



March 13, 2023

City of Stephenville
298 W Washington Street
Stephenville, Texas 76401

Re: PD Submittal – Approximate Project Timeline
Pecan Landing
Stephenville, Texas

Dear City of Stephenville,

Flanagan Land Solutions, LLC (FLS) is pleased to be a part of the Pecan Landing project in Stephenville, Texas. In addition to the conceptual site layout, please see below for an approximate project timeline:

- **February 17, 2023** – PD Submittal
- **March 15, 2023** – P&Z Meeting
- **April 4, 2023** – City Council Meeting
- **May 26, 2023** – Preliminary Plat & Civil Engineering Submittal
- **June 21, 2023** – P&Z Meeting (To obtain Preliminary Plat approval)
It is assumed the civil engineering review will take approximately 3 months to complete from the date it is submitted.
- **August 2023** – Civil Engineering Approval and Start of Construction
- **Summer 2024** – Construction of the public improvements (roadways, utilities, etc.) to be completed.
The developer will begin selling lots to builders as soon as it's feasible/reasonable.

We appreciate the opportunity to do business in Stephenville and look forward to working through the development process and continuing to grow our professional relationship. Please don't hesitate to reach out with any questions regarding our submittal package.

Sincerely,
Flanagan Land Solutions, LLC

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