



A GUIDE FROM CB HOMES · CUSTOM HOME BUILDING IN ALEDO, WEATHERFORD AND WEST FORT WORTH

Reviewed and approved by Dale Proctor · 11 September 2026

The first thirty days after you close on land

Almost every delay at the start of a custom build traces back to something ordered late in the first month — a survey, a soil report, a septic test, a utility application. This is what to start and in what order, with the things that have to be finished before the next one can begin marked as such. One page, thirty days.

Closing on land feels like an ending. It is the start of a queue, and most of the queue is waiting on somebody else — a surveyor's schedule, a lab's turnaround, a utility's application window, a county's review.

Nothing on this page is hard. The only thing that makes it expensive is doing it in the wrong order, or a month late.

Week one — the things everything else waits on

Order the survey. Almost everything downstream needs it: the site plan, the septic design, the permit, the engineer. It is the long pole, so it goes first.

Order the soil investigation. The foundation cannot be engineered without it, and engineers book out. If the lot showed rock on the walk, say so when you order it.

Start the septic conversation if there is no sewer at the road. The order is: a feasibility test on the soil, then a design, then a permit — three steps, each waiting on the one before, none of them fast.

Apply for utilities, in writing. Ask each provider two questions: what do you need from me, and what is your current timeline. Write the answers down with the date and the name of the person.

- Survey ordered: _____ Surveyor: _____
- Soil investigation ordered: _____
- Septic feasibility requested: _____
- Electric application: _____ Water: _____ Gas: _____

Week two — find out who says yes

Find out who your authority actually is. Inside a city, that is the city. Outside it, some of it is the county and some of it is the state, and in a city's extraterritorial jurisdiction it is a split that catches people out. Ask one question of whoever you think it is: *which permits does your office issue for a new single-family home on this parcel, and which does it not?*

Ask the same office for the setbacks and any overlay that applies to your parcel. Get it in writing, even if it is an email.

If there is an HOA or an architectural committee, ask for the submittal packet now — not the covenants, the packet: what they want, in what form, how often the committee meets, and how long a decision takes. Committee calendars are the quietest delay in the business.

Week three — put numbers on the ground

Walk the lot with your builder, with the survey in hand if it has arrived. This is when the house moves a few feet one way or another and it stops being free to do so.

Confirm where the driveway meets the road and who permits that crossing. In some places it is the county, in others the city, and the answer changes what it costs.

Get the tree situation settled — what stays, what goes, and whether anything is protected where you are.

Week four — turn it into a schedule

By the end of the month you should be able to fill in these four dates. If you cannot, the thing you are missing is the thing to chase.

- Survey received: _____
- Soil report received: _____
- Septic feasibility result: _____
- Utility timelines confirmed in writing: _____

The three that go wrong most often

1. **The septic chain started late.** Three sequential steps, each with a queue, and none can start early.
2. **Utilities assumed rather than asked.** A meter at the road is not the same as service to your house spot, and the distance is the cost.
3. **The architectural committee's calendar**, found out about after the plans were drawn.

What we manage, and what you manage

There is no fixed split, and that is the answer. We can manage an entire build — concept, lot, septic, through finishing — or we can manage part of it. It depends on the client and what they want to manage themselves.

Some clients want to manage certain subcontractors, such as soil samples and grading. **If you would rather hand the whole of this month to us, we can be full-service.** Either way, the thing to settle in week one is which of the items on this page is yours and which is ours, so that none of them ends up being nobody's.

We will review a lot you are considering and advise on whether it is suitable, at no cost and before any agreement. That is a builder's opinion, not a survey, engineering, environmental, valuation, title or legal opinion.



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