

Current Estimated WWTP and Subdivision Build Out Timeline

The current TCEQ WWTP Permit is a draft and still incorrectly states that we are building 265 multi-family apartments. TCEQ confirmed that it will be updated to 264 single-family residential at the same time we get our final permit and response to comments from the TCEQ Public Meeting held on November 3rd, 2025.

Our TCEQ reviewer hadn't responded to any of the public comments as of July 2026, after which the case was assigned to a different reviewer – he has also not responded to the comments, although he has said that those responses will be out this week of August 17, 2026. If that's the case, we would likely be in front of the commission in about 2 months. We are pushing them to put us on an earlier agenda, given how long they took to respond to comments.

There are 5 landowners that we believe will be given standing based on their proximity to the site, which means that after commission we'll need to go to mediation with those owners. That process could take as long as 6 months, so we are working to proactively reach out to the landowners while we wait to be put on the commissioners agenda. Our goal is to negotiate with them so that they will withdraw their comments and we can avoid mediation altogether. If we are successful, we should have a permit in October. If not, we likely won't have it until Q1 of next year, 2027. We are also changing our permit from MBR to activated sludge, which we understand is a more cost-effective treatment plant that also operates better. This should not affect our timeline.

The WWTP construction requires a separate TCEQ permit from the TLAP, and that usually takes about 2 months – so the WWTP construction would start around January of 2027, (assuming successful negotiations with landowners). The construction should be completed in December of 2027, and the plant will be fully commissioned after 30-40 homes are connected and occupied – hopefully by July of 2028.

Both Travis County and the WTCPUA require the TLAP permit before approving subdivision plans, so subdivision construction is slated to start in November of 2026. Completion should fall in September of 2027, and we would be pumping and hauling wastewater for the first 30-40 homes before the plant can be commissioned.