6A	6A-12P	12P-6P	6P-12A
Health	5%	100%	100%	70%
Hotel	70%	70%	70%	100%
Medical Office	5%	10%	10%	5%
Office	5%	10%	10%	5%
Restaurant	10%	100%	100%	100%
Retail	5%	100%	100%	70%

Table 3 illustrates the Site's parking capabilities relative to weekend parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site is calculated to be deficient 102 parking spaces.

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Review – Town of Flower Mound Parking Requirements

There are several potential ways to improve the accuracy of projecting the Site's parking demand:

1. Expanding the 6-hour timeframes (i.e., 12:00 A.M. to 6:00 A.M.) to hour-by-hour blocks (i.e., 12:00 A.M. to 1:00 A.M.).

    - As shown for the Hotel in Tables 1 and 3, it is unclear whether the proposed Hotel experiences peak parking demand at 6:00 P.M., 12:00 P.M., or if it is constantly experiencing peak parking demand throughout the 6:00 P.M. to 12:00 P.M. timeframe. This results in an inaccurate schedule of parking demand and imposes an overly aggressive parking requirement not only on the Hotel, but also on the entire Site due to the shared parking agreement.

2. For the proposed uses, introducing more specific and accurate use categories and their corresponding time of day demand percentages based on the Institute of Transportation Engineers Parking Generation Manual, 6th Edition ("ITE Data").

    - As shown for the Coffee Shop in Tables 1 and 3, the Town's "Restaurant" use category estimates peak parking demand to occur throughout the 6:00 P.M. to 12:00 A.M. timeframe. While this could potentially be accurate for some dinner restaurants, drive through coffee shops generally experience their peak parking demand in the late morning.

3. Where available, utilize data-driven evidence from the proposed uses to justify more accurate parking requirements ("Client Data").

    - Client Data is the most accurate source of parking demand and time-of-day demand percentage data as this information comes directly from the exact proposed and/or the most comparable uses and their business models. Client Data and the validity of this information are explained in greater detail later in this study.

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Proposed Required Parking

Table 5

BLDG	USE	TENANT	Weekdays																							
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	102	102	102	102	102	92	92	92	92	82	75	68	66	62	60	59	62	61	63	66	71	77	90	99
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	10	15	22	22	22	22	21	19	16	14	16	11	11	10	5	3	2	0
3	Salon Suite	Cachet Salons	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152	152	152	152	152	152	152	197	197	197	197	197	197
		Total Required:	159	159	159	159	159	151	255	261	275	291	303	291	287	279	269	267	273	261	293	280	274	277	289	296
		Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
		Surplus / (Deficiency):	161	161	161	161	161	169	65	59	45	29	17	29	33	41	51	53	47	59	27	40	46	43	31	24

Table 5 illustrates the Site's parking capabilities relative to weekday parking demand after integrating ITE Data and Client Data.

Table 6

BLDG	USE	TENANT	Weekends																							
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	102	102	102	102	102	92	82	83	82	81	71	66	62	58	49	51	56	60	67	78	78	80	89	97
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	9	13	22	22	22	22	22	20	16	15	17	12	10	9	5	3	2	0
3	Salon Suite	Cachet Salons	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200	200	200	200	200	200	200	189	189	189	189	189	189
		Total Required:	159	159	159	159	159	150	292	298	308	317	310	302	297	289	274	272	277	274	267	276	272	272	280	286
		Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
		Surplus / (Deficiency):	161	161	161	161	161	170	28	22	12	3	10	18	23	31	46	48	43	46	53	44	48	48	40	34

Table 6 illustrates the Site's parking capabilities relative to weekend parking demand after integrating ITE Data and Client Data.

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Methodology – Hotel (Lot 1)

ITE Data was used to calculate the proposed Hotel's peak parking demand (102 spaces) and time-of-day percentages. Per page 191 in the ITE Data, "The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent."

Following ITE's calculations, the peak parking demand for the Hotel is as follows:

1. Parking supply = 1.1 spaces * 134 proposed rooms = 147.4 parking spaces

2. Average peak parking demand = 69% * 148 parking spaces = 102 parking spaces

**Realty Capital and the Town's Planning Staff agreed to use the average peak parking occupancy of 69% rather than the average peak parking occupancy of 54% to produce more conservative (i.e., higher parking demand) results.*

3. The calculated peak parking demand of 102 spaces for the proposed Hotel is applied to ITE Data's "Time-of-Day Distribution for Parking Demand" table, which assigns percentages for each hour of weekdays and weekends. These percentages have been calculated by performing on-site observations on 12 different Hotel sites. For example, for all hours including and between 12:00 A.M. and 4:00 A.M., the proposed Hotel is projected to use 100% of its peak parking demand (all 102 parking spaces), and for 2:00 P.M. on weekends, the proposed Hotel is projected to only use 48% of its peak parking demand (49 parking spaces). This is reflected in Tables 5 and 6; see the Appendix for ITE's full "Time-of-Day Distribution for Parking Demand" table.

Key Notes – Methodology – Hotel (Lot 1)

- Realty Capital has verified with multiple registered Professional Traffic Operations Engineers that the above calculation methodology is accurate, if not conservative (i.e., these calculations produce higher parking demands than what may occur at build-out and operation).

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Methodology – Marty B's Coffee Company (Lot 2)

ITE Data was used to calculate the proposed drive-through coffee shop's peak parking demand (22 spaces). Time-of-Day percentages were derived from Marty B's dine-in transaction data provided directly from the Client, since the ITE Data's time-of-day distribution for parking demand table did not precisely align with Marty B's hours of operation. Per page 721 in the ITE Data, "The average parking supply ratio for the twelve study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent."

Following ITE's calculations, the peak parking demand for the drive-through coffee shop is as follows:

1. Parking supply = 10.3 spaces / 1,000 square feet = 0.0103 parking spaces per square foot

2. Parking supply (continued) = 0.0103 parking spaces * 4,300 square feet = 44.29 parking spaces

3. Average peak parking demand = 50% * 44.29 parking spaces = 22 parking spaces

4. The calculated peak parking demand of 22 spaces for the proposed drive-through coffee shop is then applied to Marty B's dine-in transaction data to determine the parking demand for each hour of weekdays and weekends. Assuming peak parking for Marty B's would require 22 parking spaces, Realty Capital assumes all 22 parking spaces are needed during the hour with the most dine-in transactions. Peak dine-in transactions for Marty B's occur at 10:00 A.M. on weekdays and weekends, and therefore at 10:00 A.M. throughout the week, Marty B's should experience peak parking demand and require all 22 spaces to be used during this time.

5. For every other hour throughout the day, the number of dine-in transactions recorded is divided by the number of dine-in transactions recorded at 10:00 A.M.. For example, at 3:00 P.M. on weekdays and weekends, the number of recorded dine-in transactions is 52.21% of the total number of transactions recorded at 10:00 A.M.. 52.21% is then multiplied by the number of parking spaces required at peak parking (22), which results in an estimated demand of 11 parking spaces at 3:00 P.M..

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Methodology – Marty B's Coffee Company (Lot 2) (Continued)

6. While ITE Data observations include employee parking, Marty B's employee schedules were also analyzed and included in addition to Marty B's transaction data to produce more conservative parking demand results and better reflect the time-of-day demand percentages for Marty B's.

7. Over a week's schedule, the number of employees on weekdays and weekends were counted at each hour of the day and added to the calculated parking demand for the corresponding hour. However, given that ITE observations already account for employee's parked vehicles, the peak parking demand should never be increased over 22 parking spaces. For example, at 11:00 A.M. on weekdays, Marty B's base parking demand is 16 parking spaces, as calculated in steps 1-5, however there are also 6 employees scheduled to work during this time, and therefore the parking demand is increased to 22 spaces.

Validity – Client Data – Marty B's (Lot 2)

- Marty B's transaction data is automatically generated and recorded by Toast. Toast is a cloud-based restaurant management software used by around 120,000 U.S. restaurants. The transaction data provided by Marty B's was exported by Toast for the month of March and registered each transaction throughout each hour of operation, broken out between drive-through sales and dine-in sales. For the purposes of this study, only dine-in transactions were considered. Marty B's Client Data came from their Bartonville, TX location which is a similar size and offers drive-through service.

- Marty B's employee schedules are created and recorded by Sling, a free employee scheduling and workforce management platform that is used by thousands of restaurants nationwide. The specific schedule that Marty B's shared was one week's schedule from September 25th to October 1st, 2024, with 37 employees registered in the schedule.

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Methodology – Cachet Salons (Lot 3)

No ITE Data is available for a salon suites use, so the Town's parking ratio of 1 parking space per 250 square feet is used to calculate Cachet Salon's peak parking demand. Tenant schedule data was studied to derive time-of-day demand percentages. To calculate Table 5 and 6's parking requirements, the following methods are used:

1. Peak parking demand = 1 space / 250 square feet = 0.004 spaces per square foot

2. Peak parking demand (continued) = 0.004 parking spaces per square foot * 13,442 square feet = 54 parking spaces

3. Cachet Salon's peak parking demand of 54 parking spaces is then multiplied by the tenant schedule data provided by the Client to determine the parking demand of each hour throughout the week. Based on the schedule data, Cachet Salons experiences peak appointment time at 10:00 A.M. on weekdays, therefore at 10:00 A.M. on weekdays, all 54 parking spaces should be needed by Cachet Salons.

4. For every other hour throughout the day, the number of appointments recorded is divided by the number of appointments recorded at 10:00 A.M. on weekdays. For example, at 3:00 P.M. weekends, the number of recorded appointments is 11.66% of the total number of recorded appointments recorded at 10:00 A.M. on weekdays. 11.66% is then multiplied by the number of parking spaces required at peak parking (54), which results in an estimated demand of 6 parking spaces at 3:00 P.M. on weekends.

Validity – Client Data – Cachet Salons (Lot 3)

- Scheduling data was collected by Salon Suite Solutions, a software manufacturing and management company based in Irving, TX. Salon Suite Solutions' mobile booking application has collected over 8 years of data across numerous states in the U.S.. Over 1,800,000 appointments have been booked using this mobile application.

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Study Disclaimers and Additional Considerations

1. Realty Capital consulted a Senior Director within ITE on how to use the ITE Data and learned that the most accurate parking demand and time-of-day percentages can only come from local on-site observations of the most comparable uses and businesses, and that even with local observations, actual parking demand and time-of-day percentages can vary from the projections established by local on-site observations. The Senior Director suggested that additional on-site observations be performed for the proposed Hotel and Drive-Through Coffee Shop to verify that these businesses align with the average demand rates contemplated in the ITE Data.

2. Realty Capital contracted with Lambeth Engineering, who produced parking demand estimates that closely align with the tables provided in this study, further supporting Realty Capital's use of the ITE Data's peak parking demand calculations in combination with the ITE Data's Time-of-Day Distribution for Parking Demand. Lambeth Engineering performed on-site observations that confirmed each proposed use aligned with the study sites contemplated in the ITE Data. Additionally, the parking requirements proposed by Lambeth Engineering were more conservative (i.e., required less overall parking and calculated a greater parking surplus) than what this study proposes.

3. For all three proposed uses, but more specifically for the proposed Hotel, this study's projections may be more conservative (i.e., calculate greater parking demands and more aggressive time-of-day percentages) than what may occur at build-out and operation due to the increased use of ride-sharing and close proximity to Dallas – Fort Worth International Airport.

4. Realty Capital's frequent observations of the existing buildings on Lots 4 and 5 indicate that the provided number of spaces greatly exceed the parking demand generated by the current tenants in these buildings. While the parking demand and time-of-day demand percentages for tenants of Lots 4 and 5 are not contemplated in this study, it is Realty Capital's belief that the parking demand generated by these tenants is significantly overestimated. Additionally, none of the representatives of the proposed uses are concerned about the Site's current or future parking supply.

5. There are numerous available spaces on fully-developed lots located directly North and South of the Site, offering additional parking opportunities not considered in this study for consumers.

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APPENDIX: ITE HOTEL TIME-OF-DAY DISTRIBUTION FOR PARKING DEMAND

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

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APPENDIX: ITE HOTEL AVG PEAK PARKNG OCCUPANCY

Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.

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APPENDIX: HOTEL OCCUPANCY DATA

Occupancy (%)													
Year	January	February	March	April	May	June	July	August	September	October	November	December	Average
2017	77.9	76.6	75.5	74.4	73.7	73.2	72.8	72.6	71.8	71.6	71.8	72.2	73.7
2018	72.3	72.8	73.2	73.2	73.3	73.5	73.2	72.6	73.0	73.2	73.0	73.3	73.1
2019	73.5	73.3	73.4	73.6	74.2	74.6	75.1	75.5	75.2	75.4	75.8	75.9	74.6
2020	76.2	76.6	73.0	67.5	62.2	57.9	54.3	51.7	49.1	46.4	43.5	41.2	58.3
2021	38.2	36.4	39.1	43.4	47.7	51.3	54.7	56.9	59.3	61.7	64.5	66.7	51.7
2022	68.4	70.1	71.4	72.8	73.7	74.1	74.0	74.4	74.9	75.4	75.3	75.7	73.3
2023	76.8	76.6	76.5	76.3	76.0	75.7	75.5	75.1	75.4	75.1	75.4	75.5	75.8
													68.6%

Name of Establishment	City & State	Zip Code	Class	Aff Date	Open Date	Rooms
Four Points by Sheraton Dallas Fort Worth Airport North	Coppell, TX	75019	Upscale Class	Nov 2016	Nov 2016	156
Courtyard Dallas Flower Mound	Flower Mound, TX	75028	Upscale Class	Sep 2017	Sep 2017	146
Home2 Suites by Hilton Flower Mound Dallas	Flower Mound, TX	75028	Upper Midscale Class	Feb 2023	Feb 2023	99
Hyatt Place Dallas Grapevine	Grapevine, TX	76051	Upscale Class	Feb 2008	Jan 2000	125
Holiday Inn Express & Suites DFW Grapevine	Grapevine, TX	76051	Upper Midscale Class	Mar 2000	Mar 2000	95
Hampton by Hilton Inn & Suites Dallas-DFW Airport North-	Grapevine, TX	76051	Upper Midscale Class	Dec 2000	Dec 2000	94
SpringHill Suites Dallas DFW Airport North/Grapevine	Grapevine, TX	76051	Upscale Class	Jul 2005	Jul 2005	111
Residence Inn DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Jan 2007	Jan 2007	133
Hilton Garden Inn DFW North Grapevine	Grapevine, TX	76051	Upscale Class	Jun 2009	Jun 2009	110
Courtyard Dallas DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Dec 2013	Dec 2013	181
Cambria Hotel Southlake DFW North	Southlake, TX	76092	Upscale Class	Dec 2016	Dec 2016	175
				Total Properties:	11	1425

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APPENDIX: ITE DRIVE THROUGH COFFEE SHOP AVG PEAK PARKNG OCCUPANCY

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

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APPENDIX: MARTY B'S TRANSACTION DATA

Marty B's Transaction Data

03/01/24 to 03/31/2024

Restaurant Total		Drive Thru		Dine In		Dine In	Parking Demand Calculation		
Time	Orders	Orders	% of Orders	Orders	% of Orders	Hourly % of Total Orders	Time	% of Peak	Parking Demand
5 AM	45	8	18%	37	82.22%	0%	5 AM	3.03%	1
6 AM	632	268	42%	364	57.59%	4%	6 AM	29.84%	6
7 AM	1,426	864	61%	562	39.41%	6%	7 AM	46.07%	10
8 AM	2,034	1,204	59%	830	40.81%	8%	8 AM	68.03%	14
9 AM	2,288	1,201	52%	1,087	47.51%	11%	9 AM	89.10%	19
10 AM	2,363	1,143	48%	1,220	51.63%	12%	10 AM	100.00%	21
11 AM	1,769	831	47%	938	53.02%	9%	11 AM	76.89%	16
12 PM	1,601	715	45%	886	55.34%	9%	12 PM	72.62%	15
1 PM	1,350	579	43%	771	57.11%	8%	1 PM	63.20%	13
2 PM	1,159	495	43%	664	57.29%	7%	2 PM	54.43%	11
3 PM	1,003	366	36%	637	63.51%	6%	3 PM	52.21%	11
4 PM	983	284	29%	699	71.11%	7%	4 PM	57.30%	12
5 PM	597	157	26%	440	73.70%	4%	5 PM	36.07%	8
6 PM	536	118	22%	418	77.99%	4%	6 PM	34.26%	7
7 PM	458	83	18%	375	81.88%	4%	7 PM	30.74%	6
8 PM	213	48	23%	165	77.46%	2%	8 PM	13.52%	3
9 PM	60	6	10%	54	90.00%	1%	9 PM	4.43%	1
10 PM	1	0	0%	1	100.00%	0%	10 PM	0.08%	0
Total	**18,518**	**8,370**		**10,148**		**100%**			

Peak Demand:	**12%**	**Peak Demand Hour:**	**10 AM**	**Peak Parking (Per ITE):**	**21**

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APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS)

Monday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	5:30 AM	11:00 AM
4.00 Hrs		12:00 PM	4:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.00 Hrs		5:30 AM	10:30 AM
6.00 Hrs		7:00 AM	1:00 PM
7.25 Hrs		7:00 AM	2:15 PM
5.50 Hrs		4:00 PM	9:30 PM
4.00 Hrs		8:00 AM	12:00 PM
43.75 Hrs	**43.75 Hrs**	**43.75 Hrs**	

Monday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**4**	**5**	**5**	**5**	**3**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**0**	**0**

Tuesday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	12:00 PM	5:30 PM
5.00 Hrs		3:00 PM	8:00 PM
5.50 Hrs		5:30 AM	11:00 AM
5.50 Hrs		5:30 AM	11:00 AM
4.50 Hrs		7:00 AM	11:30 AM
4.50 Hrs		5:00 PM	9:30 PM
6.50 Hrs		8:30 AM	3:00 PM
4.00 Hrs		5:30 PM	9:30 PM
6.50 Hrs		6:30 AM	1:00 PM
4.00 Hrs		8:00 AM	12:00 PM
51.50 Hrs	**51.50 Hrs**	**51.50 Hrs**	

Tuesday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**4**	**5**	**6**	**6**	**4**	**3**	**2**	**2**	**2**	**2**	**3**	**3**	**3**	**2**	**2**	**0**	**0**

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APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

Wednesday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs	[redacted]	12:00 PM	4:00 PM
6.00 Hrs		8:00 AM	2:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		9:00 AM	1:00 PM
6.00 Hrs		9:00 AM	3:00 PM
6.50 Hrs		5:30 AM	12:00 PM
4.50 Hrs		3:00 PM	7:30 PM
4.50 Hrs		6:30 AM	11:00 AM
47.50 Hrs	**47.50 Hrs**	**47.50 Hrs**	

Wednesday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0
0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**3**	**4**	**6**	**6**	**4**	**4**	**3**	**2**	**3**	**2**	**2**	**2**	**2**	**1**	**1**	**0**	**0**

Thursday			
Total Hours	Employee	Shift Start	Shift End
8.00 Hrs	[redacted]	6:30 AM	2:30 PM
4.00 Hrs		12:00 PM	4:00 PM
5.00 Hrs		5:30 AM	10:30 AM
7.00 Hrs		5:30 AM	12:30 PM
6.00 Hrs		6:00 AM	12:00 PM
5.00 Hrs		8:00 AM	1:00 PM
7.00 Hrs		7:30 AM	2:30 PM
6.50 Hrs		3:00 PM	9:30 PM
7.00 Hrs		2:30 PM	9:30 PM
7.50 Hrs		7:00 AM	2:30 PM
63.00 Hrs	**63.00 Hrs**	**63.00 Hrs**	

Thursday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	**3**	**4**	**6**	**6**	**6**	**5**	**5**	**3**	**3**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**0**	**0**

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APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

Friday			
Total Hours	Employee	Shift Start	Shift End
7.00 Hrs	[redacted]	7:30 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		5:30 AM	12:00 PM
7.50 Hrs		7:00 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		8:00 AM	2:30 PM
7.50 Hrs		6:00 AM	1:30 PM
5.50 Hrs		5:30 AM	11:00 AM
7.00 Hrs		1:00 PM	8:00 PM
6.50 Hrs		6:30 AM	1:00 PM
70.00 Hrs	**70.00 Hrs**	**70.00 Hrs**	

Friday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	**3**	**5**	**7**	**7**	**7**	**6**	**5**	**5**	**4**	**3**	**3**	**3**	**3**	**3**	**2**	**2**	**2**	**0**

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APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKENDS)

Saturday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs	[redacted]	8:30 AM	12:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		7:30 AM	3:00 PM
8.00 Hrs		5:30 AM	1:30 PM
7.50 Hrs		3:00 PM	10:30 PM
8.00 Hrs		8:00 AM	4:00 PM
7.50 Hrs		3:00 PM	10:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		6:30 AM	2:00 PM
5.00 Hrs		8:00 AM	1:00 PM
6.50 Hrs		5:30 AM	12:00 PM
76.50 Hrs	**76.50 Hrs**	**76.50 Hrs**	

Saturday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**3**	**8**	**9**	**9**	**9**	**8**	**6**	**4**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**0**

Sunday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	7:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
6.00 Hrs		8:00 AM	2:00 PM
8.25 Hrs		9:15 AM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
4.50 Hrs		7:30 AM	12:00 PM
8.50 Hrs		9:00 AM	5:30 PM
4.50 Hrs		8:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
59.25 Hrs	**59.25 Hrs**	**59.25 Hrs**	

Sunday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	**0**	**2**	**5**	**7**	**8**	**8**	**7**	**5**	**4**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**

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APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKDAYS

Weekdays								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	282	0%	2,029	0%	2,311	0.12%	1	2%
6:00 AM	403	1%	2,924	0%	3,327	0.17%	1	2%
7:00 AM	742	1%	6,359	0%	7,101	0.36%	2	4%
8:00 AM	2,324	4%	29,563	2%	31,887	1.62%	9	17%
9:00 AM	4,912	8%	122,709	8%	127,621	6.49%	35	65%
10:00 AM	6,217	10%	192,119	12%	198,336	10.08%	54	100%
11:00 AM	5,873	10%	172,427	11%	178,300	9.06%	49	91%
12:00 PM	5,718	9%	169,875	11%	175,593	8.93%	48	89%
1:00 PM	5,756	9%	161,817	10%	167,573	8.52%	46	85%
2:00 PM	5,582	9%	145,834	9%	151,416	7.70%	41	76%
3:00 PM	5,538	9%	147,442	10%	152,980	7.78%	42	78%
4:00 PM	5,604	9%	154,113	10%	159,717	8.12%	43	80%
5:00 PM	5,300	9%	130,562	8%	135,862	6.91%	37	69%
6:00 PM	4,144	7%	76,437	5%	80,581	4.10%	22	41%
7:00 PM	2,180	4%	24,029	2%	26,209	1.33%	7	13%
8:00 PM	749	1%	4,755	0%	5,504	0.28%	1	2%
9:00 PM	164	0%	354	0%	518	0.03%	0	0%
10:00 PM	60	0%	73	0%	133	0.01%	0	0%
11:00 PM	38	0%	41	0%	79	0.00%	0	0%
Totals	**61,586**	**100%**	**1,543,462**	**100%**	**1,605,048**			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

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APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKENDS

Weekends								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	74	0%	1,173	0%	1,247	0.06%	0	0%
6:00 AM	165	1%	1,784	1%	1,949	0.10%	1	2%
7:00 AM	380	2%	5,387	2%	5,767	0.29%	2	4%
8:00 AM	965	6%	15,491	4%	16,456	0.84%	4	7%
9:00 AM	1,714	10%	50,278	15%	51,992	2.64%	14	26%
10:00 AM	2,150	13%	61,745	18%	63,895	3.25%	17	31%
11:00 AM	1,992	12%	50,921	15%	52,913	2.69%	14	26%
12:00 PM	1,923	11%	45,661	13%	47,584	2.42%	13	24%
1:00 PM	1,863	11%	39,431	11%	41,294	2.10%	11	20%
2:00 PM	1,681	10%	30,404	9%	32,085	1.63%	9	17%
3:00 PM	1,490	9%	21,643	6%	23,133	1.18%	6	11%
4:00 PM	1,128	7%	12,736	4%	13,864	0.70%	4	7%
5:00 PM	743	4%	5,093	1%	5,836	0.30%	2	4%
6:00 PM	441	3%	2,388	1%	2,829	0.14%	1	2%
7:00 PM	191	1%	545	0%	736	0.04%	0	0%
8:00 PM	58	0%	231	0%	289	0.01%	0	0%
9:00 PM	29	0%	51	0%	80	0.00%	0	0%
10:00 PM	35	0%	199	0%	234	0.01%	0	0%
11:00 PM	14	0%	17	0%	31	0.00%	0	0%
Totals	**17,036**	**100%**	**345,178**	**100%**	**362,214**			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

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APPENDIX: LAMBETH ENGINEERING PROPOSED PARKING

Required Parking - Blgd 1, 2, 3 ITE Average Rates and ITE Time of Day Percents. Blgd 4, 5 City of Flower Mound

Blgd	Use	Tenent	Quanity	Ratio	Required Before Time of Day %	Weekday			Weekend			Night	Max Required
						6A-12P	12P-6P	6P-12A	6A-12P	12P-6P	6P-12A	12A-6A	
1	Hotel	Residence Inn	142 Rooms	1:1.56	91	82	59	88	74	56	86	91	--
2	Restaurant	Marty B's Coffee Co.	4,165 SF	1:196	21	5	21	16	6	21	18	0	--
3	Medical Office	Cachet Salons	13,580 SF	1:380	36	36	33	11	36	33	22	0	--
			Total Planned Site Required:		**252**	**123**	**113**	**115**	**116**	**110**	**126**	**91**	**126**
			Total Planned Site Provided:		**149**	**149**	**149**	**149**	**149**	**149**	**149**	**149**	**149**
4	Office, Medical and Dental - Old User	Smiles Family Dental	4,516 SF	1:250	18	18	18	2	2	2	1	1	--
	Other Retail	Dominoes	1,384 SF	1:250	6	3	3	5	6	6	4	0	--
	Health Club or Athletic Club	Jesse James Fit Camp	5,672 SF	1:250	23	12	12	21	23	23	16	1	--
	Restaurant	Tycoon	4,165 SF	1:75	56	28	28	56	56	56	56	6	--
	Restaurant	Tycoon	743 SF	1:75	10	5	5	10	10	10	10	1	--
5	Office, Medical and Dental - Old User	Texas Health	3,142 SF	1:250	13	13	13	1	1	1	1	1	--
	Other Retail	UPS	1,354 SF	1:250	5	3	3	5	5	5	4	0	--
	Restaurant	Smoothie King	1,280 SF	1:75	17	9	9	17	17	17	17	2	--
	Restaurant	Capriottis	1,364 SF	1:75	18	9	9	18	18	18	18	2	--
	Restaurant	Honey Bird	1,553 SF	1:75	21	11	11	21	21	21	21	2	--
	Amusement and Recreation (Indoors)	Arcade 92	6,473 SF	1:158*	41	41	41	41	41	41	41	41	--
			Total Existing Site Required:		**228**	**152**	**152**	**197**	**200**	**200**	**189**	**57**	**200**
			Total Existing Site Provided:		**173**	**173**	**173**	**173**	**173**	**173**	**173**	**173**	**173**
			Total Required:		**480**	**275**	**265**	**312**	**316**	**310**	**315**	**148**	**316**
			Total Provided (Including 18 Street Parking):		**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**

* City Staff has directed client to use 41 spaces for Arcade 92

Blgd 3 uses ITE medical office for salon since there is no ITE data available for salons

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TOWN OF FLOWER MOUND, TEXAS
ORDINANCE NO._____

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 25-17, AS AMENDED BY ORDINANCE NOS. 03-18, 22-21, 41-23, 60-24, AND 61-24, WHICH ESTABLISHED AND LATER AMENDED PLANNED DEVELOPMENT DISTRICT NO. 153 (PD-153) ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 11.004 ACRES OF LAND AND BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8X, BLOCK A, LAKESIDE CROSSING ADDITION, AND LOT 17X, BLOCK B OF LAKESIDE CROSSING TOWN HOMES ADDITION, BY MODIFYING CERTAIN DEVELOPMENT STANDARDS FOR LOT 1, BLOCK A, LAKESIDE CROSSING ADDITION, AND LOT 17X, BLOCK B, LAKESIDE CROSSING TOWN HOMES ADDITION; AMENDING THE CONCEPT PLANS AND ELEVATIONS FOR LOT 1, BLOCK A; AND INCORPORATING A COMPREHENSIVE SIGN PACKAGE FOR LOT 1, BLOCK A; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound, Texas, (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town (the "Town Council") heretofore adopted the Land Development Regulations of the Town, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 11.004 acres of land and being all of Lots 1, 2, 3, 4, 5, 6, 7, and 8X, Block A, Lakeside Crossing Addition, and Lot 17X, Block B, Lakeside Crossing Town Homes Addition, Denton County, Texas, (the "Property") applied for a Zoning Planned Development amendment to amend Ordinance No. 25-17, as amended by Ordinance Nos. 03-18, 22-21, 41-23, 60-24, and 61-24, for Planned Development District No. 153 (PD-153), seeking to (1) modify development standards, update conceptual plans and elevations, and incorporating a comprehensive sign package for Building 1 proposed on Lot 1, Block A, Lakeside Crossing Addition, and (2) to amend the development standards for Lot 17X, Block B, Lakeside Crossing Town Homes Addition; and,

WHEREAS, the Planning and Zoning Commission of the Town held a public hearing on February 9, 2026, and the Town Council held a public hearing on April 20, 2026, with respect to the proposed Zoning Planned Development amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Zoning Planned Development amendment on the Property; and,

WHEREAS, the Town Council finds that amendment of Ordinance No. 25-17, as amended by Ordinance Nos. 03-18, 22-21, 41-23, 60-24, and 61-24, for Planned Development District No. 153 (PD-153) as outlined herein is in the best interest of the Town and will promote the health, safety, and general welfare of the citizens of the Town and the general public;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described Property and area as shown below:

Approximately 11.004 acres of land and being all of Lots 1, 2, 3, 4, 5, 6, 7, and 8X, Block A, Lakeside Crossing Addition, and Lot 17X, Block B, Lakeside Crossing Town Homes Addition, Denton County, Texas.

A. Exhibit B, “Development Standards,” for Planned Development District No. 153 (PD-153), as amended, is hereby amended to read as indicated on Exhibit “A” attached hereto and incorporated herein. Except as expressly amended in Exhibit “A” attached hereto, all prior Development Standards shall remain in effect for all other purposes..

B. Exhibit C, “Concept Plan,” for Planned Development District No. 153 (PD-153), as amended, is hereby amended by incorporating a Concept Plan for Lot 1, Block A, Lakeside Crossing Addition, attached hereto as Exhibit “B and incorporated herein. The prior Concept Plan shall remain in effect for all other purposes.

C. Exhibit D, “Concept Landscape Plan,” for Planned Development District No. 153 (PD-153), as amended, is hereby amended by incorporating a Concept Landscape Plan for Lot 1, Block A, Lakeside Crossing Addition, attached hereto as Exhibit “C" and incorporated herein. The prior Concept Landscape Plan shall remain in effect for all other purposes.

D. Exhibit F, “Architectural Imagery Package,” for Planned Development District No. 153 (PD-153), as amended, is hereby amended by replacing the conceptual elevations for Building No. 1 of the Lakeside Crossing development with the new conceptual elevations attached hereto as Exhibit

"D" and incorporated herein. The prior Architectural Imagery Package shall remain in effect for all other purposes.

E. Exhibit D to Ordinance No. 60-24, as amended, "Mixed Use Time Based Shared Parking Table," for Planned Development District No. 153 (PD-153), as amended, is hereby replaced with Exhibit "E" attached hereto and incorporated herein.

F. Lot 8X, Block A shall further be subject to Exhibit F, "Concept Lighting Plan," attached hereto and incorporated herein.

SECTION 2

The use of the Property described above shall be subject to all restrictions, terms, and conditions contained herein, as well as the applicable regulations contained in Ordinance No. 25-17, as amended by Ordinance Nos. 03-18, 22-21, 41-23, 60-24, and 61-24, including all exhibits attached thereto, for Planned Development District No. 153 (PD-153); the Land Development Regulations; and all other applicable and pertinent ordinances of the Town.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances, Town of Flower Mound, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

This Ordinance shall take effect and be in full force from and after the date of its passage, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 20TH DAY OF APRIL 2026.

APPROVED:

_____
Cheryl Moore, MAYOR

ATTEST:

_____
Traci Henderson, TOWN SECRETARY

Exhibit "A"
Development Standards

Planned Development District - 153 (PD-153)
Lakeside Crossing

The development on the property comprising approximately 12 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Campus Commercial District (CC)

A. PERMITTED USES. The uses listed as Permitted Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

* * *

4. Extended Stay Hotel, subject to section 98-1003 and 98-1004 in the Town's Zoning Ordinance, except as stated below.
    a. There shall be a maximum of 134 hotel rooms within this Extended Stay Hotel.
    b. Only one extended stay hotel is permitted in PD-153.
    c. Only Lot 1, Block A may be developed as an Extended Stay Hotel.
    d. The modified porte-cochere shall provide a sufficient covered parking area for the loading and unloading of two vehicles parked front to back.
    e. If a hotel is to be developed on Lot 1, its tier classification must be equal to or greater than the Smith Travel Research ("STR") chain scale rating of "Upscale."

* * *

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F."

    a. If Lot 1, Block A is to be developed as an Extended Stay Hotel, then Lot 1, Block A may use Town-approved building materials for meritorious design. This meritorious design will contain design elements from Lakeside Crossing and adjacent developments to provide a unique building that aligns with the greater developed area.

* * *

5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, black, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such

as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder.

a. If Lot 1, Block A is to be developed as an Extended Stay Hotel, it may also utilize contrasting colors such as different shades of blue and patterned fabrics complementing the unified design theme in ancillary architectural elements such as canopies, balconies, and trim.

* * *

II. Townhome District - Single Family Attached (SF-A)

E. OPEN SPACE REQUIRMENTS. Lot 17X may serve as a private park or may be re-platted to become part of the immediately north and south adjacent townhome lots in any proportion. If Lot 17X is used as a private park, the park shall be maintained by the same entity that maintains Lot 8X.

* * *

III. Miscellaneous Standards

The following standards apply to the entire Planned Development.

A. PARKING. This Planned Development shall be subject to the following parking standards:

2. Mixed use parking standards may be used to satisfy the parking requirements in this Planned Development. In applying mixed use parking standards, the following schedule of Mixed Use Parking sets forth the percentage component for the calculation. Please refer to the following table:

	Weekdays		Weekends		Everyday
	Daytime	Evening	Daytime	Evening	Night
Use	6AM - 6PM	6PM - 12AM	6AM - 6PM	6PM - 12AM	12AM - 6AM
Hotel*	90%	100%	81%	100%	100%
Drive-Through Coffee Shop*	100%	34%	100%	34%	30%
Salon Suites*	100%	41%	31%	2%	0%
General or Professional Office	100%	10%	10%	5%	5%
Medical or Dental Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

See Exhibit E for more detailed time of the day percentages

* * *

5. Lot 1, Block A may utilize the parking standard calculations described in the Lakeside Crossing Parking Study Results (Exhibit “E”) if Lot 1, Block A is to be developed as contemplated in the parking study (i.e., Lot 1, Block A is proposed as an Extended Stay Hotel). The proposed parking ratio for hotels and/or extended stay hotels included in Exhibit “E” is as follows:
    a. Hotel
        i. Parking Supply = 1.1 spaces * number of rooms
        ii. Peak Parking Demand = Parking Supply * 69%
        iii. Parking Ratio = 1 space per 0.76 rooms

* * *

D. SIGNAGE. If Lot 1, Block A is to be developed as a hotel, the proposed building signs shall be permitted as shown on the Lot 1, Block A hotel Conceptual Elevations and, more specifically, each will be the Blade Sign as shown in Exhibit “D,” and shall be subject to the following:

1. This section shall apply to the blade signs on the hotel only.
2. The hotel signage shall consist of two blade signs: one on the east façade of the hotel and one on the northwest façade of the hotel.
3. All other signs for the hotel and other buildings within Lakeside Crossing shall meet the Town’s Sign Ordinance, unless a Comprehensive Sign Package is requested in the future for any sign not described above.

* * *

F. PHASING

* * *

2. Intermediate Phase: A Certificate of Occupancy (CO) shall not be issued to the third building fully constructed within this development until all the improvements listed below are complete.

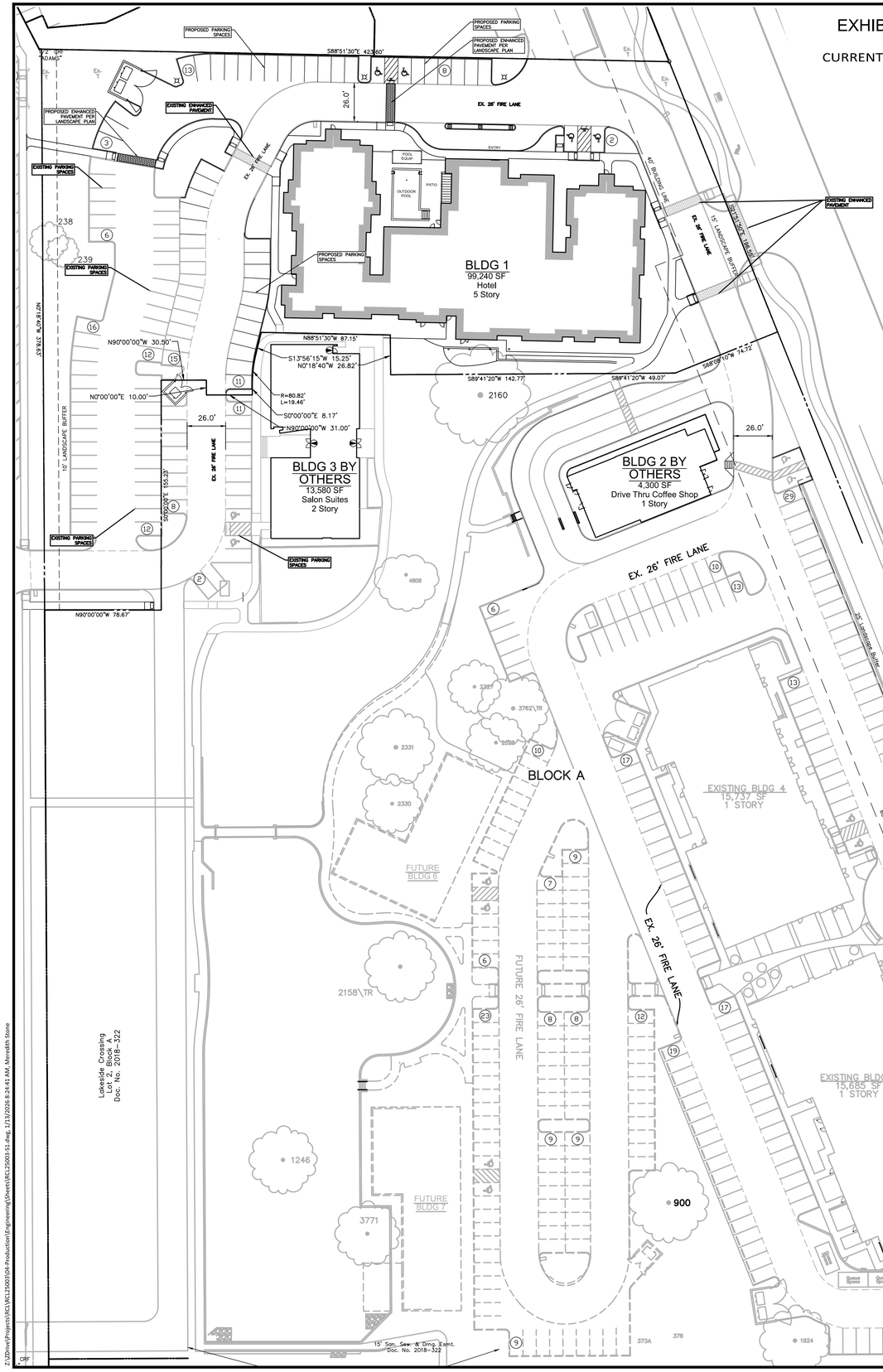
    a. Installation of improvements within Lot 8X, Block A, as indicated on Exhibit F, “Concept Lighting Plan,” for Lot 8X.

    b. Installation of two traffic stop signs located at the northernmost driveway from FM 2499, positioned to stop vehicles travelling North and South on the interior driveway and to give vehicles exiting FM 2499 the right of way when entering the development.”

* * *

EXHIBIT B - CONCEPT SITE PLAN

CURRENT PHASE

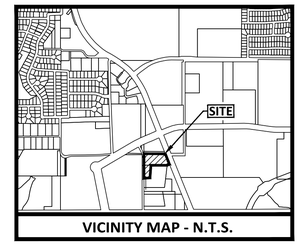


SITE DATA TABLE – LAKESIDE CROSSING	
Physical Address	TBD
Gross Site Area	10.909 A; 475,196 SF
Net Site Area	10.909 A; 475,196 SF
Lot Coverage	
Building Coverage	
Building 1	23,739 SF; ±5.0%
Building 2	4,300 SF; ±0.9%
Building 3	6,790 SF; ±1.4%
Building 4	15,737 SF; ±3.3%
Building 5	15,685 SF; ±3.3%
Building 6	5,864 SF; ±1.2%
Building 7	6,693 SF; ±1.4%
Impervious Coverage	±64%
Pervious Area	±36%
Parking Summary	
Surface Parking* (refer to the schedule of mixed use parking chart)	
Retail – 1 space per 250 Square Feet	
Office – 1 space per 300 Square Feet	
Hotel – 1 per lodging room	
Restaurant/Patio – 1 space per 75 SF	

LAKESIDE CROSSING		Provided
Building 1 (Hotel 134 Rooms)		98
Building 2 (Drive Thru Coffee Shop 4,300 SF)		16
Buil ling 3 (Salon Suites 13,580 SF)		21
Building 4 (Restaurant 6,292 SF)		35
Building 4 (Rest. Patio 743 SF)		5
Building 4 (Retail 5,672 SF)		12
Building 4 (Office 4,516 SF)		14
Building 5 (Restaurant 5,822 SF)		47
Building 5 (Retail 6,421 SF)		41
Building 5 (Office 3,142 SF)		13
Building 6 (Office 15,778 SF)**		56
Building 7 (Retail 18,068 SF)**		60
	Required	Provided
Total Parking (On-site)	317	418
Proposed On Street Parking	0	18
Total Parking (Lakeside Crossing)	317	436
Accessible Parking*	16	18
Building 1 Data		
Height (story/feet)	5 Story; 76'	
Peak Height	76'	
Mean Height	66'	
Total Square Footage	99,240 SF	
Building 2 Data		
Height (story/feet)	1 Story; 20' 0"	
Peak Height	20' 0"	
Mean Height	20' 0"	
Total Square Footage	4,300 SF	
Building 3 Data		
Height (story/feet)	2 Story; 29' 6"	
Peak Height	29' 6"	
Mean Height	29' 6"	
Total Square Footage	13,580 SF	
Building 4 Data		
Height (story/feet)	1 Story	
Peak Height	31' 1 5/16"	
Mean Height	28' 1 3/16"	
Total Square Footage	15,737 SF	
Building 5 Data		
Height (story/feet)	1 Story	
Peak Height	29' 6"	
Mean Height	27' 0"	
Total Square Footage	15,685 SF	

*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing.

**Total required Parking numbers for Lakeside Crossing is based on the schedule of mixed use parking chart. Data for Buildings 6 and 7 are preliminary and are subject to change.



VICINITY MAP - N.T.S.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
8. GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF SITE PLAN APPLICATION.
9. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. – PROHIBITED SIGNS.
10. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.
11. ELECTRICAL VEHICLE CHARGING STATION TO BE LOCATED WEST OF THE BUILDING PER DEVELOPER'S REQUEST AND TO BE DESIGNED AT A LATER STAGE.

Proposed Zoning Standard	PD-153 Phase I Existing
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Floor Area	N/A
Minimum Front Yard	60 ft. along 2499
Minimum Side Yard	N/A
Minimum Rear Yard	N/A
Maximum Lot Coverage	N/A
Max Height (stories/ft.)	10/120 ft.
Maximum Floor: Area Ratio	N/A

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plan	None
Urban Design Plan	Lakeside Business District
Parks and Trail	None
Thoroughfare Plan	FM 2499 – Major Arterial
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District

OWNER
COVENTRY SQUARED, LLC
2048 COVENTRY COURT
KELLER, TEXAS 78262
ATTN: SAMIR LAKHANY
630-328-0580

PREPARED BY ENGINEER
JOHN R. MCADAMS COMPANY
4400 STATE HWY 121
SUITE 800
LEWISVILLE, TEXAS 75056
NICOLAS EHRINGER
760-975-4154

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

MR. NIC READY
REALTY CAPITAL
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039

PROPOSED RESIDENCE INN

CONSTRUCTION DOCUMENTS
2.51 ACRES (109412 SF)
851 INTERNATIONAL PKWY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, 75022

REVISIONS

NO.	DATE	
1	08-29-2025	1ST PLANNING SUBMITTAL
2	10-02-2025	2ND PLANNING SUBMITTAL
3	11-21-2025	3RD PLANNING SUBMITTAL
4	12-31-2025	4TH PLANNING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-S1
CHECKED BY	NBE
DRAWN BY	SAW
SCALE	1"=40'
DATE	01/13/2026

SHEET

CONCEPTUAL SITE PLAN

C1.00

Z:\Drive\Projects\RCL\RCL25003\04-Production\Engineering\Sheets\RCL25003-S1.dwg, 1/13/2026 8:24:41 AM, Meredith Stone

Lakeside Crossing - Planned Development District No. 153

Hotel - ITE Demand, ITE Time-of-Day %'s; Marty B's - ITE Demand, Transaction Data Time-of-Day %'s; Cachet - TOFM Demand, Schedule Data Time-of-Day %'s

BLDG	USE	TENANT	SQFT	RATIO	Required Before Time of Day %	Weekdays 12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	#####	#####
1	Hotel	Residence Inn	118,695	1:0.72	102	102	102	102	102	102	92	92	92	92	82	75	68	66	62	60	59	62	61	63	66	71	77	90	99
2	Coffee Shop	Marty B's Coffee Co.	4,300	1:75	22	0	0	0	0	0	1	10	15	22	22	22	22	21	19	16	14	16	11	11	10	5	3	2	0
3	Salon Suites	Cachet Salons	13,580	1:250	54	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0	0	0
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	1	1	1	1	1	18	18	18	18	18	18	18	18	18	18	18	18	2	2	2	2	2	2
	Retail	Dominoes	1,384	1:250	6	0	0	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	5	5	5	5	5	5
	Health	Iesse James Fit Camp	5,672	1:250	23	1	1	1	1	1	1	12	12	12	12	12	12	12	12	12	12	12	12	21	21	21	21	21	21
	Restaurant	Tycoon	4,165	1:75	56	6	6	6	6	6	6	28	28	28	28	28	28	28	28	28	28	28	28	56	56	56	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	1	1	1	1	1	5	5	5	5	5	5	5	5	5	5	5	5	10	10	10	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1	1	1	13	13	13	13	13	13	13	13	13	13	13	13	1	1	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	0	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	5	5	5	5	5	5
	Restaurant	Smoothie King	1,280	1:75	17	2	2	2	2	2	2	9	9	9	9	9	9	9	9	9	9	9	9	17	17	17	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	2	2	2	2	2	9	9	9	9	9	9	9	9	9	9	9	9	18	18	18	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	2	2	2	2	2	11	11	11	11	11	11	11	11	11	11	11	11	21	21	21	21	21	21
	Amusement and Recreation (Indoor	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
				Total Required:	416	159	159	159	159	159	151	255	261	275	291	303	291	287	279	269	267	273	261	293	280	274	277	289	296
				Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
				Surplus / (Deficiency):	(96)	161	161	161	161	161	169	65	59	45	29	17	29	33	41	51	53	47	59	27	40	46	43	31	24

BLDG	USE	TENANT	SQFT	RATIO	Required Before Time of Day %	Weekends 12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	#####	#####
1	Hotel	Residence Inn	118,695	1:1	102	102	102	102	102	102	92	82	83	82	81	71	66	62	58	49	51	56	60	67	78	78	80	89	97
2	Coffee Shop	Marty B's Coffee Co.	4,300	1:75	22	0	0	0	0	0	1	9	13	22	22	22	22	22	20	16	15	17	12	10	9	5	3	2	0
3	Salon Suites	Cachet Salons	13,442	1:250	54	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0	0	0
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1
	Retail	Dominoes	1,384	1:250	6	0	0	0	0	0	0	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
	Health	Iesse James Fit Camp	5,672	1:250	23	1	1	1	1	1	1	23	23	23	23	23	23	23	23	23	23	23	23	16	16	16	16	16	16
	Restaurant	Tycoon	4,165	1:75	56	6	6	6	6	6	6	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	1	1	1	1	1	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	0	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5	5	4	4	4	4	4	4
	Restaurant	Smoothie King	1,280	1:75	17	2	2	2	2	2	2	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	2	2	2	2	2	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	2	2	2	2	2	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
	Amusement and Recreation (Indoor	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
				Total Required:	416	159	159	159	159	159	150	292	298	308	317	310	302	297	289	274	272	277	274	267	276	272	272	280	286
				Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
				Surplus / (Deficiency):	(96)	161	161	161	161	161	170	28	22	12	3	10	18	23	31	46	48	43	46	53	44	48	48	40	34

Utilization Matrix - Weekdays				
Use	6A-12P	12P-6P	6P-12A	12A-6A
Health	50%	50%	90%	5%
Hotel	70%	70%	100%	70%
Drive Thru Coffee Shop	100%	72%	34%	30%
Salon Suites	100%	89%	41%	0%
Medical Office	100%	100%	10%	5%
Office	100%	100%	10%	5%
Restaurant	50%	50%	100%	10%
Amusement	80%	80%	80%	80%
Retail	50%	50%	90%	5%

Utilization Matrix - Weekends				
Use	6A-12P	12P-6P	6P-12A	12A-6A
Health	100%	100%	70%	5%
Hotel	70%	70%	100%	70%
Drive Thru Coffee Shop	100%	72%	34%	30%
Salon Suites	31%	24%	2%	0%
Medical Office	10%	10%	5%	5%
Office	10%	10%	5%	5%
Restaurant	100%	100%	100%	10%
Amusement	80%	80%	80%	80%
Retail	100%	100%	70%	5%

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TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

MR. NIC READY
REALTY CAPITAL
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039

PROPOSED RESIDENCE INN
CONSTRUCTION DOCUMENTS
2.51 ACRES (109412 SF)
851 INTERNATIONAL PKWY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, 75022

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-S1
CHECKED BY	NBE
DRAWN BY	MCS
SCALE	N.T.S.
DATE	01/13/2026

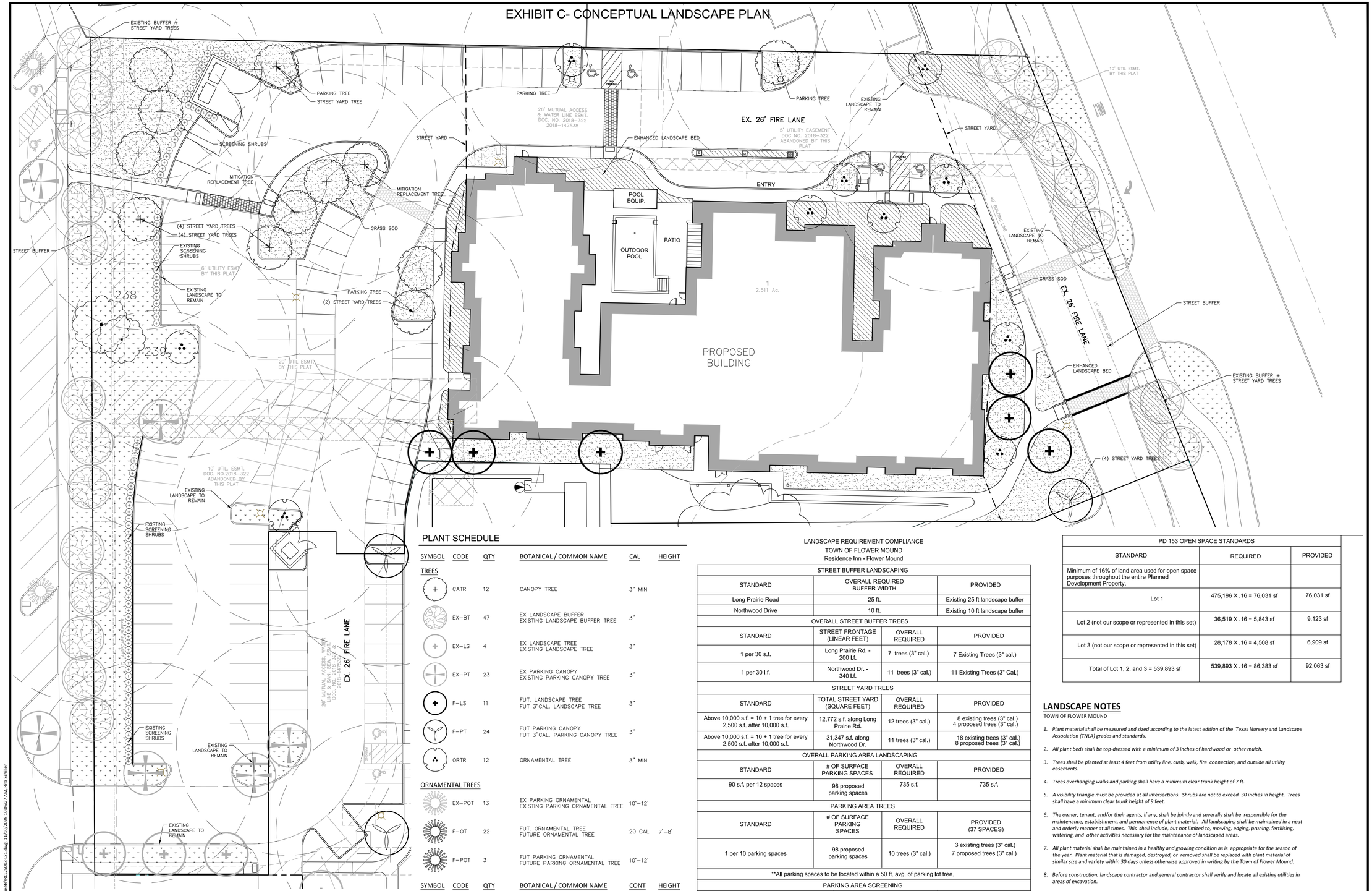
SHEET

PARKING TABLES

C1.01

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EXHIBIT C- CONCEPTUAL LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
+	CATR	12	CANOPY TREE	3" MIN	
	EX–BT	47	EX LANDSCAPE BUFFER EXISTING LANDSCAPE BUFFER TREE	3"	
+	EX–LS	4	EX LANDSCAPE TREE EXISTING LANDSCAPE TREE	3"	
+	EX–PT	23	EX PARKING CANOPY EXISTING PARKING CANOPY TREE	3"	
+	F–LS	11	FUT. LANDSCAPE TREE FUT 3"CAL. LANDSCAPE TREE	3"	
	F–PT	24	FUT PARKING CANOPY FUT 3"CAL. PARKING CANOPY TREE	3"	
	ORTR	12	ORNAMENTAL TREE	3" MIN	
ORNAMENTAL TREES					
	EX–POT	13	EX PARKING ORNAMENTAL EXISTING PARKING ORNAMENTAL TREE	10'–12'	
	F–OT	22	FUT. ORNAMENTAL TREE FUTURE ORNAMENTAL TREE	20 GAL	7'–8'
	F–POT	3	FUT PARKING ORNAMENTAL FUTURE PARKING ORNAMENTAL TREE	10'–12'	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
+	SCSH	98	SCREENING SHRUBS	–	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	CYDA	12,731 SF	CYNODON DACTYLON BERMUDAGRASS – EXISTING	SEED
	EB	3,272 SF	ENHANCED LANDSCAPE BED	–
	GS	10,080 SF	GRASS SOD	SOD

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Residence Inn - Flower Mound

STREET BUFFER LANDSCAPING		
STANDARD	OVERALL REQUIRED BUFFER WIDTH	PROVIDED
Long Prairie Road	25 ft.	Existing 25 ft landscape buffer
Northwood Drive	10 ft.	Existing 10 ft landscape buffer
OVERALL STREET BUFFER TREES		
STANDARD	STREET FRONTAGE (LINEAR FEET)	OVERALL REQUIRED / PROVIDED
1 per 30 s.f.	Long Prairie Rd. - 200 l.f.	7 trees (3" cal.) / 7 Existing Trees (3" cal.)
1 per 30 l.f.	Northwood Dr. - 340 l.f.	11 trees (3" cal.) / 11 Existing Trees (3" Cal.)
STREET YARD TREES		
STANDARD	TOTAL STREET YARD (SQUARE FEET)	OVERALL REQUIRED / PROVIDED
Above 10,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	12,772 s.f. along Long Prairie Rd.	12 trees (3" cal.) / 8 existing trees (3" cal.) 4 proposed trees (3" cal.)
Above 10,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	31,347 s.f. along Northwood Dr.	11 trees (3" cal.) / 18 existing trees (3" cal.) 8 proposed trees (3" cal.)
OVERALL PARKING AREA LANDSCAPING		
STANDARD	# OF SURFACE PARKING SPACES	OVERALL REQUIRED / PROVIDED
90 s.f. per 12 spaces	98 proposed parking spaces	735 s.f. / 735 s.f.
PARKING AREA TREES		
STANDARD	# OF SURFACE PARKING SPACES	OVERALL REQUIRED / PROVIDED (37 SPACES)
1 per 10 parking spaces	98 proposed parking spaces	10 trees (3" cal.) / 3 existing trees (3" cal.) 7 proposed trees (3" cal.)
PARKING AREA SCREENING		
STANDARD	Landscape Berm or Screening Shrubs	PROVIDED
All head parking to be screened from street view	3' ht. screen	3' ht. screening shrubs

**All parking spaces to be located within a 50 ft. avg. of parking lot tree.

PD 153 OPEN SPACE STANDARDS		
STANDARD	REQUIRED	PROVIDED
Minimum of 16% of land area used for open space purposes throughout the entire Planned Development Property.		
Lot 1	475,196 X .16 = 76,031 sf	76,031 sf
Lot 2 (not our scope or represented in this set)	36,519 X .16 = 5,843 sf	9,123 sf
Lot 3 (not our scope or represented in this set)	28,178 X .16 = 4,508 sf	6,909 sf
Total of Lot 1, 2, and 3 = 539,893 sf	539,893 X .16 = 86,383 sf	92,063 sf

LANDSCAPE NOTES

TOWN OF FLOWER MOUND

1. *Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.*
2. *All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.*
3. *Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.*
4. *Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.*
5. *A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.*
6. *The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.*
7. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.*
8. *Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.*
9. *Please refer to all landscape and irrigation specifications.*
10. *All landscape beds and turf areas to be separated with edging.*
11. *All landscape beds to be 6" below finished floor.*
12. *All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.*
13. *All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.*
14. *Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.*
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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IRVING, TX 75039

PROPOSED RESIDENCE INN

FIRE LANE HOSE LAY LENGTH
TOWN OF FLOWER MOUND, TEXAS, 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAMMER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-U1
CHECKED BY	MAH
DRAWN BY	RJS
SCALE	1"=20'
DATE	2025. 08. 28

SHEET

CONCEPT LANDSCAPE PLAN
CLP1

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01 RENDERING
SCALE: 1/16" = 1'-0"

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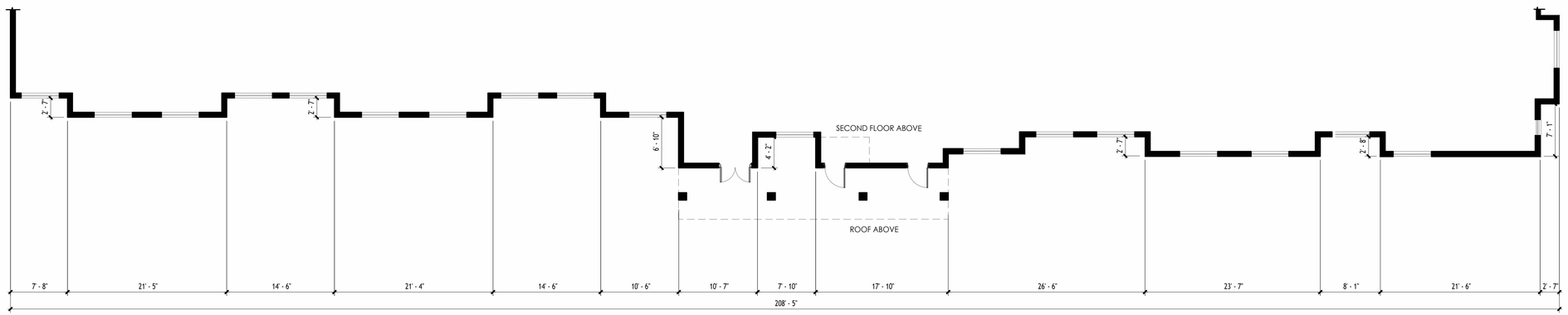
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title
Rendering

date 07.28.2025

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01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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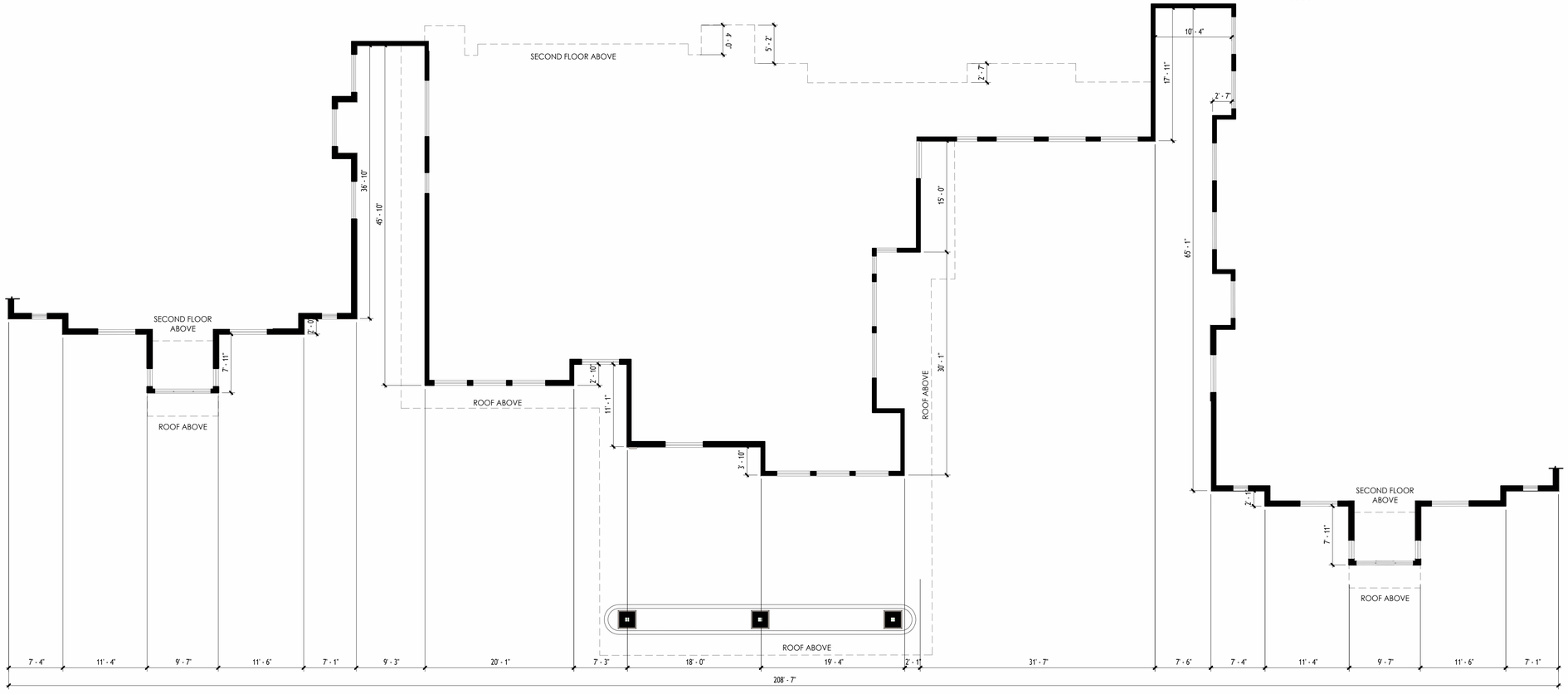
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date 07.28.2025

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01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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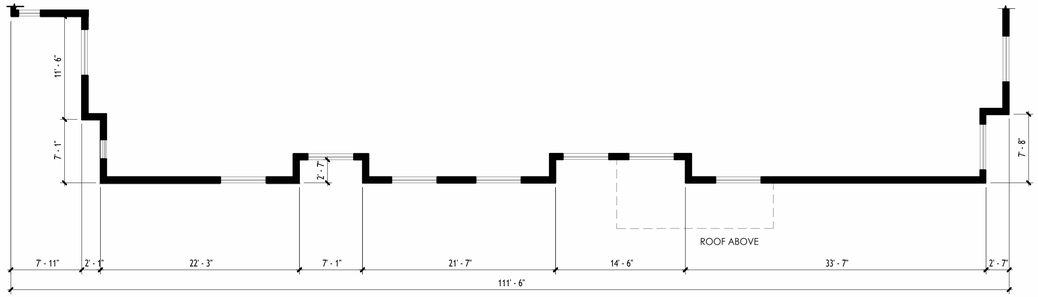
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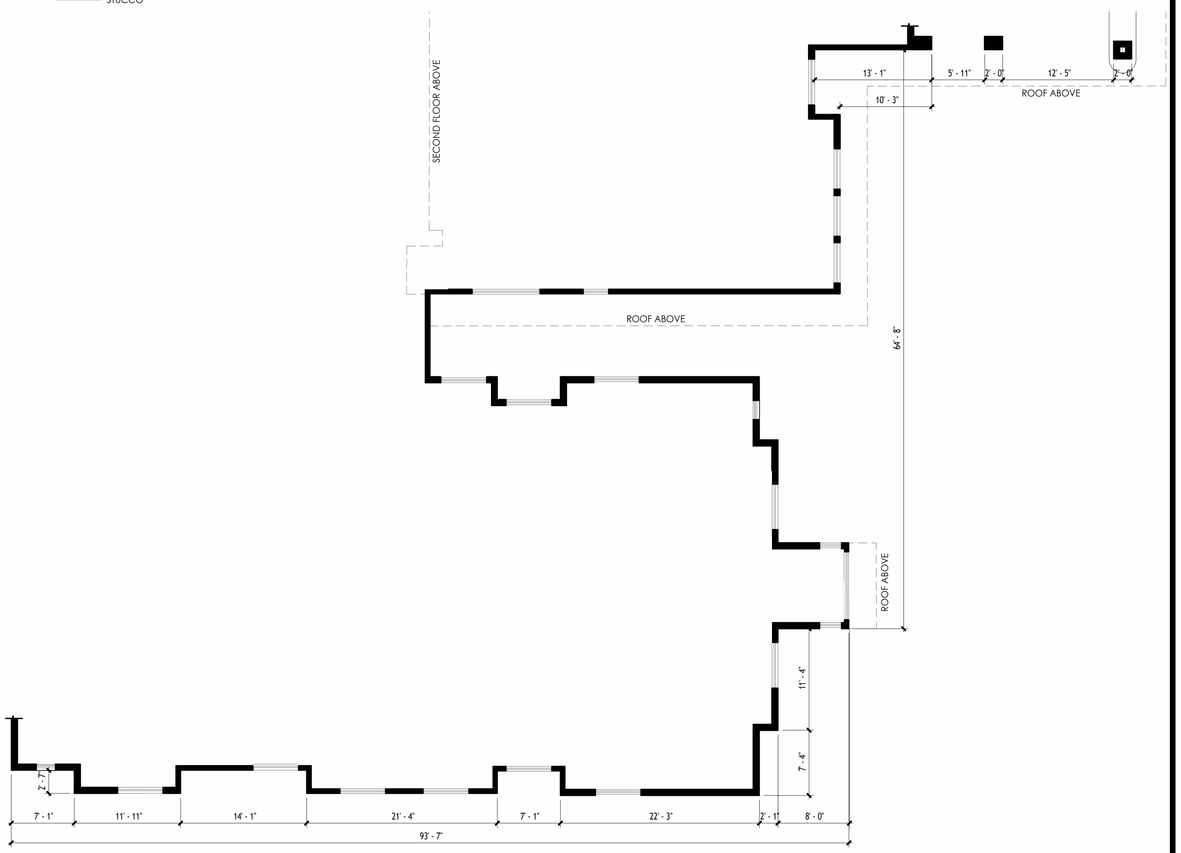
date 07.28.2025

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02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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project
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TOWN OF FLOWER MOUND

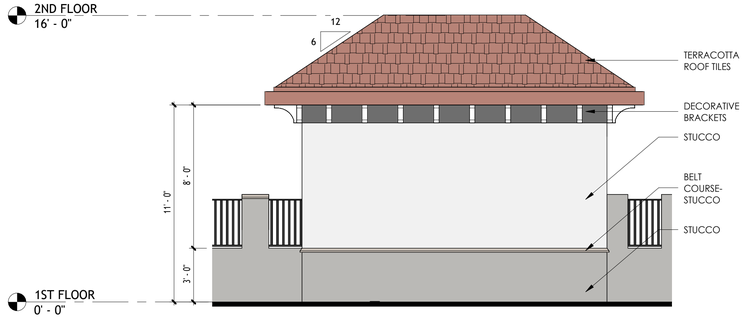
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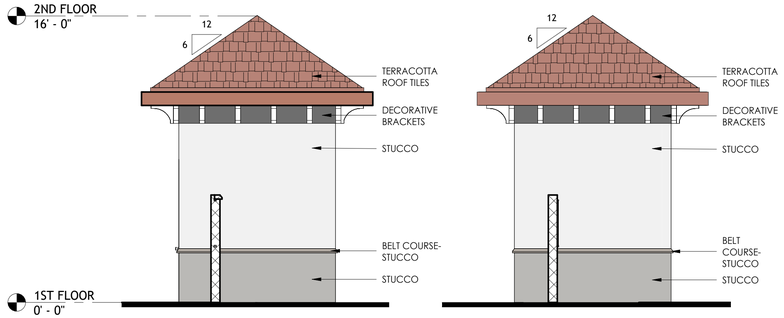
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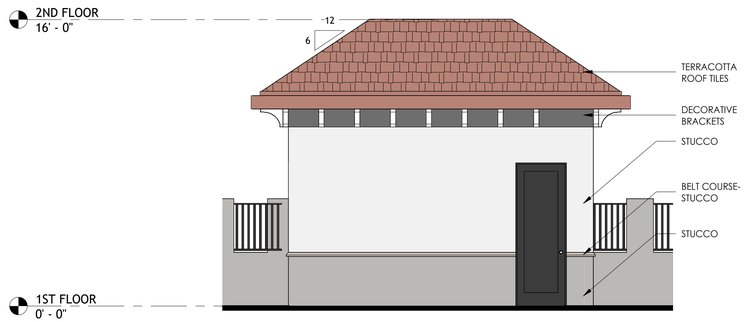
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date 07.28.2025

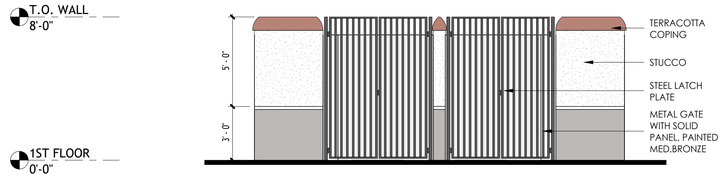
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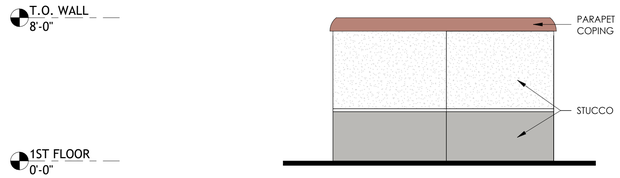


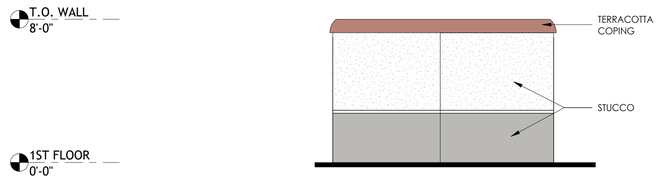


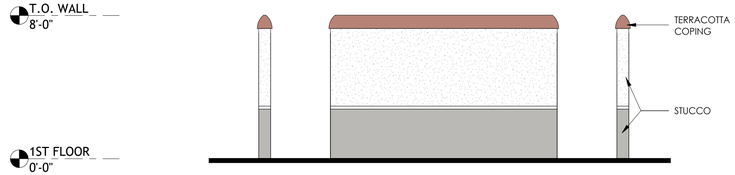


02 POOL ELEVATIONS
SCALE: 1/4" = 1'-0"









01 DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"

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title
Colored Elevations

date 07.28.2025

sheet
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STC-1 STUCCO



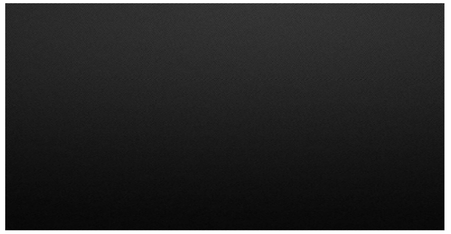
STC-2 STUCCO



GL-1 GLAZING



RF-1 TERRACOTTA ROOF TILES



MT-1 METAL, BLACK



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title
Material Board

date 07.28.2025

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A0.10

Blade Signs

Cabinet Specifications:

Construction:
Reverse angle iron frame

Face Construction:
3M Panagraphics III flexible face

Retainer:
Bleed face

Illumination:
GE 7100K White LED's
or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:
Paint Pantone® 425 C Gray, satin finish

Interior Finish:
Paint reflective white

Pole Finish:
Paint Matthews 41342SP Brushed Aluminum, satin finish

Face Specifications:

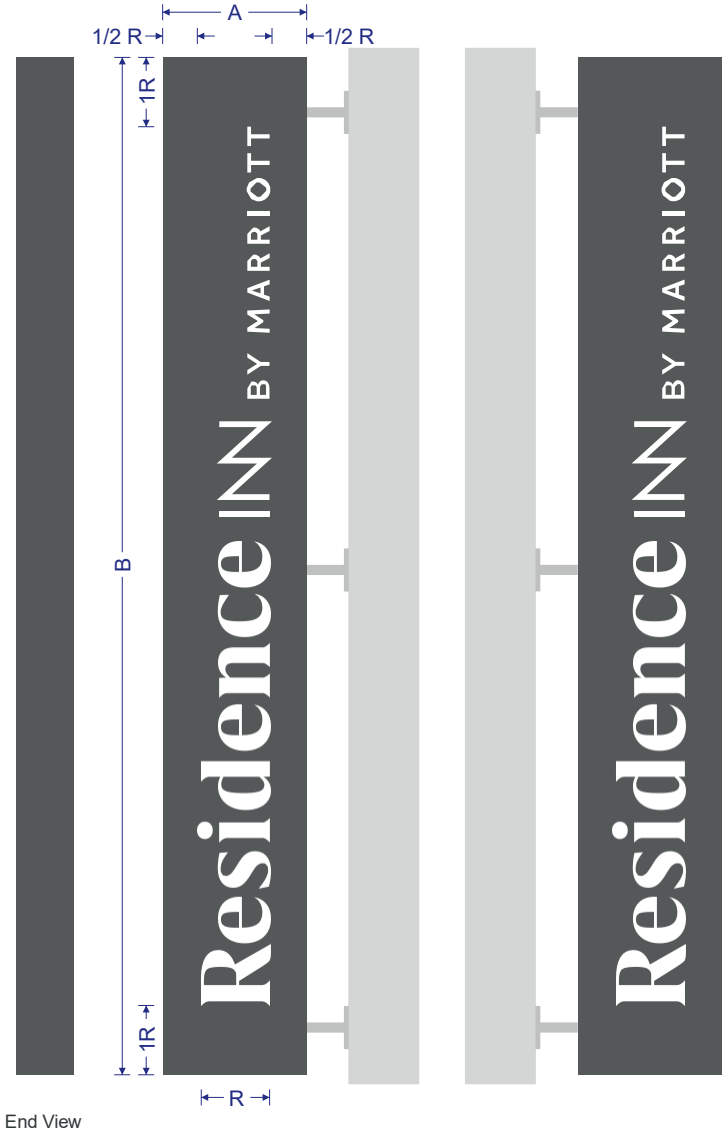
Face Construction:
3M Panagraphics III flexible face

Decoration:
Digitally printed decoration to match Pantone® 425 C Gray and white

* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

Blade signage to read bottom to top

Note: Blade signage to be used only with approval from Marriott Global Design.



End View

Blade Sign



Model #	A	B
BLADE-36	3'-0"	21'-2 5/16"

Model #	A	B
BLADE-36	914	6459
*Metric dimensions are in mm		

EXHIBIT E - Mixed Use Time Based Shared Parking Table

Proposed Required Parking

Table 5

BLDG	USE	TENANT	Weekdays																							
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	102	102	102	102	102	92	92	92	92	82	75	68	66	62	60	59	62	61	63	66	71	77	90	99
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	10	15	22	22	22	22	21	19	16	14	16	11	11	10	5	3	2	0
3	Salon Suite	Cachet Salons	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152	152	152	152	152	152	152	197	197	197	197	197	197
		Total Required:	159	159	159	159	159	151	255	261	275	291	303	291	287	279	269	267	273	261	293	280	274	277	289	296
		Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
		Surplus / (Deficiency):	161	161	161	161	161	169	65	59	45	29	17	29	33	41	51	53	47	59	27	40	46	43	31	24

Table 5 illustrates the Site's parking capabilities relative to weekday parking demand after integrating ITE Data and Client Data.

Table 6

BLDG	USE	TENANT	Weekends																							
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	102	102	102	102	102	92	82	83	82	81	71	66	62	58	49	51	56	60	67	78	78	80	89	97
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	9	13	22	22	22	22	22	20	16	15	17	12	10	9	5	3	2	0
3	Salon Suite	Cachet Salons	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200	200	200	200	200	200	200	189	189	189	189	189	189
		Total Required:	159	159	159	159	159	150	292	298	308	317	310	302	297	289	274	272	277	274	267	276	272	272	280	286
		Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
		Surplus / (Deficiency):	161	161	161	161	161	170	28	22	12	3	10	18	23	31	46	48	43	46	53	44	48	48	40	34

Table 6 illustrates the Site's parking capabilities relative to weekend parking demand after integrating ITE Data and Client Data.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

EXHIBIT "F" - CONCEPT LIGHTING PLAN



NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

Luminaire Schedule			
Symbol	Qty	Arrangement	Description
▲	-	SINGLE	SLS-GEM-6-2-3-X LED GIM OPEN 120* WIDE FLOOD-1
■	-	SINGLE	SLS-GEM-6-1-3-X LED GIM OPEN120* WIDE FLOOD-1
○	20	SINGLE	LIGHTED BOLLARD
▬	-	SINGLE	RECTANGLE STEP LIGHT 12V

CONTACT JEFF HOINSKI @ JHOINSKI@SITELIGHTINGSOLUTIONS-USA.COM FOR PRICING

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, TX 76262
940. 240. 9112

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com
www.mcadamstexas.com

MCADAMS

LAKESIDE CROSSING

LAKESIDE CROSSING
Lot 1-7, 8X, Block A
LAKESIDE CROSSING
10.910 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING EXHIBIT
LIGHTING PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 4/8/2021

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON R. PINSON
2826
STATE OF TEXAS

Drawn By:	JP
Date:	10/30/2017
Scale:	1"=40'
Revisions:	
	11/20/2017
	12/14/2017
	01/17/2018
	02/07/2018
	09/22/2020

16326

L4.0

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

File: Z:\2016\16326\Drawings\Landuse\ZONING EXHIBITS\16326 LIGHTING PLAN
Plotted: 4/8/2021 3:52 PM, by Matthew Meyers Saved: 4/8/2021 3:51 PM, by matthew