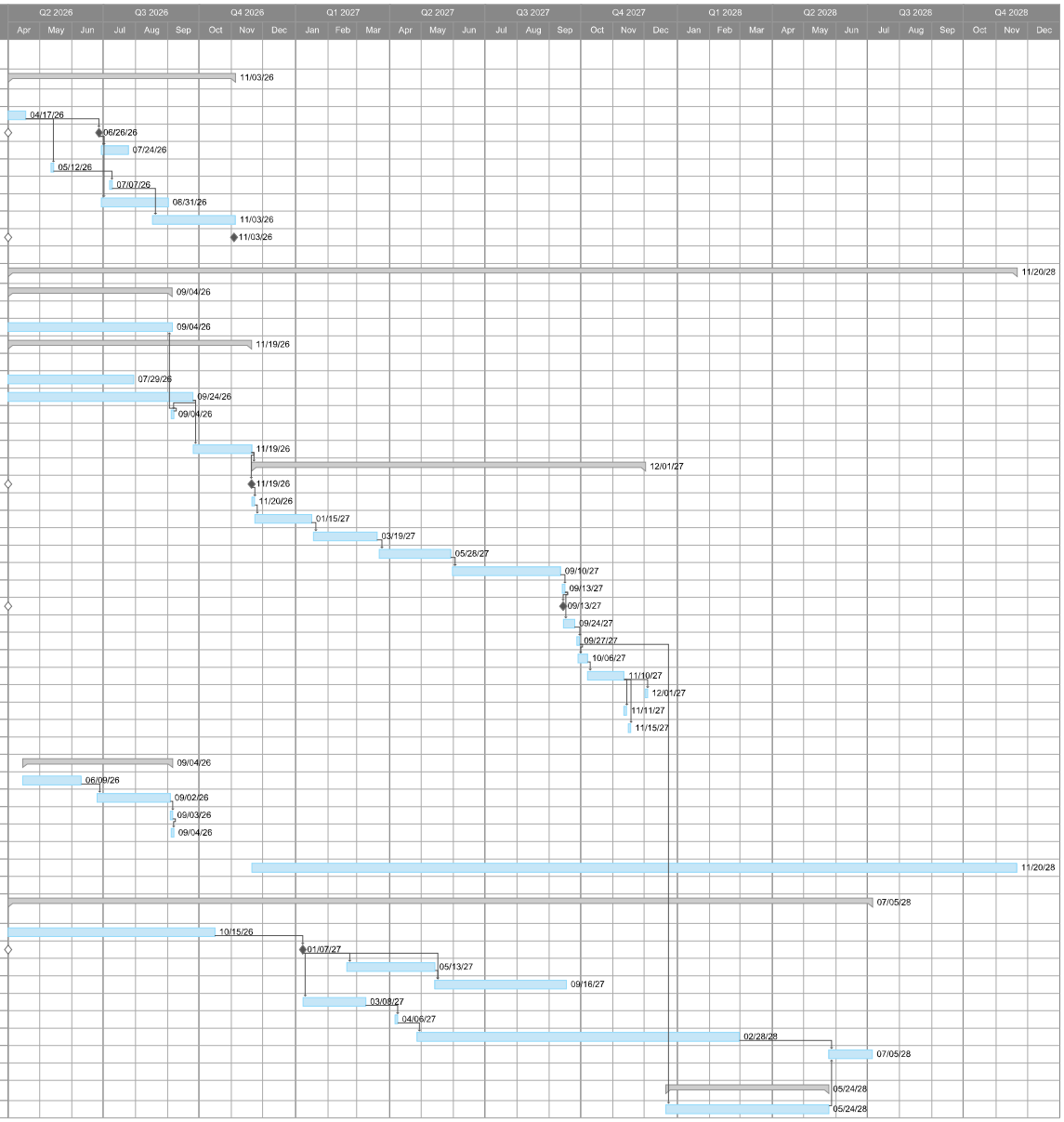
Orchard Ranch - 264 Lots

smartsheet

	Task Name	Duration	Start	Finish	Comments
1	Historical Data				Water Capacity Reservation Fees paid 5/22/25, $403 per LUE. Impact fees paid at meter. Water - $14,290; WW- $13,798
2	**MUD Creation**	192d	02/09/26	11/03/26	
3	Petition Preparation and Submittal	1d	02/09/26	02/09/26	
4	TCEQ Completeness Check	49d	02/10/26	04/17/26	
5	Begin Formal Review and Send Draft Public Notices	0	06/26/26	06/26/26	
6	Final Engineering Reports/ Park Plan for Bond Election Finished	20d	06/29/26	07/24/26	
7	Obtain TCEQ Creation Order	1d	05/12/26	05/12/26	
8	Formation Meeting	1d	07/07/26	07/07/26	Formation meeting held 7/7 on site
9	Have Resident within District	46d	06/29/26	08/31/26	
10	Deadline to Call November 3rd, 2026 Election	57d	08/17/26	11/03/26	
11	Election	0	11/03/26	11/03/26	
12					
13	**Phase 1**	896d	06/16/25	11/20/28	
14	**Final Plat**	320d	06/16/25	09/04/26	Final Plat currently held with Travis Co.
15	County formal review	106d	06/16/25	11/10/25	
16	Approval & Recordation	119d	03/24/26	09/04/26	10-12 weeks for recordation, need fiscal approval
17	**Construction plans**	288d	10/14/25	11/19/26	Lift station design in progress
18	Design	82d	10/14/25	02/04/26	
19	Team Grading Plan Approval	125d	02/05/26	07/29/26	In progress
20	Travis County Plan Review	159d	02/16/26	09/24/26	6 mo plan review
21	Approval	1d	09/04/26	09/04/26	WTCPUA Approval expected November 2026, TCEQ Permit remaining
22	MUD Review	20d	02/05/26	03/04/26	
23	Bid & Contract	40d	09/25/26	11/19/26	
24	**Construction**	269d	11/19/26	12/01/27	
25	NTP	0	11/19/26	11/19/26	
26	Pre-Con	1d	11/20/26	11/20/26	
27	Earthwork	40d	11/23/26	01/15/27	
28	Wet Utilities	45d	01/18/27	03/19/27	
29	Dry Utilities	50d	03/22/27	05/28/27	
30	Streets	75d	05/31/27	09/10/27	
31	Paving	1d	09/13/27	09/13/27	
32	Kick Off with Construction and Sales	0	09/13/27	09/13/27	
33	Cleanup	9d	09/14/27	09/24/27	
34	Substantial Completion	1d	09/27/27	09/27/27	
35	Punch List	7d	09/28/27	10/06/27	
36	Final Acceptance	25d	10/07/27	11/10/27	
37	Receive Grading As Builds	1d	12/01/27	12/01/27	
38	HB Surveyor Kick Off	1d	11/11/27	11/11/27	
39	Lot Handoff to Homebuilding	1d	11/15/27	11/15/27	
40					
41	**Offsite Waterline**	103d	04/15/26	09/04/26	Packsaddle Management
42	Bid & Contract	40d	04/15/26	06/09/26	
43	NTP and Sitework	50d	06/25/26	09/02/26	Under Construction
44	Closeout	1d	09/03/26	09/03/26	
45	Travis County Acceptance	1d	09/04/26	09/04/26	
46					
47	**Fitzhugh Road Widening (County Project)**	522d	11/20/26	11/20/28	
48					
49	**Wastewater Treatment Plant**	698d	11/03/25	07/05/28	Est. 5.9M, Pending formal comment response from Public Meeting held on November 3rd, 2025
50	TCEQ address public comments	249d	11/03/25	10/15/26	Current estimate due to newly assigned reviewer: October 2026
51	TLAP permit issued	0	01/07/27	01/07/27	
52	Design finalized with permit in hand	60d	02/19/27	05/13/27	
53	Plan review by County and TCEQ	90d	05/14/27	09/16/27	
54	Bid	42d	01/08/27	03/08/27	Roughly 6 weeks
55	NTP	1d	04/06/27	04/06/27	
56	Construction	220d	04/27/27	02/28/28	Roughly 8-10 month duration
57	Commissioning of WWTP	30d	05/25/28	07/05/28	Need 30-40 closed homes
58					
59	**Homebuilding Starts - 264 (50s)**	112d	12/21/27	05/24/28	
60	30 Closing assuming 8 Starts and closings per month	112d	12/21/27	05/24/28	Discuss Prairie Building Start date, currently using substantial completion