



**RESORT BACKYARDS**  
BY TREC SIGNATURE HOMES



*The*  
**Resort  
Backyard**

**PLANNING GUIDE**

How to clarify your vision, understand the process, avoid costly mistakes, and choose the right team for your luxury outdoor space.

**INSIDE THIS GUIDE**



*One*  
**HOW YOU  
WANT TO LIVE**



*Two*  
**WHAT MAKES  
IT A RESORT**



*Three*  
**COST &  
TIMELINE**



*Four*  
**PROCESS &  
PITFALLS**



*Five*  
**QUESTIONS  
TO ASK**



*Six*  
**BUILT ON  
CLARITY**



*Tool*  
**PLAN IT  
TOGETHER**

*A guide worth sharing before the first design conversation.*

DESIGN • BUILD • RELAX • REPEAT

BEGIN WITH INTENT

# Start With How You *Want to Live*

The best outdoor spaces aren't built around features — they're built around how you want to live, gather, rest, and enjoy home. Before a single line is drawn, get clear on the life you want more of.



*g for the life you want more of.*

“ *A beautiful backyard isn't a collection of features. It's a setting for the life you want more of.* ”

## ASK YOURSELVES

- ◆ A quiet private escape — or a place to host family and friends?
- ◆ Will we use the space mostly by day, in the evening, or both?
- ◆ Do we need shade, privacy, wind protection, or better flow from the house?
- ◆ Designing for kids, grandkids, guests, pets, or aging-in-place comfort?
- ◆ What would make us use this backyard three times more often?

## THE PRIORITY RULE

### Choose your top two goals before design begins.

A clear priority list prevents scope creep and keeps every decision — and dollar — focused on what matters most.

## WHO YOU'RE HIRING

Resort Backyards is the outdoor living division of **Treo Signature Homes** — a Texas Hill Country custom home builder with **32 HCBA awards**. Your backyard is backed by homebuilder-level planning, trade discipline, and finish standards.

## FIVE COMMON BACKYARD GOALS

### 01 ENTERTAINING

Outdoor kitchen, dining, pool, fire, lighting, music, and guest flow.

### 02 FAMILY RETREAT

Pool, shade, turf, safety, storage, and low-maintenance comfort.

### 03 PRIVATE ESCAPE

Spa, lounge seating, privacy screening, soft lighting, peaceful planting.

### 04 HILL COUNTRY VIEW

Terracing, native stone, view corridors, lighting, landscape integration.

### 05 FULL RESORT EXPERIENCE

Pool, spa, pavilion, kitchen, bath, lighting, audio, and automation.









INTEGRATED DESIGN, NOT RANDOM FEATURES

# What Makes It *Feel Like a Resort*

A resort backyard isn't a pile of features. It's eight systems, designed as one environment — where water, shade, and flow work together instead of competing.



## THE EIGHT ELEMENTS

 <p><b>WATER</b></p> <p>Pool, spa, and water features — movement, sound, and a cooling effect.</p>	 <p><b>SHADE</b></p> <p>Pavilion, pergola, covered patio, trees, or architectural shade.</p>	 <p><b>GATHERING</b></p> <p>Dining, lounging, fire seating, and defined conversation zones.</p>	 <p><b>COOKING</b></p> <p>Outdoor kitchen, grill, smoker, refrigeration, storage, prep space.</p>
 <p><b>LIGHTING</b></p> <p>Path, pool, landscape, and task lighting designed for evening use.</p>	 <p><b>LANDSCAPE</b></p> <p>Plants, trees, privacy screening, turf, and native stone.</p>	 <p><b>FLOW</b></p> <p>How people move from house to pool, kitchen, lawn, and seating.</p>	 <p><b>COMFORT</b></p> <p>Shade, breeze, privacy, sound control, storage, low maintenance.</p>

## THE INTEGRATION TEST

Before adding any feature, run it through five questions:

- ✓ Does it support how we want to live?
- ✓ Does it improve comfort, flow, or usefulness?
- ✓ Does it work with the house architecture?
- ✓ Does it account for Hill Country sun, slope, and drainage?
- ✓ Will we still value it five years from now?

“*The most successful projects aren't the ones with the most features — they're the ones where every feature has a purpose.*”

EARLY CONVERSATION ANCHORS ONLY

# What It Costs & How Long It Takes

Use these as early conversation anchors only. Final investment depends on site conditions, scope, selections, engineering, and schedule.



Hill country sites shape the plan from day one.

## THE INVESTMENT

### \$75-150K

#### FOCUSED UPGRADE

Patio expansion, lighting, a fire feature, landscape refresh, or a small kitchen. A targeted improvement — no pool.

### \$150-300K

#### SIGNATURE TRANSFORMATION

A pool or major hardscape with shade, kitchen, lighting, and a gathering area. Many Hill Country projects begin here.

### \$300-600K

#### FULL RESORT BACKYARD

Pool, spa, pavilion, outdoor kitchen, fire, retaining, lighting, and integrated design across the whole yard.

### \$600K+

#### ESTATE-SCALE ENVIRONMENT

Large sites, complex grading, multiple structures, view planning, premium finishes, and automation.

Most Hill Country luxury backyards land in the **\$150K – \$600K** range.

## WHAT MOVES THE NUMBER

- ◆ **Site conditions** — slope, rock, drainage, access, retaining.
- ◆ **Pool & spa scope** — size, tile, equipment, water features.
- ◆ **Structures** — pavilion, pergola, fireplace, bath, storage.
- ◆ **Outdoor kitchen** — appliances, counters, cabinetry, utilities.
- ◆ **Hardscape** — decking, stone, stairs, transitions, walls.
- ◆ **Finish layer** — lighting, audio, landscape, turf, irrigation.

## TYPICAL TIMELINE

Design + budget alignment	3-8 weeks
Permitting / engineering / precon	4-10 weeks
Focused outdoor upgrade build	6-12 weeks
Pool + pavilion project	4-8 months
Full resort / complex site	8-14+ months

## HILL COUNTRY FACTORS THAT MATTER EARLY

### 01

#### ROCK & EXCAVATION

Caliche, limestone, and shallow rock shape both layout and cost.

### 02

#### SLOPE & DRAINAGE

Water movement, retaining, and grading should lead the plan.

### 03

#### HEAT & SHADE

Summer comfort needs shade, airflow, and smart materials.

### 04

#### TREES & VIEWS

Oak protection, root zones, and view corridors need early care.

“Budget conversations work best when scope and site conditions are understood early — not discovered late.”

FROM FIRST CALL TO FINAL WALKTHROUGH

# The Path — *and the Pitfalls*

A clear process protects the experience. Knowing the common mistakes protects your budget. Here is the path from dream to done — and what to avoid along the way.



A CLEAR PATH FROM DREAM TO DONE

- 1**

**VISION CALL**  
30–45 min, no cost. Goals, property, timing, and fit.
- 2**

**SITE VISIT**  
Access, elevations, drainage, utilities, views, slope.
- 3**

**CONCEPT + BUDGET**  
Paid phase. Design direction, scope, realistic range.
- 4**

**DESIGN AGREEMENT**  
Design development, selections, construction details.
- 5**

**PRECONSTRUCTION**  
Permits, engineering, scheduling, and ordering.
- 6**

**CONSTRUCTION**  
Communication, documentation, updates, inspections.
- 7**

**FINAL WALKTHROUGH**  
Review, tune details, learn to enjoy and care for it.

SEVEN MISTAKES THAT COST TIME & MONEY

- |  |   |
|--|---|
| <b>01</b> Starting with features instead of lifestyle. | <b>02</b> Comparing bids without comparing scope.   |
| <b>03</b> Ignoring drainage and grading.               | <b>04</b> Treating each feature as a separate project.  |
| <b>05</b> Waiting too long to make selections.         | <b>06</b> Underestimating shade and comfort.  |
| <b>07</b> Not asking how communication will work.      | <i>Use this list as a filter — if a contractor can't explain these risks clearly, the project may feel unclear later.</i> |

“*The right planning can prevent frustration before it ever reaches the jobsite.*”

COMPARE MORE THAN PRICE

# Questions to Ask Before You Hire

These twelve questions compare process, protection, communication, and long-term value — not just the number on a proposal. The right builder welcomes every one of them.



## TWELVE QUESTIONS TO COMPARE

<b>01</b> Who owns the full design and construction process?	<b>02</b> How do you help us establish a realistic budget?
<b>03</b> What is included — and excluded — in the proposal?	<b>04</b> How are allowances and selections handled?
<b>05</b> How do you communicate changes in cost or schedule?	<b>06</b> Who will be our main point of contact?
<b>07</b> How often will we receive updates?	<b>08</b> How do you document progress along the way?
<b>09</b> How do you protect the home, landscaping, and property?	<b>10</b> How do you handle drainage, grading, and utilities?
<b>11</b> What warranties and service should we expect?	<b>12</b> Can we see completed projects similar to ours?

## THE CONVERSATION FILTER

### Bring all twelve to every builder you interview.

The right partner answers each question clearly — and welcomes the conversation. Vague answers, defensiveness, or hesitation tell you something too. How a builder handles these questions is a preview of how they'll handle your project.

“Clarity before construction isn't a slogan. It's how we *protect the experience* from the first conversation forward.”

POWERED BY TECHNOLOGY · DELIVERED BY PEOPLE

# Built On Clarity







Great communication doesn't happen by accident — it happens by *system*.

That's why every Resort Backyard project runs inside **JobTread** — the platform that keeps your schedule, budget, selections, and day-to-day conversations in one connected place. No guesswork. No chasing updates. You always know exactly where your project stands, from any device.

**One platform. Total transparency.**



INSIDE JOBTREAD, YOU ALWAYS SEE

 <p><b>SCHEDULES</b> See what's happening, what's next, and how we're tracking — in real time.</p>	 <p><b>BUDGET &amp; COST TRACKING</b> Live budget updates help you make informed decisions — without surprises.</p>
 <p><b>SELECTIONS &amp; APPROVALS</b> View finishes, make decisions, and approve with confidence — all in one place.</p>	 <p><b>MESSAGING &amp; UPDATES</b> Communicate directly with the team and trades — nothing gets lost.</p>
 <p><b>DAILY LOGS &amp; PHOTOS</b> Follow progress with photos, updates, and notes from the field.</p>	 <p><b>DOCUMENTS &amp; FILES</b> Plans, permits, contracts, and warranties — organized and always accessible.</p>

“*Technology keeps us organized. Communication keeps us connected. Transparency builds trust.*”

PROVEN RESULTS

*Proven Excellence.  
Award-Winning Results.*

**BUILDER AWARDS**

**32** For craftsmanship, design & lasting value

Proud members of the Texas Hill Country Builders Association — honored thirty-two times over for the homes we build.



BRING THIS TO YOUR VISION CALL

# Talk It Through *Together*

Print this page and fill it out with your spouse or family. A shared vision protects the budget, the process, and the final result — and the first conversation starts with clarity.

## PLANNING WORKSHEET

*Resort Backyards · Treo Signature Homes*

**VISION**      What do we want this backyard to make possible?

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**TODAY**      What frustrates us about the backyard right now?

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**USE**      When do we imagine using the space most?

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**PEOPLE**      Who do we want to enjoy it with?

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**PRIORITIES**      Choose five: pool, spa, kitchen, shade, fire, dining, lounge, privacy, lighting, landscape, turf, view, low-maintenance, entertaining, quiet retreat.

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**INVESTMENT**      What range are we comfortable exploring? What might be phased?

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**TIMING**      When would we like to be enjoying the finished space?

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**SUCCESS**      One year after completion, what makes us say “this was worth it”?

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## Ready to begin your *resort backyard?*

Start with a 30–45 minute Vision Call — no cost, no pressure. We learn your goals, your property, and your timing.

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DESIGN. BUILD. RELAX. REPEAT.