AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 20, 2025
Briefing Workshop at 6:00 PM
REVISED Regular Meeting at 7:00 PM

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

The meeting will also be live-streamed at the following link: https://www.leandertx.gov/video.

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Convene into Executive Session pursuant to

    1. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
    2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding BCRUA agreements and projects; and
    3. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose.

    Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

    1. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
    2. BCRUA agreements and projects; and
    3. Acquisition of property for public purpose.

REVISED REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

7. Staff Reports

   - Capital Improvement Program Update: Raider Way and E. Woodview Drive Roadway (CIP T.12); Bagdad Road and Collaborative Way (CIP T.71) and Advanced Metering Infrastructure (AMI) Water Meter Conversion (CIP W.42) Projects.

8. Leander Chamber of Commerce and Visitors Center Report.

CONSENT AGENDA: ACTION

9. Approval of the minutes for meetings held on January 31, 2025 and February 6, 2025.

10. Approval of an Ordinance for the purpose of adopting and amending rules of procedure to govern the conduct of City Council meetings; to provide for the enforcement of the City Charter; providing for effective date; providing for no retroactive enforcement prior to the effective date; and providing for related matters.

11. Approval of Amendment 4 with PGAL in the amount of $9,250.00 providing for additional services for redesign of the flex space and delegated steel connection design relating to the Senior Activity Center (CIP P.6) for a total contract amount of $689,900.00; and authorize the City Manager to execute any and all necessary documents.

12. Award of Solicitation S24-016 to Indoff, LLC for Senior Activity Center furniture, fixtures, and equipment in the amount of $381,566.52; authorize the City Manager to execute any and all necessary documents and authorize the City Manager to approve change orders up to $50,000.00 with a total amount of change orders not to exceed 25% of original contract amount.

13. Approval of a two (2) year lease extension agreement between the City of Leander and Capitol Office Park for the Leander Activity Center located at 11880 Hero Way, Suite #600, Leander, Texas, in the amount of $657,216.00; providing for a term commencing on March 1, 2025, and expiring on February 28, 2027; and authorize the City Manager to execute any and all necessary documents.

14. Approval of the extension of the application expiration for Subdivision Case PICP-23-0092 Leander Estates Ph 2; more particularly described by Williamson Central Appraisal District Parcels R560184 and 905245, generally located northwest of the intersection of Lakeline Boulevard and Monte Ranch Trail, Leander, Williamson County, Texas.

15. Approval of Ordinance Case OR-24-0027 to authorize the City Manager to execute Masonry Development Agreements, Amendments and Addendums; and providing for related matters; Leander, Williamson and Travis Counties, Texas.

16. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0137 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on one (1) parcel of land approximately 6.592 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R578129; and legally described as Lot 1, Block A of the PAG Leander H1 Subdivision, Leander, Williamson County, Texas.

17. Acceptance of an update of the Sign Ordinance regarding the implementation of the Ordinance amendments approved by City Council in September and November 2023; Leander, Williamson and Travis Counties, Texas.

18. Acceptance of public infrastructure water improvements associated with Subdivision Case PICP-23-0090 Pointe 183 Subdivision.

19. Approval of the amendment of Ordinance Case OR-24-0022 authorizing the City Manager to execute License and Encroach Agreements, providing approval criteria; approving the license agreement and encroachment agreement; repealing the prior adopted Ordinance; making findings of fact; providing for severability clause, effective date, and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.

20. Approval of the purchase of one (1) 2024 Chevrolet Silverado 4x4 for the police department from Sewell Chevrolet pursuant to City of Leander Contract L00321 in the amount of $89,052.00 which includes $55,645.00 for the 2024 police package, plus $33,407.00 for upfitting and delivery charges; and authorize the City Manager to execute any and all necessary documents.

21. Approval of an Interlocal Agreement by and between the Texas Department of Motor Vehicles (TxDMV) and City of Leander relating to Motor Vehicle Registration Refusal (“Scofflaw Services Contract") which allows for the City to transmit to TxDMV outstanding warrant information and then TxDMV relays that information to counties throughout the state; providing an effective date; and authorize the City Manager to execute any and all necessary documents.

22. Approval of a Resolution authorizing the submission of grant with with Criminal Justice Division of the Office of the Governor to solicit grant funding for Leander Police Department Bullet-Resistant Shields Program Fiscal Year 2026; and authorize the City Manager to execute any and all necessary documents.

23. Approval of an agreement by and between the City of Leander and Texas First Group, LLC for placement services for an Interim Chief Financial Officer, Otis E. Williams, during the term of the agreement; and providing an effective date.

PUBLIC HEARING: ACTION

24. Conduct a Public Hearing regarding Zoning Case Z-24-0152 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the San Gabriel Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on two (2) parcels of land 6.09 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcels R089421 and R458174; and generally located at the intersection of San Gabriel Parkway and US 183, between the railroad tracks to the west and east of US 183, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-24-0152 as described above.

REGULAR AGENDA

25. Discuss and consider directing staff on a request from the Bagdad Cemetery Association regarding water and wastewater impact fees associated with a storage structure housing a restroom, totaling $11,063.00, located on two (2) parcels of land 35.991 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R327801 and R353996; and more commonly known as 400 N. Bagdad Road, Leander, Williamson County, Texas.

26. Receive presentation and accept the Annual Financial Report for fiscal year ending September 30, 2024, from external auditor, Whitley Penn LLP.

27. Discuss and consider action on the Heritage Tree Removal request associated with Subdivision Case PP-24-0060 regarding Burleson Tract Preliminary Plat on seven (7) parcels of land approximately 289 acres in size, more particularly described by Williamson Central Appraisal District Parcels R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

28. Discuss and consider action on directing staff on the implementation and communications plan of a city-wide community survey for the City of Leander.

29. Discuss and consider action on a Resolution adopting the 2025 State Legislative Program for the City of Leander, Texas; directing the City Manager to act with regard to the City's 2025 State Legislative Program; and providing an effective date.

30. Discuss and consider action on the appointment of Councilmember Michael Herrera as City Council Liaison to the Economic Development Committee

31. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

32. Council Member Closing Statements.

33. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney]. 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the ~~14~~ **17** day of February 2025 by ~~7:00~~ **4:00** p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC

Visitors Center Report

What we have spent in 2024 on tourism

Municipality's HOT information	2024	Check 1	Bonus check	Check 2	Check 3	Check 4	Received Total	Quickbooks
Amounts ($) allocated for non-population bracketed beneficiaries of revenue	$125,000.00	$32,139.30	$6,215.18	$36,309.32	42,005.28	$32,802.17	$149,471.25	
Convention or information centers	$75,000.00	$19,139.30	$3,500.00	$25,309.32	$28,000.00	$4,302.17	$80,250.79	$80,250.79
Registering convention delegates							$0.00	$10,000.00
Advertising to attract tourists	$18,000.00	$4,000.00		$1,000.00		$10,500.00	$15,500.00	$17,060.69
The promotion and improvement of the arts	$25,000.00	$5,000.00		$5,000.00	$12,005.28	$18,000.00	$40,005.28	$41,720.94
Historical restoration and preservation projects	$4,000.00	$4,000.00	$2,715.18	$3,000.00	$2,000.00		$11,715.18	$1,617.38
Signage directing the public to sights and attractions	$3,000.00	$0.00		$2,000.00			$2,000.00	
								$165.95
Percent of total (%) for non-population bracketed beneficiaries of revenue								
Convention or information centers	60.00%	59.55%	56.31%	69.70%	66.66%	10.24%	53.69%	53.69%
Registering convention delegates	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.69%
Advertising to attract tourists	14.40%	12.45%	0.00%	2.75%	0.00%	25.00%	10.37%	11.41%
The promotion and improvement of the arts	20.00%	15.56%	0.00%	13.77%	28.58%	42.85%	26.76%	27.91%
Historical restoration and preservation projects	3.20%	12.45%	43.69%	8.26%	4.76%	0.00%	7.84%	1.08%
Signage directing the public to sights and attractions	2.40%	0.00%	0.00%	5.51%	0.00%	0.00%	1.34%	0.00%

Municipality's HOT information	2025
Amount of annual revenue collected	$165,000.00
Amounts ($) allocated for non-population bracketed beneficiaries of revenue	$125,000.00
Convention or information centers	$76,000.00
Registering convention delegates	
Advertising to attract tourists	$15,000.00
The promotion and improvement of the arts	$30,000.00
Historical restoration and preservation projects	$4,000.00
Signage directing the public to sights and attractions	$0.00
Percent of total (%) for non-population bracketed beneficiaries of revenue	
Convention or information centers	60.80%
Registering convention delegates	0.00%
Advertising to attract tourists	12.00%
The promotion and improvement of the arts	24.00%
Historical restoration and preservation projects	3.20%
Signage directing the public to sights and attractions	0.00%

EXPENSES	ACTUAL SPEND 2024
OPERATING EXPENSE	
	$176,000
PAYROLL	
	$241,522
OFFICE	
	$56,342
TOTAL	$473,864
Contribution from city (rent)	$48,000
HOT Funds	$149,471
Deficit	$276,393

Results from our work on Tour Texas in 2022

Tour Texas-

TOTAL CONTENT ENGAGEMENT	=	6,979

Results from our work in 2023

Tour Texas-

Leander Chamber of Commerce

11/01/2022 - 11/01/2023

TOTAL CONTENT ENGAGEMENT = 9,224

305 - Total Guides Ordered
0 - Postal requests
305 - PDF downloads

Top Responding States
TX
TEXAS
FL

Average economic impact for each Visitor Guide sent out is $48*.
TourTexas.com has facilitated **305** Visitor Guide Requests to Texas travelers on your behalf.

TOTAL ECONOMIC IMPACT OF THOSE REQUESTS

=$14,640

*Source: DMA West Visitor Guide Readership Study 2022

Total actions taken - 9,224

Results from our work in 2024

Tour Texas-

11/01/2023 - 11/01/2024

TOTAL CONTENT ENGAGEMENT = 28,650

317 - Total Guides Ordered
0 - Postal requests
317 - PDF downloads

Top Responding States
TX
TEXAS
FL

Average economic impact for each Visitor Guide sent out is $48*.
TourTexas.com has facilitated **317** Visitor Guide Requests to Texas travelers on your behalf.

TOTAL ECONOMIC IMPACT OF THOSE REQUESTS

=$15,216

*Source: DMA West Visitor Guide Readership Study 2022

Total actions taken - 28,650

317 PDF Requests

1,560 Website Click-Thrus

16,395 Page Views

5,660 Video Views

7 Slideshow Views

1,580 Facebook Click-Thrus

1,611 Instagram Click-Thrus

1,520 Newsletter Click-Thrus

Results from our work

Blogs/Social Media

All-time highlights

All-time stats

Views	23,464
Visitors	15,199
Posts	10
Comments	0

Most popular time

Best day
Monday
24% of views

Best hour
9:00 AM
11% of views

Most popular day

Day
May 31
2024

Views
786
3% of views

Latest post

Calling All Young Artists!
Published Nov 19, 2024

Views	Likes	Comments
140	3	0

Most popular post in the past year

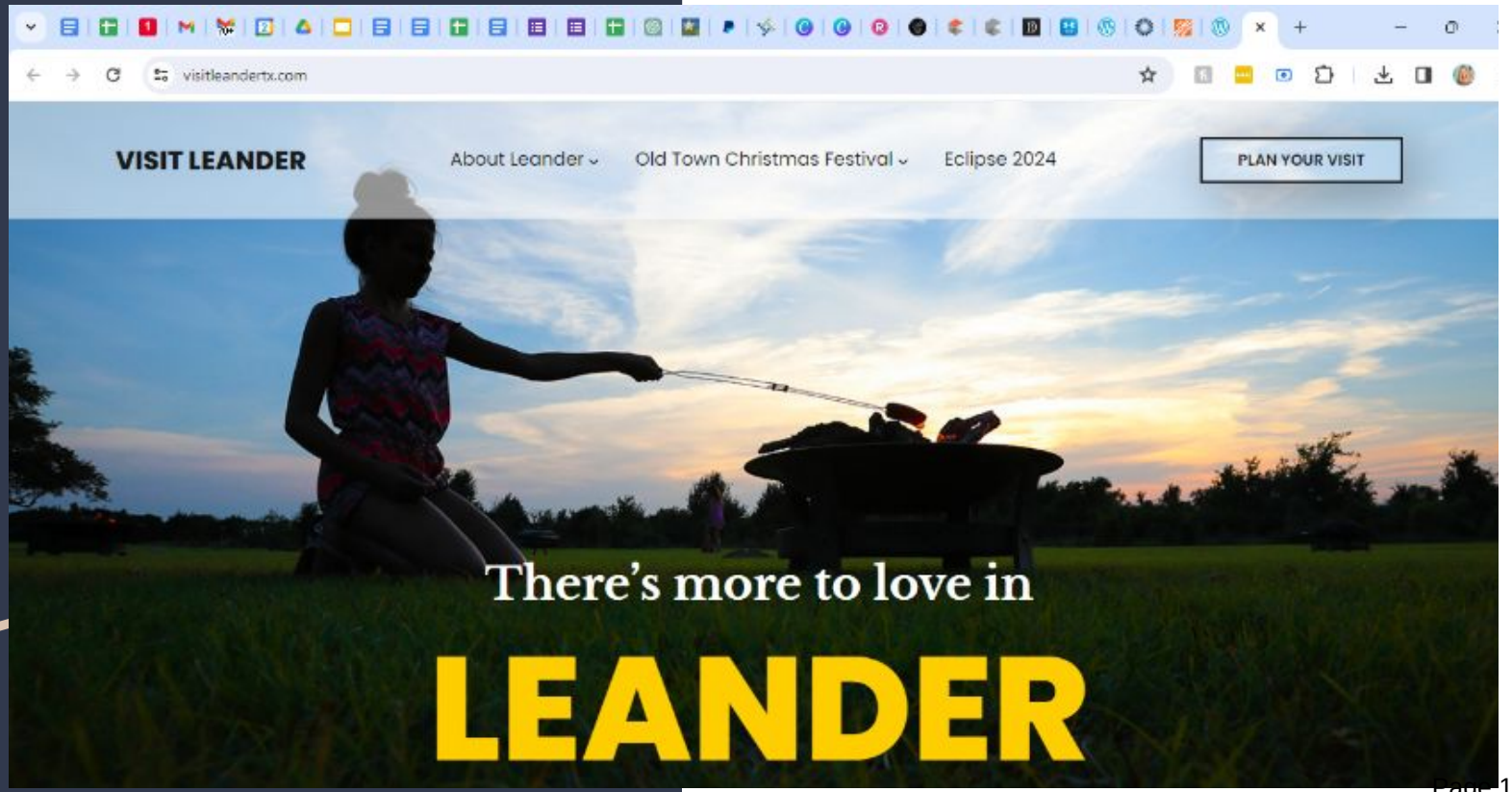
Join Us as a Vendor at the 2024 Old Town Christmas Festival!
Published Jul 11, 2024

Views	Likes	Comments
252	0	0

Big Goals for 2024

1. Successfully Host Outrun the Sun and our existing festivals, Old Town Street Festivals 10th Anniversary
2. Maintain activity on all of our social platforms and websites
3. Assist Economic Development in the recruitment of a signature hotel
4. Develop a full plan for Bryson Farmstead Visitors Center

https://visitleandertx.com/



Trip Builder

Map View

Discover more about
Adventure into Leander

Tourism Friendly City

Texas Tourism Office
Office of the Governor
P.O. Box 12428
Austin, TX 78711

Dear Texas Tourism Office,

On behalf of the City of Leander and the Leander Chamber of Commerce & Visitors Center, I am pleased to submit this letter of intent for Leander to become a certified Texas Tourism-Friendly City through the State of Texas. Our community is dedicated to fostering tourism, celebrating our unique offerings, and promoting Texas as a world-class destination.

Leander is a thriving city that blends small-town charm with exciting experiences for visitors and residents alike. From our vibrant community events, such as the Old Town Street Festival, to attractions like the Trail of Trains public art adventure and Lakewood Park's stunning outdoor spaces, Leander is a gateway to unforgettable moments and the heart of all things Central Texas.

As a certified Tourism-Friendly City, we are committed to collaborating with the Texas Tourism Office to enhance our marketing initiatives, support local businesses, and ensure a positive economic impact from tourism. Certification will align perfectly with our goal to showcase Leander's distinctive character and contribute to Texas' reputation as a leading travel destination.

We are eager to work with the Texas Tourism Office to complete the certification process and meet all requirements. Please let us know how we can best move forward with this exciting opportunity to elevate Leander's tourism efforts.

Thank you for considering our intent to become a Texas Tourism-Friendly City. We look forward to partnering with you to continue promoting the best of Leander and Texas.

Sincerely,
Bridget Brandt
President
Leander Chamber of Commerce & Visitors Center

Continued video content

https://youtu.be/RiIarGxId0U?si=oeq09kjokYyA_5bM

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of the minutes for meetings held on January 31, 2025 and February 6, 2025.

BACKGROUND:
Attached are the minutes for the City Council Retreat held on January 31, 2025 and the regular meeting held on February 6, 2025.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 01.31.2025
2. Draft Minutes 02.06.2025

MINUTES
CITY COUNCIL RETREAT MEETING
CITY OF LEANDER, TEXAS

Austin Community College - San Gabriel Campus
449 San Gabriel Campus Drive, Multipurpose Room #1125
Leander, TX 78641
Friday, January 31, 2025
Meeting at 8:30 AM

Mayor - Christine DeLisle
Place 1 - Kathryn Pantalion-Parker
Place 2 - Michael Herrera
Place 3 - David McDonald
Place 4 - Na'Cole Thompson, Mayor Pro Tem
Place 5 - Chris Czernek
Place 6 - Becki Ross
Todd Parton - City Manager

The City Council of the city of Leander, Texas will convene on Friday, January 31, 2025, at the time stated above to hold a retreat regarding the items listed in this agenda. The items listed below are for discussion purposes only and no formal action or votes will be taken. As a quorum of the members of the city council will be present, this agenda is being posted in compliance with chapter 551 Texas Government Code and the Texas Open Meeting Act. Lunch is anticipated around noon along a 15 minute break mid-morning and mid-afternoon.

REGULAR AGENDA

1. Open Meeting and confirm a quorum is present.

   Opened meeting at 8:36 a.m. All were present with Councilmember Pantalion-Parker arriving at 8:41 a.m. and Councilmember McDonald arriving at 12:08 p.m.

2. Establish Meeting Objectives. Discussion included: specific objectives; affirming Vision and Mission Statements; establish Council Goals; budgetary performance and economic conditions; budget assumptions; feedback and direction on departmental programs; and direction on long-term budgetary strategies.

3. Discuss Vision Statement. Council affirmed the Vision Statement remained valid.

4. Discuss Mission Statement. Council affirmed the Vision Statement remained valid.

5. Review Guiding Principles and Establish City Council Goals. Discussion included: guiding principles; help departments with budgeting; achieve vision and mission statements; priorities to council; economic sustainability; maximizing development potential; cultivating tech campuses; corporate developments; medical sector; districts around the city for commercial and industrial types of businesses to cultivate in an area; flex space; neighboring cities' flex space construction; prioritizing to help departments; opportunity in corporate and medical sectors; minimize risk that come from certain industries; discomforts that come with construction; bedroom community; project diversity; plan sets the ground rules; variety of retail stores and services; possibilities; up and coming family place; maturity coming into our own; enhance programs and services community uses; maximize City's facilities; build for future; expand our reach; fundamentals; lack of financial support for non-profits; county operates public health department; county possibilities and prioritization; water regional problem; looking for other source(s) for water; lake levels; customer service; benchmarks and performance metrics; inter-department coordination; fiscal models; technology solutions; small town feel; distinct areas and districts; danger of cookie cutter bedroom communities; limitations of pocket parks; livability and walkability in denser areas; fiscal responsibilities to maintain parks; engaged community; culture; effectively communicate and be accurate; consistent information from department to department;

marketing of city; inclusive community; developing Old Town; engage all segments of city; what is our heritage; identity; opportunities moving forward; creating goal statements and bring back to discuss at future workshop; how goal statements will be used; and goal statements will not be stagnant.

[Recessed at 9:49 a.m./ reconvened at 10:16 a.m.]

6. Review Fiscal Year 2025 Budget. Discussion included: recapping budget Fiscal Year 2025 where at following end of first quarter; general fund; utility fund and golf fund.

7. Review Major Capital Projects. Discussion included: recap of major capital projects; municipal facilities improvements; parks and recreation improvements; stormwater improvements; transportation improvements; water improvements; wastewater improvements; Williamson County/City of Leander Road Bond Projects; 2013 Bond Program; 2019 Road Bond Program; 2023 Road Bond Program; Corridor Project; Debt Capacity Model; and Debt Capacity Model Assumption.

8. Discuss Economic Conditions. Discussion included: current land use map; total annual building permits issued; annual building permit revenue; economic development activity, lead received and status, active projects, sales tax collection by industry segments; industry segment collection trend; top companies sales tax summary; shopping center rankings; sales tax net payment trend; and sales tax net payments.

[Recessed at 11:36 a.m./reconvened at 12:08 p.m.]

9. Presentation of Fiscal Forecast. Discussion included: general fund; utility fund and golf fund total revenue; revenue growth; and total expenditures plus inflation rate over next ten (10) years.

10. Affirm Core Budget Assumptions. Discussion included: population and housing forecast; residential and commercial appraised value; combined appraised values including Williamson and Travis counties; water usage; history of water restrictions; debt capacity model; debt proceeds versus expenditures; and cost of services.

11. Review and Discuss Current Departmental Programs. Discussion included: individual departments staffing, services, programs and cost of services.

[recessed at 1:18 p.m./reconvened at 1:35 p.m.] [Mayor announced she would be taking the agenda out of order and taking up item 13 after item 11.]

12. Review of Council Rules of Procedure and other governing policies. Discussion included: annual review of the Rules of Procedure; Section A(3) correction of typographical error "itsown" to read its own; Section A(11) add statement relating to no campaign attire to be worn on the dais; Section B(5) relating to proclamations - striking; not needed due to there is a process in place for proclamation requests; Section C(3)(b) relating to raising of hands to speak - striking; no longer needed as the Mayor looks down the dais to see if anyone desires to speak; Section C(7) relating to meetings by teleconference - striking; governed by the Open Meetings Act; Section D(2) relating to staff reports - changing significant use of staff resources be generally to be defined from more than approximately four (4) hours to two (2) hours; Section F Council Liaison Roles and Responsibilities correcting Section reference to read Section G; and Section G, Purpose add a statement referencing the Council Liaison role is to support the Staff Liaison not to supersede their authority.

13. Discuss Challenges and Areas of Concern. Discussion included: maintaining current levels of service; adding/expanding programs and services; and ensuring equitable service delivery.

Adjourned at 2:35 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 6, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

   Opened meeting at 6:00 p.m.

2. Roll Call.

   Roll Call reflected all present.

3. Convene into Executive Session pursuant to:

   1. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Section 551.071, Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
   2. Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding BCRUA agreements and projects.

   Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding

   1. Public Utilities Commission Docket No. 53063, petition by outside city ratepayers appealing the water rates established by the City of Leander, Texas; and
   2. BCRUA agreements and projects

   Convened into Executive Session at 6:01 p.m.; reconvened into open session at 6:45 p.m.

   1. No action taken.
   2. No action taken.

   Recessed Briefing Workshop at 6:46 p.m.; reconvened Briefing Workshop at 7:51 p.m.

4. 89th Texas Legislative Session Update.

Recessed briefing workshop at 6:46 p.m.; reconvened at 7:51 p.m.

Discussion included: total bills filed; finance bills; budget and debt bills; property tax bills; sales tax bills; economic development bills; annexation and de-annexation bills; housing bills; land use bills; platting and permitting bills; public safety bills; and Leander legislative program.

Adjourned briefing workshop at 8:33 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:01 p.m.; Rabbi Marie Betcher performed the invocation; and Mayor Christine DeLisle led the Pledges of Allegiance.

6. Roll Call.

Roll Call reflected all present.

7. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

No one spoke.

8. Staff Reports

- Capital Improvement Program Update: Raider Way and E. Woodview Drive Roadway (CIP T.12); Bagdad Road and Collaborative Way (CIP T.71) and Senior Center (CIP P.6) Projects.

Discussion included: Raider Way and Woodview Drive, and Bagdad Road and Collaborative Way construction progress and timeline; and Leander Senior Activity Center progress.

CONSENT AGENDA: ACTION

[Mayor Christine stated that Item 15 was pulled from consent agenda and will be considered separately.]

Motion: Approve consent agenda items 9 through 14 and 16 through 23.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 7 - 0

9. Approval of the minutes for meeting held on January 16, 2025.

10. Approval of an Ordinance ordering and establishing procedures for the 2025 General Election in the City of Leander to elect Councilmembers for the offices held by Place 1, Place 3 and Place 5; providing for notice of the election; providing election precinct and polling places; providing for early voting; providing a Resolution for new equipment adoption order; providing an effective date and open meetings clause; providing for the City Manager to execute any and all necessary documents; and providing for related materials.

    Aprobación de una Ordenanza que ordena y establece procedimientos para las Elecciones Generales de 2025 en la Ciudad de Leander para elegir a los Concejales para los cargos ocupados por los Lugares 1, 3 y 5; disponiendo la notificación de la elección; proporcionando distritos electorales y lugares de votación; disponiendo la votación anticipada; proporcionando una Resolución para la orden de adopción de nuevos equipos; proporcionando una fecha de vigencia y una cláusula de reuniones abiertas; disponiendo que el Administrador de la Ciudad ejecute todos y cada uno de los documentos necesarios; y proporcionando materiales relacionados.

11. Approval of a Resolution authorizing the City Manager to execute a Master Interlocal Cooperative Purchasing Agreement between the City of Leander, Texas and Omnia Partners for the purchase of goods and services and providing an effective date.

12. Acceptance of the public infrastructure improvements associated with Subdivision Case PICP-22-0013 Travisso Phase 3 Section 10 for streets, water, wastewater, drainage, and erosion and sedimentation control improvements.

13. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-23-0096 Freehill Hero Way West for public water and public water bore.

14. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Bagdad Retail Center Annexation Case A-24-0014 and the adjacent right-of-way (ROW) of Bagdad Road and CR 281 Annexation Case A-25-0018 regarding the voluntary annexation of 4.586 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R023980 and the adjacent Bagdad Road and CR 281 ROW; and generally located northwest of the intersection of N. Bagdad Road and CR 281, Leander, Williamson County, Texas.

15. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Oakwood Hills Annexation Case A-24-0015 and the adjacent right-of-way (ROW) of Nameless Road Annexation Case A-25-0019 regarding the voluntary annexation of 337.292 acres ± in size, more particularly described by Travis Central Appraisal District as Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and the portion of the abutting ROW known as Nameless Road and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.

    Motion: Approve Resolution, following a discussion.

    By: Councilmember Czernek
    Seconded: Councilmember Pantalion-Parker

    Vote: 7 - 0

16. Approval of a Resolution of the City of Leander, Texas accepting the petition for the Oak Grove Estates Annexation Case A-24-0016 and the adjacent right-of-way (ROW) of CR 175 Annexation Case A-25-0020 regarding the voluntary annexation of 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186, and the portion of the abutting ROW known as CR 175; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

17. Approval of Development Agreement Case DA-24-0019 regarding the amendment to the Bagdad Plaza Market development agreement on one (1) parcel of land approximately 2.81 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R594078; generally located and legally described as Lot 1, Block A of the Bagdad Plaza LLC Subdivision, Leander, Williamson County, Texas.

18. Approval of the Second Reading of an Ordinance regarding Ordinance Case OR-24-0024 to amend the Composite Zoning Ordinance to adopt updates to Article IV regarding Wireless Communications Facilities (WCF), and to provide for related matters; Williamson and Travis Counties, Texas.

19. Approval of the extension of the application expiration for Subdivision Case FP-23-0052 KNR Properties Short Form Final Plat; more particularly described by Williamson Central Appraisal District Parcel R031686, generally located west of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.

20. Approval of the extension of the application expiration for Subdivision Case PICP-22-0015 Preserve at Mason Creek; more particularly described by Williamson Central Appraisal District Parcel R655944, generally located along Horseshoe Drive, approximately 240 feet east of Circle Diamond Lane, Leander, Williamson County, Texas.

21. Approval of the extension of the application expiration for Subdivision Case PICP-23-0067 Travisso Phase 5, Sections 6 and 8; more particularly described by Travis Central Appraisal District Parcel 844741, generally located southeast of the intersection of Durango Hills Drive and Good Night Trail, Leander, Travis County, Texas.

22. Approval of the purchase of a Samsara vehicle telematics system and related installation services through Samsara's authorized reseller Carahsoft Technology Corporation using the Omnia GA: 23-6692 cooperative contract in the amount of $197,458.62 over three (3) years; and authorize the City Manager to execute any and all necessary documents.

23. Approval of a Resolution to apply for a grant from the 2025 State Homeland Security Program (SHSP) for a drone program consisting of three (3) unmanned aerial systems (UAS) and training for ten (10) personnel at a cost of $100,000.00 with no matching funds from the City; and authorizie the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

24. Conduct a Public Hearing regarding Zoning Case Z-24-0137 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on one (1) parcel of land approximately 6.592 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R578129; and legally described as Lot 1, Block A of the PAG Leander H1 Subdivision, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-24-0137 as described above.

Opened Public Hearing at 7:20 p.m.; closed Public Hearing at 7:20 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Zoning Case Z-24-0137.

By: Councilmember Pantalion-Parker
Seconded: Councilmember Czernek

Vote: 7 - 0

25. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-24-0015 to amend the Comprehensive Plan land use category from Employment Center to Neighborhood Residential and regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land approximately 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0015 as described above.
- Discuss and consider action regarding Zoning Case Z-24-0147 as described above.

Opened Public Hearing at 7:24 p.m.; closed Public Hearing at 7:24 p.m. No one spoke in favor or opposition of the request.

Motion: Approve Comprehensive Plan Case CPA-24-0015, following comments.

By: Mayor DeLisle
Seconded: Councilmember Ross

Vote: 7 - 0

Motion: Approve Zoning Case Z-24-0147.

By: Councilmember Pantalion-Parker
Seconded: Councilmember Czernek

Vote: 7 - 0

REGULAR AGENDA

26. Discuss and consider action on Tree Removal Case TRP-24-0034 regarding removal of two (2) Heritage Trees associated with the Wildspring subdivision and the CR 175 Public Improvement Construction Plan Case PICP-23-0052 generally located northwest of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

Motion: Approve Tree Removal Case TRP-24-0034, following comments.

By: Councilmember Pantalion-Parker
Seconded: Councilmember McDonald

Vote: 7 - 0

27. Discuss and consider action on an Ordinance establishing a 40 miles per hour (MPH) speed limit on N. Lakeline Boulevard from Crystal Falls Parkway to Stinnett Drive.

Motion: Approve Ordinance establishing a 40 mph speed limit on N. Lakeline Boulevard, following a discussion.

By: Mayor DeLisle
Seconded: Councilmember McDonald

Vote: 7 - 0

28. Discuss and consider acceptance of staff project recommendations for submittal in the Preliminary Application (PA) to the Texas Department of Transportation (TxDOT) 2025 Transportation Alternatives (TA) Call for Projects; and authorize the City Manager to execute any and all necessary documents.

Motion: Approve Approve staff project recommendations.

By: Councilmember Pantalion-Parker
Seconded: Mayor Pro Tem Thompson

Vote: 7 - 0

29. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

None.

30. Council Member Closing Statements.

Christine DeLisle - stated dinner was from Smokey Mo's and dessert from Saldana Bakery; reminded to shop locally; and issued proclamations for Alpha Kappa Alpha Sorority, Inc.; and Amplify Wilco Days.

31. Adjournment

Adjourned at 7:51 p.m.

APPROVED

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of an Ordinance for the purpose of adopting and amending rules of procedure to govern the conduct of City Council meetings; to provide for the enforcement of the City Charter; providing for effective date; providing for no retroactive enforcement prior to the effective date; and providing for related matters.

BACKGROUND:
On or about September 5, 2019, the City Council adopted Rules of Order and Procedure with respect to City Council meetings as a framework of relevant law and regulations. An annual review of The Rules of Order and Procedure has been included as this will provide current and future City Councils an opportunity to add new topics and/or make any necessary changes.

At the January 31, 2025 City Council Retreat, the City Council conducted their annual review of their Council Rules of Procedure and determined the following amendments were desired.

- Section A(3) correction of typographical error "itsown" to read its own.
- Section A(11) add statement relating to no campaign attire to be worn on the dais.
- Section B(5) relating to proclamations - striking; not needed due to there is a process in place for proclamation requests.
- Section C(3)(b) relating to raising of hands to speak - striking; no longer needed as the Mayor looks down the dais to see if anyone desires to speak.
- Section C(7) relating to meetings by teleconference - striking; governed by the Open Meetings Act.
- Section D(2) relating to staff reports - changing significant use of staff resources be generally to be defined from more than approximately four (4) hours to two (2) hours.
- Section F Council Liaison Roles and Responsibilities correcting Section reference to read Section G.
- Section G, Purpose add a statement referencing the Council Liaison role is to support the Staff Liaison not to supersede their authority.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Redline Council Rules of Procedure 02.20.2025
2. Ordinance Adopting Rules of Procedure 02.20.2025

CITY OF LEANDER, TEXAS
CITY COUNCIL RULES OF PROCEDURE

Pursuant to Section 3.05 of the City Charter, which states that the Council may determine the rules of its proceedings, the City Council hereby adopts the following Rules of Procedure.

A. GENERAL GUIDELINES

1) Focus on governing (policy making), not administration.
2) Treat everyone with respect. No personal attacks on City Staff or each other.
3) Address the present issue and let each item stand on ~~itsown~~ its own.
4) Be brief and concise. Focus comments for item under consideration.
5) Support the validity and integrity of the process even when you disagree with the outcome.
6) Listen before judging or taking action. Do not pre-judge the motives of your fellow Councilmembers.
7) Wait for recognition from the Mayor before speaking.
8) Agree to disagree. No need to over-talk an issue.
9) Council directs as a body. Be clear on directions, follow plans, and support City policies.
10) No surprises. Share all information equally with each other and the City Manager.
11) Campaign attire in support or opposition of any candidate or measure is prohibited while on the dais.

B. AGENDAS

1) Preparation of the Agenda. The City Manager shall cause the City Secretary to prepare the agenda for the Mayor's review and approval.

2) Consent Agenda. The following matters may be placed on the Consent Agenda: minutes; contracts or expenditures requiring Council approval that are within the budget; contracts city staff was authorized to negotiate and bring back for approval; second reading of ordinances; plat approvals where variances are not accepted; acceptance of subdivision infrastructure; and other similar routine, administrative matters that do not require deliberation. Items on the Consent Agenda may be approved with a single motion and vote; provided that any Councilmember may request that an item be pulled from the Consent Agenda for discussion and action during the regular agenda.

3) Councilmember Requested Agenda Items. Section 3.07 of the City Charter provides that any Councilmember may require any item be placed on an agenda for which timely notice may be given.

   a. A Councilmember that wishes to place an item on an agenda must submit the agenda item and the background material described in subsection (b) below to the City

Manager's Office by 5:00 p.m. on the Wednesday before the regular meeting. A Councilmember may submit no more than two (2) agenda items per meeting. The Mayor may consult with a Councilmember about placement of an agenda item on a later meeting. All items submitted by the deadline will appear on the agenda for the meeting unless the Councilmember agrees to delay the agenda item to a later meeting. Items that are submitted after the deadline or that do not include the required background material will not appear on the agenda. The Mayor may waive the deadline for agenda items that are time sensitive.

b. The Councilmember shall provide the City Manager with materials providing background information on the agenda item that consists of, at a minimum, a written explanation about the purpose of the agenda item and any additional relevant information or documents. The City Secretary will assist with preparing the Executive Summary based on the Councilmember's written explanation for the Councilmember's review and approval.

c. The Councilmember requested agenda items will be identified as "Council Directive" in the Executive Summary.

d. Except for Proclamations, Councilmember requested items will be placed at the end of the agenda.

4) Councilmember Closing Statements. When this item appears on the agenda, Councilmembers may make statements about the following items only:

a. Expressions of thanks, congratulations, or condolence;

b. Information regarding holiday schedules;

c. An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;

d. A reminder about an upcoming event organized or sponsored by the governing body;

e. Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and

f. Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

~~5) Proclamations. As one of the two Councilmember agenda items allotted per meeting, a Councilmember may request a proclamation be placed on the agenda in accordance with Section (B)(3). To appear on the agenda, a proclamation must have a nexus to City business, a City event, a City program, or one of the City's community partnerships. The Mayor is authorized to issue ceremonial proclamations.~~

C. CONDUCTING THE MEETING

1) Presiding Officer. The Mayor or, in their absence, the Mayor Pro Tem shall preside over and conduct all City Council meetings. In the absence of both the Mayor and the Mayor Pro Tem, the City Council shall, by majority vote of those present, determine which member shall preside over and conduct the meeting.

2) General Conduct. Councilmembers shall show respect and courtesy to, and refrain from making disparaging comments about, fellow Councilmembers, the public, and City staff in the conduct of a City Council meeting, outside of Council meetings, in social settings, and on social media.

3) Consideration of Agenda Items.

   a. Councilmembers shall confine their discussions concerning a motion or a question to the merits of a motion made and seconded or to a question already presented to them.

   ~~b. When an item is raised for discussion, the Presiding Officer will ask for input from each member of the Council. Each Councilmember will be given an opportunity to speak before a Councilmember who has spoken may speak again. Councilmembers shall raise their hands to indicate a desire to speak. The presiding officer will recognize a member whose hand is raised. The same procedure will be followed for discussion on an item after a motion has been made and seconded~~.

   ~~c.~~b. Debate shall normally be closed after every Councilmember wishing to speak has been given every opportunity to speak and no Councilmember has any additional comments to make. When the debate appears to have closed, the Mayor or Presiding Officer shall call for a vote.

   ~~d.~~c. Any Councilmember may call for the question on any issue, and upon seconding by another Councilmember, the issue shall immediately be put to vote. Passage of the motion to address the previous question shall terminate debate on the motion, amendment, or amended motion, and the matter shall move on immediately.

4) Executive Session. Matters discussed in executive session will be kept confidential and City Councilmembers shall not discuss matters discussed in executive session outside of the executive session.

5) Adjournment. After 11:00 p.m., if more than two items remain on the agenda (excluding Councilmember closing remarks), the Council may vote on the question of adjourning the meeting and postponing the remaining items. If three-fourths of Councilmembers present and voting at the meeting (but no less than four) vote to postpone the items and adjourn the meeting, then the remaining items will be posted on the next regular City Council agenda, or an earlier agenda if approved by the City Council or Mayor. Such agenda items shall be the first items listed under the Regular Agenda.

6) Participation by Videoconference. One (1) or more Councilmember(s) may participate in City Council meetings remotely by means of videoconference, and shall be counted as present, if all of the following conditions apply:

a. Attendance by the Councilmember at the physical meeting location is unreasonably difficult or impossible.

b. The Councilmember has notified the City Secretary of his/her request to participate remotely by means of videoconference no later than one week prior to the scheduled meeting date.

c. The meeting notice specifies a physical meeting location and the intent to have a quorum of City Council present at the physical meeting location.

   i. If the Mayor plans to participate remotely by means of videoconference, the Mayor Pro Tem (or other Councilmember designated pursuant to Section C.1) shall serve as the Presiding Officer.

d. The technology used to facilitate two-way audio and video communication among participating City Council members, which is audible and visible to the public during the meeting, operates in accordance with Texas Open Meetings Act requirements.

   i. If a quorum of City Council is present at the physical meeting location, and the Councilmember participating remotely by means of videoconference is no longer visible and audible to those in attendance at the physical meeting location, the meeting may continue in accordance with the Texas Open Meetings Act.

e. During any executive session or closed meeting, to protect confidentiality and preserve attorney-client privilege, the Councilmember participating remotely by means of videoconference must safely prohibit all audio and video communication from being seen, heard or recorded by unauthorized persons.

~~7) Meetings by Teleconference. A quorum of City Council may conduct meetings remotely by means of teleconference if all of the following conditions apply:~~

~~a. An emergency or public necessity exists, as defined by Texas Open Meetings Act provisions for telephone meetings.~~

~~b. Physical attendance at one location by a quorum of City Council is unreasonably difficult or impossible.~~

~~c. The technology used to facilitate two-way audio communication among participating City Council members, which is audible to the public during the meeting, operates in accordance with Texas Open Meetings Act requirements.~~

D. INTERACTION WITH CITY STAFF

1) City Charter Requirement. Section 4.05 of the City Charter provides that: "No member of the council shall give orders directly to any city employee, except when empowered to do so by an emergency proclamation, and all members of the council shall deal with the nonelective officers, employees and administrative offices of the city solely through the city manager."

2) Council Requests for Staff Reports. City Council Members may request staff reports and other staff work through the City Manager. If the request involves a significant use of staff resources (generally defined as approximately ~~four~~ two (2) hours or more of staff time), the City Manager shall have the discretion to ask the Council member to bring the request forward as an agenda item and the request must receive a consensus from the City Council.

3) Council Request for Information. The City Council may ask for information from City Staff by making the request to the City Manager or getting authorization from the City Manager to request the information from City Staff. Written materials or written responses to questions or requests for information shall be provided to the entire City Council.

E. RECONSIDERATION OF MATTERS

1) In order for an action to be reconsidered, a Councilmember may request that an item considered be submitted to the City Manager's Office no later than 5:00 p.m. on the first Wednesday after the City Council Meeting in which a vote was taken on the item. A request to reconsider at item can only be sponsored by a Council Member who voted with the prevailing side. A motion to reconsider any action of the Council can be made not later than the next succeeding official City Council Meeting following its submission to the City Manager's Office. Such motion can only be made by a member who voted with the prevailing side. It can be seconded by any member. No question shall be twice reconsidered, except by unanimous consent of the Council.

2) For matters that have not received four votes of Council either for or against a motion on the matter, any member of Council can request that the matter be placed on the agenda for reconsideration. The request may be made at the meeting at which the motion failed to pass, or the request may be made in writing and submitted to the City Manager and the City Secretary by 5:00 p.m. on the first Wednesday after the City Council Meeting in which the matter failed to receive four votes.

3) Reconsideration of matter under this Section will not be limited to the motion or motions made at the prior meeting.

F. MISCELLANEOUS

1) Email and Cell Phone Usage. Councilmembers to the greatest extent possible will use city-issued cell phones and email accounts to conduct City business.

2) Robert's Rules. Where needed for structure and order, the City Council may use Roberts Rules of Order as a guide for its proceedings, unless they conflict with these rules.

3) Suspension of Rules. Any provision of these rules not governed by the City Charter or Code may be temporarily suspended by a two-thirds vote of all members of the Council.

4) Amendment to Rules. These rules may be amended, or new rules adopted, by a majority vote of all members of the Council. Council shall review these rules annually.

~~F~~G. COUNCIL LIAISON ROLES AND RESPONSIBILITIES

The City Council adopted on December 1, 2022, the following guidelines for Council Liaison members on City appointed Boards, Commissions, and Committees (Boards).

- **Definition.** The Council Liaison acts as spokesperson on behalf of the Council when so directed by the Council as a body.

- **Purpose.** The role of the Council Liaison is to facilitate communication from the Council to the Board by providing information about Council actions and related discussions and to serve in a support-role to the Staff Liaison without superseding or overriding the Staff Liaison's authority.

- **Appointments.** No Council member is required to serve as Council Liaison to a Board. Council Liaison appointments will be conducted annually in October at the same meeting during which annual Board appointments are made. Councilmembers desiring to serve as Council Liaison to multiple Boards will be considered for appointment to one Board and then may be considered for additional appointments once other Council members have an opportunity to serve.

- **Attendance.** Attendance by Council Liaisons at Board meetings is not required and is not counted for the purposes of establishing and maintaining Board quorum. However, attendance at all or most Board meetings is encouraged. Frequency of attendance may be determined by each Council Liaison.

- **Participation.** Council Liaisons do not have voting or agenda setting privileges on the Board. Although Council Liaisons may participate in Board discussion, they should not advocate positions before the Board, nor should they attempt to influence Board decisions.

These guidelines apply when a Council member is acting as liaison to a City appointed Board. It does not apply when the Council member is appointed to a Board of non-city bodies where the Council member serves as a representative of the City.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, FOR THE PURPOSE OF ADOPTING AND AMENDING RULES OF PROCEDURE TO GOVERN THE CONDUCT OF CITY COUNCIL MEETINGS; TO PROVIDE FOR ENFORCEMENT OF THE CITY CHARTER; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR NO RETROACTIVE ENFORCEMENT PRIOR TO THE EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City Council of the City of Leander, Texas (the "City") is authorized by the City Charter and state law to determine its own rules;

Whereas, Section 4.03(b) of the City Charter charges the City Council with ensuring the enforcement of the provisions of the City Charter and the ordinances of the City. and

Whereas, the City Council wishes to adopt and amend the rules of procedure of the City of Leander to provide for the orderly conduct of City Council meetings and to provide for the enforcement of the City Charter;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Adoption of Rules of Council. The City Council hereby adopts the amended City of Leander Rules of Procedure as set forth in Exhibit A.

Section 3. Conflicting Ordinances. Any ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 4. Savings. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting City Council Rules of Procedure which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage with no retroactive enforcement for complaints about actions that occurred prior to the effective date and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 6. **Severability**. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. **Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this 20 day of February, 2025.

ATTEST: **CITY OF LEANDER, TEXAS**

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

Exhibit "A"
Rules of Procedure

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4) Executive Session. Matters discussed in executive session will be kept confidential and City Councilmembers shall not discuss matters discussed in executive session outside of the executive session.

5) Adjournment. After 11:00 p.m., if more than two items remain on the agenda (excluding Councilmember closing remarks), the Council may vote on the question of adjourning the meeting and postponing the remaining items. If three-fourths of Councilmembers present and voting at the meeting (but no less than four) vote to postpone the items and adjourn the meeting, then the remaining items will be posted on the next regular City Council agenda, or an earlier agenda if approved by the City Council or Mayor. Such agenda items shall be the first items listed under the Regular Agenda.

6) Participation by Videoconference. One (1) or more Councilmember(s) may participate in City Council meetings remotely by means of videoconference, and shall be counted as present, if all of the following conditions apply:

   a. Attendance by the Councilmember at the physical meeting location is unreasonably difficult or impossible.

   b. The Councilmember has notified the City Secretary of his/her request to participate remotely by means of videoconference no later than one week prior to the scheduled meeting date.

   c. The meeting notice specifies a physical meeting location and the intent to have a quorum of City Council present at the physical meeting location.

      i. If the Mayor plans to participate remotely by means of videoconference, the Mayor

Pro Tem (or other Councilmember designated pursuant to Section C.1) shall serve as the Presiding Officer.

d. The technology used to facilitate two-way audio and video communication among participating City Council members, which is audible and visible to the public during the meeting, operates in accordance with Texas Open Meetings Act requirements.

   i. If a quorum of City Council is present at the physical meeting location, and the Councilmember participating remotely by means of videoconference is no longer visible and audible to those in attendance at the physical meeting location, the meeting may continue in accordance with the Texas Open Meetings Act.

e. During any executive session or closed meeting, to protect confidentiality and preserve attorney-client privilege, the Councilmember participating remotely by means of videoconference must safely prohibit all audio and video communication from being seen, heard or recorded by unauthorized persons.

D. INTERACTION WITH CITY STAFF

1) City Charter Requirement. Section 4.05 of the City Charter provides that: "No member of the council shall give orders directly to any city employee, except when empowered to do so by an emergency proclamation, and all members of the council shall deal with the nonelective officers, employees and administrative offices of the city solely through the city manager."

2) Council Requests for Staff Reports. City Council Members may request staff reports and other staff work through the City Manager. If the request involves a significant use of staff resources (generally defined as approximately two (2) hours or more of staff time), the City Manager shall have the discretion to ask the Council member to bring the request forward as an agenda item and the request must receive a consensus from the City Council.

3) Council Request for Information. The City Council may ask for information from City Staff by making the request to the City Manager or getting authorization from the City Manager to request the information from City Staff. Written materials or written responses to questions or requests for information shall be provided to the entire City Council.

E. RECONSIDERATION OF MATTERS

1) In order for an action to be reconsidered, a Councilmember may request that an item considered be submitted to the City Manager's Office no later than 5:00 p.m. on the first Wednesday after the City Council Meeting in which a vote was taken on the item. A request to reconsider at item can only be sponsored by a Council Member who voted with the prevailing side. A motion to reconsider any action of the Council can be made not later than the next succeeding official City Council Meeting following its submission to the City Manager's Office. Such motion can only be made by a member who voted with the prevailing side. It can be seconded by any member. No question shall be twice reconsidered, except by unanimous consent of the Council.

2) For matters that have not received four votes of Council either for or against a motion on the matter, any member of Council can request that the matter be placed on the agenda for reconsideration. The request may be made at the meeting at which the motion failed to pass, or the request may be made in writing and submitted to the City Manager and the City Secretary by 5:00 p.m. on the first Wednesday after the City Council Meeting in which the matter failed to receive four votes.

3) Reconsideration of matter under this Section will not be limited to the motion or motions made at the prior meeting.

F. MISCELLANEOUS

1) Email and Cell Phone Usage. Councilmembers to the greatest extent possible will use city-issued cell phones and email accounts to conduct City business.

2) Robert's Rules. Where needed for structure and order, the City Council may use Roberts Rules of Order as a guide for its proceedings, unless they conflict with these rules.

3) Suspension of Rules. Any provision of these rules not governed by the City Charter or Code may be temporarily suspended by a two-thirds vote of all members of the Council.

4) Amendment to Rules. These rules may be amended, or new rules adopted, by a majority vote of all members of the Council. Council shall review these rules annually.

G. COUNCIL LIAISON ROLES AND RESPONSIBILITIES

The City Council adopted on December 1, 2022, the following guidelines for Council Liaison members on City appointed Boards, Commissions, and Committees (Boards).

- **Definition.** The Council Liaison acts as spokesperson on behalf of the Council when so directed by the Council as a body.

- **Purpose.** The role of the Council Liaison is to facilitate communication from the Council to the Board by providing information about Council actions and related discussions and to serve in a support-role to the Staff Liaison without superseding or overriding the Staff Liaison's authority.

- **Appointments.** No Council member is required to serve as Council Liaison to a Board. Council Liaison appointments will be conducted annually in October at the same meeting during which annual Board appointments are made. Councilmembers desiring to serve as Council Liaison to multiple Boards will be considered for appointment to one Board and then may be considered for additional appointments once other Council members have an opportunity to serve.

- **Attendance.** Attendance by Council Liaisons at Board meetings is not required and is not counted for the purposes of establishing and maintaining Board quorum. However,

attendance at all or most Board meetings is encouraged. Frequency of attendance may be determined by each Council Liaison.

- **Participation.** Council Liaisons do not have voting or agenda setting privileges on the Board. Although Council Liaisons may participate in Board discussion, they should not advocate positions before the Board, nor should they attempt to influence Board decisions.

These guidelines apply when a Council member is acting as liaison to a City appointed Board. It does not apply when the Council member is appointed to a Board of non-city bodies where the Council member serves as a representative of the City.

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of Amendment 4 with PGAL in the amount of $9,250.00 providing for additional services for redesign of the flex space and delegated steel connection design relating to the Senior Activity Center (CIP P.6) for a total contract amount of $689,900.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
PGAL was hired under CIP Project Number 6, for design, engineering, and construction administration services for the new Senior Activity Center. The Professional Services Agreement in the amount of $467,200.00 was approved by City Council on September 7, 2017.

Amendment #4 is to address the flex space in the Senior Activity Center to redesign the space previously set aside for a Child Advocacy Group. City staff was looking for an unused open area that could be utilized as a Voting Center when needed to help alleviate voting security concerns. This space is also planned to be utilized as a classroom/activity room at other times.

Amendment #4 is to also address an additional service provided by the project structural engineer that the general contractor is financially responsible for and will be addressed in the next Change Order to the general contractor as a deduction in their contract.

This amendment request will exceed the percentage of the original contract allowed as established in the Ordinance passed on June 20, 2024. Since this is a professional services contract, City Council must approve all amendments over 25% of the original contracted amount.

HISTORY/TIMELINE:
The project went to bid, as Solicitation #S19-022, with nine (9) bids received on February 13, 2020, the lowest qualified bid was $5,192,250.00, which was above the original budget of $3,820,000.00. Subsequently, efforts were taken to find additional funds and research other site options.

Amendment #1, in the amount of $8,000.00, was approved by City Council on August 6, 2020, and executed by the City Manager on August 6, 2020, to research and evaluate a second site adjacent to the City Library on Bagdad Road. Subsequently, it was determined that the best site is the original Municipal Drive site.

After a period of inactivity, the project was approved to restart in April 2022. In response, PGAL submitted Amendment #2 for additional services to bring the older documents up to compliance with current code requirements, to provide for an additional bid, and to match construction administration service costs to current inflated market prices. Amendment #2, in the amount of $163,450.00, was approved by City Council on December 15, 2022, and fully executed on January 3, 2023, to update the drawings and specifications to comply with the 2021 IBC code.

Amendment #3, in the amount of $42,000.00, was approved and executed on January 9, 2024, by the Interim City

Manager to update and repackage the Drawing and Specification Contract Documents to comply with current City Ordinance setback requirements and acceptable exterior building materials standards. In order to comply with current setback and exterior building materials requirements, PGAL design services were needed to address shifting the building position on the property as well as changing building facade materials from wood and metal to masonry to meet the maximum allowable setback exceptions while not changing overall building dimensions.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of Amendment #4 to PGAL, for project P.6, in the amount of $9,250.00, and authorize the City Manager to execute all appropriate documentation.

PRESENTER:
Tony Bettis, PMP, CIP Project Manager

Fiscal Impact

Amount requested:	$9,250.00
Approved in current budget (Yes / No):	No
Expenditure (New / Amended):	Amended
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	513-01-8225 (SENIOR CENTER)

Attachments:

1. Amendment #4 to Professional Services Agreement

CONTRACT AMENDMENT FOR PROFESSIONAL SERVICES

AMENDMENT NO. 4 TO ARCHITECT DATED SEPTEMBER 7, 2017

This will constitute authorization between the CITY OF LEANDER, TEXAS (Owner) and PGAL (Firm), to adopt AMENDMENT NO.4. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

CITY OF LEANDER
P.6 – CITY OF LEANDER SENIOR RECREATION CENTER

A. AMENDMENT DESCRIPTION

- PGAL shall provide additional services for redesigning the flex space and delegated steel connection design totaling $9,250.00.
  - PGAL redesign of Child Advocacy space to flex space - $3,000.00
  - MEP redesign of Child Advocacy space to flex space - $2,250.00
  - Structural additional services for delegated steel connection design - $4,000.00

B. EXHIBITS ATTACHED TO THIS AMENDMENT

- PGAL Amendment No. 4 Document

APPROVED:	ACCEPTED:
CITY OF LEANDER, TEXAS	PGAL
By _____	By Michael H. Lloyd
Title _____	Title Principal
Date _____	Date 1/6/2025

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

November 21, 2024

Additional Services Fee for Construction Document phase for the Leander Senior Center

Mr. Russell Alabastro
CIP project manager
City of Leander
201 N. Brushy St.
Leander, Texas 78641

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SAN DIEGO

PROFESSIONAL ADDITIONAL SERVICE FEES

For the services described, the Client shall compensate the Architect as follows:

Additional Services	Total
PGAL redesign of flex space	$3,000
MEP redesign of flex space.	$2,250
Structural additional services for delegated steel connection design	$4,000
Total Additional Service Fees	**$9,250.00**

PGAL.COM
14135 Midway Road, Suite G-200
Addison, TX 75001
t 972 871 2225
f 972 871 2228

AGENDA ITEM # 12

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Award of Solicitation S24-016 to Indoff, LLC for Senior Activity Center furniture, fixtures, and equipment in the amount of $381,566.52; authorize the City Manager to execute any and all necessary documents and authorize the City Manager to approve change orders up to $50,000.00 with a total amount of change orders not to exceed 25% of original contract amount.

BACKGROUND:
A Request for Proposals solicitation (RFP S24-016) was issued on August 22, 2024, for the procurement of the furniture, fixtures, and equipment for the new Senior Activity Center located at 709 Municipal Drive, Leander, TX 78641, projected to open in summer 2025. The solicitation closed on December 3, 2024. The City of Leander sought proposals from firms experienced in providing, shipping, assembly, and installation of office and general furniture. The Senior Activity Center will be approximately 12,000 square feet with features such as a multipurpose and activities rooms, a fitness center, dining area, offices, an outdoor lounging area, lobby and library space, a game room, and a staff break room.

The solicitation was announced through:

- The Hill Country News,
- City of Leander Bonfire website,
- CIVCAST,
- BidNet,
- State of Texas ESBD website, and
- Williamson County CMBL and HUB vendor notification.

Six (6) responses were received and scored for the following criteria: 1. Pricing, 2. Company Work Experience and Personnel, and 3. Timeline for Project. After a review of each of the respondent's submittals, the evaluation team recommends Indoff, LLC for award. The bid tabulation is attached.

Indoff, LLC is a 1.3-billion-dollar company that has been in existence since 1971 with its headquarters in St. Louis, MO. Indoff has a local branch office in Austin, Texas which will service this project and has dedicated a Project Manager with extensive interior design experience and government contracts. Indoff, LLC contracts with a furniture delivery company C-Serv Commercial Services, based out of Round Rock, Texas and has been in business since 2005 and also has a dedicated project on-site manager for the Senior Center delivery and installation process. The Indoff executive team consists of five (5) individuals dedicated to the City of Leander that have over 40 years' experience in interior design and administrative expertise that impressed the review panel in comparison to the other bid portfolios. This attention to detail will be critical to ensure proper procurement, lead times and upholstery selections met per design. Indoff provided a detailed timeline of the project with fabric selections, manufacturing schedules, transit time, inspections, and installation logistics in a work plan that meets all expectations of the project.

Due to the amount, City Council approval is required pursuant to purchasing policy and state law. The procurement method satisfies purchasing policy.

HISTORY/TIMELINE:
08/22/2024 - Request for Proposals S24-016 issued
12/03/2024 - Solicitation closed

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Ashlea Boyle, Director of Parks and Recreation

Fiscal Impact

Amount requested:	$381,566.52
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-time
Fund source (Operating / Utility / etc.):	CIP

Attachments:

1. 4.6 Evaluation Results
2. Contract L00430- Indoff
3. City Solicitation
4. Indoff's Proposal & BAFO

EVALUATION MATRIX
Request for Proposal S24-016
Senior Activity Center (SAC) Furniture

Evaluation Category	Maximum Points	Indoff Inc.	Kay Davis Associates	Office Depot	B&H Total Office Solutions	Wilson-bauhaus	The Source: Commercial Furnishing & Relocation Svcs.	Krueger International, Inc	Facilities Resource, Inc.
Timeline	40	33	30	25	28	18	18	*	*
Cost	40	26	29	40	26	29	24	*	*
Company Work Experience and Personnel	20	20	19	11	18	13	11	*	*
Total	100	79	78	76	72	60	53	*	*

Recommended for Award: **Indoff Inc.**

* Deemed non-responsive

CONTRACT BETWEEN THE CITY OF LEANDER ("City")
AND
INDOFF LLC ("Contractor")
FOR
SENIOR ACTIVITY CENTER (SAC) FURNITURE
RFP S24-016 / L00430

The City accepts the Contractor's Offer (as referenced in Section 1.1.3 below) for the above requirement and enters into the following Contract.

This Contract is between Indoff LLC having offices at 11816 Lackland Road, St. Louis, MO 63146 and the City, a home-rule municipality incorporated by the State of Texas and is effective as of the date executed by the City ("Effective Date").

1.1 **This Contract is composed of the following documents**:

1.1.1 This Contract Cover Sheet

1.1.2 The City's Solicitation, Request for Proposal S24-016 is incorporated herein as Exhibit A.

1.1.3 Indoff LLC Offer, dated December 2, 2024, including subsequent clarifications and revised quotation dated January 6, 2025, is incorporated herein as Exhibit B.

1.2 **Order of Precedence**: Any inconsistency or conflict in the Contract documents shall be resolved by giving precedence in the following order:

1.2.1 This Contract Cover Sheet

1.2.2 The City's Solicitation as referenced in Section 1.1.2, including all documents incorporated by reference.

1.2.3 The Contractor's Offer as referenced in Section 1.1.3, including subsequent clarifications.

1.3 **Compensation**: This Contract is for an amount not to exceed $381,566.52.

This Contract (including any Exhibits) constitutes the entire agreement of the parties regarding the subject matter of this Contract and supersedes all prior and contemporaneous agreements and understandings, whether written or oral, relating to such subject matter. This Contract may be altered, amended, or modified only by a written instrument signed by the duly authorized representatives of both parties.

In witness whereof, the City has caused a duly authorized representative to execute this Contract on the date set forth below.

INDOFF LLC	**CITY OF LEANDER**
LEAnn Pashma	Todd Parton
Printed Name of Authorized Person	Printed Name of Authorized Person
LEAnn Pashma	
Signature	Signature
Branch Partner	City Manager
Title:	Title:
1/7/2025	
Date:	Date:

EXHIBIT A – City's Solicitation
EXHIBIT B – Contractor's Offer & BAFO

ADDENDUM
CITY OF LEANDER, TEXAS

Solicitation: RFP S24-016	**Addendum No: 1**	**Date of Addendum:**	**September 3, 2024**

This addendum is to incorporate the following changes to the above referenced solicitation:

I. **Questions:**

Does the City have a list of manufacturers and part number we could reference to help us with the Cost Proposal Sheet?

There are about (5) total items that are no longer available due to the age of the original layout/furniture plan (2020). The designer will research replacement options and send the City the specifications for each item on the cost proposal sheet they can locate. The City will need about 2 weeks to get a finalized listing for the bid The solicitation has been extended accordingly.

II. **Extension:**

A. The vendor questions and answers deadline has been extended to October 1, 2024.
B. The City's response to the questions and answers period is approximately October 8, 2024
C. The proposal due date is hereby extended until Wednesday, October 30, 2024, at 3:00 PM CST.

III. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

APPROVED BY: Cheryl Kaufman September 3, 2024
Cheryl Kaufman, Purchasing Manager
Purchasing Office, 512-524-2730

By acknowledging this addendum, it is hereby incorporated into and made a part of the above referenced solicitation.

ADDENDUM
CITY OF LEANDER, TEXAS

Solicitation: RFP S24-016 **Addendum No: 2** **Date of Addendum: October 18, 2024**

This addendum is to incorporate the following changes to the above referenced solicitation:

I. **Questions:**

Q1. Do you have more detailed information on the part numbers, manufacturer, distributor, etc. for the space included in Attachment D.
A1. **Yes, please see Attachment F- Item Details.**

Q2. Since the original designer was collating/verifying the part information will you be extending the solicitation questions and answers deadline?
A2. **Yes, the question-and-answer deadline has been extended to October 30, 2024.**

Q3. Once the part details are provided will the City be extending the solicitation?
A3. **Yes, the City has extended the solicitation to November 19, 2024, at 3:00 PM CST.**

Q4. Will the City accept alternate as-equal part numbers and manufacturers?
A4. **Yes, the City reserves the right to award items alternately bid on Attachment E- UPDATED Cost Proposal Sheet at their discretion.**

Q5. Is it possible to meet with the people that manage and utilize the space?
A5. **No, the building is not completed so assignments have not been finalized.**

Q6. The items pictured for the outdoor all have ability to be bolted to the concrete. Is bolting to the concrete a requirement?
A6. **Yes.**

Q7. Do you have a drawing of where the furniture will go outside? Do you have a drawing, or cad for this area? We would like to reconfirm quantities for this space.
A7. **Yes, please see Attachment G- Hardscape Plan Sheets.**

Q8. Items M-4 and M-5 do not show on the floorplan but do appear on the Proposal Spreadsheet along with the acronym FPD. In this instance does FPD stand for Flat Panel Display? Is there a preferred Manufacturer(s)? Is there a range of sizes or must they be exactly 49" and 60"?'
A8. **Yes, LG Brand. The City needs the specific sizes of 49" and 60," please see Attachment F- Item Details.**

Q9. We observed that for a senior center you have so many chairs noted without arms. Typically chair arms are needed for seniors to help get out of chairs. Was this decision fully considered?
A9. **Chair types are a combination of those with arms and without. Please proceed with the specification sheet.**

II. **Additional Information:** Please see the attached additional item information contained in Attachment F- Item Details. Also included with the solicitation is Attachment G- Hardscape Plan Sheets.

III. **Extension:**

A. The vendor questions and answers deadline has been extended to October 30, 2024.

B. The City's response to the questions and answers period is approximately November 4, 2024

C. The proposal due date is hereby extended until Wednesday, November 19, 2024, at 3:00 PM CST.

IV. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

APPROVED BY: Cheryl Kaufman 10/18/24

Cheryl Kaufman, Purchasing Manager
Purchasing Office, 512-528-2730

By acknowledging this addendum, it is hereby incorporated into and made a part of the above referenced solicitation.

ADDENDUM
CITY OF LEANDER, TEXAS

Solicitation: RFP S24-016 **Addendum No: 3** **Date of Addendum: November 14, 2024**

This addendum is to incorporate the following changes to the above referenced solicitation:

I. **Questions:**

Q1. Regarding these two items from Stylex - CH-7 and CH-8, I do not believe the pallas fabric mentioned is approved by Stylex so could not be used. Will another fabric need to be selected? Should we just price out a similar vinyl/faux leather upholstery option?

A1. **The seating manufacturer indicated this fabric could still be used on this product; it will just need to be sent in for testing per below. At that point if it is proven the upholstery is not applicable for use on these pieces, a reselection of the upholstery will be required/requested by the City. Bidders can still quote the specified upholstery.**

If a vendor wants to send in a sample for testing, please send it to the address and attention below:

Stylex
Attn: Gabrielle Karlis / JM
M/F: Share – Quote # 110613
740 Coopertown Road
Delanco, NJ 08075

Q2. Do you want standard upholstery options? The photo shows the U1 waterline contrast yet in the specs that is not noted, please provide clarification.

A2. **Standard upholstery detailing to be used. No waterline. This should make the upholstery spec'd acceptable for use.**

Q3. For the tables specified on TA-5, the Southern Aluminum folding tables, in the description it has for leg style to be "individual Folding" but that style leg is not available with this table. The image shows the H-style leg, which is what it available. Can you confirm you want the H-style leg as shown in the image and the note in the description for the leg style is incorrect?

A3. **Please quote the part number listed in Attachment F- Item Details, or equal.**

Q4. To clarify, the outdoor tables and benches you stated you want to be installed cannot be permanently installed on pavers if their location is on pavers only. If the pavers are installed over a concrete slab, then we will need to know the thickness of the pavers to install through them into the concrete slab

A4. **The pavers have been removed from the original plans; installation will be bolting furniture directly to four-inch concrete.**

Q5. Will there be any contract used when quoting this? Omnia? TIPS? Or is it just based off of best pricing?

A5. **Best value will be used to determine award.**

Q6. There is $5000 allocated to art. Does that include labor costs? A-1 is not listed in the cost proposal sheet, does this need to be added? Also, regarding the installation, it just notes “include associated hanging hardware" - will you want a security mount added? We will not know how many pieces and sizes there would be to add installation for these to best propose a cost.

A6. **This allocation should no longer be considered as part of this solicitation. The Leander Public Arts and Culture Commission will run a separate art solicitation for artists to respond to.**

Q7. Do the TV mounts need to be ADA compliant
A7. **TV remote controls will be used by staff.**

Q8. Should we assume the counseling rooms and waiting room have been deleted?
A8. **Yes.**

Q9. Some quantities are different on the cost proposal sheet and the spec sheets. Which quantities are we to use?
A9. **Use the quantities listed in the cost proposal sheet. The City reserves the right to award more or less as needed.**

Q10. Will a loading dock be available? Are there any obstacles we should be aware of? example: truck access, ease of delivery, delivery time restrictions, etc.
A10. **Other than what is listed in the solicitation, there is no loading dock but there is not an abundance of obstacles either. A long bed 18-wheeler would experience a delivery issue (there is not a substantial turn radius available). A short bed or box truck would not experience delivery issues.**

Q11. In the RFP you state to hold pricing for 120 days. Do you have a time frame of when you would purchase? Since this will span over the New Year, several manufacturers will have a price increase the first part of the year so we would need to ask for them to hold pricing if possible, or we will need to quote with the price increase.
A11. **The City does not anticipate awarding until calendar year 2025. The City will award to the best value offer, pricing is a consideration factor of best value.**

Q12. Reviewing the updated proposal pricing sheet, there are a few items that are not listed on the sheet. These are: AC-7; AC-13; AC-15; AC-16; AC-17; AC-19. Do you want us to add these? or will you be issuing another document?
A12. **AC-7 through AC-17 were intentionally removed from the cost proposal sheet; the City will buy them locally. AC-19 was not on the original price list but the City would like to purchase two of these; this line items has been added to Attachment E- UPDATED2 Cost Proposal Sheet.**

Q13. The RFP states an opening date of February 2025 – what is the anticipated furniture install date? We are asking for clarification to ensure the furniture lead times can meet your timeline expectations
A13. **The time frame the project manager anticipates substantial completion is March 2025. The City would like to see installation of furniture by March 2025 if at all possible.**

II. **Extension:** The proposal due date is hereby extended until Tuesday, December 3, 2024, at 3:00 PM CST.

III. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

APPROVED BY: Cheryl Kaufman 11/14/2024
Cheryl Kaufman, Purchasing Manager
Purchasing Office, 512-528-2730

By acknowledging this addendum, it is hereby incorporated into and made a part of the above referenced solicitation.

City of Leander

City of Leander, Texas

Purchasing & General Services

105 N Brushy St,
Leander, Texas 78641
www.leandertx.gov

REQUEST FOR PROPOSAL (RFP)

FURNITURE FOR SENIOR ACTIVITY CENTER

SOLICITATION NUMBER S24-016

AUGUST 2024

EXHIBIT A

FURNITURE FOR SENIOR ACTIVITY CENTER
PART I
GENERAL REQUIREMENTS

1. **PURPOSE:** The City of Leander, herein after "the City" seeks proposals from firms experienced in providing, shipping, assembly, and installation of office and general furniture. The City of Leander has begun the development of the Leander Senior Activity Center located at 709 Municipal Drive, Leander, TX 78641 with an estimated 12,000 square feet and an opening date of February 2025. The Senior Activity Center will feature multipurpose and activities rooms, a fitness center, dining area, offices, an outdoor lounging area, lobby and library space, a game room, and a staff break room.

2. **SOLICITATION PACKET:** This solicitation packet is comprised of the following:

Description	Index
Part I – General Requirements	Page(s) 2-3
Part II – Definitions, Standard Terms and Conditions and Insurance Requirements	Page 4
Part III – Supplemental Terms and Conditions	Page(s) 5-6
Part IV – Scope of Work	Page(s) 7-8
Part V – Proposal Preparation Instructions and Evaluation Factors	Page(s) 9-11
Attachment A – Reference Sheet	Separate attachment
Attachment B – Conflict of Interest Questionnaire	Separate attachment
Attachment C – Subcontractor Information Form	Separate attachment
Attachment D – Floor Plan and Appearance	Separate attachment
Attachment E – Cost Proposal Sheet	Separate attachment

3. **SCHEDULE OF EVENTS:** It is the City's intention to follow the solicitation timeline below.

EVENT	DATE
Solicitation released	August 22, 2024
Deadline for submission of questions and furniture substitution forms	September 18, 2024 @ 6:00 PM, CST
City responses to questions or addendums	Approximately September 23, 2024 @ 6:00 PM, CST
Deadline for submission of responses	October 9, 2024 @ 3:00 PM, CST

All questions regarding the solicitation shall be submitted through Bonfire in writing by 6:00 PM CST on the due date noted above. A copy of all questions submitted and the City's response to the questions shall be posted on the City's webpage in the form of an addendum at:
https://leandertx.bonfirehub.com/

The City reserves the right to modify these dates. Notice of date change will be posted to the City's website:
https://leandertx.bonfirehub.com/

4. **SOLICITATION UPDATES:** Respondents shall be responsible for monitoring the City's website at https://leandertx.bonfirehub.com/ for any updates pertaining to the solicitation described herein. Various updates may include addendums, cancellations, notifications, and any other pertinent information necessary for the

submission of a correct and accurate response. The City will not be held responsible for any further communication beyond updating the website.

5. **RESPONSE DUE DATE:** Appropriately submitted responses are due at or before 3:00 PM, on the due date noted in PART I, Section 3 – Schedule of Events. The Offeror shall respond via the City's electronic bidding platform, Bonfire: https://leandertx.bonfirehub.com/

   A. This request for proposal (RFP) does not commit the City to contract for any supply or service.
   B. No paper or submittals outside of Bonfire will be accepted by the City for this solicitation.
   C. Responses cannot be altered or amended after digital opening.
   D. No response can be withdrawn after opening without written approval from the City for an acceptable reason.
   E. The City will not be bound by any oral statement or offer made contrary to the written specifications.
   F. Samples (if applicable) shall be provided at the Respondent's expense and shall become the property of the City.
   G. Late responses will not be permitted nor considered.

6. **SUSPENSION OR DEBARMENT CERTIFICATION:** The provisions of the Code of Federal Regulations 2 CFR part 180 suspension and debarment may apply to this agreement. The City of Leander is prohibited from contracting with or making prime or sub-awards to parties that are suspended or debarred or whose principals are suspended or debarred from doing business with the Federal Government, State of Texas, or the City of Leander.

7. **CERTIFICATE OF INTERESTED PARTIES:** Section 2252.908 of the Texas Government Code requires the successful offeror to complete a Form 1295 "Certificate of Interested Parties" that is signed for a contract award requiring council authorization. The "Certificate of Interested Parties" form must be completed on the Texas Ethics Commission website, printed, signed, and submitted to the City by the authorized agent of the Business Entity with acknowledgment that disclosure is made under oath and under penalty of perjury prior to final contract execution. Link to Texas Ethics Commission Webpage: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

8. **EX PARTE COMMUNICATION:** Please note that to insure the proper and fair evaluation of an offer, the City of Leander prohibits ex parte communication (e.g., unsolicited) initiated by the Offeror to the City Official, Employee, City Consultant, or Evaluation Team member evaluating or considering the offers prior to the time an award decision has been confirmed. Communication between an Offeror and the City will be initiated by the appropriate City Official or Employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the offer. Ex parte communication may be grounds for disqualifying the offending Offeror from consideration of award in evaluation or any future bid.

PART II
DEFINITIONS, STANDARD TERMS AND CONDITIONS,
AND INSURANCE REQUIREMENTS

1. **DEFINITIONS, STANDARD TERMS AND CONDITIONS:** By submitting a response to this solicitation, the Respondent agrees that the City's Definitions and Standard Terms and Conditions, in effect at the time of release of the solicitation, shall govern unless specifically provided otherwise in a separate agreement or on the face of a purchase order. These can be obtained from the City's Bonfire website under the published solicitation.

   In addition, the Supplemental Terms and Conditions listed in Section III shall also be enforced as part of the contract.

2. **INSURANCE:** The Respondent shall meet or exceed all insurance requirements set forth in Standard Insurance Requirements. The City's Standard Insurance Requirements document can be viewed and downloaded from the City's Bonfire website under the published solicitation.

PART III
SUPPLEMENTAL TERMS AND CONDITIONS

1. **AGREEMENT TERM:** The term of the Agreement shall begin from date of award and shall remain in full force until all pieces of furniture have been delivered, installed, inspected, and accepted by City staff.

2. **RESPONDENT QUALIFICATIONS:** The City has established the following minimum qualifications. Respondents who do not meet the minimum qualifications will not be considered for award. The Respondent shall:

   A. Be firms, corporations, individuals, or partnerships normally engaged in providing, shipping, assembly, and installation of office and general furniture as specified herein and have adequate organization, facilities, equipment, financial capability, and personnel to ensure prompt and efficient service to the City.

   B. Provide all labor, supplies, and materials required to satisfactorily perform the services as specified herein and own or acquire at no cost to the City all construction aids, appliances, and equipment Respondent deems necessary and maintain sole responsibility for the maintenance and repair of Respondent's vehicles, equipment, tools, and all associated costs. The City shall not be responsible for any Respondent's tools, equipment, or materials lost or damaged during the performance of the services specified herein.

   C. Be domiciled in or have a home office inside the United States. Respondents domiciled outside the United States, or not having a home office inside the United States will not be included for consideration in this RFP process.

3. **SUBCONTRACTORS:** If Subcontractors will be used the Respondent is required to complete and submit with their proposal response Attachment C: Subcontractor Information Form. The Contractor shall be fully responsible to the City for all acts and omissions of the Subcontractors just as the Contractor is responsible for the Contractors own acts and omissions. The Contractor shall:

   A. Require that all deliverables to be provided by the Subcontractor be provided in strict accordance with the provisions, specifications, and terms of the Contract.

   B. Require that all Subcontractors obtain and maintain, throughout the term of their agreement, primary insurance in the type and amounts specified for the Contractor, with the City being named as an additional insured; and

   C. Require that the Subcontractor indemnify and hold the City harmless to the same extent as the Contractor is required to indemnify the City.

   D. Awarded Contractor is required to submit a list of all subcontractors for approval by the City prior to use of any subcontractors throughout the term of the contract.

4. **RETAINAGE:** The City will withhold 50 percent (%) retainage until completion of all work required by the Contract. The Contractor's invoice shall indicate the amount due, less the retainage. Upon final acceptance of the work, the Contractor shall submit an invoice for the retainage to the City and payment will be made as specified in the Contract. Payment of the retainage by the City shall not constitute nor be deemed a waiver or release by the City of any of its rights and remedies against the Contractor for recovery of amounts improperly invoiced or for defective, incomplete, or non-conforming work under the Contract.

5. **PREVAILING WAGE**: Pursuant to Chapter 2258 of the Texas Government Code, a worker employed on a public work project by a city must be paid: (1) not less than the general prevailing wage rate of per diem wages for work of a similar character in the locality in which the work is performed; and (2) not less than the general prevailing rate of per diem wages for legal holiday and overtime work. In accordance with Chapter 2258.022 the wage rates set forth by the Texas Workforce Commission for the Austin-Leander Area are the general prevailing wage rate for the City's public works contracts. A contractor or subcontractor who is awarded a contract by the City shall pay not less than the rates set forth and comply with all applicable sections of Chapter 2258.

6. **SAFETY:** The City reserves the right to remove any employee from City property for violation of federal, state, and local health, safety and environmental laws, ordinances, rules, and regulations. The Respondent shall:

   A. Ensure that all employees comply with all Occupational Safety and Health Administration (OSHA), State, and City safety and occupational health standards and other applicable federal, state, and local health, safety, and environmental laws ordinances, rules, and regulations in the performance of these services.

B. Be held responsible for the safety of their employees and unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site. In case of conflict, the most stringent safety requirement shall govern.

C. Indemnify and hold the City harmless from and against all claims, demands, suits, actions, judgments, fines penalties and liability of every kind arising from the breach of the Successful Respondents' obligations under this paragraph.

7. **WORKFORCE:** Successful Respondent shall:

A. Ensure Respondent's employees perform the services in a timely, professional, and efficient manner.

B. Ensure Respondent's employees, while working on City property, wear a company uniform that clearly identifies them as the Respondent's employee or subcontractor.

8. **PRICING:** The Respondent shall determine and submit a fixed cost for the work and shall include all incidental costs, labor, overhead charges, travel, payroll expenses, freight, equipment acquisition and maintenance, demurrage, fuel surcharges, delivery charges, costs associated with obtaining permits, insurance, bonds, and risk management. No separate line-item charges shall be permitted for either response or invoice purposes.

9. **PRICE INCREASE:** Contract prices for all furniture, delivery, assembly of furniture, and installation shall remain firm throughout the term of the contract.

10. **ACCEPTANCE/INSPECTION:** Acceptance/Inspection should not take more than seven (7) working days. The awarded respondent will be notified within the time frame if the services delivered are not in full compliance with the specifications. In the event the services are not performed to the satisfaction of the City the Contractor shall agree to reperform services to specification at no additional cost to the City. If any agreement or purchase order is cancelled for non-acceptance, the needed services may be purchased elsewhere.

11. **PERFORMANCE REVIEW:** The City reserves the right to review the awarded Contractor's performance anytime during the contract term.

12. **ORDER QUANTITY:** The quantities shown on the solicitation are estimates only. No guarantee of any minimum or maximum purchase is made or implied. The City will only order the services/goods needed to satisfy requirements within budgetary constraints, which may be more or less than indicated.

13. **AWARD:** The City reserves the right to enter into an Agreement or a Purchase Order with a single award, split award, primary and secondary award, non-award, or use any combination that best serves the interest and at the sole discretion of the City. Respondents to the solicitation will be notified when City staff recommendation of award has been made. The award announcement will be posted to the City's website at https://leandertx.bonfirehub.com/ once City Council has approved the recommendation of award and the agreement has been executed.

14. **POINT OF CONTACT / DESIGNATED REPRESENTATIVE:**

A. **Contractor's point of contact:** In order to maintain consistent standards of quality work performed across the City, the City shall be provided with a designated and identified point of contact upon award of the contract to include contact information. The City's designated representative shall be notified by the Respondent immediately should the point of contact change.

B. The City's designated representative:

Rachael Zalan
Manager
Parks and Recreation Department
Phone: 512-528-2994
E-mail: rzalan@leandertx.gov

C. Do not contact the individual listed above with questions or comments during the course of the solicitation.

EXHIBIT A

PART IV
SCOPE OF WORK

1. **INTRODUCTION AND BACKGROUND:**
The City of Leander, herein after "the City" seeks proposals from firms experienced in providing, shipping, assembly, and installation of office and general furniture. The City of Leander has begun the development of the Leander Senior Activity Center located at 709 Municipal Drive, Leander, TX 78641 with an estimated 12,000 square feet and an anticipated opening date of February 2025. The Senior Activity Center will feature multipurpose and activities rooms, a fitness center, dining area, offices, an outdoor lounging area, lobby and library space, a game room, and a staff break room.

The Leander Parks and Recreation staff along with a consultant have curated a list of furniture for the City's new senior activity center. Furniture deliveries will commence once the building is approved for occupancy which City staff anticipates being late November 2024. The City will require shipping, assembly, and installation of these items after that date.

2. **SERVICE REQUIREMENTS**: The Contractor shall-

A. Deliver, assemble, and install furniture at the following location:

Leander Senior Activity Center
709 Municipal Drive
Leander, Texas 78641

B. The City foresees that furniture may be stored in the cafeteria area to keep it out of the elements and be distributed through the rest of the building during installation.

C. Delivery and installation shall occur between the hours of 8:00AM to 7:00PM Monday through Friday unless otherwise approved by the City's POC.

D. The Contractor shall deliver the items, move them to their assigned locations, unpack them, and assemble them at the locations specified in Attachment D.

E. Complete delivery and installation of all furniture within a three-week period.

F. Remove all packaging, garbage, and debris before leaving the site.

G. All furniture shall be inspected and signed for by a City-authorized representative upon delivery.

3. **CONTRACTOR RESPONSIBILITIES:**

A. Submit their proposed furniture photo, manufacturer, part number, dimensions, colors, and any other pertinent information to help the City fully visualize the proposed furniture.

In comparison to Attachment D- Floor Plan and Appearance, the City will make the final determination of "as equal." Any items not shown visually in Attachment D will be awarded at the discretion of the City based on the furniture qualities provided in the offer and the price.

B. The exterior furniture is predominantly Victor Stanley and www.landscapeforms.com. The City does not have the manufacturer part numbers available for the furniture so cannot provide them to Respondents. Alternate similar products will be fully considered.

C. Notify the City's designated personnel to schedule delivery and installation.

D. Check in with City Personnel upon arrival on site.

E. Communicate all status updates, manufacturing delays, etc. to the City's POC.

4. **CITY RESPONSIBILITIES:**

A. Provide access for Contractor to site

B. Provide electrical outlets used to complete tasks.

C. Inspect furniture before installation is complete.

5. **RETURNS:**
The Contractor will be responsible for issuing all return credits including any shipping charges, if necessary, for returns due to incorrectly shipped orders and items damaged in transit.

6. **WARRANTY:**
All goods shall be warranted against defects in material and workmanship for a period of not less than 12 months beginning with the date of installation of part as evidenced by the City's work order. If the manufacturer's standard warranty exceeds 12 months, then the manufacturer's standard warranty shall be in effect. The Contractor shall furnish a copy of the manufacturer's warranty at time of delivery.

Attachment E- UPDATED2 Cost Proposal Sheet
SAC Furniture
RFP S24-016

EXHIBIT B

Vendor: Indoff

Special Instructions: Be advised that exceptions taken to any portion of the solicitation will jeopardize acceptance of the bid. Unauthorized modifications to the bid sheet format may result in the rejection of the bid. The City reserves the right to purchase more or less than the quantities indicated below. Any items not shown visually in Attachment D or F will be awarded at the discretion of the City based on the furniture qualities provided in the offer and the price.

The City reserves the right to award on a line-by-line basis, by sections, or as determined to be in the best interest of the City.

No.	Control #	Item Name	Proposed Manufacturer	Manuf. Part #	QTY	UOM	Unit Cost	Extended Total
Section 1: Accessories								
1	AC-1	CART FOR TABLE TA-4/TA-5	Hightower	FC11599-99 Table Trolley	1	EA	$1,706.79	$1,706.79
2	AC-2	LECTURN (HBF 3.8K OR SPEC 1.6K)	HBF	HD1LCT-WFW-NT693-RMS-AVN-LTY	1	EA	$4,780.94	$4,780.94
3	AC-3	MOBILE PLATFORM STAGE FOR MULTIPURPOSE HALL	Sightline Commercial	3000 series platform, per spec	1	EA	$12,867.43	$12,867.43
4	AC-4	CART FOR CHAIR CH-1/CH-3	Hightower	LTY	6	EA	$986.74	$5,920.44
5	AC-5	POOL CUE RACK	Cue & Case	51870971003	1	EA	$485.71	$485.71
6	AC-6	WASTE RECEPTACLE	Magnuson	RIGA-40	3	EA	$1,012.39	$3,037.17
7	AC-8	RECTANGLE PLANTER	Nevins	6610	1	EA	$3,465.03	$3,465.03
8	AC-9	TALL SQUARE PLANTER	Nevins	6655	3	EA	$720.29	$2,160.87
9	AC-10	SANITARY WIPE/WASTE	glaro	F1029-SA	1	EA	$440.80	$440.80
10	AC-11 *	PLANTS - PLACEHOLDER	Green Oasis	Dracaena plant	1	EA	$302.00	$302.00
11	AC-12	WASTE/RECYCLING RECEPTACLE	Nevins	3000-1216	1	EA	$4,425.71	$4,425.71
12	AC-18 *	PLANTS - PLACEHOLDER	Green Oasis	Philodendron Plant	1	EA	$279.00	$279.00
13	AC-19	CART FOR TABLE TA-5	Southern Aluminum	TT606672RGHD	2	EA	$1,642.97	$3,285.94
							Section Total:	**$43,157.83**
Section 2: Bench, Casegoods, Equipment, and Misc.								
13	B-1	BENCH @ CORRIDOR NICHE	Meyer Wells	MW Brower Bench - 48"	1	EA	$3,923.80	$3,923.80
14	B-2	BENCH @ CORRIDOR NICHE	Meyer Wells	MW Brower Bench - 72"	2	EA	$4,890.46	$9,780.92
15	CG-1	"L" DESK RIGHT RETURN	JSI	VST2442ELR/VST3072RDF	1	EA	$1,499.43	$1,499.43
~~16~~	~~CG-2~~	~~DESK @ CAC~~			~~1~~	~~EA~~		~~$0.00~~
17	CG-3	BOOKCASE W/ BOTTOM DOORS	JSI	VST3072BCD	3	EA	$686.17	$2,058.51
18	CG-4	"L" DESK LEFT RETURN	JSI	VST2442ELL/VST3072LDF	1	EA	$1,499.43	$1,499.43
19	E-1	SAGE LITTER RECEPTACLE	Victor Stanley	SGE-236SA-E	1	EA	$3,716.25	$3,716.25
20	E-2	PARC CENTRE CHAIR	Landscape Forms	21 Chair	42	EA	$714.74	$30,019.08
21	E-3	PARC CENTRE TABLE	Landscape Forms	Parc Centre Table	8	EA	$1,240.69	$9,925.52
22	E-4	PARC CENTRE LOUNGE CHAIR	Landscape Forms	Parc Lounge	9	EA	$809.14	$7,282.26
23	E-5	PARC CENTRE OTTOMAN	Landscape Forms	Parc Lounge Ottoman	6	EA	$552.91	$3,317.46
24	E-6	CAMILLE TABLE	Victor Stanley	CAMT-63-R	4	EA	$3,936.11	$15,744.44
25	E-7	CAMILLE BENCH	Victor Stanley	CAM-53-R	8	EA	$2,296.80	$18,374.40
26	E-8	EVA BENCH	Victor Stanley	EVA-20-R	7	EA	$2,310.63	$16,174.41
27	E-9	PARC CENTRE GAME TABLE	Landscape Forms	PC999-06007-27SQ-03	5	EA	$1,847.54	$9,237.70
28	M-3	MINI FRIDGE	Summit	AL54CSS	1	EA	$1,794.00	$1,794.00
29	M-4	49" FPD	Samsung	UN50DU7200FXZA - 50"	2	EA	$518.00	$1,036.00
30	M-5	65" FPD	Samsung	UN65DU7200FXZA - 65"	2	EA	$673.00	$1,346.00
							Section Total:	**$136,729.61**
Section 3: Seating, Sofa, and Tables								
31	CH-1	STACKING CHAIRS - BLUE	Hightower	FC23200AQ FC 2.0 Line	84	EA	$276.44	$23,220.96
32	CH-2	CHAIRS @ LIBRARY TABLE	Pedrali	SIGN455	8	EA	$863.05	$6,904.40
33	CH-3	STACKING CHAIRS - BLACK	Hightower	FC23200B FC 2.0 Line	82	EA	$253.68	$20,801.76
34	CH-4	LOUNGE CHAIRS @ CORRIDOR	Kimball	Pose lounge K35AA	6	EA	$1,622.75	$9,736.50
35	CH-5	GUEST CHAIR @ PO	JSI	BU7511D	4	EA	$798.17	$3,192.68
36	CH-6	LOUNGE CHAIRS	HBF	HLC919-021-COM-U-BSS	4	EA	$4,047.82	$16,191.28
37	CH-7	BENCH W/ BACK	Stylex	SH1128	2	EA	$2,029.58	$4,059.16
38	CH-8	SINGLE-SEATER BENCH	Stylex	SH0118	2	EA	$821.17	$1,642.34
39	~~CH-10~~	~~MINI SINGLE SEAT CHAIR~~			~~4~~	~~EA~~		~~$0.00~~
40	CH-11	COUNTER STOOL - BLUE	Hightower	FC23800AQ FC 2.0 Counter	2	EA	$439.06	$878.12
41	SO-1	SOFA @ LOBBY	HBF	HLC919-023-COM-U-BSS	2	EA	$7,552.65	$15,105.30
42	TA-1	LIBRARY TABLE	Meyer Wells	Brower Table	1	EA	$11,358.71	$11,358.71
43	TA-2	15" HIGH TABLE @ END OF CORRIDOR	Carolina	810-20SQTH-15	1	EA	$1,129.14	$1,129.14
44	TA-3	20" HIGH CHARGING TABLE	Carolina	810-20SQTH-20	1	EA	$1,328.91	$1,328.91
45	TA-4	FOLDING RECTANGLULAR TABLE	Hightower	FC12010 Four Eating	10	EA	$1,396.53	$13,965.30
46	TA-5	60" RD TABLE @ MULTIPURPOSE HALL & GAME RM	southern aluminum	SA60RP	12	EA	$1,688.07	$20,256.84
47	TA-6	POOL TABLE	Cue & Case	PTA8-E	1	EA	$5,909.20	$5,909.20
48	TA-7	END TABLE @ CH-4 (CORRIDOR)	Meyer Wells	MW Twist Table	3	EA	$3,796.97	$11,390.91
49	TA-9	HIGH-TOP TABLE	SpecialT	SIEN-CP-3030	1	EA	$1,312.73	$1,312.73
50	TA-10	SQ COFFEE TABLE @ LOBBY	HBF	HTFRM23S16H424 2-L-X-NT693-OP20-LDW1	1	EA	$3,046.80	$3,046.80
51	TC-1	TASK CHAIR - RECEPTION	Hon	HIWMM.Y1.A.S.IM.S536611XP.AL.PA.T	2	EA	$1,229.87	$2,459.74
52	TC-2	TASK CHAIR - OFFICES	Hon	HIWMM.Y1.A.H.IC.SCFSADG11.AL.SB.T	5	EA	$953.46	$4,767.30
							Section Total:	**$178,658.08**
Section 4: Upholstery								
53	F-1	Woven Dark Teal			30	LIN YD	Included in price of chair item TC-2	
54	F-2	Non-Woven Light Teal			15	LIN YD	$43.00	$645.00
55	F-3	Non-Woven Dark Teal			60	LIN YD	$57.50	$3,450.00
56	F-4	Woven Light Teal			30	LIN YD	Included in price of chair item CH-5	
57	F-5	Pool Table Upholstery			30	LIN YD	Included in price of table item TA-6	
							Section Total:	**$4,095.00**
Section 5: Delivery and Installation								
58	WS-1	DEALER RECEIPT, INSTALL & DELIVERY						$18,926.00

Notes:

* For the live plants placeholder, our pricing includes local installation which includes all dirt and other materials for planting.

* Our pricing includes manufacturer price increases that begin January or February 2025. Some manufacturers do not have exact price increase and instead a percentage range. We have also included this in our pricing due the fact we would anticpate the soonest you placing an order is in February 2025.

Indoff

Manufacture lead times

Manufacturer	Lead Time to ship (weeks)	Total time including order entry (days)	Transit time (days)	installation days
Hightower	14	100	5	5
Landscape Forms	14	100	5	5
Victor Stanley	7-9	51-65	5	5
HBF	8-10	56-72	5	5
Sightline Commercial	8-10	56-72	5	5
southern aluminum	8-10	56-70	5	5
Meyer Wells	8-10	56-70	5	5
Nevins	7-8	58	5	5
JSI	9	65	5	5
Kimball	8	58	5	5
Stylex	8	58	5	5
Carolina	8	58	5	5
Pedrali	6	44	5	5
SpecialT	6	44	5	5
Hon	6	44	5	5
Magnuson	4	30	5	5
Summit	4	30	5	5
Samsung	4	30	5	5
Glaro	4	30	5	5
Green Oasis	2	16	5	5
Cue & Case	2	16	5	5

Hightower and Landscape Forms have the longest lead times. We would place all orders and delay shipment to coordinate with receiving longer-lead-time items, so we won't be storing for weeks. We do provide 15 days of free storage.
Once we receive all the items, we can begin installing the product. As long as we have full access, we anticipate it taking no more than 5 days on-site.

Note: if the client desires the project to be installed as soon as possible and not wait for the Hightower and Landscape form products, we can install in two phases if desired; this would incur an additional trip charge.

Indoff

Company Information

Indoff, LLC is headquartered at 11816 Lackland Road, St. Louis, MO 63146.
314.997.1122

Indoff has been in business since 1971. Indoff has branch offices across the US, Canada, and Mexico. Our 400 outside sales partners support six product divisions:

- Commercial Interiors
- Material Handling
- Business Products
- Promotional Products
- Commercial Appliances
- Energy Solutions (Lighting)

In June 2023, Indoff was acquired by Global Industrial and is now a wholly owned subsidiary. We are now a 1.3 billion dollar company with access to tens of thousands of products and sizeable national discount programs.

Since 1971, Indoff has been a nationwide contract furniture dealer offering competitive pricing from more than 500 of the nation's premier manufacturers. We offer furniture for corporate, healthcare, education, hospitality, and government customers.

Officers of Indoff, LLC
Jim Malkus, CEO
Pam Hake, COO
Julie Frank, CFO

Branch Office Handling project:
Indoff LLC
7807 Epping Lane
Austin, TX 78745
512.447.6868
LeAnn Pashina – Branch Partner

Indoff

Project Management Structure:

- LeAnn Pashina – Project Lead/Manager
- Courtney Brazell – Support staff – handles manufacturer details
- Linda Smith – Corporate accounting support
- Keegan Evans – Warehouse Account Manager
- Dan Culhane – On-site project manager

Authorized Negotiator:

LeAnn Pashina, Branch Partner
Email : leann.pashina@indoff.com
Office: 512.447.6868
Cell: 512.619.0368

Company Work Experience

Indoff has been shaping business needs since 1971.
Indoff is headquartered in St. Louis, Missouri, and is a wholly-owned subsidiary of Global Industrial Company. We have developed solutions for our customers for the past 50 years. Today, our divisions are capable of fulfilling almost any business need. Our customers work in every B2B and B2C industry imaginable—distribution, healthcare, finance, education, legal, engineering, manufacturing, hospitality, government, and many more.

Our Sales Partners solve problems and shape solutions.

Our Sales Partners are empowered to manage their relationships and make local pricing and product selection decisions. Their experience and talents are backed by our administrative and technological expertise, which drives customer satisfaction.
As part of the Global Industrial family, we combine the financial strength of a $1.3 billion distributor with the talents, expertise, and local service of hundreds of sales professionals.

LeAnn Pashina:

With over 40 years of experience in the contract furnishings industry, LeAnn is a distinguished expert in indoor and outdoor environments. Beginning her career as an interior designer, she has developed a unique skill set in space planning, product specification, and furniture layout, providing her clients with tailored, high-quality solutions.
Her extensive knowledge of contract furnishings and her established relationships with a diverse range of manufacturers enable her to offer expert guidance on product quality and design. Her exceptional ability to anticipate and meet client needs ensures that every project is executed precisely. Her meticulous attention to detail and unwavering commitment to efficiency consistently drive successful outcomes.

Indoff

Installation Partner:
We partner with a local installation company, C-Serv Commercial Services a family-owned business founded in 2005 in Austin. Provide a comprehensive range of services, including logistics, planning, preinstall site intelligence, installation and project management, quality control, and post-installation support.
Dan Culhane will be the project on-site manager.

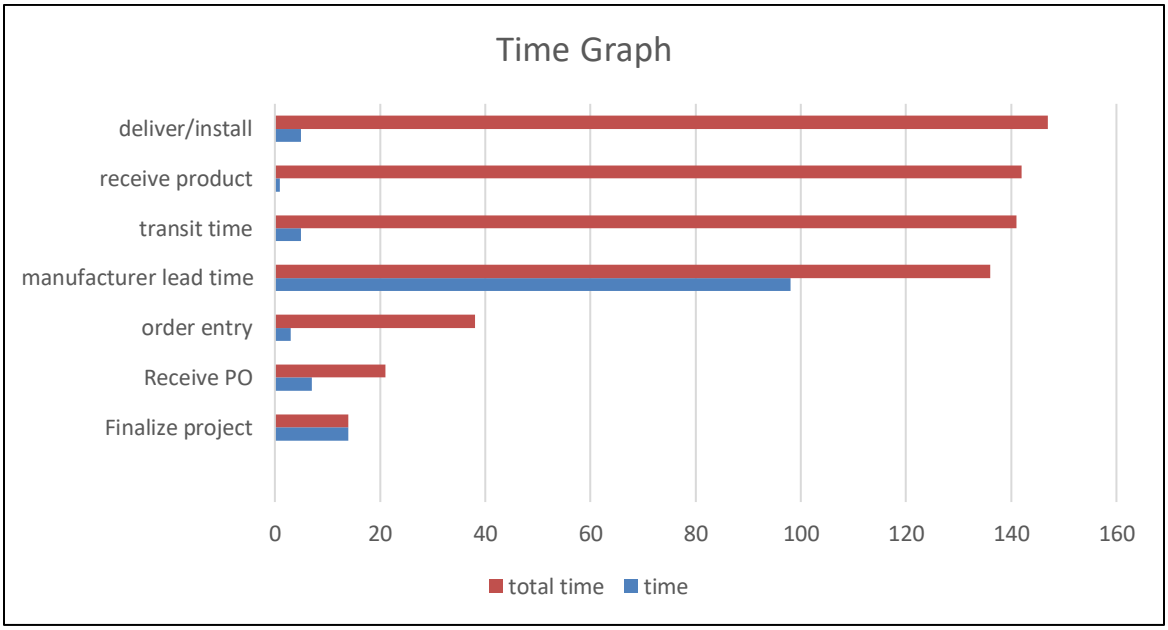
Timeline of project

Task	Time frame
1. Finalize products with client – fabrics, finishes, quantities	2 weeks
2. Receive PO from client for entry	Unknown
3. Order entry of all manufacturer orders	3 days
4. Manufacturer lead times to create product. (see itemized manufacturer list below)	Longest lead time is 14 weeks
5. Transit time for product	Add 1 week to lead time
6. Receive product in warehouse, inspect	1 day, receive as product arrives
7. Deliver product to project site and install in place per floor plans	5 days

Manufacturer	Lead Time to ship (weeks)	Total time including order entry (days)	Transit time (days)	installation days
Hightower	14	100	5	5
Landscape Forms	14	100	5	5
Victor Stanley	7-9	51-65	5	5
HBF	8-10	56-72	5	5
Sightline Commercial	8-10	56-72	5	5
southern aluminum	8-10	56-70	5	5
Meyer Wells	8-10	56-70	5	5
Nevins	7-8	58	5	5
JSI	9	65	5	5
Kimball	8	58	5	5
Stylex	8	58	5	5

Indoff

Carolina	8	58	5	5
Pedrali	6	44	5	5
SpecialT	6	44	5	5
Hon	6	44	5	5
Magnuson	4	30	5	5
Summit	4	30	5	5
Samsung	4	30	5	5
Glaro	4	30	5	5
Green Oasis	2	16	5	5
Cue & Case	2	16	5	5



Shown in days

Hightower and Landscape Forms have the longest lead times. We would place all orders and delay shipment to coordinate with receiving longer-lead-time items, so we won't be storing for weeks. We do provide 15 days of free storage.
Once we receive all the items, we can begin installing the product. As long as we have full access, we anticipate it taking no more than 5 days on-site.

Note: if the client desires the project to be installed as soon as possible and not wait for the Hightower and Landscape form products, we can install in two phases if desired; this would incur an additional trip charge.

Indoff

Item: AC-5
Description: Pool Cue Rack
Model: Heritage

Note: The one specified in the documents is no longer available. The Heritage Wall rack is the closest and most similar to the original one specified.

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:

Approval of a two (2) year lease extension agreement between the City of Leander and Capitol Office Park for the Leander Activity Center located at 11880 Hero Way, Suite #600, Leander, Texas, in the amount of $657,216.00; providing for a term commencing on March 1, 2025, and expiring on February 28, 2027; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

In 2022, the City entered into a lease agreement with Capitol Office Park, 11880 Hero Way Suite #600 in Leander, for the purpose of the Leander Activity Center for recreational programming. The original lease term was 36 months with a 24 month renewal option. The lease is set to expire at the end of February 2025. The City is interested in renewing the lease. The intent is to utilize a leased venue as the City does not currently own a recreation center. For the past three (3) years, the Parks and Recreation Department and community have enjoyed the many features that the Leander Activity Center has to offer.

The facility contains 14,400 square feet of interior space, featuring a kitchen, an office suite with five (5) offices, a conference area, storage, two (2) programmable classrooms, and a large hall for events. The parking lot that accompanies the leased space contains spaces for 51 vehicles and four (4) accessible parking spaces. An additional 86 parking spaces are also available for larger events on weekends or evenings when the neighboring businesses are not operating. The facility is valuable for offering recreation programs and activities for the community. It is used for a variety of activities, including senior activity programs, public enrichment classes, workshops, seasonal youth camps, pickleball programming, and special events.

The original lease rate proposal was $18.00 per square foot. However, staff successfully negotiated a phased base rent increase listed below. The lease is a Triple Net Lease. A "triple net lease" (NNN) is a commercial lease agreement where the tenant is responsible for paying not only the base rent but also all operating expenses related to the property, including property taxes, building insurance, and maintenance costs. The rate increase was included in the FY25 adopted budget. The FY26 rate increase will be budgeted for and included in the FY26 budget process.

Year	Term	Price per Square Foot	Base Monthly Rent	Triple Net Fees (NNN)	Total Monthly Rent	Annual Rent
1	March 2022 - February 2023	$13.00	$15,600.00	$7,584.00	$23,184.00	$278,208.00
2	March 2023 - February 2024	$14.00	$16,800.00	$7,584.00	$24,384.00	$292,608.00
3	March 2024 - February 2025	$15.00	$18,000.00	$7,584.00	$25,584.00	$307,008.00
4	March 2025 - February 2026	$16.00	$19,200.00	$7,584.00	$26,784.00	$321,408.00

5	March 2026 - February 2027	$17.00	$20,400.00	$7,584.00	$27,984.00	$335,808.00

HISTORY/TIMELINE:
02/07/2022 - City Council approved the original lease agreement.
03/09/2022 - Original 36-month lease executed.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Ashlea Boyle, Director of Parks and Recreation

Fiscal Impact

Amount requested:	$657,216.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	Amended
Recurring or one-time:	Recurring (Monthly Rent)
Fund source (Operating / Utility / etc.):	General

Attachments:

1. Executed Lease 2022
2. Lease Extension Agreement-LAC

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LEASE AGREEMENT

THIS LEASE AGREEMENT is made this ____ day of February, 2022, between the Landlord and the Tenant named below and is as follows (the "Lease"):

Landlord: **address and phone no:**	Capitol Office Park P.O. Box 82653 Austin, Texas 78708 (512) 658-4333 apexaustin@Yahoo.com
Tenant: **tenant's representative;** **address, and phone no;**	CITY OF LEANDER 105 N. Brushy Leander, Texas 78641 P.O. Box 319 Leander, Texas 78646

Tenant consents to receive all notices via email: kheiden@leandertx.gov

Premises:	14,400 Square Feet located at 11880 Hero Way Leander, Texas Suite #600 as more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes
Lease Term:	36 Month term
Renewal Terms:	**Option to renew for 24 months**
Commencement Date:	**February____, 2022**
Rent Commencement Date:	March 1st, 2022
Base Rent:	March 2022 - February 2023 $15,600 Per Month + NNN
Security Deposit:	$15,600.00
Exhibits:	Exhibit "A"

1. Granting Clause. In consideration of the obligation of Tenant to pay rent as hereinprovided and in consideration of the other terms, covenants, and conditions hereof, Landlord leases to Tenant, and Tenant takes from Landlord, the Premises, to have and to hold for the Lease Term, subject to the terms, covenants and conditions of the Lease.

2. Acceptance of Premises. LANDLORD IS LEASING THE PREMISES TO TENANT "AS IS", "WHERE IS", AND WITH ALL FAULTS AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS ORIMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF THE LANDLORD.

Except as provided in Paragraph 13, in ~~no event~~ shall Landlord have any obligation for any defects in the Premises or any limitation on its use. AB

3. Use. The Premises shall be used only for the purpose of an Office . Tenant will use the Premises in a careful, safe and proper manner and will not commit waste, or subject the Premises to any use that would damage the Premises. Tenant shall not permit any objectionable or unpleasant odors, smoke, or noise to emanate from the Premises, or take any other action that would constitute a nuisance. Tenant, at its sole expense, shall use and occupy the Premises in compliance with all laws, including, without limitation, the Americans With Disabilities Act, orders, judgments, ordinances, regulations, codes, directives, permits, licenses, covenants and restrictions now or hereafter applicable to the Premises (collectively, "Legal Requirements"). Tenant shall, at its expense, make any alterations or modifications, within or without the Premises that are required by Legal Requirements related to Tenant's use oroccupation of the Premises. Tenant will not use or permit the Premises to be used for any purpose or in any manner that would void Tenant's or Landlord's insurance, increase the insurance risk, or cause the disallowance of any sprinkler credits. If any increase in the cost of any insurance on the Premises iscaused by Tenant's use or occupation of the Premises, or because Tenant vacates the Premises, then Tenant shall pay the amount of such increase to Landlord upon demand. Any occupation of the Premises by Tenant prior to the Commencement Date shall be subject to all obligations of Tenant under this Lease.

4. Base Rent. Tenant shall pay Base Rent in the amount set forth above. The first month's Base Rent shall be due and payable on the Rent Commencement Date, and Tenant promises to pay to Landlord in advance, without demand, abatement, deduction or set-off monthly installments of Base Rent on or before the first day of each calendar month following the Rent Commencement Date. All payments required to be made by Tenant to Landlord hereunder shall be payable at such address as Landlord may specify from time to time by written notice delivered in accordance herewith.

5. Adjustments to Base Rent. None.

6. Late Charges. If Landlord does not receive total rent payment by the third day of the month, Tenant shall pay Landlord a late charge equal to ten percent (10%) of the overdue amount plus anadditional $10 per day every day until the rent is paid in full including any and all late fees. The parties agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of such late payment.

7. Additional Rent. This Lease is a "Triple Net " Lease, which means that Tenant shall be obligated to pay for all real estate taxes and other impositions (as described in Paragraph 9), all insurance premiums (as described in Paragraph 10), all repairs, maintenance and replacements to the Premises (as described in Paragraph 14), all utilities to the Premises (as described in Paragraph 8), and all other costs and expenses related to the use or operation of the Premises as otherwise provided in this Lease.

8. Utilities. Tenant agrees to pay for its own share of all water, gas, electricity, heat, light, power, telephone, ~~sprinkler services~~, refuse and trash collection, and other utilities and services used on the Premises, all maintenance charges for utilities, and water and storm and/or sanitary sewer charges or other similar charges for utilities imposed by any governmental entity or utility provider (whether billed directly to Tenant or to Landlord), together with any taxes, penalties, charges or the like pertaining to Tenant's use of the Premises. No interruption or failure of utilities shall constitute an eviction or disturbance of Tenant's use and possession of the Premises or a breach of any of Landlord's obligations or

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render Landlord liable for damages or entitle Tenant to be relieved from any of its obligations (including the obligation to pay Rent). In the event of any interruption or malfunction, Landlord shall use reasonable diligence during Landlord's normal business hours to restore service when restoration is within its reasonable control.

9. Taxes. Tenant shall pay all Taxes that accrue against the Premises during the Lease Term, except that Taxes for any partial calendar year during the Lease Term shall be prorated and Tenant shall be responsible for that pro rata portion covering the portion of the year this Lease is in force. To the extentthat taxes are paid by Landlord in any year, Tenant shall reimburse Landlord within 30 days notice from Landlord that the monies have been expended by Landlord and are due from Tenant. If any such tax or excise is levied or assessed directly against Tenant, then Tenant shall be responsible for and shall pay the same at such times and in such manner, as the taxing authority shall require. Tenant shall be liable for all taxes levied or assessed against any personal property or fixtures placed in the Premises, whether levied or assessed against Landlord or Tenant. If any of Tenant's personal property is taxed with the Premises, Tenant shall pay Landlord the taxes for the personal property within fifteen (15) days after Tenant receives a written statement from Landlord for such personal property taxes.

"Taxes" as used herein, shall mean all ad valorem taxes, assessments, special assessments,personal property taxes, transit taxes, excises, levies, license and permit fees but excluding only franchise,death and income taxes of Landlord (but not excluding such taxes if imposed in the future either whollyor partially in lieu of present real estate, ad valorem or similar taxes). Taxes shall also include any fees payable to tax consultants and attorneys for consultation and contesting taxes.

Landlord may contest by appropriate legal proceedings the amount, validity, or application of any Taxes or liens thereof. If Tenant desires to contest any assessment of any Taxes which Tenant is required to pay hereunder and gives Landlord written notice of this intention, then Tenant may contest the assessment by appropriate proceedings diligently conducted in good faith without being in default hereunder; provided, however, if Tenant does not, as a part of such contest, pay such Taxes under protest, Tenant shall pay the amount of contested Taxes and the penalty and interest expected to accrue thereon into an interest bearing escrow account under the control of Landlord, which Landlord shall utilize to pay all Taxes and other sums finally determined to be due. Tenant shall immediately indemnify and hold Landlord harmless from all expenses and damages (including attorneys' fees and costs and court costs) resulting from such contest. At no cost to Landlord, Landlord shall cooperate with Tenant in their efforts to contest any assessment of Tax.

~~Whichever party receives any Tax bill attributable to the Premises and/or any notice of increase of assessment of the Premises shall forward a copy of said Tax bill to the other party within fifteen (15) days of such party's receipt of same.~~

10. Insurance.

(a) Required Policies. Tenant will maintain risk pool coverage in the amount of $3,000,000 for each occurrence for bodily injury, including death resulting therefrom, personal injury, property damage and advertising injury related to the City's use of the Premises; (Tenant will, at its sole cost and expense, comply with such requirements during the term of the Lease, and will promptly furnish to Landlord upon request certificates confirming the amount of coverage. The Tenant waives all rights against Landlord for damages caused by any peril to the extent covered by the risk pool coverage provided herein.

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(a) Special Remedy. Tenant's failure to obtain and maintain the required risk pool coverage will constitute a breach of, and default under, this Lease. If Tenant fails to remedy such breach within fifteen days (15) days after notice from Landlord, Landlord may, in addition to any other remedy available to Landlord, at Landlord's option, purchase such insurance, at Tenant's expense, and Tenant will promptly remit to Landlord the cost of such insurance as Additional Rent. Tenant will, to the extent permitted by law, indemnify the Landlord Parties (as hereinafter defined) against any claims arising from Tenant's failure to maintain the insurance coverages required by this Lease.

11. Waiver of Subrogation. Neither Landlord nor Tenant shall be liable (by way of subrogation or otherwise) to the other party (or to any insurance company insuring the other party) forany loss or damage to any of the property of Landlord or Tenant, as the case may be, to the extent and only to the extent actually covered by insurance even though such loss or damage might have been causedby the negligence of the Landlord or Tenant or their respective employees, agents, servants or invitees. This provision shall be in effect only so long as the applicable insurance policies contain a clause or endorsement to the effect that the aforementioned waiver shall not affect the right of the insured torecover under such policies; and each party shall use its best efforts (including payment of an additional premium) to have its insurance policies contain a waiver of subrogation clause. Landlord and Tenant covenant and agree to obtain a waiver of subrogation from its respective insurance carriers and have such waiver contained in all policies of insurance required to be obtained under this Lease. In the event any insurance carrier of Landlord or Tenant declines to include in such carrier's policy a waiver of subrogationclause, Landlord or Tenant, as the case may be, shall promptly notify the other party in writing.

12. Indemnification.

(a) Definitions. The "Tenant Parties" are Tenant and its shareholders, members, managers, partners, directors, officers, employees, agents, contractors, licensees and invitees. The "Landlord Parties" are Landlord, the Landlord's property manager, Landlord's mortgagee(s) and any affiliates or subsidiaries of the foregoing, and all of their respective shareholders, members, managers, partners, directors, officers, employees, agents, contractors, licensees and invitees. "Claims" means all foreseeable and unforeseeable damages (including actual, consequential, and punitive), losses, injuries, penalties, disbursements, costs, charges, assessments, legal costs and expenses (including court costs, attorneys' fees, experts' fees or other expenses incurred in investigating, preparing, prosecuting or settling anylegal action or proceeding or arbitration, mediation, or other method of alternative dispute resolution), demands, litigation, settlement payments, causes of action (whether in tort, contract, or under a theory of strict liability, or whether in law, equity, statutory or otherwise) or judgments. "Injury" means (i) harm to, impairment or loss of, or impairment or loss of use of, property, including income, (ii) harm to (including sickness or disease) or death of a person, or (iii) "personal and advertising injury", as such term isdefined in Insurance Services Office, Inc. ("ISO") form CG 0001 1001.

(b) Scope of Indemnities and Waivers. All indemnities, waivers and obligations to defend, wherever contained in this Lease, (i) are independent of, and will not be limited by, each other or any insurance obligations in this Lease (whether or not complied with) or damages or benefits payable under workers compensation or other employee benefit acts, (ii) will survive the expiration ofthis Lease until all related Claims against the beneficiaries are fully and finally barred by applicable law, (iii) are limited to the extent permitted by law. All applicable law affecting the validity or enforceability of any indemnity, waiver or obligation to defendcontained in this Lease is made a part of such provision and will operate to amend such Indemnity, waiver or obligation to defend to the minimum extent necessary to bring the provision into conformity with Applicable Law and cause the provision, as modified, to continue in full force and effect. ALL INDEMNITIES, WAIVERS AND OBLIGATIONS TO DEFEND CONTAINED IN PARAGRAPH 12.3 WILL BE ENFORCED TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW FOR THE BENEFIT OF LANDLORD PARTIES, EVEN IF THE APPLICABLE CLAIM IS CAUSED BY THE ACTIVE OR PASSIVE NEGLIGENCE OR SOLE, JOINT, CONCURRENT OR COMPARATIVE NEGLIGENCE OF ANY OF

THE LANDLORD PARTIES, AND REGARDLESS OF WHETHER LIABILITY WITHOUT FAULT OR STRICT LIABILITY IS IMPOSED UPON OR ALLEGED AGAINST SUCH BENEFICIARY, BUT WILL NOT BE ENFORCED TO THE EXTENT THAT A COURT OF COMPETENT JURISDICTION HOLDS IN A FINAL JUDGMENT THAT A CLAIM IS CAUSED BY THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF ANY OF THE LANDLORD PARTIES.

(c) TENANT WAIVES AS TO THE LANDLORD PARTIES, AND WILL INDEMNIFY, TO THE EXTENT PERMITTED BY LAW, HOLD HARMLESS THE LANDLORD PARTIES AGAINST, ALL CLAIMS ARISING FROM, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, OR ALLEGEDTO ARISE FROM (A) INJURY SUFFERED BY ANY PARTY AND OCCURRING IN OR ON THE PREMISES; (B) INJURY CAUSED BY A TENANT PARTY AND OCCURRING OUTSIDE THE PREMISES, AND/OR (C) HARM TO, IMPAIRMENT OR LOSS OF, OR IMPAIRMENT OR LOSS OFUSE OF, PROPERTY, INCLUDING INCOME SUFFERED BY ANY PARTY INSIDE THE PREMISES OR CAUSED OR SUFFERED BY A TENANT PARTY OUTSIDE THE PREMISES.

13. Landlord's Repairs. None. Tenant acknowledges and agrees that Landlord shall have no obligations under this Lease to repair or maintain any portion of the Premises or the systems located in the Premises other than roof and exterior walls.

14. Tenant's Repairs. Subject to the provisions of Paragraphs 17 and 18, Tenant, at its expense, shall repair, replace and maintain in good condition all portions of the Premises and all interior areas, improvements and systems exclusively serving the Premises, including electric, plumbing, water and wastewater lines and related systems, entries, interior and exterior doors, ceilings, windows, interior and exterior walls, and heating, ventilation and air conditioning systems. ~~Such repairs and replacements include capital expenditures and repairs whose benefit may extend beyond the Lease Term. Tenant also shall maintain, at its expense, in good order, condition and repair, the driveways, sidewalks, parking lots and landscaping installed by Landlord or Tenant on the Premises and is responsible for removing anytrash or debris in any of such areas.~~ Heating, ventilation and air conditioning systems and other mechanical and building systems serving the Premises shall be maintained at Tenant's expense pursuant tomaintenance service contracts entered into by Tenant or, at Landlord's election, by Landlord. The scope ofservices and contractors under such maintenance contracts shall be reasonably approved by Landlord. If Tenant fails to perform any repair or replacement for which it is responsible, Landlord may perform such work and shall be reimbursed by Tenant within ten (10) days after demand. Subject to the provisions of Paragraphs 17 and 18, Tenant shall bear the full cost of any repair or replacement to any part of the building located on the Premises that result from damage caused by Tenant, its agents, contractors, or invitees and any repair that benefits only the Premises.

15. Tenant-Made Alterations and Trade Fixtures. Any alterations, additions, or improvements made by or on behalf of Tenant to the Premises ("Tenant-Made Alterations") shall be subject to Landlord's prior written consent which shall not be unreasonably withheld. Tenant shall cause, at its expense, all Tenant-Made Alterations to comply with insurance requirements and with Legal Requirements and shall construct at its expense any alteration or modification required by Legal Requirements as a result of any Tenant-Made Alterations. All Tenant-Made Alterations shall be constructed in a good and workmanlike manner by contractors reasonably acceptable to Landlord andonly good grades of materials shall be used. All plans and specifications for any Tenant-Made Alterationsshall be submitted to Landlord for its written approval. Landlord may monitor construction of the Tenant-Made Alterations. Landlord's right to review plans and specifications and to monitor construction shall besolely for its own benefit and Landlord shall have no duty to see that such plans and specifications or construction comply with Legal Requirements. Tenant shall provide Landlord with the identities and mailing addresses of all contractors and subcontractors performing work or supplying materials, prior to

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beginning such construction, and Landlord may post on and about the Premises notices of non-responsibility pursuant to applicable law. Tenant shall furnish security or make other arrangements satisfactory to Landlord to assure payment for the completion of all work free and clear of liens and shall provide certificates of insurance for worker's compensation and other coverage in amounts and from an insurance company satisfactory to Landlord protecting Landlord against liability for personal injury or property damage during construction. Upon surrender of the Premises, all Tenant-Made Alterations and any leasehold improvements constructed by Landlord or Tenant shall remain on the Premises as Landlord's property, except to the extent Landlord requires removal at Tenant's expense of any such itemsor Landlord and Tenant have otherwise agreed in writing in connection with Landlord's consent to any Tenant-Made Alterations. Tenant shall repair any damage caused by such removal.

Tenant, at its own cost and expense and without Landlord's prior approval, may erect such shelves, bins, equipment and trade fixtures (collectively "Trade Fixtures") in the ordinary course of its business provided that such items do not alter the basic character of the Premises, do not overload or damage the Premises, and may be removed without injury to the Premises, and the construction, erection, and installation thereof complies with all Legal Requirements and with Landlord's requirements set forth above. Tenant may remove its Trade Fixtures, supplies, movable furniture and equipment not attached to the Premises provided: (a) removal is made prior to the expiration or termination of this Lease; (b) Tenantis not in default of any obligation or covenant under this Lease at the time of removal; and (c) Tenant promptly repairs all damage caused by removal. All other property at the Premises and any alteration or addition to the Premises and any other article attached or affixed to the floor, wall or ceiling of the Premises shall remain upon and be surrendered with the Premises at the expiration or termination of this Lease, Tenant hereby waiving all rights to any payment or compensation. If however, Landlord so requests in writing, Tenant will, prior to expiration or termination of this Lease, remove any and all TradeFixtures, alterations, additions, equipment and property placed or installed by it in the Premises and will repair any damage caused by such removal. If any property not belonging to Landlord remains at the Leased Premises after the expiration or termination of the term of this Lease, Tenant hereby authorizes Landlord to dispose of the property as Landlord may desire without liability to Tenant if the property belongs to Tenant. If the property does not belong to Tenant, Tenant agrees to indemnity, to the extent permitted by law, and holdLandlord harmless from all suits, actions, liability, loss, damages and expenses in connection with any removal, exercise of dominion over and/or disposition of such property by Landlord.

16. Signs. Tenant shall not make any changes to the exterior of the Premises, install any exterior lights, or painting, or erect or install any exterior signs, without Landlord's prior written consent which shall not be unreasonably withheld. Upon surrender or vacating of the Premises, Tenant shall have removed all signs and repair, paint, and/or replace the building facial surface to which its signs are attached. Tenant shall obtain all applicable governmental permits and approvals for sign and exterior treatments.

17. Condemnation. If any part of the building located on the Premises, or a material portion of the parking for the Premises, should be taken for any public or quasi-public use under governmental law, ordinance, or regulation, or by right of eminent domain, or by private purchase in lieu thereof (a "Taking" or "Taken"), and the Taking would prevent or materially interfere with Tenant's use of the Premises, then Tenant shall have the right terminate this Lease by giving written notice of such election toLandlord; provided, however, such termination shall not be effective until such time as the Taking has been finalized. Base Rent and Additional Rent shall be apportioned as of date of the final Taking. If part of the Premises shall be Taken, and this Lease is not terminated as provided above, the Base Rent payablehereunder during the unexpired Lease Term shall be reduced to such extent as may be fair and reasonable under the circumstances. In the event of any such Taking, Landlord shall be entitled to receive the entire price or award from any such Taking without any payment to Tenant, and Tenant hereby assigns to Landlord Tenant's interest, if any, in such award. Tenant shall have the right, to the extent that same shallnot diminish Landlord's award, to make a separate claim against the condemning authority (but not Landlord) for such compensation as may be separately awarded or recoverable by Tenant for moving expenses and damage to Tenant's Trade Fixtures, if a separate award for such items is made to Tenant.

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18. Restoration. If at any time during the Lease Term the Premises are damaged by a fire or other casualty, Landlord shall notify Tenant within sixty (60) days after such damage as to the amount of time Landlord reasonably estimates it will take to restore the Premises. If the restoration time is estimated to exceed nine (9) months, either Landlord or Tenant may elect to terminate this Lease upon notice to the other party given no later than thirty (30) days after Landlord's notice. If neither party elects to terminate this Lease or if Landlord estimates that restoration will take nine (9) months or less, then, subject to receipt of sufficient insurance proceeds, Landlord shall promptly restore the Premises, excluding the improvements installed by Tenant, subject to delays arising from the collection of insurance proceeds or from Force Majeure events. Tenant, at Tenant's expense, shall promptly perform, subject to delays arisingfrom the collection of insurance proceeds, or from Force Majeure events, all repairs or restoration not required to be done by Landlord and shall promptly re-enter the Premises and commence doing business in accordance with this Lease. Notwithstanding the foregoing, either party may terminate this Lease if thePremises are damaged during the last year of the Lease Term and Landlord reasonably estimates that it will take more than one month to repair such damage. Tenant shall pay to Landlord with respect to any damage to the Premises caused by Tenant the amount of the commercially reasonable deductible under Landlord's insurance policy within ten (10) days after presentment of Landlord's invoice. Base Rent and Additional Rent shall be abated for the period of repair and restoration in the proportion which the area ofthe Premises, if any, which is not usable by Tenant bears to the total area of the Premises. Such abatementshall be the sole remedy of Tenant, and except as provided herein, Tenant waives any right to terminate the Lease by reason of damage or casualty loss.

19. Assignment and Subletting. Without Landlord's prior written consent, which consentshall consent shall not be unreasonably withheld, Tenant shall not assign this Lease or sublease the Premises or any part thereof or mortgage, pledge, or hypothecate its leasehold interest or grant any concession or license within the Premises and any attempt to do any of the foregoing shall be void and of no effect. Notwithstanding the above, Tenant may assign or sublet the Premises, or any part thereof, toany entity controlling Tenant, controlled by Tenant or under common control with Tenant (a "Tenant Affiliate"), without the prior written consent of Landlord.

20. Inspection and Access. Landlord and its agents, representatives, and contractors may enter the Premises at any reasonable time to inspect the Premises and to make such repairs as may be required or permitted pursuant to this Lease and for any other business purpose. Landlord may grant easements, make public dedications, designate common areas and create restrictions on or about the Premises, provided that no such easement, dedication, designation or restriction materially interferes with Tenant's use or occupancy of the Premises.

21. Quiet Enjoyment. If Tenant shall perform all of the covenants and agreements herein required to be performed by Tenant, Tenant shall, subject to the terms of this Lease, at all times during the Lease Term, have peaceful and quiet enjoyment of the Premises against any person claiming by, through or under Landlord.

22. Surrender. Upon termination of the Lease Term or earlier termination of Tenant's right of possession, Tenant shall surrender the Premises to Landlord in the same condition as received, broom clean, ordinary wear and tear and casualty loss and condemnation covered by Paragraphs 16 and 17 excepted. All obligations of Tenant hereunder not fully performed as of the termination of the Lease Termshall survive the termination of the Lease Term, including, without limitation, indemnity obligations, payment obligations with respect to Additional Rent and obligations concerning the condition and repair of the Premises.

23. Holding Over. If Tenant retains possession of the Premises after the termination of the Lease Term, then unless otherwise agreed in writing by Landlord, such possession shall be subject to immediate termination by Landlord. at any time, and all of the other terms and provisions of this Lease (excluding any expansion or renewal option or other similar right or option) shall be applicable during

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such holdover period, except that Tenant shall pay Landlord from time to time, upon demand, as Base Rent for the holdover period, an amount equal to one hundred fifty percent (150%) of the Base Rent in effect on the termination date, computed on a monthly basis for each month or part thereof during such holding over. All other payments shall continue under the terms of this Lease. No holding over by Tenant,whether with or without consent of Landlord, shall operate to extend this Lease, except as otherwise expressly provided in writing, and this Paragraph 23 shall not be construed as consent for Tenant to retainpossession of the Premises.

24. Events of Default. Each of the following events shall be an event of default ("Event of Default") by Tenant under this Lease:

(a) Tenant shall fail to pay any installment of Base Rent, Additional Rent or any other payment required herein when due, and such failure shall continue for a period of ten (10) daysfrom the date such payment was due.

(b) Tenant or any guarantor or surety of Tenant's obligations hereunder shall (A) make a general assignment for the benefit of creditors; (B) commence any case, proceeding or otheraction seeking to have an order for relief entered on its behalf as a debtor or to adjudicate it as bankrupt orinsolvent, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of its or its debts or seeking appointment of a receiver, trustee, custodian or other similar officials for it orfor all of any substantial part of its property (collectively a "proceeding for relief"); (C) become the subject of any proceeding for relief which is not dismissed within 60 days of its filing or entry; or (D) be dissolved or otherwise fail to maintain its legal existence (if Tenant, guarantor or surety is a corporation, partnership or other entity).

(c) Tenant shall abandon or vacate the Premises whether or not Tenant is in monetary or other default under this Lease.

(d) Any insurance required to be maintained by Tenant pursuant to this Lease shall be cancelled or terminated or shall expire or shall be reduced or materially changed, except, in each case, as permitted in this Lease.

(e) Tenant shall attempt or there shall occur any assignment, subleasing or other transfer of Tenant's interest in or with respect to this Lease, except as otherwise permitted in this Lease.

(f) Tenant shall fail to discharge any lien placed upon the Premises in violation of this Lease within thirty (30) days after any such lien or encumbrance is filed against the Premises.

(g) Tenant shall fail to comply with any provision of this Lease other than those specifically referred to in this Paragraph 24, and, except as otherwise expressly provided herein, such default shall continue for more than thirty (30) days after Landlord shall have given Tenant written notice of such default.

25. Landlord's Remedies. Upon each occurrence of an Event of Default and for so long as such Event of Default shall be continuing, Landlord may, at its election, terminate this Lease or terminate Tenant's right of possession, without terminating this Lease (but Tenant shall remain liable as hereinafter provided) and/or pursue any other remedies at law or in equity. Upon the termination of this Lease or termination of Tenant's right of possession, it shall be lawful for Landlord, without formal demand or notice of any kind, to re-enter the Premises by summary dispossession proceedings or any other action or proceeding authorized by law and to remove Tenant and all persons and property therefrom. If Landlord re-enters the Premises, Landlord shall have the right to alter or modify locks or fences and other security devices at the Leased Premises and remove Tenant's property and the property of others located within the Leased Premises. To the extent Tenant's property and the property of others within the Premises constitutes a local government record within the meaning of Section 201.003 of the Local Government Code, as amended, such local government record is subject to Sections 202.004 and 202.005 and 202.009 of the Local Government Code, as amended.. The provisions of this Paragraph 25 shall override and control any conflicting

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provisions of Section 93.002 of the Texas Property Code, as well as any successor statute governing the right of a landlord to change the door locks of a tenant under a commercial lease.

If Landlord terminates this Lease, Landlord may recover from Tenant the sum of: (i) all Base Rent and all other amounts accrued hereunder to the date of such termination; the cost of reletting the whole or any part of the Premises, including without limitation brokerage fees and/or leasing commissions incurred by Landlord, and costs of removing and storing Tenant's or any other occupant's property, repairing, altering, remodeling, or otherwise altering the Premises into a condition acceptable to a new tenant or tenants, and all other reasonable expenses incurred by Landlord in pursuing its remedies, including reasonable attorneys' fees and court costs; and (ii) the excess of the then present value of the Base Rent and other amounts payable by Tenant under this Lease as would otherwise have been required to be paid by Tenant to Landlord during the period following the termination of this Lease measured fromthe date of such termination to the expiration date stated in this Lease, over the present value of any net amounts which Tenant establishes Landlord can reasonably expect to recover by reletting the Premises forsuch period, taking into consideration the availability of acceptable tenants and other market conditions affecting leasing. Such present values shall be calculated at a discount rate equal to the ninety-(90) day U.S. Treasury bill rate at the date of such termination. Any recovery from the Tenant under this section is subject to Paragraph 37.

If Landlord terminates Tenant's right of possession (but not this Lease), Landlord may, but shall be under no obligation to, relet the Premises for the account of Tenant for such rent and upon such terms as shall be satisfactory to Landlord without thereby releasing Tenant from any liability hereunder and without demand or notice of any kind to Tenant. For the purpose of such reletting, Landlord is authorized to make any repairs, changes, alterations, or additions in or to the Premises as Landlord deems reasonablynecessary or desirable. If the Premises are not relet, then Tenant shall pay to Landlord as damages a sum equal to the amount of the rental reserved in this Lease for such period or periods, plus the cost of recovering possession of the Premises (including reasonable attorneys' fees and costs of suit) the unpaid Base Rent and other amounts accrued hereunder at the time of repossession, and the costs incurred in any attempt by Landlord to relet the Premises. If the Premises are relet and a sufficient sum shall not be realized from such reletting t after first deducting therefrom, for retention by Landlord, the unpaid Base Rent and other amounts accrued hereunder at the time of reletting, the cost of recovering possession including attorneys' fees and costs of suit), all of the costs and expense of repairs, changes, alterations,and additions, the expense of such reletting (including, without limitation, brokerage fees and leasing commissions) and the cost of collection of the rent accruing therefrom to satisfy the Rent provided for in this Lease to be paid, then Tenant shall immediately satisfy and pay any such deficiency, subject to Paragraph 37. Any such payments due Landlord shall be made upon demand from time to time and Tenant agrees that Landlord may file suit to recover any sums falling due from time to time. Notwithstanding any such reletting without termination, Landlord may at any time thereafter elect in writing to terminate this Lease for such previous breach.

Exercise by Landlord of any one or more remedies hereunder granted or otherwise available shall not be deemed to be an acceptance of surrender of the Premises and/or a termination of this Lease by Landlord, whether by agreement or by operation of law, it being understood that such surrender and/or termination can be effected only by the written agreement of Landlord and Tenant. Any law, usage, or custom to the contrary notwithstanding, Landlord shall have the right at all times to enforce the provisions of this Lease in strict accordance with the terms hereof; and the failure of Landlord at any time to enforce its rights under this Lease strictly in accordance with same shall not be construed as having created a custom in any way or manner contrary to the specific terms, provisions, and covenants of this Lease or as having modified the same. Tenant and Landlord further agree that forbearance or waiver by Landlord to enforce one or more of its rights pursuant to this Lease or at law or in equity, shall not be a waiver of Landlord's right to enforce one or more of its rights in connection with any subsequent default. A receipt by Landlord of Rent or other payment with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by Landlord of any provision of this Lease shall be deemed to have been made unless expressed in writing and signed by Landlord. To the greatest extent permitted by law, Tenant waives the service of notice of Landlord's intention to re-enter as provided for in

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any statute, or to institute legal proceedings to that end, and also waives all right of redemption in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge. The terms "enter," "re-enter," "entry," or "re-entry," as used in this Lease, are not restricted to their technical legal meanings. Any reletting of the Premises shall be on such terms and conditions as Landlord in its sole discretion may determine (including, without limitation, a term different than the remaining Lease Term, rental concessions, alterations and repair of the Premises, rental of less than the entire Premises to any tenant). Landlord shall not be liable, nor shall Tenant ' s obligations hereunder be diminished because of Landlord's failure to relet the Premises or collect rent due in respect of such reletting.

If Tenant fails to make any payment, perform any obligation or cure any default hereunder within the time permitted, Landlord, without being under any obligation to do so and without thereby waiving such failure or default, may make the payment, perform such obligation and/or remedy such default forthe account of Tenant (and enter the Premises for such purpose). Tenant agrees to pay Landlord, upon demand, all costs, expenses and disbursements (including reasonable attorney's fees) incurred by Landlord in taking such remedial action, , subject to Paragraph 37.

26. Tenant's Remedies/Limitation of Liability. Landlord shall not be in default hereunder unless Landlord fails to perform any of its obligations hereunder within thirty (30) days after written notice from Tenant specifying such failure (unless such performance will, due to the nature of the obligation, require a period of time in excess of thirty (30) days, and, then only after such period of timeas is reasonably necessary to cure the default as long as Landlord is diligently attempting to cure such default). Under no circumstances whatsoever shall Landlord ever be liable to Tenant for consequential damages or special damages. Any liability of Landlord under this Lease shall be limited solely to its interest in the Premises, and in no event shall any personal liability be asserted against Landlord in connection with this Lease nor shall any recourse be had to any other property or assets of Landlord.

In the event of any act or omission by Landlord which would give Tenant the right to exercise any remedy or take any other action against Landlord, Tenant shall not exercise any such right until (i) it shall have given notice, by registered or certified mail, of such act or omission to the Landlord's lender ("Landlord's Mortgagee") whose name and address shall have been furnished to Tenant in writing, at the last address so furnished, and (ii) the period of time allowed Landlord for remedying such act or omission plus an additional reasonable period but, in any event, not less than thirty (30) days, shall have elapsed following the giving of such notice, provided that following the giving of such notice, Landlord or Landlord's Mortgagee shall, with reasonable diligence, have commenced and continued to remedy such act or omission or to cause the same to be remedied. All of the rights and remedies provided in this Lease for the benefit of Landlord's Mortgagee shall likewise be understood to inure to the benefit of the successors and assigns of Landlord's Mortgagee.

27. Subordination. This Lease and Tenant's interest and rights hereunder are and shall be subject and subordinate at all times to the lien of any mortgage, now existing or hereafter created on or against the Premises, and all amendments, restatements, renewals, modifications, consolidations, refinancing, assignments and extensions thereof, without the necessity of any further instrument or act on the part of Tenant. Tenant agrees, at the election of the Landlord's Mortgagee, to attorn to any such holder. Tenant agrees upon demand to execute, acknowledge and deliver such instruments, confirming such subordination and attornment as shall be requested by any Landlord's Mortgagee. Tenant hereby appoints Landlord as attorney-in-fact for Tenant irrevocably (such power of attorney being coupled with aninterest) to execute, acknowledge and deliver any such instrument(s) for and in the name of the Tenantand to cause any such instrument(s) to be recorded. Notwithstanding the foregoing, any Landlord's Mortgagee may at any time subordinate its mortgage to this Lease, without Tenant's consent, by notice in writing to Tenant, and thereupon this Lease shall be deemed prior to such mortgage without regard totheir respective dates of execution, delivery or recording and in that event such Landlord's Mortgagee shall have the same rights with respect to this Lease as though this Lease had been executed prior to the execution, delivery and recording of such mortgage and had been assigned to such Landlord's Mortgagee. The term "mortgage", whenever used in this Lease, shall be deemed to include deeds of trust, security

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assignments and any other encumbrances, and any reference to the Landlord's Mortgagee shall be deemed to include the beneficiary under a deed of trust.

28. Mechanic's Liens. Tenant has no express or implied authority to create or place any lien or encumbrance of any kind upon, or in any manner to bind the interest of Landlord or Tenant in, the Premises or to charge the rentals payable hereunder for any claim in favor of any person dealing with Tenant, including those who may furnish materials or perform labor for any construction or repairs. Tenant covenants and agrees that it will pay or cause to be paid all sums legally due and payable by it on account of any labor performed or materials furnished in connection with any work performed on the Premises and that Tenant will indemnify, defend and hold Landlord harmless from all loss, cost or expense based on or arising out of asserted claims or liens against the leasehold estate or against the interest of Landlord in the Premises or under this Lease. Tenant shall give Landlord immediate written notice of the placing of any lien or encumbrance against the Premises and cause such lien or encumbranceto be discharged within thirty (30) days of the filing or recording thereof; provided, however, Tenant may contest such liens or encumbrances as long as such contest prevents foreclosure of the lien or encumbrance and Tenant causes such lien or encumbrance to be bonded or insured in a manner satisfactory to Landlord within such thirty (30) day period.

29. Estoppel Certificates. Tenant agrees, from time to time, within ten (10) days after request of Landlord, to execute and deliver to Landlord or Landlord's designees any estoppel certificate requested by Landlord stating that this Lease is in full force and effect, the date to which Rent has been paid, that Landlord is not in default hereunder (or specifying in detail the nature of Landlord's default), thetermination date of this Lease and such other matters pertaining to this Lease as may be requested by Landlord. Tenant's obligation to furnish each estoppel certificate in a timely fashion is a material inducement for Landlord's execution of this Lease.

30. Environmental Requirements. Except for "Hazardous Materials" (hereafter defined) contained in products used by Tenant in de minimis quantities for ordinary cleaning and office purposes and as permitted by "Environmental Requirements" (hereafter defined), Tenant shall not permit or cause any party to bring any Hazardous Materials upon the Premises or transport, store, use, generate, manufacture or release any Hazardous Materials in or about the Premises without Landlord's prior written consent. Tenant, at its sole cost and expense, shall operate its business in the Premises in strict compliance with all Environmental Requirements and shall remediate in a manner satisfactory to Landlord any Hazardous Materials released on or from the Premises by Tenant, its agents, employees, contractors, subtenants or invitees. Tenant shall complete and certify to disclosure statements as requested by Landlord from time to time relating to Tenant's transportation, storage, use, generation, manufacture or release of Hazardous Materials on the Premises. The term "Environmental Requirements" means all applicable present and future statutes, regulations, ordinances, rules, codes, judgments, orders or other similar enactments of any governmental authority or agency regulating or relating to health, safety, or environmental conditions on, under, or about the Premises or the environment, including without limitation, the following: the Comprehensive Environmental Response, Compensation and Liability Act; the Resource Conservation and Recovery Act; and all state and local counterparts thereto, and any regulations or policies promulgated or issued thereunder. The term "Hazardous Materials" means and includes any substance, material, waste, pollutant, or containment listed or defined as hazardous or toxic, under any Environmental Requirements, asbestos and petroleum, including crude oil or any fraction thereof, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). As defined in Environmental Requirements, Tenant is and shall be deemed tobe the "operator of Tenant's facility and the owner" of all Hazardous Materials brought on the Premisesby Tenant, its agents, employees, contractors or invitees, and the wastes, by-products, or residues generated, resulting, or produced therefrom.

Tenant shall indemnify, to the extent permitted by law, , and hold Landlord harmless from and against any and all losses (including, without limitation, diminution in value of the Premises and loss of rental income from the Premises), claims, demands, actions, suits, damages (including, without limitation, punitive damages),

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expenses (including, without limitation, remediation, removal, repair, corrective action, or cleanup expenses), and costs (including, without limitation, actual attorneys' fees, consultant fees or expert fees and including, without limitation, removal or management of any asbestos brought into the property or disturbed in breach of the requirements of this Paragraph 30, regardless of whether such removal or management is required by law) which are brought or recoverable against, or suffered or incurred by Landlord as a result of any release of Hazardous Materials for which Tenant is obligated to remediate as provided above or any other breach of the requirements under this Paragraph 30 by Tenant, its agents, employees, contractors, subtenants, assignees or invitees, regardless of whether Tenant had knowledge of such noncompliance. The obligations of Tenant under this Paragraph 30 shall survive any termination of this Lease.

Landlord shall have access to, and a right to perform inspections and tests of, the Premises to determine Tenant's compliance with Environmental Requirements, its obligations under this Paragraph 30, or the environmental condition of the Premises. Access shall be granted to Landlord upon Landlord's prior notice to Tenant and at such times so as to minimize, so far as may be reasonable under the circumstances, any disturbance to Tenant's operations. Such inspections and tests shall be conducted at Landlord's expense, unless such inspections or tests reveal that Tenant has not complied with any Environmental Requirement, in which case Tenant shall reimburse Landlord for the reasonable cost of such inspection and tests. Landlord's receipt of or satisfaction with any environmental assessment in no way waives any rights that Landlord holds against Tenant. Landlord affirms that subject land site is environmentally sound at time of dirt excavation.

31. Independent Covenants. The obligation of Tenant to pay all Rent and other sums provided under this Lease to be paid by Tenant and the obligation of Tenant to perform Tenant's other covenants and duties under this Lease constitute independent, unconditional obligations to be performed at all times provided for under this Lease. Tenant waives any right to assert, as either a claim or defense, that Landlord is obligated to perform or is liable for the nonperformance of any implied covenant or implied duty of Landlord not expressly set forth in this Lease. Tenant agrees to perform all of its obligations hereunder (including, without limitation, the obligation to pay rent), irrespective of any breach or alleged breach by Landlord of any such implied warranty. Tenant agrees that Landlord shall incur no liability to Tenant by reason of any defect in the Leased Premises, whether apparent or latent. Tenant waives and relinquishes all rights which Tenant might have to claim any nature of lien (prejudgment or otherwise) against any rent or other sums payable by Tenant under this Lease.

32. No Security Service. Tenant acknowledges and agrees that Landlord is not providing any security services with respect to the Premises and that Landlord shall not be liable to Tenant for, and Tenant waives any claim against Landlord with respect to, any loss by theft or any other damage suffered or incurred by Tenant in connection with any unauthorized entry into the Premises or any other breach of security with respect to the Premises.

33. Force Majeure. Neither Landlord nor Tenant shall be held responsible for delays in the performance of their respective obligations hereunder (other than the payment of Rent) when caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, delay in issuanceof permits, enemy or hostile governmental action, civil commotion, fire or other casualty, and othercauses beyond the reasonable control of Landlord ("Force Majeure").

34. Brokers. Tenant represents and warrants that it has dealt with no broker, agent or other person in connection with this transaction and that no broker, agent or other person brought about this transaction, if any, and Tenant agrees to indemnify, defend and hold Landlord harmless from and against any claims by any broker, agent or other person claiming commission of other form of compensation by virtue of having dealt with regard to this leasing transaction.

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35. Termination by Tenant. The Tenant may terminate this Lease early by giving ____ days written notice to the Landlord in the event construction of a facility that will house Tenant is completed by Tenant during the term of this Lease.

36. Option To Extend Lease Term. Provided that Tenant has not materially defaulted under the Lease, Landlord hereby grants Tenant an option to renew and extend this lease for an additional 2 year period, under the following terms and conditions:

(a) Tenant must provide to Landlord written notice of Tenant's intent to exercise this option to extend, which written notice shall be sent to Landlord at least 90 days before the expiration of the then current term of the Lease, but not more than 180 days before the expiration of the then current term of the Lease; and

(b) Tenant must not have been late in paying rent to Landlord more than twice during any 12 month period during the Term of the Lease, and Tenant shall not be in default of any material term of this Lease at the time of its exercise of this option to extend; and

(c) The rental rate for the 2 year extension shall be $16.00 ft base months 36-48 and $17.00 ft base for months 48-60.

(d) The rental rate for the 2nd TBD year extension, if exercised, shall be at the fair market rental value of the premises. If Landlord and Tenant are unable to agree upon a fair market monthly rental rate, then Landlord and Tenant agree to enlist the services of a neutral real estate appraiser with MAI designation to determine the fair market rental rate for the premises, and said third-party appraiser's decision concerning the fair market rental value of the premises will be binding upon Landlord and Tenant. The costs of the third-party real estate appraiser shall be borne equally by Landlord and Tenant.

37. The Parties acknowledge that, notwithstanding anything contained herein to the contrary, the Tenant's financial obligations under this Lease will be made from current revenues available to the Tenant for each fiscal year and appropriated in the budget for such purpose and are subject to and contingent upon appropriations by the City Council of the Tenant of such funds or other revenues being available, received and appropriated by the Tenant in amounts sufficient to satisfy said obligations. In no event shall this instrument be construed to be a debt of the Tenant. State law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. The Landlord will not have recourse against the Tenant for its failure to appropriate funds for the purposes of this Lease in any fiscal year, and in such event the Lease shall terminate on September 30th of year preceding the budget year in which funds were not appropriated for this Lease.

38. Statutory Verifications.

(a) To the extent this Lease constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Landlord represents that neither the Landlord nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Landlord (i) boycotts Israel or (ii) will boycott Israel through the term of this Lease. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meanings assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

(b) To the extent the Lease constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Governmental Code, as amended, solely for the purposes of compliance with Chapter 2252 of the Texas Governmental Code, and except to the extent otherwise required by applicable federal law, Landlord represents that the Landlord nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Landlord is a company listed by the Texas Comptroller Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

~~(c)~~ os The Landlord hereby verifies that it and its parent's company, wholly or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy

companies during the term of the Lease. The foregoing verification is made soley to comply with Section 2274.002, Texas Government Code, and to the extent such section is not inconsistent with a governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing or investment of funds. As used in the foregoing verification, "boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil-based energy and does not commit or pledge to meet environmental standards beyond federal and state law: or (B) does business with a company described as by the preceding statement in (A).

(d) The Landlord hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Lease. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" means: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

39. Miscellaneous.

(a) Any notice, demand, or other communication required to be given or to be served upon any party hereunder shall be in writing and delivered to the person to whom the notice is directed, either: (i) in person; (ii) by United States Mail, as a certified item with return receipt requested; (iii) delivered by a nationally recognized delivery service (including express mail or overnight delivery services), or (iv) sent by telex, telecopy or e-mail. Notices, demands or other communications delivered by fax or e-mail shall be deemed given on the date sent as long as sent prior to 5:00 p.m. Austin, Texas time and the sender has a fax or e-mail confirmation of receipt by the recipient at the fax number or e- mail address set forth herein. Any notice, demand or other communication sent by overnight delivery shall be deemed to have been given and received on the next business day. Any notice, demand, or other communication given other than by certified or registered mail, return receipt requested, shall be deemed to have been given and received when actually delivered during normal business hours to the address of the party to whom it is addressed as set forth at the beginning of this Lease. Either party hereto may change its address for notice by giving the other party ten days' advance written notice of such change of address.

(b) Except as otherwise expressly provided in this Lease or as otherwise required by law, Landlord retains the absolute right to withhold any consent or approval.

(c) The normal rule of construction to the effect that any ambiguities are to be resolved against the party drafting this instrument shall not be employed in the interpretation of this Leaseor any exhibits or amendments hereto.

(d) The submission by Landlord to Tenant of this Lease shall have no binding force or effect, shall not constitute an option for the leasing of the Premises, nor confer any right or impose any obligations upon either party until execution of this Lease by both parties.

DS AB (e) This Lease constitutes the complete agreement of Landlord and Tenant with

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respect to the subject matter hereof. No representations, inducements, promises or agreements, oral or written, have been made by Landlord or Tenant, or anyone acting on behalf of Landlord or Tenant, which are not contained herein, and any prior agreements, promises, negotiations, or representations are superseded by this Lease. This Lease may not be amended except by an instrument in writing signed by both parties hereto.

(f) If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby. It is also the intention of the parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid or unenforceable, there be added, as a part of this Lease, a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

(g) This Lease shall be construed under and enforced in accordance with the laws of the State of Texas, and all obligations of the parties hereto created by this Lease are performable in Williamson County, Texas.

(h) Time is of the essence as to the performance of Tenant's obligations under this Lease.

(i) All exhibits and addenda attached hereto are hereby incorporated into this Lease and made a part hereof. In the event of any conflict between such exhibits or addenda and the terms of this Lease, such exhibits or addenda shall control.

(remainder of page intentionally left blank)

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IN WITNESS WHEREOF, Landlord and Tenant have executed this lease as of the day and year first above written.

LANDLORD:

Capitol Office Park

By: DocuSigned by: ALEX BAHRAMI 6E3CCA6B547B45C... 2/16/2022

Alex Bahrami
Susan Anderson

TENANT:

By: 3/09/2022

City Of Leander

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Exhibit "A"

PROPERTY DESCRIPTION OR SURVEY NEEDED

11880 Hero way Leander, Texas Suite # 600

LEASE EXTENSION AGREEMENT

This LEASE EXTENSION AGREEMENT (this "Agreement"), made effective as of the 20th day of February 2025, between City Of Leander ("Tenant"), and Capitol Office Park ("Landlord").

W I T N E S S E T H:

WHEREAS Landlord and Tenant entered into that certain Lease Agreement dated as of March 9th, 2022, whereby Tenant leased from Landlord the Building consisting of approximately 14,400 square feet located at 11880 Hero Way Suite#600 Leander, Texas (the "Building").

WHEREAS Landlord and Tenant desire to extend the term of the Lease as more specifically set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants set forth below, Landlord and Tenant hereby agree as follows:

1. Definitions. Unless otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed to them in the Lease.

2. Term Extension. The Term is hereby extended, upon and subject to the terms, covenants, and conditions of the Lease, except as otherwise set forth herein, for a term (the "Extended Term") commencing on 03/01/2025 and expiring 02/28/2027 (the "Extended Term Expiration Date"). As of the date hereof, all references in the Lease and this Agreement to (a) the term of the Lease shall be deemed to include the Extended Term and (b) the Expiration Date shall be deemed to mean the Extended Term Expiration Date, unless the term of the Lease, as extended hereby, shall sooner terminate pursuant to the terms of the Lease or by law.

3. ~~Extension Option. N/A~~

4. Rent. Tenant shall continue to make payments of Rent and Additional Rent (including, without limitation, Tenant's required payments for taxes, insurance, and common area maintenance costs) throughout the remainder of the term of the Lease, as extended hereby, in accordance with the terms of the Lease, base rent for this new term shall be:

March 2025 - February 2026	$19,200.00 Per Month
March 2026 - February 2027	$20,400.00 Per Month

5. Unenforceability. If any of the provisions of the Lease, as amended hereby, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of the Lease, as amended hereby, or the application of such provision or provisions to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby, and every provision of the

Lease, as amended hereby, shall be valid and enforceable to the fullest extent permitted by law.

6. Brokerage. Landlord and Tenant each represents that it dealt with no broker or brokers in the negotiation of this Agreement. To the extent permitted by law and subject to Section 37 of the original lease agreement. Tenant hereby indemnifies Landlord and agrees to hold Landlord harmless from any loss, cost, damage, expense, claim, or liability arising out of any inaccuracy or alleged inaccuracy of the above representation including court costs and reasonable attorney's fees. Landlord hereby indemnifies Tenant and agrees to hold Tenant harmless from any loss, cost, damage, expense, claim, or liability arising out of any inaccuracy or alleged inaccuracy of the above representation including court costs and reasonable attorney's fees. The provisions of this [Article 5] shall survive the termination or expiration of this Agreement.

7. Representations. Tenant hereby represents that (a) the Lease is in full force and effect and has not been modified or amended except as herein provided, (b) Landlord is not now in default under the Lease, and has completed all improvements and made all contributions (if any) required of Landlord under the Lease and Tenant knows of no event which, with notice or the passage of time or both would constitute such a default, (c) Tenant is not in default in the fulfillment or performance of any of the terms, covenants or conditions on its part to be fulfilled under the Lease, nor is it aware of any event which, with notice or the passage of time or both would constitute such a default and (d) Tenant has no present defense, counterclaim or right of offset against Landlord. By entering into this Agreement, Landlord does not, and shall not be deemed to, consent to any matter as to the Lease, except as may heretofore have been waived in writing or consented to in writing, by Landlord.

8. Ratification. Except as modified hereby, the Lease shall remain in full force and effect, and as modified hereby, the Lease is ratified and confirmed in all respects.

9. No Waiver. This Agreement may not be orally changed or terminated, nor any of its provisions waived, except by an agreement in writing signed by the party against whom enforcement of any changes, termination or waiver is sought.

10. Successors and Assigns. This Agreement shall be binding upon, and inure to the benefit of the parties hereto, their respective legal representatives, successors, and assigns.

11. Not Binding. Tenant acknowledges that this Agreement shall not be binding on Landlord until Landlord shall have executed this Agreement and a counterpart thereof shall have been delivered to Tenant.

12. Authority. Tenant and Landlord each hereby represents and warrants that it has full right, power, and authority to enter into this Agreement and that the person executing this Agreement on behalf of Tenant and Landlord, respectively, is duly authorized to do so.

13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LANDLORD:

Capitol Office Park

By: Susan Anderson
Susan Anderson – Property Manager

TENANT:
City Of Leander

By: _____

Name: _____

Title: _____

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case PICP-23-0092 Leander Estates Ph 2; more particularly described by Williamson Central Appraisal District Parcels R560184 and 905245, generally located northwest of the intersection of Lakeline Boulevard and Monte Ranch Trail, Leander, Williamson County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the construction plans for Leander Estates Phase 2, which is a 79.107 acre residential subdivision including 69 single-family lots.

Article II, Section 23(g) includes the following provisions.

(g) Application Expiration.

(1) The Construction Plans application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.

(2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a re-submission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting another six (6) month extension of the application in order to finalize the approval of the construction plans.

HISTORY/TIMELINE:
07/14/2022 - Preliminary Plat Approved
08/24/2023 - Preliminary Plat Minor Revision #1 Approved
09/23/2023 - Preliminary Plat Revision #1 Approved
07/06/2024 - Construction Plans Application Expired
01/06/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:
Quiddity Engineering, LLC. (Eric C. Vann) on behalf of Leander 210, LLC. (James McVaugh)

RECOMMENDATION:
The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9) months after the first review comment letter for the construction plans is sent to the applicant.

Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to July 6, 2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

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Fiscal Impact

Attachments:

1. PICP-23-0092 Att 1 Extension Request - Leander Estates Phase 2
2. PICP-23-0092 Att 2 Location Map - Leander Estates Phase 2
3. PICP-23-0092 Att 3 Ordinance - Leander Estates Phase 2 Updated

QUIDDITY

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

February 12th, 2025

Ms. Vernonica Tovar
City of Leander
PO Box 319
Leander, Texas 78646

Re: PICP-23-0092 Leander Estates Construction Plans Application Expiration

Dear Ms. Tovar:

We would like to formally request a six-month Construction plan application extension per the letter received from the City of Leander on January 6th, 2024. Per Article II, Section 23 (g(2)) of the City's Subdivision Ordinance, it is our understanding that projects may be granted a one-time six-month extension.

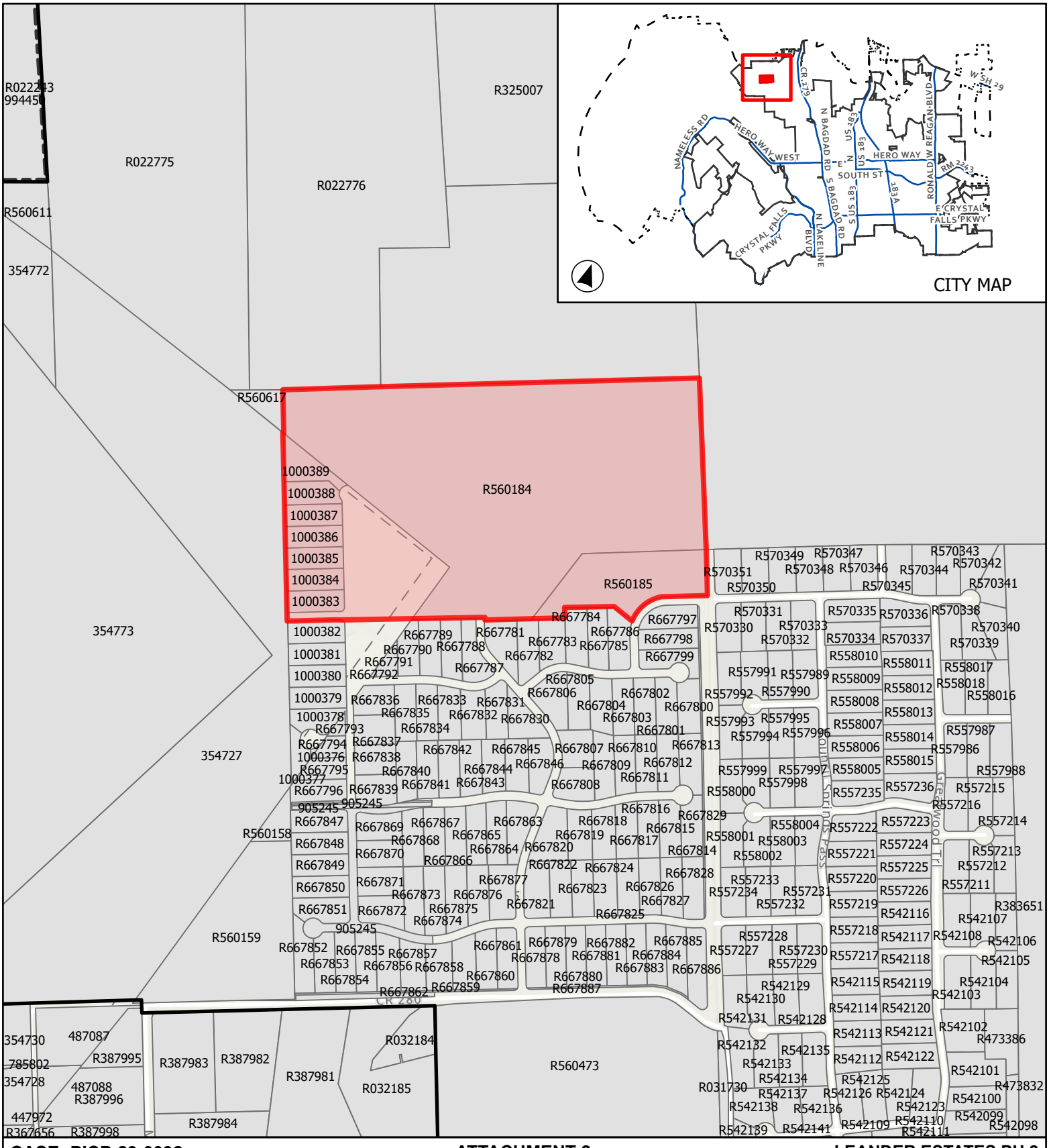
Quiddity provided the initial submittal to the City of Leander on July 11th, 2023. Since that time all construction comments have been cleared, thus exhibiting substantial progress made towards closeout. We understand that the application may not be extended beyond six months from the application expiration date.

Your consideration of the extension is appreciated. Please do not hesitate to contact me if you have any other questions.

Sincerely,

Eric C. Vann, PE
Project Manager

ECV/ccb



CASE: PICP-23-0092 **ATTACHMENT 2** **LEANDER ESTATES PH 2**

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

0 310 620

Feet

City Limits
ETJ
Subject Boundary
Parcels

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS GRANTING AN EXTENSION OF THE EXPIRATION OF THE CONSTRUCTION PLAN APPLICATION FOR THE LEANDER ESTATES PHASE 2 SUBDIVISION.

WHEREAS, Section 23(g)(1) of the City's Subdivision Ordinance provides that the construction plan application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plan are not approved due to the applicant's failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 23(g)(2) of the City's Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plan;

WHEREAS, the Planning Department granted one six (6) month extension for the construction plan application (the "Construction Plan Application") which expired on or about January 6, 2025;

WHEREAS, the City Council of the City of Leander, Texas (the "City") finds that there is good reason to grant an extension of the expiration date for the Construction Plan Application because the applicant is actively working with the Planning Department and will be able to address the construction plan comments and move forward with construction within a reasonable timeframe;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings of Fact. The forgoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Construction Plan Application to July 6, 2025. In the event that the Construction Plan Application is not approved by the City Staff on or before to July 6, 2025, the Construction Plan Application shall expire.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on First Reading this the 20th day of February, 2025.

ATTEST:

_____
Dara Crabtree, City Secretary

THE CITY OF LEANDER, TEXAS:

_____
Christine DeLisle, Mayor

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of Ordinance Case OR-24-0027 to authorize the City Manager to execute Masonry Development Agreements, Amendments and Addendums; and providing for related matters; Leander, Williamson and Travis Counties, Texas.

BACKGROUND:
The City of Leander uses Masonry Development Agreements as a tool to implement masonry standards as part of the development process. In 2019, the Composite Zoning Ordinance was amended to provide incentives relating to certain requirements when additional masonry was provided as part of the development. Example support incentives include alternative options for meeting development related setbacks, landscaping, and allowable density requirements.

Currently, the City Council approves Masonry Development Agreements as part of the consent agenda. To aid in streamlining our development processes as well as to improve the efficiency of City operations, we are seeking City Council authorization to allow the City Manager to execute Masonry Development Agreements. Not only would this reduce the number of items requiring City Council approval, it will also allow Masonry Development Agreements to be executed sooner, thereby contributing to reducing overall development approval timelines.

Included with this item is a draft ordinance, along with a template masonry development agreement, authorizing the City Manager to execute these agreements on behalf of the City Council.

HISTORY/TIMELINE:

APPLICANT/AGENT:
Development Services Department

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

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Fiscal Impact

Attachments:

1. OR-24-0027 Att 1 Ordinance Allowing CM to Execute MDA

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE MASONRY DEVELOPMENT AGREEMENTS, AMENDMENTS, ADDENDUMS, AND ASSIGNMENTS; PROVIDING APPROVAL CRITERIA; APPROVING THE FORM OF MASONRY DEVELOPMENT AGREEMENT; MAKING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE AND OPEN MEETINGS CLAUSES.

WHEREAS, the City of Leander, Texas ("the City") is a home-rule city with a Council-Manager form of government, where the City Manager serves as the chief executive and administrative officer of the City; and

WHEREAS, the City aims to streamline administrative processes and improve the efficiency of city operations; and

WHEREAS, the City Council has adopted incentives as part of the Composite Zoning Ordinance that encourage the use of masonry in exchange for reductions in setbacks, reductions in landscaping, and/or increasing allowable density; and

WHEREAS, the City Council finds that delegating certain administrative functions to the City Manager can expedite the development process and allow for more efficient use of city resources; and

WHEREAS, the City Council desires to grant the City Manager the authority to approve and execute Masonry Development Agreements, Amendments, Addendums, and Assignments as provided herein; and

WHEREAS, the City Council finds that authorizing the City Manager to approve and execute Masonry Development Agreements as provided herein will enhance operational efficiency and facilitate timely development approvals; and

WHEREAS, it is in the best interest of the City to implement this ordinance to support the effective administrative functions of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings of Fact. The findings and recitations set out in the preamble of this Ordinance are found to be true and correct, and that they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. Authority Delegation. The City Manager is hereby authorized and empowered to execute all Masonry Development Agreements, Amendments, Addendums, and Assignments on behalf of the City of Leander, Texas, in the form substantially similar to that set forth in Exhibit A attached hereto and incorporated herein for all purposes, that are approved by the Planning Director or designee and the City Attorney or designee.

SECTION 3. Unique Requests and Discretion. The City Manager retains the discretion to refer unique or complex requests for a Masonry Development Agreement, which may be more appropriate for City Council review, to the City Council.

SECTION 4. Severability. If any provision of this ordinance is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of the remaining provisions.

SECTION 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

SECTION 6. Open Meetings. It is hereby officially found and determined that the meetings at which this ordinance is passed were open to the public as required, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551.

PASSED AND APPROVED on this the ____ day of _____ 2025.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

_____ _____

Dara Crabtree, City Secretary Christine DeLisle, Mayor

Exhibit A
Form of Masonry Development Agreement

MASONRY DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR THE Click or tap here to enter text.

This Development Agreement Establishing Development Standards for the Click or tap here to enter text. (the "Agreement") is made and entered into, effective as of the ____ day of _____, 20____, by and between the **City of Leander, Texas**, a Texas home rule municipal corporation (the "City"), and Click or tap here to enter text. (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

(a) The Developer owns that certain Click or tap here to enter text. acre tract located in Click or tap here to enter text. County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for Click or tap here to enter text. (the "Development"). The Developer desires that the City be able to enforce the development standards set forth herein through its building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439 adopted in the 86th Legislative Session limits the ability of cities to enforce certain development standards governing building materials by ordinance.

(b) The Developer will benefit from the City enforcing the Development Standards as set forth herein because it will be more efficient and cost-effective for compliance to be monitored and enforced through the City's building permit and inspection processes and will help ensure that the Development is built out as planned by the Developer after conveyance to the builder of homes or other buildings and structures authorized by the applicable zoning regulations. The City will benefit from this Agreement by having assurance regarding certain development standards for the Development, having certainty that such Development Standards may be enforced by the City, and preservation of property values within the City.

(c) The benefits to the Parties set forth in this Article 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

(a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the issuance of the final certificate of occupancy for the final structure in the Development.

(b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6.

Section 3. Development Standards.

(a) Development Requirements. The exterior wall standards set forth in this section shall apply to the structures located on the Property. At least Click or tap here to enter text. percent (___%) of the combined exterior surface area of all walls, including all stories of buildings / structures, shall consist of stone, brick, painted or tinted stucco, and factory tinted (not painted) split faced concrete masonry unit or similar material approved by the Director of Planning.

(b) Building Permits. The Developer acknowledges and agrees that compliance with Section 3(a) will be a condition of issuance of building permits and certificates of occupancy. Developer further agrees that the City may use its building permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of applications and plans, stop work orders, and disapproval of inspections for applications and/or work that does not comply with this Agreement. Applications and plans for a building permit must demonstrate compliance with this Agreement in order for a building permit to be issued. Applications for building permits must be in compliance with this Agreement, as well as the Applicable Regulations, in order for such application to be approved and a building permit issued. Plans demonstrating compliance with this Agreement must accompany a building permit application and will become a part of the approved permit. Any structure constructed on the Property must comply with this Agreement and the Applicable Regulations for a certificate of occupancy to be issued for such structure.

Section 4. Development of the Property. Except as modified by this Agreement, the Development and the Property will be developed in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the zoning regulations applicable to the Property, and such amendments to City ordinances and regulations that that may be applied to the Development and the Property under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.

(a) Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.

(b) This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property, and a copy of this Agreement shall be recorded in the Official Public Records of Click or tap here to enter text.County, Texas. The Developer and the City acknowledge and agree that this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party

of written notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

(a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances: acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.

(b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or

overcome such inability with all reasonable dispatch.

(c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:
City of Leander
Attn: City Manager
P.O. Box 319
Leander, Texas 78641
Williamson County

with copy to:
The Knight Law Firm, LLP
Attn: Paige H. Saenz, Partner
223 West Anderson Lane, Suite A-105
Austin, Texas 78752
Travis County

Any notice mailed to the Developer shall be addressed:
Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully

severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 14. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 15. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 16. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 17. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 18. Recordation. This Agreement shall be recorded in the Official Public Records of Click or tap here to enter text. County, Texas.

Section 20. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Click or tap here to enter text. County, Texas. Venue shall lie exclusively in Click or tap here to enter text. County, Texas.

Section 21. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meanings assigned to the term

"boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Section 22. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 23. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 24. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description & Sketch

EXECUTED in multiple originals this the _____ day of _____, 20___.

CITY:
City of Leander, Texas
a Texas home-rule municipal corporation

Attest:

By:_____
Name: Dara Crabtree
Title: City Secretary

By:_____
Name: Todd Parton
Title: City Manager

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, City Manager of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

_____
(SEAL) Notary Public, State of Texas

DEVELOPER:

By:_____
Name:
Title:

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20____, by _____, _____ of _____, a _____ company, on behalf of said company.

_____
(SEAL) Notary Public, State of Texas

EXHIBIT "A"

Description of Property

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:

Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0137 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on one (1) parcel of land approximately 6.592 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R578129; and legally described as Lot 1, Block A of the PAG Leander H1 Subdivision, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process. This property is located at the northeast corner of Hero Way and 183A Toll Road. The original PUD was adopted in 2018 and included 37.25 acres and a total of three (3) lots:

- Lot 1, Block A is proposed as a future expansion of vehicle inventory display associated with the existing dealership and a commercial lot subject to this proposed amendment.
- Lot 1, Block B is currently developed as a Honda and Hyundai Dealership.
- Lot 2, Block B proposed dealership.

The applicant has submitted this request in order to develop Lot 1, Block A as a vehicle display area associated with the automobile dealership located on Lot 1, Block B. The Composite Zoning Ordinance includes a limitation on the amount of outdoor display that is calculated based on the principal building size. In this case, the proposal is for a parking area for vehicle inventory without a principal building on the lot. This amendment would include removing the requirement to have a principal building and limitation on outdoor display. The applicant has included a commercial corner for future development of a commercial use.

The original PUD relaxed the display and screening requirements specifically for Lot 1, Block B and applied the ordinance standards to the remainder of the property. If the proposed amendment is approved, this development would also include unlimited outdoor display. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center as identified by the Comprehensive Plan. If the zoning change is not approved, the developer will not be able to expand the vehicle inventory for the existing car dealerships without a primary structure.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property. This analysis includes additional information confirming that the proposed request is compatible with the Comprehensive Plan. There are no known environmental, historical, or floodplain concerns at this stage of the requested development. Public notices were sent to all property owners within 200 feet of the subject property and staff has not received any responses.

Staff recommends approval. During the meeting of January 9, 2025, the Planning & Zoning Commission recommended approval.

HISTORY/TIMELINE:
12/20/2018 – Zoning, Concept Plan, and Preliminary Plat Approved
01/16/2025 – PUD Amendment #2 Approved
01/09/2025 – Planning & Zoning, 1st Public Hearing
02/06/2025 – City Council, 2nd Public Hearing

APPLICANT/AGENT:
Penske Automotive Group (Jeff Anderson) on behalf of PAG West, LLC. (George Raysik)

RECOMMENDATION:
The City Council approved the zoning request during the February 6, 2025 meeting.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

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Fiscal Impact

Attachments:

1. Z-24-0137 Att 1 Planning Analysis - PAG Leander H1 PUD Amendment #1
2. Z-24-0137 Att 2 Current Zoning - PAG Leander H1 PUD Amendment #1
3. Z-24-0137 Att 3 FLU Map - PAG Leander H1 PUD Amendment #1
4. Z-24-0137 Att 4 Public Notification - PAG Leander H1 PUD Amendment #1
5. Z-24-0137 Att 5 Aerial Map - PAG Leander H1 PUD Amendment #1
6. Z-24-0137 Att 6 PUD Notes - PAG Leander H1 PUD Amendment #1
7. Z-24-0137 Att 7 Letter of Intent - PAG Leander H1 PUD Amendment #1
8. Z-24-0137 Att 8 Neighborhood Outreach - PAG Leander H1 PUD Amendment #1
9. Z-24-0137 Att 9 Ordinance - PAG Leander H1 PUD Amendment #1
10. Z-24-0137 Att 10 1-9-2025 P & Z Minutes

PLANNING ANALYSIS

ZONING CASE Z-24-0137
PAG LEANDER H1 – PUD AMENDMENT #1

GENERAL INFORMATION

Owner/Agent: Penske Automotive Group (Jeff Anderson) on behalf of PAG West, LLC. (George Raysik).

Current Zoning: PAG Leander H1 PUD (Planned Unit Development) with the base zoning district GC-4-A (General Commercial)

Proposed Zoning: PAG Leander H1 PUD Amendment #1 (Planned Unit Development) with the base zoning district of GC-4-A (General Commercial)

Size and Location: The property is located at northwest of the intersection of 183A Toll Road and Autopark Drive, Leander, Williamson County, Texas, including approximately 6.592 acres.

Staff Contact: Karina Castillo,
Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to amend the PUD in order to allow for vehicle parking of automotive dealerships to occur on a lot without a primary building. This request also reserves the corner lot for future commercial development.

STAFF CONCLUSIONS

Y	N	
☒	☐	Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page* 3
☒	☐	Does the proposal comply with the goal statements of the Comprehensive Plan? *see page* 4
☒	☐	Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The property is located to the north of an existing automobile dealership which was approved with the PAG Leander H1 PUD. The Composite Zoning Ordinance classifies vehicles from the automotive dealership as outdoor display. The Type 4 site component allows outdoor display when located on the same site as the permanent business that it is associated with. This request is to allow for vehicle inventory parking associated with the adjacent automotive dealerships to occur on a lot without a primary building housing the business. The proposed Phase 2 is intended to develop as retail and/or commercial uses in the future.

The zoning case titled PAG Leander H1 – PUD Amendment #2 is scheduled for approval by the City Council on January 16, 2025.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD GC	Undeveloped
EAST	PUD GC	Undeveloped
SOUTH	PUD/TOD CD	Automotive Dealership
WEST	PUD GC	Undeveloped

SURROUNDING AREA:
This property is located north of the intersection of Autopark Drive and 183A Toll Road. The property to the south is the existing Honda and Hyundai dealerships. Properties to the north and east are currently undeveloped. Properties to the west are currently zoned for a gas station (Quik Trip) and home improvement businesses (Home Depot).

PHYSICAL AND NATURAL FEATURES:
This property contains some tree cover and is not located near the floodplain. The removal of any trees will be subject to the tree preservation requirements in the Composite Zoning Ordinance.

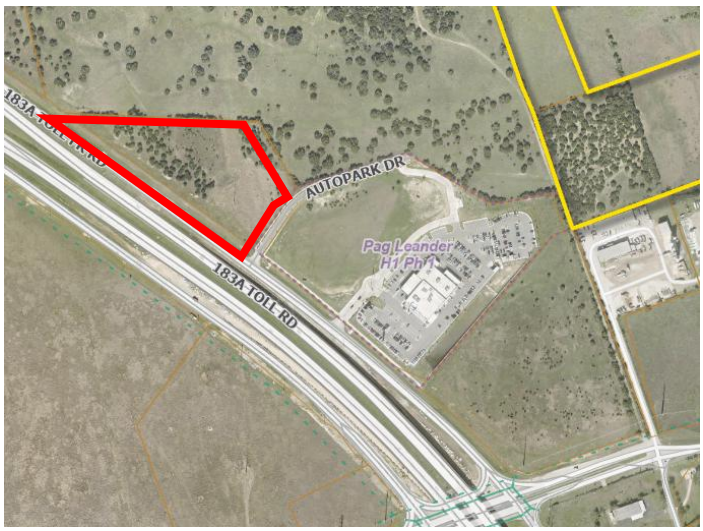


Figure 1: Aerial

PROPERTY HISTORY:
This property was annexed into the City of Leander on 11/06/2002.

PREVIOUS ZONING CASES:
The following zone cases were previously submitted for this property:

- 18-TOD-Z-019 requested a zone change from PUD/TOD (Planned Unit Development/Transit Oriented Development Conventional Development Sector to PAG Leander H1 PUD (Planned Unit Development) with the base zoning district GC-4-A (General Commercial) and was approved on 12/20/2018.
- Z-24-0144 requested an amendment to PAG Leander H1 PUD (Planned Unit Development) with the base zoning district GC-4-A (General Commercial) to develop Lot 2, Block B as a new automobile dealership and remove limitation on outdoor storage, and is scheduled for approval on 01/16/2018.

MAJOR CORRIDORS:
This property has access onto 183A Toll Road and Autopark Drive.

TRANSPORTATION PLAN REQUIREMENTS:
The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Arterial	Commercial	400’ ROW 10’ sidewalk

SUBDIVISIONS:
The following subdivision cases were previously submitted for this property:

- The Concept Plan CP-22-0007 and Preliminary Plat PP-22-0010 were approved on 12/20/2018.
- The Final Plat FP-23-0125 for Lot 2, Block B is currently under review.

EXISTING UTILITIES:
This property has access to water and wastewater utilities along 183A Toll Road and Autopark Drive as shown in Figures 2 and 3.

Figure 2: Water System

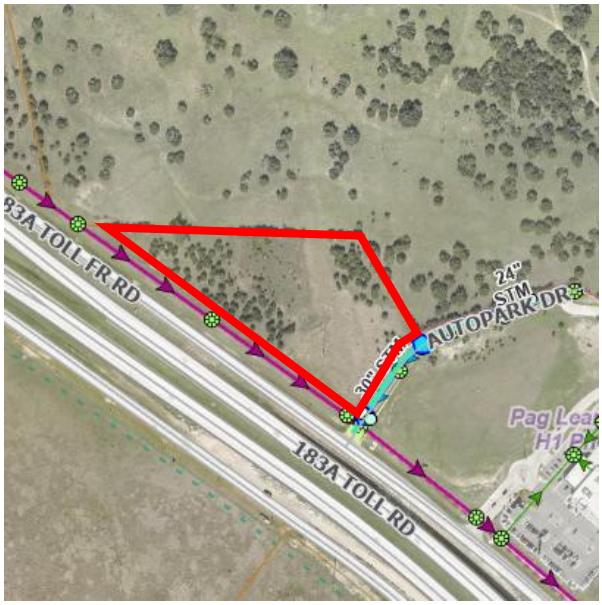


Figure 3: Wastewater System

CURRENT LAND USES:
This property is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development Amendment (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to allow unlimited outdoor display associated with an automobile dealership without a primary building on the lot. The contents of this PUD Amendment further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 4 (non-residential only):

Features: Accessory buildings up to sixty (60%) percent of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

(1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
(2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, HC or HI use components.
(3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
(4) Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

EMPLOYMENT CENTER

- The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To

remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

Desired Mix: 100% Non-Residential, 0% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING
A development meeting was held with Staff on 01/22/2024. Staff have been in communications with the applicant following the development meeting.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION
12/19/2024 - Public Notice on Hill Country News
12/25/2024 - Mail Notification to Property Owners within 200'
12/25/2024 - Public Hearing Signage Posted on Property
01/09/2024 - Planning and Zoning Commission Public Hearing
02/06/2024 - City Council Public Hearing & First Reading of the Ordinance
02/20/2024 - City Council Second & Final Reading of the Ordinance

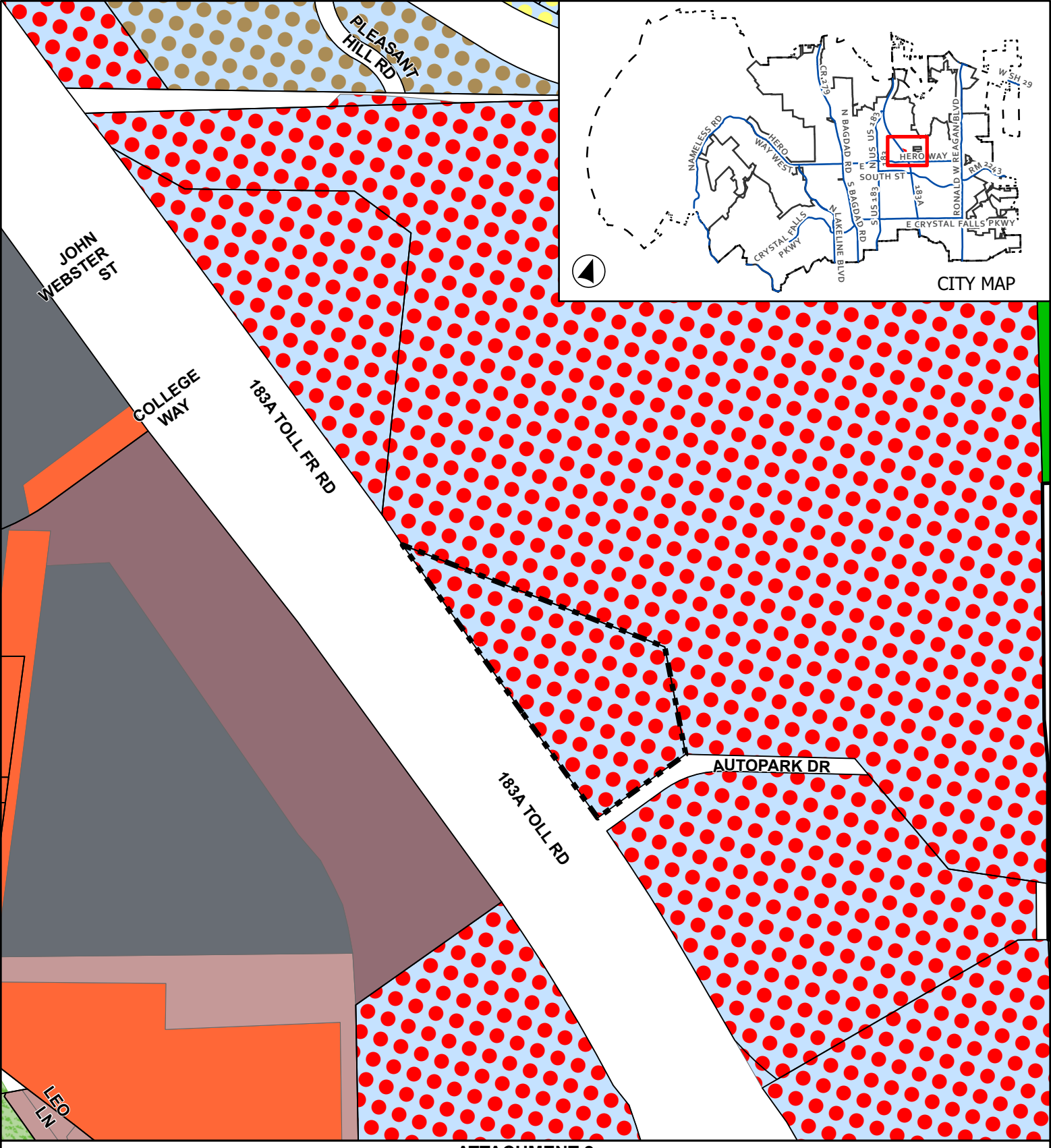
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' shall also be contacted.

There are no residential properties within 500' of the site. Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This property is currently part of the PAG Leander H1 PUD which included a range of waivers associated with the automobile dealership on Lot 1, Block B. This zoning request does not change the previous contents of the PUD. This request would allow the storage of vehicles of the automotive dealerships without a primary building located on the site. The Phase 2 of the site is proposed to be developed as retail and/or commercial uses in the future. The proposed uses are compatible with the base zoning district of GC-4-A and is also compatible with the surrounding land uses as a regional commercial business. Staff recommends approval of the PUD Amendment.



CASE: Z-24-0137

ATTACHMENT 2

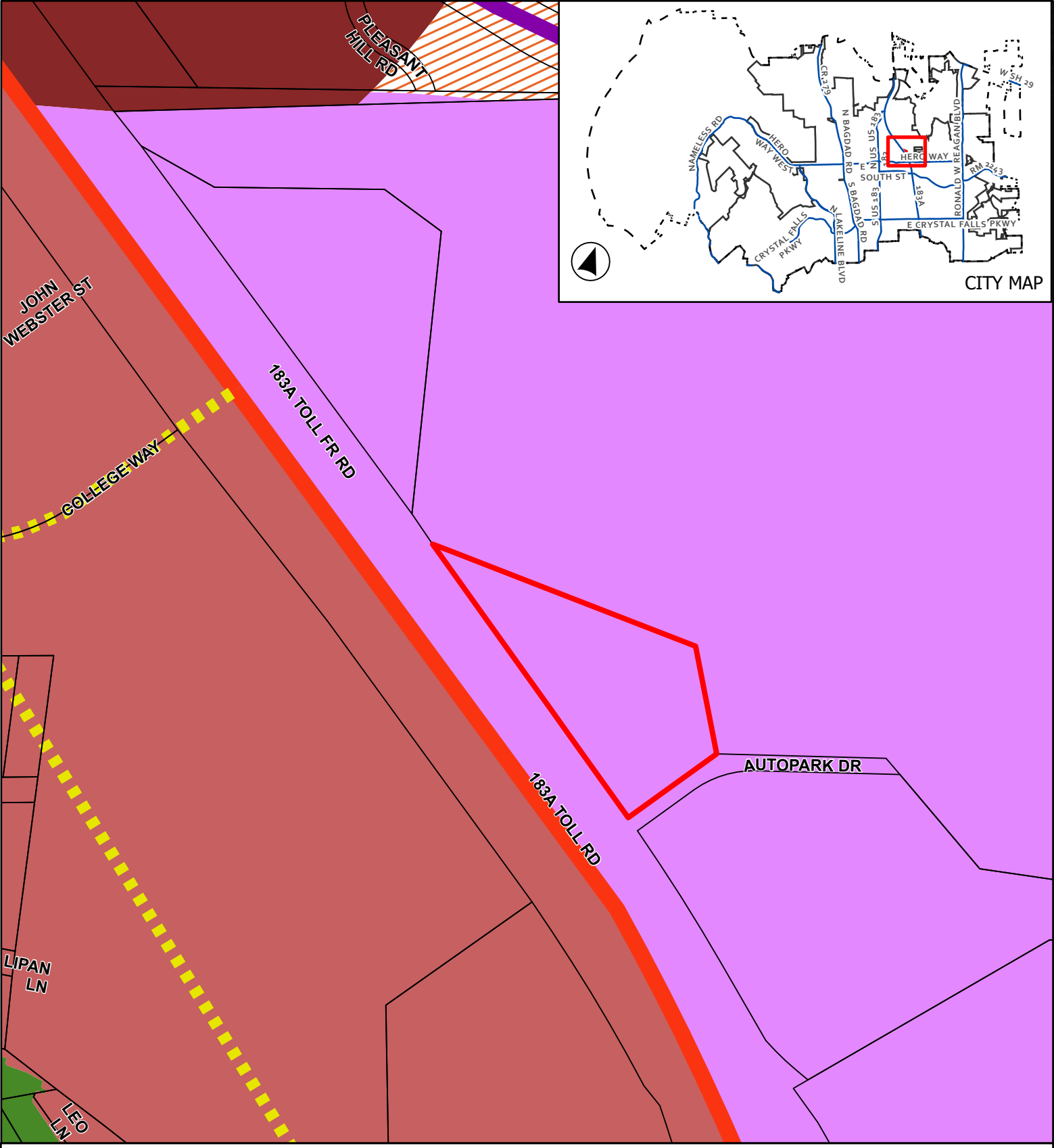
PAG LEANDER H1
MAJOR AMENDMENT EXISTING PUD

Current Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- PUD - Single-Family
- PUD - Multi-Family
- PUD - Mixed Use
- PUD - General Commercial
- OS - Open Space
- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- T6 - Urban Core

0 137.5275 Feet

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.



CASE: Z-24-0137

ATTACHMENT 3

PAG LEANDER H1
MAJOR AMENDMENT EXISTING PUD

Future Land Use Map

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0 155 310
Feet

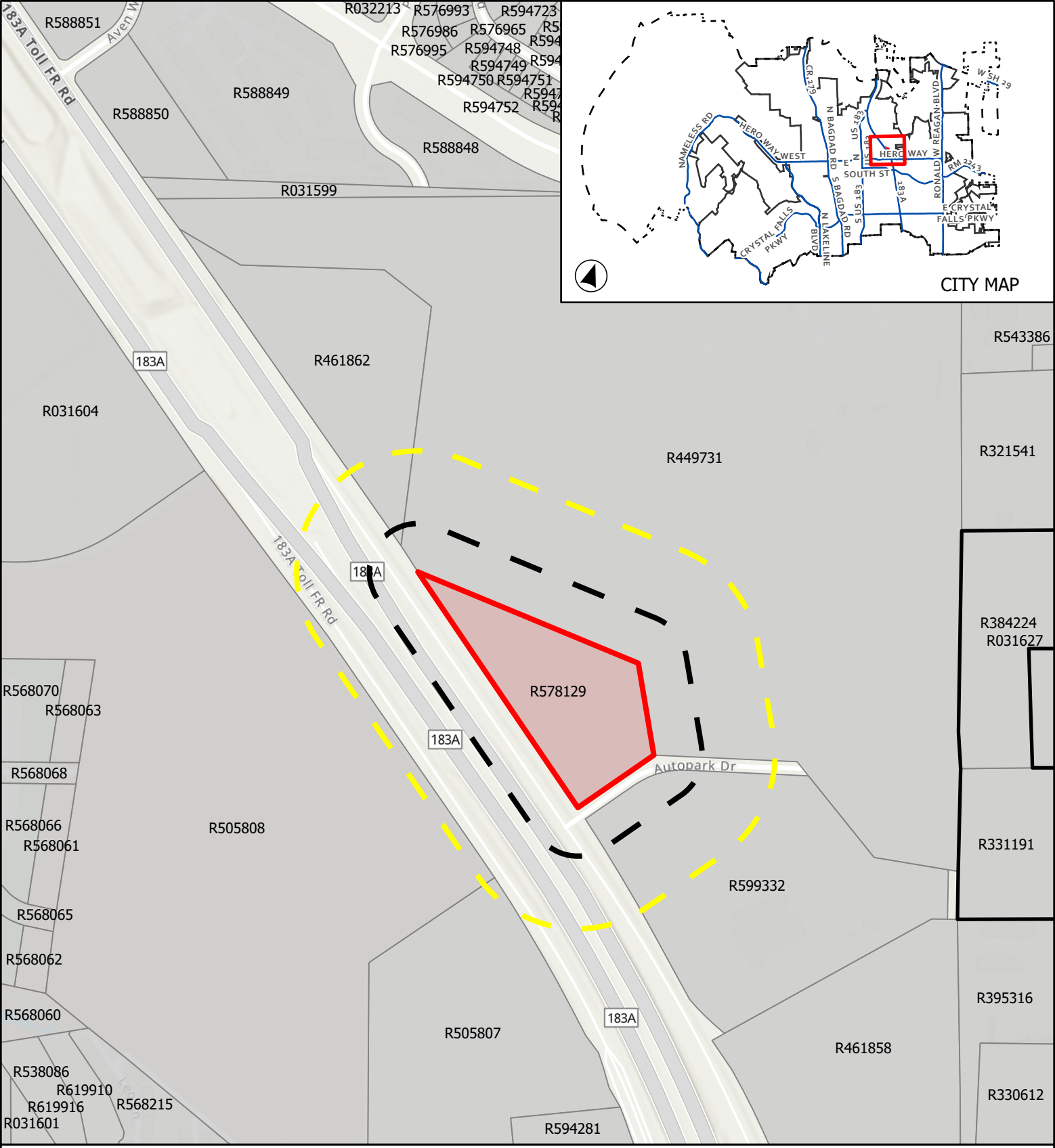
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Future Land Use

- Multi-Use Corridor
- Activity Center
- Employment Center
- Leander Central
- Greenway

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Proposed



CASE: Z-24-0137 | **ATTATCHMENT 4** | **PAG LEANDER H1 MAJOR AMENDMENT EXISTING PUD**

Public Notification

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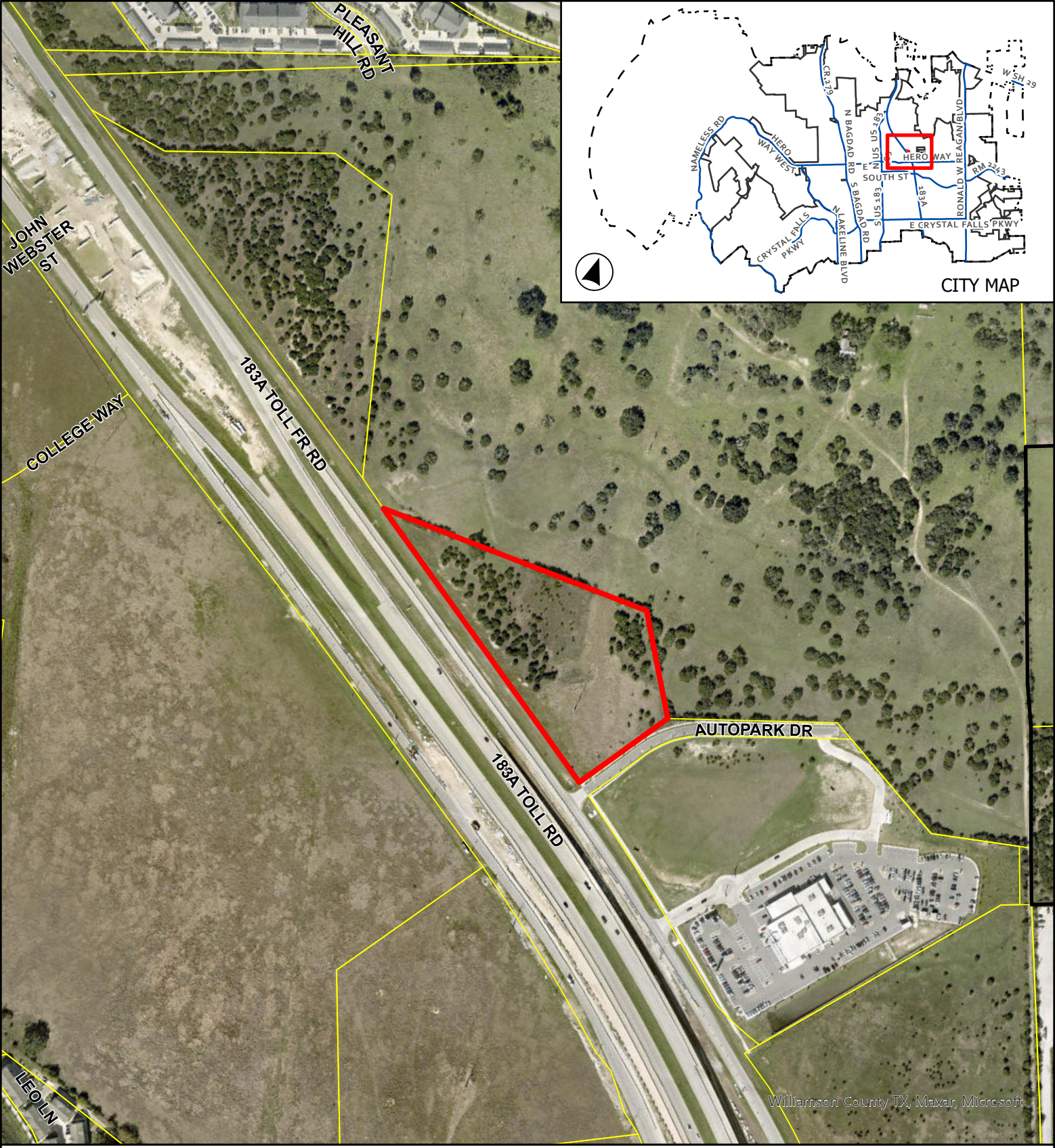
0 215 430

Feet

City Limits
ETJ Boundary
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-24-0137 | **ATTACHMENT 5** | **PAG LEANDER H1 MAJOR AMENDMENT EXISTING PUD**

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

0 165 330

Feet

Leander City Limits

Subject Boundary

EXHIBIT A

PAG LEANDER H1 PLANNED UNIT DEVELOPMENT

AMENDMENT #1

I. Purpose and Intent

A. The PAG Leander H1 PUD (the "**PUD**") consists of approximately 37.25 acres located in Leander, Williamson County, Texas, and more particularly described on **Exhibit "B"** attached to this PUD Ordinance (the "Property"). The PUD shall be developed a commercial development.

B. The PAG Leander H1 PUD was finally adopted and approved by Ordinance No. 18-082-00 on December 20, 2018 (the "**PUD Ordinance**"). Except as otherwise provided in the PUD Ordinance or this Amendment, the Property and PUD shall be governed by the ordinances of the City of Leander (the "**City Code**"). The PUD Ordinance and this Amendment are intended to, and shall, supersede the City Code. In the case that the PUD Ordinance or this Amendment does not address a specific City requirement, the City Code shall apply to the extent it is not inconsistent with the PUD Ordinance or this Amendment, and in the event any amendment to the City Code adopted after the date of the PUD Ordinance or this Amendment is inconsistent with the provisions of the PUD Ordinance or this Amendment, the provisions of the PUD Ordinance and this Amendment shall apply. Any capitalized terms used, but not defined herein, shall have the meanings ascribed to them in the City Code.

C. All requirements listed in the PAG Leander H1 PUD shall apply to the property except as amended below. These amendments shall apply to the property shown in **Exhibit "B"** including 6.592 acres to the northwest of the intersection of Autopark Drive and 183A Toll Road (the **"Amendment #1 Tract"**).

II. Applicability and Base Zoning.

A. All aspects regarding the development of the PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established by the PUD Ordinance and this Amendment.

B. For purposes of establishing development standards for the PUD, the GC-4-A (General Commercial) base zoning district has been selected from the Leander Composite Zoning Ordinance for the proposed commercial development.

III. Conceptual Site Layout and Land Use Plan.

A. **Exhibit "C"** attached to the PUD Ordinance is a conceptual site layout and land use plan intended to visually convey the general layout for the **Amendment #1 Tract** of PAG Leander H1 PUD (the "**Land Use Plan**"). The PUD is being developed in various stages as the owner of the Property may determine to be necessary, appropriate or desirable. The Phase 1 use of the **Amendment #1 Tract** is allowed to be developed as

outdoor display of vehicle inventory without a primary structure. The Phase 2 development shall comply with the **City Code** requirements and include commercial development. This PUD Ordinance does not constitute final plat or site plan approval of the attached plan. The exact locations and specifications for any buildings, structures, parking and other improvements shall be determined as site development permits are submitted and approved as being consistent with the intent and provisions of this PUD Ordinance.

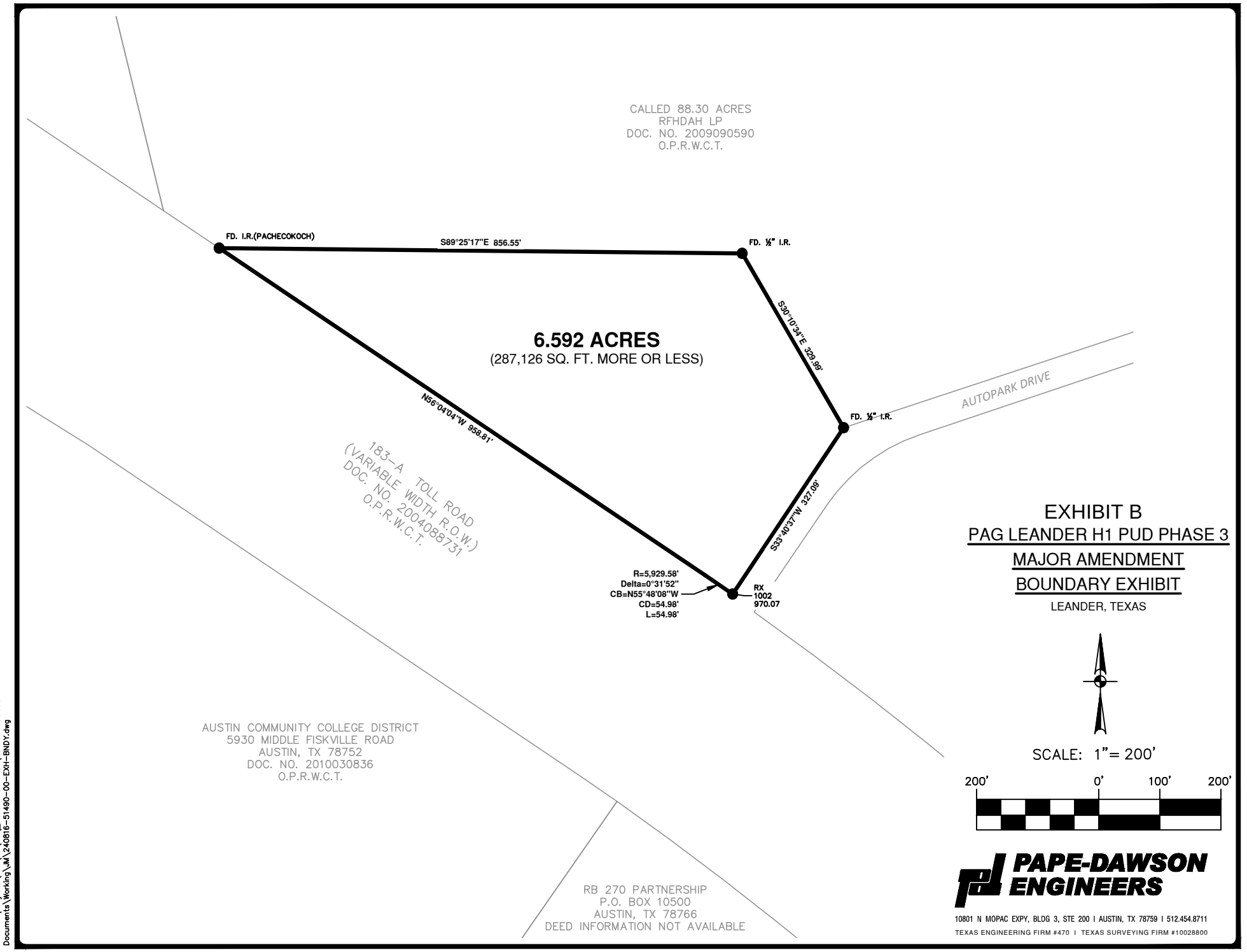
IV. Permitted Uses.

The permitted uses allowed within the PAG Leander H1 PUD on the **Amendment #1 Tract** shall include (a) all of the list of permitted uses defined in Article III, Section 16 (GC-General Commercial) of the Leander Composite Zoning Ordinance, and (b) will waive the requirement for a building on a site with outdoor display of merchandise as described in Article V, Section 4, Type 4(b)(2) for Phase 1 as identified in **Exhibit C**.

V. Development Standards for the CD Sector; Outdoor Display Areas.

A. The Development Standards shall be as set forth in the PAG Leander H1 PUD.

B. Outdoor storage areas are permitted as reflected on the Land Use Plan attached as Exhibit "C," and the provisions of Article V, Section 4(b)(3)(i) and (ii) and Section 4(b)(5) shall not apply to **Amendment #1 Tract**. The paved areas on Lot 1, Block A of the PUD designated as "outdoor display" and "outdoor storage" are not subject to the requirements applicable to parking of the Development Standards for the CD Sector or the requirements applicable to parking of the Leander Composite Zoning Ordinance.



Date: August 16, 2024, 3:06 PM — User ID: jessemesa
File: H:\Projects\514-94\00_Penske-Leander\301 Construction Documents\Working\AM\240816-51490-00-EXH-BND1.dwg

SCALE: 1"= 40'

0' 40' 80' 120'

EXHIBIT C

LEANDER, TEXAS

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Date: Jul 15, 2024, 2:40pm User ID: jessemeza
File: H:\Projects\51A\44\00_Parks Leander\301 Construction Documents\Exhibits\240313-OVERALL-SITE.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

GRAVES DOUGHERTY HEARON & MOODY

Peter J. Cesaro
512.480.5728
512.536.9928 (fax)
pcesaro@gdhm.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767-9998

August 12, 2024

Robin M. Griffin
Executive Director of Development Services, AICP
201 N. Brushy Street
Leander, Texas 78641

Re: Letter of Intent for PAG West, LLC ("**Penske**") and a Major PUD Amendment on 6.593 Acres Lot 1, Block A (the "**Property**")

Dear Robin:

Enclosed is an application requesting a Major PUD Amendment to Ordinance No. 18-082-00, PAG Leander H1 PUD, to allow for vehicle inventory parking of automotive dealerships to occur on a lot without a primary building. The application has been developed per the guidance of the initial meetings we had with you and your staff. We appreciate the good help and assistance you and the rest of the City staff have provided to assist in understanding the various issues this project presents under the applicable ordinances of the City.

We are seeking this Major PUD Amendment because the additional parking will help the existing Hyundai and Honda dealerships. The overwhelming success of these two dealerships coupled with lessons learned from the pandemic about the susceptibility of inventory to supply chain influences have highlighted the need for maintaining additional vehicle inventory to remain competitive. The continuance of the sidewalk and landscaping will be consistent with the dealerships on Lot 1, Block B and standards established with the initial PUD. Penske anticipates having 100-150 jobs at these dealerships and being able to have more cars available to sell helps retain these jobs in Leander.

Yours truly,

GRAVES, DOUGHERTY, HEARON & MOODY, P.C.

Peter J. Cesaro

3303429.v3

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

   Applicant owns the adjacent property and there are no adjacent residential properties.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

   There is no HOA.

3. What concerns were raised during these communications?

   During our meeting with city staff, we agreed upon the property layout of a lot at the intersection.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

   Applicant is creating two lots and will use the rear lot for parking.

The above information is deemed to be true to the best of my knowledge.

Signature: _____ Date 7-11-2024

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING THE PAG LEANDER H1 PUD (PLANNED UNIT DEVELOPMENT) WITH A BASE ZONING DISTRICT OF GC-4-A (GENERAL COMMERCIAL) TO ALLOW FOR AN AUTOMOBILE DEALERSHIP WITH UNLIMITED OUTDOOR STORAGE WITHOUT A PRIMARY STRUCTURE ON LOT 1, BLOCK A OF THE PAG LEANDER H1 SUBDIVISION; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This Ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 6.592 acres ±; being more particularly described in Exhibit "B"; legally described as Lot 1, Block A, PAG Leander H1 Subdivision; identified by Williamson Central Appraisal District tax identification number R578129; more particularly described in Instrument Number 2024030025; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by amending the PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on Lot 1, Block A of the PAG Leander H1 Subdivision. The PUD

shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 6th day of February, 2025.
FINALLY PASSED AND APPROVED on this the 20th day of February, 2025.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 9, 2025
Regular Meeting at 6:00 PM

Place 1 – Donnie Mahan	**Place 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip**
Place 3 – Ron May	**Place 7 –Scott Calame, Vice-Chair**
Place 4 – Tara LeDay	**Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
   Meeting was called to order at 6:00 p.m.

2. Roll Call.
   All commissioners present except Chair James Oliver and Commissioner Donnie Mahan.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 2, 2025 meeting.

4. Review of meeting protocol.

5. Public comments on items not listed in the agenda.

   Public comments on items listed in the agenda will be heard at the time each item is discussed.

   [All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]
   No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve Consent Agenda items 6-8.

By: Board Member Lantrip
Seconded: Board Member LeDay

Vote: 5 - 0 None

6. Approval of the minutes for meeting held on December 12, 2024.

7. Approval of the extension of the application expiration for Site Development Case SD-23-0112 Municipal Drive; more particularly described by Williamson Central Appraisal District Parcel R418622, generally located northwest of the intersection of S. Bagdad Road and Municipal Drive, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Site Development Case SD-23-0133 Northline Block B; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located northwest of the terminus of Northline Street, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-24-0015 to amend the Comprehensive Plan land use category from Employment Center to Neighborhood Residential and to conduct a Public Hearing and consider action regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land approximately 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-24-0015 as described above.
- Discuss and consider action regarding Zoning Case Z-24-0147 as described above.

Public Hearing opened at 6:08 p.m.; Public Hearing closed at 6:08 p.m.

Jody Brodhecker, 301 CR 175, Leander, TX 78641, spoke in favor of the request.

Motion to approve Comprehensive Plan Case CPA-24-0015, following a discussion.

By: Board Member Lantrip
Seconded: Board Member LeDay

Vote: 5 - 0 None

Motion to approve Zoning request Z-24-0147, following a discussion.

By: Board Member Morales
Seconded: Board Member LeDay

Vote: 5 - 0 None

10. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0137 to amend the current zoning of PAG Leander H1 PUD (Planned Unit Development) with a base zoning district of GC-4-A (General Commercial) to allow for an automobile dealership with unlimited outdoor storage without a primary structure on one (1) parcel of land approximately 6.592 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R578129; and legally described as Lot 1, Block A of the PAG Leander H1 Subdivision, Leander, Williamson County, Texas. Applicant/Agent: Penske Automotive Group (Jeff Anderson) on behalf of PAG West, LLC. (George Raysik).

- Discuss and consider action regarding Zoning Case Z-24-0137 as described above.

No one wished to speak

Motion to approve Zoning Case Z-24-0137.

Public Hearing opened at 6:17 p.m.; Public Hearing closed at 6:17 p.m.

By: Board Member May
Seconded: Board Member Lantrip

Vote: 5 - 0 None

REGULAR AGENDA

11. Adjournment
Meeting adjourned at 6:18 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

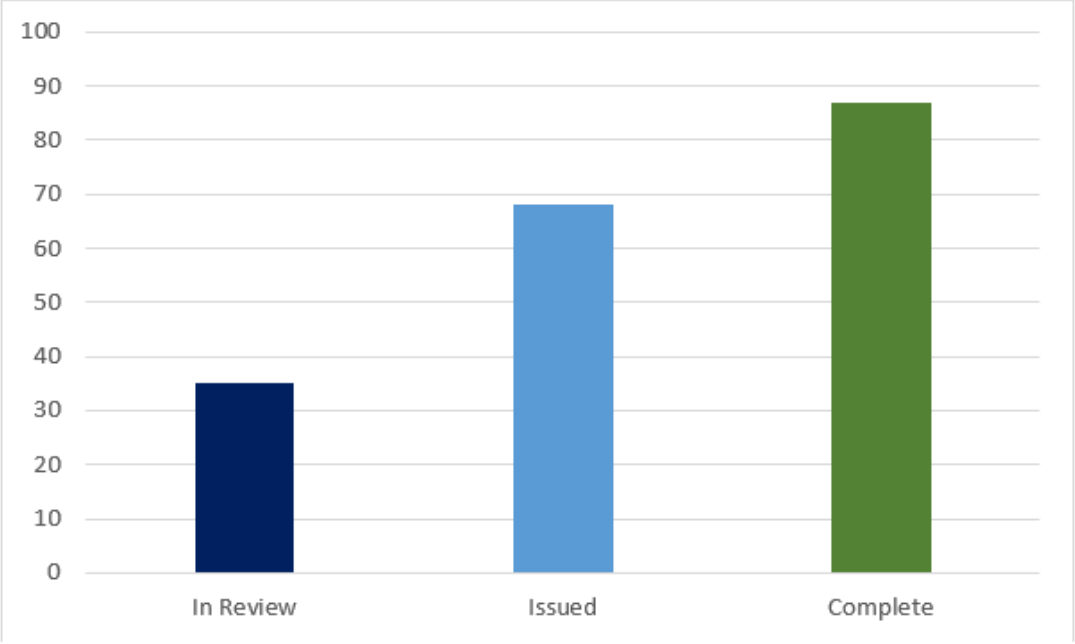
EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Acceptance of an update of the Sign Ordinance regarding the implementation of the Ordinance amendments approved by City Council in September and November 2023; Leander, Williamson and Travis Counties, Texas.

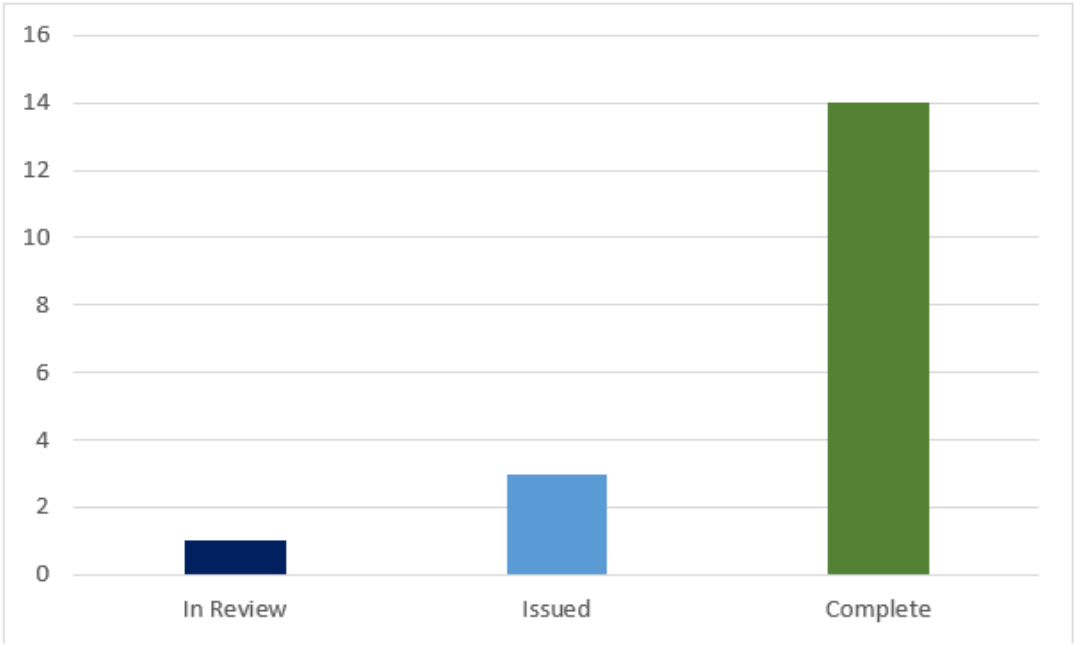
BACKGROUND:
The City of Leander completed a significant update to the Sign Ordinance in September of 2023 and additional updates on November 2, 2023. The purpose of this agenda item is to provide an update to the Council regarding the implementation of the recent changes.

Code Reference: Sign Ordinance – Chapter 3, Article 3.08 of the Code of Ordinances

SIGN PERMIT METRICS (11/02/2023 to 01/21/2025)
The graph below includes all sign types that were submitted after the adoption of the updated ordinance – wall signs, monument signs, pylon signs, directional signs, murals, refacing existing signs, and promotional sign packages.



The graph below includes all promotional sign packages. Staff has seen success with the permit type. The promotional sign package allows for the applicant to have a variety of sign types for a specific time period.



ORDINANCE SUCCESS

Adopting the updated ordinance standards brought relief to staff as well as the development community. We have seen a reduction in the number of resubmittals for permit applications. In addition, there have been instances where permits have been issued upon submittal without review comments. The updates have provided clarity with regards to the ordinance requirements and provided updates to requirements to address changes in technology.

The Sign Guide is a useful tool that provides broad guidance to developers and applicants. The guide is available on the City website and is provided to applicants when they begin the process.

PROPOSED IMPROVEMENTS TO THE ORDINANCE

Staff is recommending the following improvements to the Sign Permitting Process:

1. Development Hub
    a. Customers have expressed concerns regarding the submittal process for sign permits. Staff is recommending the following updates to the Development Hub:
        i. Create a Camino Guide to provide step by step guidance to customers.
        ii. Update the workflows in the Development Hub to update the required items based on the submittal type.

2. Ordinance Amendment
    a. Customers would like to have more time for the promotional event packages. Staff is working on an update to provide for additional time frames.

HISTORY/TIMELINE:

09/07/2003 - Ordinance 03-023-00 adopted
08/07/2014 - Ordinance 14-045-00 adopted
10/02/2014 - Ordinance 14-045-01 adopted
02/02/2017 - Ordinance 17-007-00 adopted
09/21/2023 - Ordinance 23-064-00 adopted
11/02/2023 - Ordinance 23-075-00 adopted

APPLICANT/AGENT:

Development Services Department

RECOMMENDATION:
Staff recommends that the City Council accepts this update. Staff will follow up with amendments to the ordinance.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

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Fiscal Impact

Attachments:

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Acceptance of public infrastructure water improvements associated with Subdivision Case PICP-23-0090 Pointe 183 Subdivision.

BACKGROUND:
The public infrastructure water improvements required for the Pointe 183 Subdivision, a professional office park located at 10861 183A Toll Road, have been installed, inspected, and are substantially completed. All documentation required for acceptance of this project has been received, including record drawings, a statement of substantial completion prepared by a professional engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements, an affidavit of all bills paid, and a two year (2) term maintenance bond.

The maintenance bond will commence its two year (2) term upon City Council acceptance, as anticipated, on February 20, 2025, which will provide warranty and maintenance coverage for public infrastructure water improvements through February 20, 2027. The Engineering Division of the Development Services Department will perform a formal inspection of the improvements approximately thirty (30) days prior to the expiration of the maintenance bond to ensure that any defects in materials, workmanship, or maintenance are corrected prior to the expiration of the maintenance bond.

HISTORY/TIMELINE:

APPLICANT/AGENT:

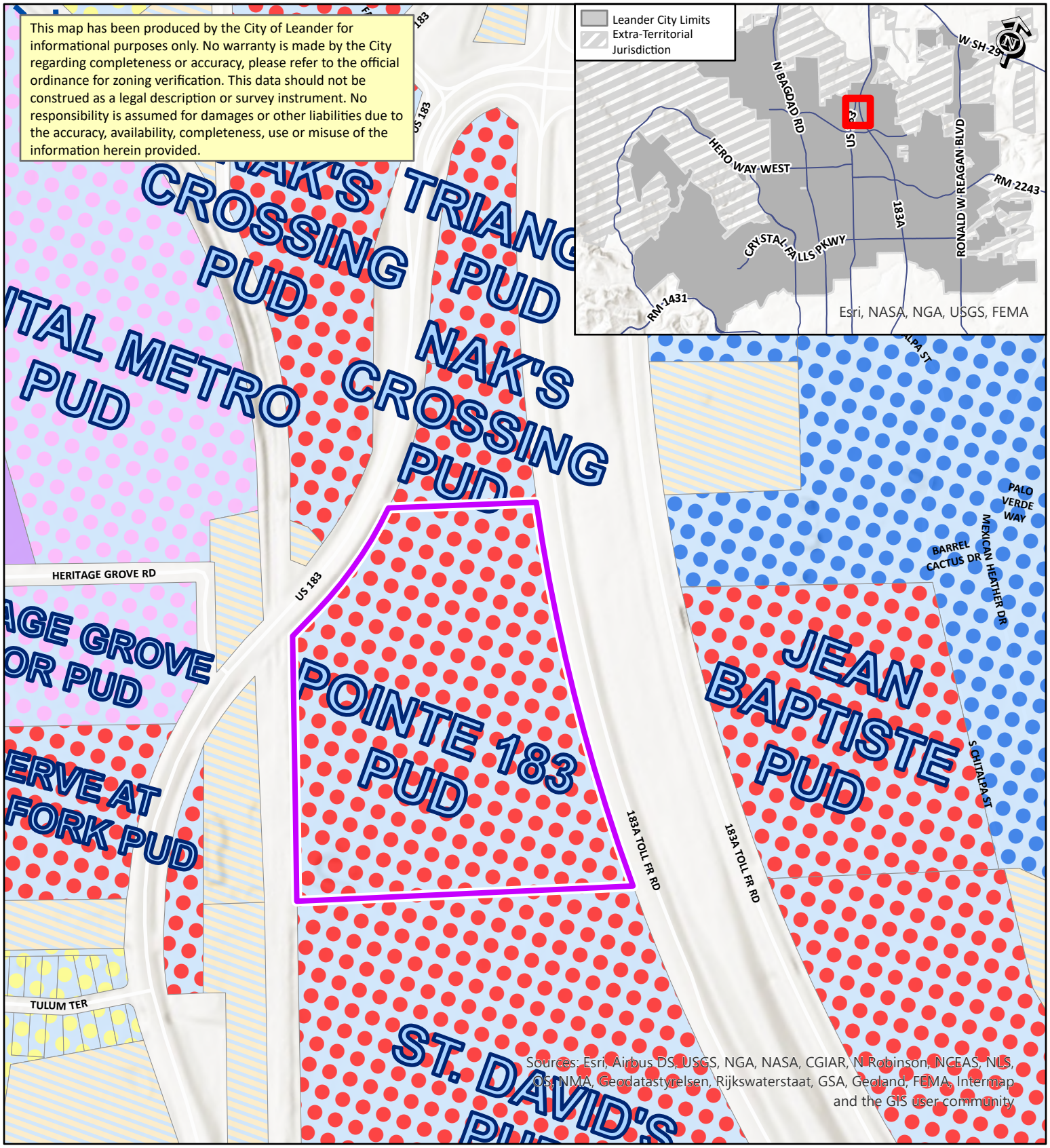
RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Emily D. Truman, P.E., CFM, City Engineer

Fiscal Impact

Attachments:

1. PICP-23-0090-Pointe 183 Close Out



SUBDIVISION ACCEPTANCE

Pointe 183 - PICP-23-0090

Accepted Subdivision

INDUSTRIAL
- HI - Heavy Industrial

PUD LAND USE
- PUD - Single-Family
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial
- PUD - Heavy Commercial

SECTORS
- CD - Conventional Sector

City of Leander Geographic Information Systems

N

0 200 400 800

Feet

Engineer's Concurrence for Project Acceptance

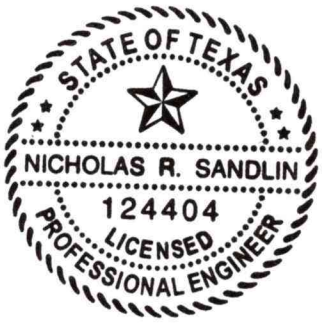
Project: Pointe 183 PICP for Water Line **Date:** 1/14/2025

City of Leander Issued Permit Number: PICP-23-0090

Owner's Name & Address	**Consultant Engineer's Name & Address**
Pointe 183 Land Partners, LP	Nick Sandlin, PE / Sandlin Services, LLC
14205 N. Mopac Expy, Ste 450	9111 Jollyville Rd. Suite 212
Austin, TX 78628	Austin, TX 78759

On this date, I, the undersigned Professional Engineer in the State of Texas, or my representative, have made a visual inspection of the above referenced project. No discrepancies from the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are in substantial compliance with the approved construction plans and all City, State, and Federal requirements, including the City of Leander Subdivision Ordinance and Composite Zoning Ordinance.

If applicable, for closeout of public improvement construction project (PICP) permits, I additionally certify that all project closeout procedures with other governmental entities have been completed and finalized with each entity prior to submittal of my concurrence letter to the City of Leander.



Signature

Nick Sandlin, PE
Typed Name

Sandlin Services, LLC
Engineering Firm Name

TBPELS: 21356
Registered Engineering Firm Number

(SEAL)

Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

January 14, 2025

Tessa Hines
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Re: Water Line PICP-23-0090

To Whom it May Concern,

Sandlin Services, LLC would like to report that the civil portion of the site construction was found to be complete for the PICP Water Line Plans. Per our ongoing site visits, communications with the contractor, and a walk through, it appears that the construction of the commercial site was done per the plans and specifications as approved by all entities with jurisdiction. The Following is the information applicable for the PICP Water Line Plans of this project.

1. **Legal Description: Lot 1 Block 1 Pointe 183 Final Plat**
2. **Project Name: Pointe 183 PICP**
3. **Bond Posting: Pointe 183 Land Partners, LP**
4. **Address: 10861 183A Toll Road, Leander, TX 78641**
5. **Cost Category: WATER**
6. **Amount: $603,200**
7. **10% Maintenance Bond Amount: $60,320**
8. **3.5% Inspection Fees: $21,112 Shall Be Paid**

If you have any questions or comments, please feel free to call us at 806-679-7303.

Sincerely,

Nick Sandlin, P.E.
President & Principal
TBPELS Firm# 21356

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/14/2025

Updated 10.20.14

FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN

STATE OF TEXAS
COUNTY OF Williamson

Date: December 17, 2024

Developer: Cadre Construction,

Contractor/Material Provider ("Affiant"): Whitestone Civil Construction, LLC

Project: Pointe 183 Infrastructure (Public Waterline)(UD3,200w)

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 17th day of December 2024.

Initialed: _____

AFFIANT:

Signature: _____

Typed Name: Matthew Lewis

Title: general manager

STATE OF TEXAS
COUNTY OF Williamson

BEFORE ME the undersigned authority on this day personally appeared Matthew Lewis known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of December, 2024.

[S E A L]

CARRIE LEWIS
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 128058028

_____
Notary in and for the State of Texas

Name: Carrie Lewis

My commission expires: 9-24-2025

Initialed: _____

MAINTENANCE BOND
Subdivision Improvements

Bond No: 4409963

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Pointe 183 Partners, LP as Principal, whose address is 7801 N Capital of Texas Hwy, Suite 260, Austin, Tx 78731 and FCCI Insurance Company a Corporation organized under the laws of the State of Florida, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of SIXTY THOUSAND THREE HUNDRED TWENTY Dollars ($ 60,320) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, ad10861 183A TOLL ROAD, LEANDER, TX 78641 erally, firmly by these presents.

WHEREAS, the said Principal has constructed AT 10861 183A TOLL ROAD, LEANDER, TX 78641 THE POINTE 183 PICP SITE DEVELOPMENT IMPROVEMENTS - PICP- 23-0090 (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its

subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to the performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 14th day of January, 2025.

Ron Evans
Principal

By: [signature]

Title: MANAGER

Address: 7801 N. CAPITAL OF TX Hwy
AUSTIN TX 78731

FCCI Insurance Company
Surety

By: [signature] James F. Siddons

Title: Attorney-In-Fact

Address: 6300 University Parkway
Sarasota, FL 34240

The name and address of the Resident Agent of Surety is:

Watkins Insurance Group - 3834 Spicewood Springs Rd #100
Austin, Tx 78759

(Seal)

FCCI INSURANCE GROUP

GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

James F Siddons; April M Terbay; Patrick L Watkins; Rodney Watkins; Andrew Webb; Robert J Guyton; Sheila Pennington Noxon; Chris Scott; Jeff Husk

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $20,000,000.00): $20,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch

Christina D. Welch, President
FCCI Insurance Company

FCCI INSURANCE COMPANY CORPORATE SEAL 1994 FLORIDA

Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

NOTARY PUBLIC STATE OF FLORIDA
PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

NOTARY PUBLIC STATE OF FLORIDA
PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 14th day of January, 2025

Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of the amendment of Ordinance Case OR-24-0022 authorizing the City Manager to execute License and Encroach Agreements, providing approval criteria; approving the license agreement and encroachment agreement; repealing the prior adopted Ordinance; making findings of fact; providing for severability clause, effective date, and open meetings clauses; and providing for related matters; Williamson and Travis Counties, Texas.

BACKGROUND:
The City Council adopted an ordinance that allows the City Manager to execute License Agreements. License Agreements allow for the placement of private improvements within public rights-of-way (ROW). Staff is proposing that the previous ordinance is repealed and replaced with an ordinance that continues to allow for the City Manager to execute License Agreements but also allows for the administrative approval of License to Encroach Agreements. A License to Encroach Agreement allows for a private improvement to encroach into an easement.

These agreements provide criteria for the use of the ROW and possible removal of the improvements if conditions change. Example improvements may include irrigation, landscaping, signage, and other private improvements. Allowance for these items to be placed in the ROW may be provided after review and determination that they do not interfere with existing or future utilities, cause safety concerns, and comply with all legal requirements and ordinances. The City Manager will maintain discretion to refer unique or complex requests that may require review by the City Council. This change will aid in the streamlining of the administrative process and improve efficiency of city operations.

Attachment #1 – The ordinance allowing the City Manager to administratively execute License Agreements and License to Encroach Agreements. The ordinance includes the templates for the License Agreement and License to Encroach Agreement.

HISTORY/TIMELINE:
09/05/2024 - Ordinance adopted to allow the City Manager to execute License Agreements administratively

APPLICANT/AGENT:
City of Leander Development Services Department

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. Att 1 License and Encroachment Agreements Ordinance

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE LICENSE AND ENCROACHMENT AGREEMENTS; PROVIDING APPROVAL CRITERIA; APPROVING THE FORM OF LICENSE AGREEMENT AND ENCROACHMENT AGREEMENT; REPEALING THE PRIOR ADOPTED ORDINANCE; MAKING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE AND OPEN MEETINGS CLAUSES.

WHEREAS, the City of Leander, Texas ("the City") is a home-rule city with a Council-Manager form of government, where the City Manager serves as the chief executive and administrative officer of the City; and

WHEREAS, the City aims to streamline administrative processes and improve the efficiency of city operations; and

WHEREAS, the City Council finds that delegating certain administrative functions to the City Manager can expedite the development process and allow for more efficient use of city resources; and

WHEREAS, the City Council desires to grant the City Manager the authority to approve and execute license agreements and encroachment agreements, subject to defined conditions and reporting requirements, to ensure that city policies and legal standards are maintained; and

WHEREAS, the City Council finds that authorizing the City Manager to approve and execute license agreements and encroachment agreements as provided herein will enhance operational efficiency; and

WHEREAS, it is in the best interest of the City to implement this ordinance to support the effective administrative functions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings of Fact. The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. Authority Delegation. The City Manager is hereby authorized and empowered to execute all License Agreements on behalf of the City of Leander, Texas, in

the form substantially similar to that set forth in Exhibit A attached hereto and incorporated herein for all purposes, and Encroachment Agreements in the form substantially similar to that set forth in Exhibit B attached hereto and incorporated herein for all purposes, that are approved by the Planning Director or designee and the City Attorney or designee, that address installation, placement, and maintenance of the following activities:

a. Irrigation and Landscaping authorized to be located in the public right-of-way under the City's development processes and regulations;
b. Signage authorized to be located in in the public right-of-way pursuant to City regulations;
c. Private improvements authorized to be located within the in the public right-of-way during the City's development processes;
d. Encroachments into easements owned or controlled by the City where such encroachments are determined by the Planning Director or designee to not interfere with or hinder the City's usage of the easement.

SECTION 3. Approval Criteria. The City Manager's authority to approve License Agreements and Encroachment Agreements shall be subject to the following conditions:

a. The License Agreement or Encroachment Agreement complies with all applicable city policies, regulations, and legal requirements, as well as this Ordinance;
b. The License Agreement or Encroachment Agreement has been reviewed for compliance and legality; and
c. The License Agreement or Encroachment Agreement preserves the City's rights for future use and do not negatively impact public utilities or safety or hinder the City's usage of the right-of-way or easement.

SECTION 4. Unique Requests and Discretion. The City Manager retains the discretion to refer unique or complex requests for a license agreement, which may be more appropriate for City Council review, to the City Council. Such requests may include, but are not limited to, those involving significant impacts on public infrastructure or unique legal or policy considerations.

SECTION 5. Repeal of Prior Ordinance. Ordinance Number 24-074-00 is hereby repealed. Any License Agreements approved and executed by the City Manager pursuant to Ordinance Number 24-074-00 shall remain in full force and effect subject to the terms and conditions of the respective License Agreement.

SECTION 6. Severability. If any provision of this ordinance is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of the remaining provisions.

SECTION 7. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 8. Open Meetings. It is hereby officially found and determined that the meetings at which this ordinance is passed was open to the public as required and that public

notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551.*

PASSED AND APPROVED on this the 20th day of February, 2025.

ATTEST:	**THE CITY OF LEANDER, TEXAS:**
_____	_____
Dara Crabtree, City Secretary	Christine DeLisle, Mayor

Exhibit A

Form of License Agreement

LICENSE AGREEMENT
FOR THE Click or tap here to enter text.

The City of Leander, a Texas home-rule municipal corporation and political subdivision of the State of Texas situated in Williamson and Travis Counties, Texas ("the City"), and Click or tap here to enter text., a Click or tap here to enter text. (the "Licensee"), enter into this License Agreement for the Click or tap here to enter text. Subdivision ("Agreement") on this the ____ day of _____, 20__, upon the terms and conditions set forth below.

I. **PURPOSE OF LICENSE AGREEMENT.** The City grants to Licensee permission to use the property, located within the right-of-way of Click or tap here to enter text. in the Click or tap here to enter text. , Leander, Texas (the "Subdivision"), shown in Exhibit "A" attached hereto and incorporated herein for all purposes (the "licensed property"), for the following purposes only:

(1) the installation and maintenance of a sign identifying the Click or tap here to enter text. Subdivision and providing related information, located not less than ten (10') feet from the edge of the pavement (the "Sign");
(2) the installation of landscaping;
(3) the installation of an irrigation system for the landscaping; and
(4) the repair, maintenance and replacement of the Sign, landscaping and irrigation system, within right-of-way of _____ shown on Exhibit "A" hereto. The Click or tap here to enter text. are sometimes collectively referred to herein as the "improvements".

The City makes this grant solely to the extent of its right, title and interest in the licensed property, without any express or implied warranties.

Licensee agrees that all construction installation and maintenance permitted by this Agreement shall be done in compliance with plans and specifications approved in writing by the City Engineer and all applicable City, County, State and/or Federal laws, ordinances, regulations and policies now existing or later adopted.

Any provision herein to the contrary notwithstanding, Licensee shall be liable for, and shall indemnify and hold the City harmless from all damages, causes of action, and claims arising out of or in connection with Licensee's installation, operation, maintenance or removal of the improvements permitted under this Agreement.

II. ANNUAL FEE. No annual fee shall be due in connection with this License Agreement.

III. CITY'S RIGHT TO LICENSED PROPERTY. This Agreement is expressly subject and subordinate to the present and future right of the City, its successors, assigns, lessees, grantees, and Licensee, to construct, install, establish, maintain, use, operate, and renew any public utilities facilities, franchised public utilities, rights-of-way, roadways, or streets on, beneath, or above the surface of the licensed property. The uses of the licensed property are subject to the City's right to interfere with or destroy Licensee's use of the licensed property, or any property or the improvements placed thereon or therein by Licensee, if such use or action is determined necessary by the City.

Notwithstanding any provision of this Agreement to the contrary, the City retains the right to enter upon the licensed property, at any time and without notice, and assuming no obligation to Licensee, to remove any of the improvements or alterations thereof whenever such removal is deemed necessary for: (a) exercising the City's rights or duties with respect to the licensed property; (b) protecting persons or property; or (c) the public health or safety.

IV. INSURANCE. Licensee shall, at its sole expense, provide a commercial general liability insurance policy, written by a company acceptable to the city and licensed to do business in Texas, with a combined single limit of not less than $600,000.00, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. The City may require the Licensee to increase the combined single limit of such coverage from time to time in the discretion of the City. Such insurance coverage shall specifically name the City as an additional-insured. The insurance shall cover all perils arising from the activities of Licensee, its officers, employees, agents, or contractors, relative to this Agreement. Licensee shall be responsible for any deductibles stated in the policy. A true copy of each such policy shall be delivered to the City Manager of City on or before the Licensee's use or occupancy of the licensed property.

Licensee shall not cause any insurance to be canceled nor permit any insurance to lapse, All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until forty-five (45) days after the City has received written notice as evidenced by a return receipt of registered or certified mail.

V. INDEMNIFICATION. Licensee shall indemnify, defend, and hold harmless the City and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property which arises from or is in any manner caused by the Licensee's construction, maintenance or use of the licensed property. This indemnification provision, however shall not apply to any claims, suits, damage, costs, losses, or expenses (i) for which the City shall have been compensated by insurance provided under Paragraph IV, above, or (ii) arising solely from the negligent or willful acts of the City; provided that for the purposes of the foregoing, the City's entering into this Agreement shall not be deemed to be a "negligent or willful act."

VI. CONDITIONS.

A. Licensee's Responsibilities. Licensee will be responsible for any and all damage to or relocation of existing facilities. Further, Licensee shall reimburse the City for all costs of replacing or repairing any property of the City, or of others, that is damaged by or on behalf of Licensee as a result of activities under this Agreement.

B. Maintenance. Licensee shall maintain the licensed property by keeping the area free of debris and litter. Removal of dead or dying plants shall also be handled by Licensee at its expense. Further, the City may require Licensee to take action to maintain the licensed property including, but not limited to, the removal of dead or dying vegetation. Such removal shall be completed within thirty (30) days following receipt of a written request from the City.

C. Removal or Modification. Licensee agrees that removal or modification of any of the

improvements now existing or to be later placed on the licensed property shall be a Licensee's expense. Provided the City has given prior written approval of the plans and specifications for the improvements, said removal or modification shall be at Licensee's sole discretion.

D. Default. In the event that Licensee fails to maintain the licensed property or otherwise comply with the terms or conditions as set forth herein, the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of, and, if Licensee does not satisfactorily remedy the same within the thirty (30) day period, the City may perform the work or contract for the completion of the work. Licensee agrees to pay within thirty (30) days of written demand by the City, all reasonable costs expenses incurred by the City in completing the work.

Licensee Address	**City Address**
Click or tap here to enter text.	City of Leander
Attn: Click or tap here to enter text.	Attn: City Manager
Click or tap here to enter text.	P.O. Box 319
Click or tap here to enter text.	Leander, Texas 78641
Click or tap here to enter text.	Williamson County

VII. COMMENCEMENT AND TERMINATION BY ABANDONMENT. This Agreement shall begin with the effective date and continue thereafter for so long as the licensed property shall be used for the purposes set forth herein. If Licensee abandons the use of all or any part of the licensed property for the purposes set forth in this Agreement, this Agreement shall expire and terminate, as to the portion or portions abandoned, following thirty (30) days written notice by the City to the Licensee or by Licensee to the City. If all or a part of the licensed property is abandoned by Licensee, the City shall thereafter have the same complete title to the licensed property so abandoned as though this Agreement had never been made, and shall have the right to enter on the licensed property and terminate the rights of Licensee, its successors and assigns hereunder, to the abandoned part of the licensed property. All installations of Licensee on a portion of the licensed property that is abandoned shall be deemed property of the City unless removed with the consent of the City.

VIII. TERMINATION.

A. Termination by Licensee. This Agreement may be terminated by Licensee by delivering written notice of termination to the City not later than thirty (30) days before the effective date of termination. If Licensee terminates, then it shall remove all installations that it made from the licensed property within the thirty day notice period, at its sole cost and expense. Failure to do so shall constitute a breach of this Agreement.

B. Termination by City. Notwithstanding any other term, provision or conditions of this Agreement, subject only to prior written notification to Licensee or its successor-in-interest, this Agreement is revocable by the City if:

1. The improvements, or a portion of them, interfere with the City's right-of-way;

2. Use of the licensed property becomes necessary for a public purpose;

3. The improvements, or a portion of them, constitute a danger to the public which the City deems not be remediable by alteration, repair or maintenance;

4. Despite thirty (30) days written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made; or

5. Licensee fails to comply with the terms and conditions of this Agreement including, but not limited to the insurance requirements specified herein.

If Licensee abandons or fails to maintain the licensed property, and the City receives no substantive response within thirty (30) days following written notification to Licensee, then the City may remove and/or replace all of the improvements and collect from Licensee the City's actual expenses incurred in connection therewith.

IX. EMINENT DOMAIN. If eminent domain is exerted on the licensed property the City will, to the extent permitted by law, cooperate with Licensee to effect the removal of Licensee's affected installations and the improvements thereon, at Licensee's sole expense. Licensee shall be entitled to retain all monies paid by the condemning authority to Licensee for Licensee's installations taken, if any.

X. INTERPRETATION. This Agreement shall, in the event of any dispute over its intent, meaning or application, shall be interpreted fairly and reasonably, and neither more strongly for or against either party.

XI. APPLICATION OF LAW. This Agreement shall be governed by the laws of the state of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the parties as evidenced by this Agreement.

XII. VENUE. Venue for all lawsuits concerning this Agreement will be in the Williamson County, Texas.

XIII. COVENANT RUNNING WITH LAND; WAIVER OF DEFAULT. This Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns. Either party may waive any default of the other at any time by written instrument, without affecting or impairing any right arising from any subsequent or other default.

XIV. ASSIGNMENT. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the City, which consent shall not be unreasonably withheld. Subject to the assignee's compliance with the insurance requirements set forth herein, if any, Licensee shall furnish to the City a copy of any such assignment or transfer of any of Licensee's rights in this

Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer.

TERMS AND CONDITIONS ACCEPTED, this the ___ day of _____, 20__.

LICENSOR: CITY OF LEANDER, TEXAS

By: _____
Name: _____
Title: City Manager

LICENSEE: Click or tap here to enter text.

By: _____
Name: Click or tap here to enter text.
Title: Click or tap here to enter text.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 20___, by _____, City Manager for the City of Leander, Texas, on behalf of the City.

_____
Notary Public – State of Texas

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____, 20___, by _____, _____ of the _____, on behalf of said entity.

_____
Notary Public – State of Texas

AFTER RECORDING RETURN TO:
City of Leander
Attn: City Secretary
P. O. Box 319
Leander, Texas 78646-0319

EXHIBIT "A"

Click or tap here to enter text.

Exhibit B

Form of Encroachment Agreement

City of Leander

CITY OF LEANDER
PO BOX 319
LEANDER, TX 78646

Date

Agent Name
Agent Company
Agent Address
Agent Address

RE: Construction of Improvement in Public Utility Easement – Project Name & Improvement:

Dear Agent Name,

This letter sets forth the agreement (the "Agreement") between Owner (the "Owner") and the City of Leander (the "City") regarding the Owner's construction of the Improvement Description (the "Improvement") within a Public Utility Easement described in Document No. Instrument Number for Easement, Official Public Records of Williamson County, Texas (the "PUE") located on that certain property described in Exhibit A (the "Property"). The City and any other entity with the right to use the PUE shall be referred to as the "Grantee". The City consents to the Owner constructing, installing, placing, repairing, and maintaining the Improvement within the PUE, provided that the Owner complies with the following terms and conditions:

1) The Improvement shall be constructed in accordance applicable local, state, and federal regulations, the plans approved by the City, and any permit issued by the City for the Improvement.

2) The Owner acknowledges and agrees that the placement of the Improvement within the PUE shall not in any manner restrict or limit Grantee's rights under the PUE.

3) The Owner shall be responsible for any damage caused to any utilities located in the PUE that occurs due to construction, installation, placement, repair, or maintenance of the Improvements. The Owner shall pay the Grantee the amount incurred by the Grantee for repairing such damage within thirty (30) days of receiving an invoice from the Grantee.

4) The Owner acknowledges and understands that this Agreement in no way restricts, limits, or modifies the Grantee's rights under the PUE. In the event that a Grantee requires the Improvements to be removed or relocated so that a Grantee may exercise its rights under the PUE, the Owner shall remove or relocate the Improvements at Owner's sole cost and expense within a reasonable time after notice from the Grantee that the Improvements must be removed or relocated, and no later than thirty (30) days after the date of such notice.

5) The Owner acknowledges and understands that the Grantee's activities under the PUE may damage or destroy the Improvements. The Owner acknowledges and agrees that the Grantees

and their respective agents, employees, independent contracts, successors, and assigns, shall not be responsible for repairing or replacing the Improvements, or for compensating the Owner for any damage caused to the Improvement by Grantee's activities under the PUE. Grantee's sole obligation shall be to return the ground to substantially the same condition (excluding the Improvement) that existed prior to the work done under the PUE.

Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of thirty (30) business days after receipt by such party of notice of default from the other party. Upon the passage of thirty (30) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable or legal remedy not inconsistent with this Agreement or applicable state law. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. The City may terminate this Agreement if the Owner fails to cure a default within the time required by this Agreement. In the event the City terminates the Agreement, the Owner shall remove the Improvement from the PUE within thirty days of termination of this Agreement. In the event of any dispute, litigation or other proceeding between the parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder, the unsuccessful party to such dispute, litigation or other proceeding shall pay to the successful party all costs and expenses, including reasonable attorneys' fees, incurred at trial, on appeal, and in any arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation.

All notices hereunder shall be in writing and shall be deemed to have been properly delivered and received as of the time of delivery if personally delivered, as of the time deposited in the mail system if sent by United States certified mail, return receipt requested, and postage prepaid, or as of the time of delivery to Federal Express (or comparable express delivery system) if sent by such method with all costs prepaid. All notices, demands and requests hereunder shall be addressed to the addresses set forth in the parties signature blocks below.

This letter agreement: (i) together with all related matters, shall be governed by the laws of the State of Texas, without reference to conflict of law principles that direct the application of the laws of a different State; (ii) constitutes the entire understanding between the parties with respect to its subject matter and supersedes all prior agreements and understandings; (iii) may be amended or modified only by an instrument in writing executed by each of the parties hereto; (iv) is a covenant that runs with the Property and is binding upon the future owners of the Property and shall inure to the benefit of the legal representatives, heirs, successors and assigns of the parties; (v) may be executed in any number of counterparts, each of which will be deemed an original, and all of which shall be deemed one and the same agreement; and (vi) venue shall lie in Williamson County, Texas. This agreement shall be recorded in the Official Public Records of Williamson County, Texas.

[Remainder of the page intentionally left blank]

CITY OF LEANDER

_____
Todd Parton
City Manager
P. O. Box 319
Leander, Texas 78646-0319

THE STATE OF TEXAS **§**
§
COUNTY OF WILLIAMSON **§**

This instrument was acknowledged before me on this the _____ day of _____, 20___, Todd Parton, City Manager, City of Leander, Texas, on behalf of the City.

_____
Notary Public - State of Texas

_____
Owner Name
Owner Company
Owner Address
Owner Address

THE STATE OF TEXAS **§**
§
COUNTY OF _____ **§**

This instrument was acknowledged before me on this the ____ day of _____, 2019, by _____,_____ of _____, and on behalf of said entity.

_____
Notary Public - State of Texas

AFTER RECORDING PLEASE RETURN TO:
City of Leander
City Secretary
P.O. Box 319
Leander, Texas 78646-0319

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of the purchase of one (1) 2024 Chevrolet Silverado 4x4 for the police department from Sewell Chevrolet pursuant to City of Leander Contract L00321 in the amount of $89,052.00 which includes $55,645.00 for the 2024 police package, plus $33,407.00 for upfitting and delivery charges; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
If approved, this purchase would replace a Police Department 2018 Chevy Tahoe that was involved in an accident on November 25, 2024. Unit 57 was a marked patrol unit that was involved in a collision that TML determined was a total loss on January 6, 2025. Unit L57 was due to be replaced in FY 2026. Funds are available in the Vehicle Replacement Fund.

The price per vehicle is $89,052.00 and includes $55,645.00 for the 2024 police package Chevy Silverado, plus $33,407.00 for upfitting and delivery charges. Upfitting is the purchase and installation of necessary police equipment for the vehicle. The Silverado 1500 will be assigned as a traffic unit vehicle with more equipment than standard patrol. More importantly, Sewell Chevrolet have the Silverado1500s available today and the Tahoes have an unknown delivery availability.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Greg Minton, Police Chief

Fiscal Impact

Amount requested:	$89,052.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Vehicle Reserve

Attachments:

1. Vehicle

SEWELL CHEVROLET

Sewell Chevrolet of Andrews
1011 S. Main Street | Andrews, TX 79714
432.498.0421 | teamsewell.com

AUTOMOBILE SALES ORDER

Sold To City Of Leander **Date** 01/30/2025 **Deal #** 520764

Residence 105 N Brushy Street Leander TX 78641 **RES #**

Mailing Address **BUS #** (512) 528-2773

Email bgirdler@leandertx.gov **Salesman**

New XX
Used
Rental
Demo

Car 2024 Chevrolet Silverado 1500 $ 55420.00

Car No: [redacted] **VIN No.** [redacted]

Accessories		
POLICE UPFIT	$	32657.00
TRANSPORT		750.00
TOTAL ACCESSORIES		33407.00

Rebate(s) $

Trade $

TOTAL SELLING PRICE INCLUDING ACCESSORIES $ 88827.00

DEALER'S INVENTORY TAX $ N/A

THE DEALER'S INVENTORY TAX CHARGE IS INTENDED TO REIMBURSE THE DEALER FOR AD VALOREM TAXES ON ITS MOTOR VEHICLE INVENTORY. THE CHARGE, WHICH IS PAID BY THE DEALER TO THE COUNTY TAX ASSESSOR-COLLECTOR, IS NOT A TAX IMPOSED ON A CONSUMER BY THE GOVERNMENT, AND IT IS NOT REQUIRED TO BE CHARGED BY THE DEALER TO THE CONSUMER.

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQURIED BY LAW.

UN CARGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEY NO EXIGE QUE SE IMPONGA UN CARGO DOCUMTAL. PERO ESTE PODRIA COMBRARSE A LOS COMPRADORES PRO EL MANEJO DE LA DOCUMENTACION EN RELACION CON LA VENTA UN CARGO DOCUMENTAL, NO PUEDE EXCEDER UNA CANTIDAD RAZONABLE. ACORDADA PRO LAS PARTES. ESTA NOTIFICACION SE EXIGE POR LEY.

Documentary Fee $ 225.00

Tax, Title & License: $ 0.00

Payoff $

Auto Insurance $

Credit Life & Accident $

Other $

Total $ 89052.00

Trade in N/A **Co. No.**

Motor No. **License No.** $

Cash N/A

Finance $ 89052.00 **Payments at** 1 **Beginning** 01/30/2025

Customer Number [redacted] **Lien to:**

Trade Difference

Total $ **89052.00**

Insurance

Title Approved

Buyer assumes responsibility for any difference in pay-off in excess of amount shown above, and will pay such difference in cash on demand. If not so paid, buyer authorizes dealer to increase the monthly payments and contract balance to cover the difference and finance charges thereon.

R_FTX_SO_SEWCHEV_PP1

Signature

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of an Interlocal Agreement by and between the Texas Department of Motor Vehicles (TxDMV) and City of Leander relating to Motor Vehicle Registration Refusal ("Scofflaw Services Contract") which allows for the City to transmit to TxDMV outstanding warrant information and then TxDMV relays that information to counties throughout the state; providing an effective date; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
On January 15, 2015, the City Council approved an interlocal agreement with the Texas Department of Motor Vehicles (TxDMV) under which TxDMV agreed to restrict, under certain circumstances, the issuance of vehicle registration licenses and/or renewals to persons who have an outstanding warrant (for moving traffic violations) issued by the municipality. In 2019, the state repealed enforcement of red light camera statutes and TxDMV requested to amend the language in the original agreement to recognize the new statutes regarding red light camera enforcement. The term of the ILA is five years from the date fully executed by both parties which occurred in September 2019. The current ILA term has expired and City staff desires to renew the agreement with TxDMV.

Under the program, the City transmits to TxDMV outstanding warrant information and then TxDMV relays that information to counties throughout the state. This creates a "flag" that appears next to the person's registration record. Once that person attempts to renew their license at their respective county tax office, each county has the option to either (a) deny the attempted registration until the warrant flag has been lifted by the municipality or (b) bypass the flag and allow the registration and inform the individual that they have an outstanding warrant from the City. Leander's existing collection agency, MVBA, handles the data transmission interface and costs between the City and TxDMV on behalf of the City.

HISTORY/TIMELINE:
1-15-2015 City Council approved Interlocal Agreement with TxDMV
9-5-2019 City Council approved amended Interlocal Agreement

APPLICANT/AGENT:

RECOMMENDATION:
Recommend Approval

PRESENTER:
Christy Davis, Director of Administrative Services
Karen Smith, Municipal Court Administrator

Fiscal Impact

Attachments:

AGENDA ITEM # 22

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Approval of a Resolution authorizing the submission of grant with with Criminal Justice Division of the Office of the Governor to solicit grant funding for Leander Police Department Bullet-Resistant Shields Program Fiscal Year 2026; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
On December 16, 2024, the Officer of the Governor, Public Safety office Criminal Justice Division announced the Bullet-Resistant Shield Grant Program, FY2026. Through that program they have allocated funds in the amount of $10M to law enforcement agencies to equip peace officers with rifle-resistant body armor.

A key piece of equipment for officer response in any firearm's related incident is ballistic protection, and body armor designed specifically to stop rifle rounds is an added layer of protection for the responding officers. Officers wear ballistic protection in the form of vests on a daily basis, but those are designed for handgun rounds and will not stop rifle rounds. The testing displayed that this armor stopped 6 rounds from both 5.56 and 7.62 rifle rounds.

The optimum funding would allow the Leander Police Department to outfit every current sworn police officer with rifle-resistant body armor. Currently, the city has a total of 81 sworn peace officers employed with the Leander Police Department. Based on an initial quote, the total funding requested to outfit each officer with rifle resistant body armor plates is $262,236.00. There are no matching funds required of the city.

The restrictions for the funding include All body armor vests purchased with grant funds must be personally fitted for individual officers, including vests specifically fitted to individual female law enforcement officers. If approved for the funding, all qualifying options will be considered.

HISTORY/TIMELINE:
- 08/31/2023 - Bullet-Resistant Shield Grant Program awarded $143,500.00 for 41 rifle rated ballistic shields

APPLICANT/AGENT:

RECOMMENDATION:
Approval is requested.

PRESENTER:
Greg Minton, Police Chief

Fiscal Impact

Attachments:

1. Resolution Police Grant 5431401 Bullet-Resistant Shields Program

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, AUTHORIZING THE SUBMISSION OF GRANT WITH THE CRIMINAL JUSTICE DIVISION OF THE OFFICE OF THE GOVERNOR TO SOLICIT GRANT FUNDING FOR LEANDER POLICE DEPARTMENT BULLET-RESISTANT SHIELDS PROGRAM FISCAL YEAR 2026.

WHEREAS, The Leander City Council finds it in the best interest of the citizens of Leander to equip the police department with bullet-resistant shields compliant with National Institute of Justice Level III, III+, or IV; and

WHEREAS, the Leander City Council agrees that in the event of loss or misuse of the Criminal Justice Division funds, the City of Leander assures that the funds will be returned to the Criminal Justice Division in full.

WHEREAS, the Leander City Council designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS THAT:

SECTION 1. The City Council of the City of Leander, Texas, approves the submission of the grant application for the submission of the grant application by Leander Police Department for the Bullet-Resistant Shields Program Fiscal Year 2026 to the Office of the Governor, Criminal Justice Division.

DULY PASSED and approved on this the 20th day of February, 2025.

ATTEST: **APPROVED:**

_____ _____

Dara Crabtree, City Secretary Christine DeLisle, Mayor

Grant Number: 5431401

AGENDA ITEM # 23

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:

Approval of an agreement by and between the City of Leander and Texas First Group, LLC for placement services for an Interim Chief Financial Officer, Otis E. Williams, during the term of the agreement; and providing an effective date.

BACKGROUND:

To address an upcoming vacancy, the City has need for assistance in filling the upcoming Chief Financial Officer vacancy on an interim basis, thus, affording the City adequate time to select a permanent hire for the position.

Texas First Group provides interim management services for Texas municipalities able to place qualified, experienced individuals to serve in interim professional municipal positions. Texas First Group represents that its services provide cities with flexibility in the contract period to make permanent selections for positions and that its services assure availability of professional personnel upon short notice.

Otis E. Williams has agreed to fill the position effective February 20, 2025, and continue in the position until a suitable replacement is found for Robert Powers, former Executive Director of Finance who retired as of February 19, 2025. Mr. Williams comes to the City with a wealth of knowledge and experience.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Todd Parton, City Manager
Christy Davis, Executive Director of Administrative Services, HR/Civil Service Director

---

Fiscal Impact

Attachments:

1. ChiefFinancialOfficer 02.17.2025

AGREEMENT FOR PLACEMENT SERVICES FOR INTERIM CHIEF FINANCIAL OFFICER

State of Texas §
§
Williamson County §

This agreement is made by and between the City of Leander, Texas, a Texas Municipal Corporation (hereinafter referred to as the "City") and Texas First Group LLC, a domestic limited liability company (hereinafter referred to as "Texas First Group"), collectively hereinafter "Parties" ("Agreement").

To address an upcoming vacancy, the City has need for assistance in filling the upcoming Chief Financial Officer vacancy on an interim basis, thus, affording the City adequate time to select a permanent hire for the position.

Texas First Group provides interim management services for Texas municipalities able to place qualified, experienced individuals to serve in interim professional municipal positions. Texas First Group represents that its services provide cities with flexibility in the contract period to make permanent selections for positions and that its services assure availability of professional personnel upon short notice.

Texas First Group agrees to provide its services to the City and identify qualified people to serve in the Chief Financial Officer position on an interim basis.

For Good and Valuable Consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, the parties agree to the following terms and conditions:

1. Personnel. Texas First Group shall provide personnel with the appropriate education, work experience, certifications, and licenses necessary to handle the responsibilities of Interim Chief Financial Officer of the City and the personnel shall be able to adhere to a work schedule as designated by the City Manager. As an incident to such responsibilities, the person or persons assigned by Texas First Group shall have all powers and duties as set forth in the City Charter, City Ordinances, City Policy, Job Description, and State law and as further delegated by the Mayor and City Council. Texas First Group shall provide personnel willing to undergo a background check which may include any or all of the following: criminal history check, prior employment verification, education verification, professional references check and a driving record check.

2. Interim CFO. The parties anticipate that **Otis E. Williams** shall initially handle the Chief Financial Officer responsibilities during the term of this agreement. The parties agree and acknowledge that (a)Texas First Group, **Otis E. Williams** may continue professional consultation work for other clients during the term of this agreement and further agree and acknowledge that time spent on such consultation will not be billed to the City; (b) and any individual(s) assigned by Texas First Group under this agreement may continue professional

consultation work for other clients during the term of this agreement provided said work is not performed on City property and will not interfere with the performance of the duties and responsibilities of the Chief Financial Officer. Should Texas First Group or the City determine that it is necessary to assign someone other than **Otis E. Williams** to handle the Interim Chief Financial Officer responsibilities during the term of the agreement, the City shall have the right to approve the replacement.

3. Termination for Convenience. Texas First Group acknowledges that its provision of services is at the discretion of the City and that the City may terminate this agreement at any time, with or without cause. The hours of the work week for the Interim Chief Financial Officer shall be as designated by the City Manager, and any hours billed to the City will be as agreed upon by the two parties.

4. Costs. For the services provided by Texas First Group under this agreement, the City agrees to the following:

a) Pay to Texas First Group the sum of $113.00 per hour for its services, with a minimum billing increment of thirty (30) minutes;

b) Reimburse Texas First Group for any direct expenses incurred by the Interim Chief Financial Officer in connection with the services performed for the City at City's request;

c) Pay to Texas First Group automobile mileage (at the current IRS rate) for roundtrip commuting each work- day for the Interim Chief Financial Officer to/from his home in Austin, Texas as well as for the use of his car for City business.

If an individual other than **Otis E. Williams** is assigned to serve as Interim Chief Financial Officer as provided above, any similar reimbursement will be as agreed by the parties.

5. Billing. Texas First Group will provide an itemized billing statement to the City on a bi-weekly basis and such billing statement will be due and payable upon receipt thereof by the City. City's financial obligations under this agreement shall be paid from current funds.

6. Permanent Hire Fee. In the event that the City permanently hires the person placed by Texas First Group to perform the services pursuant to this agreement for the position described in this agreement or within sixty (60) days of the termination of this agreement, the City agrees to pay a one-time additional consulting fee to Texas First Group in an amount equal to ten percent (10%) of the annualized salary of the full time position being filled by the person performing interim services pursuant to this agreement.

7. Indemnification. The parties agree that the person named above to manage the Chief Financial Officer duties for the City, or any other individual serving in that capacity with the City through Texas First Group, will be serving in the capacity of a public official for the City. To the extent permitted by law, the City hereby agrees to indemnify and hold harmless, Otis E. Williams, and/or Texas First Group and its owners, Karen and Joe Dickson, and/or any other individual serving as the Interim Chief Financial Officer under this Agreement from and against any and all claims, causes of action, damages, losses, and/or costs, including reasonable

attorneys' fees and expenses, resulting from or arising out of the services provided to the City pursuant to this Agreement to the extent such liability or costs are covered under any existing insurance policy or coverage under an interlocal agreement providing liability coverage to the City officials and employees while acting within the scope of their employment with the City. City agrees to obtain an endorsement to its insurance policy or interlocal agreement to provide coverage for Otis E. Williams, Texas First Group, and its owners Karen and Joe Dickson.

8. Workers' Compensation. City will provide workers' compensation coverage for the Interim Chief Financial Officer while in the scope of performing services under this agreement.

9. Notice. Notices to the parties shall be directed as follows:

To the City:	City Manager City of Leander 105 N. Brushy Street Leander, Texas 78641
With a copy to:	Paige Saenz City Attorney The Knight Law Firm LLP 223 West Anderson Lane, Suite A-105 Austin, Texas 78752
To Texas First Group:	Joe Dickson, Manager Texas First Group LLC P.O. Box 170171 Austin, TX 78717

The parties specifically reserve the right to designate other addresses for notices in writing from time to time.

10. Applicable Law and Venue. This agreement is governed by and is to be construed and enforced in accordance with the laws of the State of Texas and of the United States. The parties agree and consent to the jurisdiction of and venue in the District Courts of Williamson County, Texas, and of the United States District Court for the Western District of Texas and acknowledge that such courts shall constitute proper and convenient forums for the resolution of any actions among the parties with respect to the subject matter hereof. The parties further agree that such courts shall be the exclusive forums for the resolution of any actions among the parties with respect to the subject matter hereof.

11. Independent Contractor. In performing the services under this Agreement, Texas First Group is acting as an independent contractor. No term or provision herein will be construed as making Texas First Group the agent, servant, or employee of the City or as creating a partnership or joint venture relationship between the City and Texas First Group.

12. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the City and Texas First Group. Neither the City nor Texas First Group may assign or transfer its interest in or obligations under this Agreement without prior written consent of the other party hereto.

13. Entity Status. The Texas First Group representative indicated by the signature below represents that Texas First Group is duly authorized to transact and do business in the State of Texas, and the individual executing this agreement on behalf of Texas First Group is vested with the authority to bind Texas First Group to this Agreement.

14. Statutory Verifications.

a) To the extent the Agreement constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Governmental Code, as amended, solely for the purposes of compliance with Chapter 2252 of the Texas Governmental Code, and except to the extent otherwise required by applicable federal law, Texas First Group represents that neither Texas First Group nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Texas First Group is a company listed by the Texas Comptroller Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

b) Form 1295. Texas law and the City requires that business entities, as defined in Texas Government Code, Section 2252.908, who contract with the City complete the on-line of Form 1295 "Certificate of Interested Parties" as promulgated by the Texas Ethics Commission available at (https://www.ethics.state.tx.us/filinginfo/1295/). Form 1295 is also required for any and all contract amendments, extensions, or renewals. Prior to any payment to Texas First Group hereunder, Texas First Group shall provide proof of submission to the City Secretary that the appropriate Form 1295 documentation has been submitted.

c) To the extent this agreement constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, Texas First Group represents that neither Texas First Group nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Texas First Group (i) boycotts Israel or (ii) will boycott Israel throughout the term of this agreement.

15. Entirety of Agreement. This agreement constitutes the full and complete agreement of the parties, and all other prior and/or contemporaneous agreements between the parties have been merged herein. Any future amendment of this agreement shall be in writing and shall require the written consent of both parties.

EXECUTED in duplicate originals to be effective on the 20 day of February 2025.

_____	_____
Christine DeLisle, Mayor	Joe Dickson, Manager
City of Leander, Texas	Texas First Group LLC

Attest:

_____
Dara Crabtree
City Secretary

AGENDA ITEM # 24

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-24-0152 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the San Gabriel Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on two (2) parcels of land 6.09 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcels R089421 and R458174; and generally located at the intersection of San Gabriel Parkway and US 183, between the railroad tracks to the west and east of US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0152 as described above.

BACKGROUND:

This request is the first step in the zoning process. This property is located at the intersection of San Gabriel Parkway and US 183 between the railroad tracks to the west and east of US 183. The purpose of this Minor PUD is to establish the base zoning district as GC-2-A (General Commercial) in order to develop commercial retail uses. The GC use component allows for regional serving commercial uses that include retail, restaurant, office, and similar uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor, as identified by the Comprehensive Plan.

Attachment #1 – The Planning Analysis Report provides more details about the request and the subject property including the current zoning, special considerations, surrounding property description, future land use plan for the area, and a description of the requested zoning.

Attachment #2 – The current zoning Map identifies the zoning of the subject property and the zoning of the surrounding properties.

Attachment #3 – The future land use map identifies the future land use categories that were approved by the City Council as part of the Comprehensive Plan for the subject property and surrounding area.

Attachment #4 – A map identifying all properties that received a public notice. The City mailed a letter to all property owners within 200 feet and the applicant contacted all residential property owners and Homeowners Associations (HOAs) within 500 feet.

Attachment #5 – The proposed zoning map identifies the proposed zoning of the subject property as well as the current zoning of the adjacent properties.

Attachment #6 – An aerial map that provides a better view of the subject and surrounding properties.

Attachment #7 – Provides the Planned Unit Development (PUD) Notes or the details related to the proposed zoning. The property is currently zoned as part of the Conventional Development District of the Transit Oriented

Development (TOD) PUD. The next step in the process is to establish the base zoning district in compliance with the Comprehensive Plan in order to support the applicant's requested development.

Attachment #8 – includes the applicant's letter of intent that explains the purpose of the zoning request.

Attachment #9 – Documents the applicant's neighborhood outreach efforts and outcome, including a summary of all information shared with and by the residential neighbors.

Attachment #10 – Attachment #10 includes the ordinance for the zoning case. The City Council uses ordinances to amend the zoning of a property. Ordinances provide a description of the subject property and zoning change. There are two readings needed to finalize the zoning.

Attachment #11 – Documents the action taken by the Planning & Zoning Commission for this zoning request.

HISTORY/TIMELINE:

11/06/2002 – Annexation Approved

01/23/2025 – Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

Quiddity Engineering (Zachary Morgan) on behalf of Nason & Company Real Estate, LLC. (Nason Hengst).

RECOMMENDATION:

Staff recommends approval. During the meeting of January 23, 2025, the Planning & Zoning Commission recommended approval.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

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Attachments:

1. Z-24-0152 Att 1 Planning Analysis - San Gabriel Parkway Minor PUD
2. Z-24-0152 Att 2 Current Zoning - San Gabriel Parkway Minor PUD
3. Z-24-0152 Att 3 FLU Map - San Gabriel Parkway Minor PUD
4. Z-24-0152 Att 4 Public Notification - San Gabriel Parkway Minor PUD
5. Z-24-0152 Att 5 Proposed Zoning - San Gabriel Parkway Minor PUD
6. Z-24-0152 Att 6 Aerial Map - San Gabriel Parkway Minor PUD
7. Z-24-0152 Att 7 PUD Notes- San Gabriel Parkway Minor PUD
8. Z-24-0152 Att 8 Letter Of Intent- San Gabriel Parkway Minor PUD
9. Z-24-0152 Att 9 Neighborhood Outreach- San Gabriel Parkway Minor PUD
10. Z-24-0152 Att 10 Ordinance - San Gabriel Parkway Minor PUD
11. Z-24-0152 Att 11 P & Z Minutes

PLANNING ANALYSIS

ZONING CASE Z-24-0152
SAN GABRIEL PROJECT MINOR PUD
THE INTERSECTION OF SAN GABRIEL PARKWAY AND US 183

GENERAL INFORMATION

Owner/Agent: Quiddity Engineering (Zachary Morgan) on behalf of Nason & Company Real Estate, LLC. (Nason Hengst).

Current Zoning: TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector)

Proposed Zoning: San Gabriel Parkway Minor PUD (Planned Unit Development) with the base zoning district GC-2-A (General Commercial)

Size and Location: The property is located at the intersection of San Gabriel Parkway and US 183 between west of the railroad tracks and east of US 183, Leander, Williamson County, Texas, including approximately 6.09 acres.

Staff Contact: Michaela Lenn
Assistant Planner

APPLICANT REQUEST

This property is located within the Conventional Development Sector of the TOD (Transit Oriented Development). The next step in the process is for the applicant to submit a request to establish a base zoning district in compliance with the Comprehensive Plan. The applicant has submitted a request to change the designated zoning district of the property in order to establish the base zoning of GC-2-A (General Commercial).

STAFF CONCLUSIONS

Y	N	
☒	☐	Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page* 3
☒	☐	Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
☒	☐	Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This property is currently located in between the railroad tracks and US 183. The property was previously ROW but was sold which has caused the irregular shape of the lots. As a result, the applicant may have some challenges with the layout of the lot which will be addressed during the Site Development.

Per Ordinance 20-014-00 adopted by City Council on March 05, 2020, an owner of property or person authorized to represent the owner may apply to rezone the property to remove the property from the TOD and support conventional zoning established by the Composite Zoning Ordinance.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	TOD/PUD-CD	Heavy Commercial
EAST	PUD-General Commercial	Undeveloped
SOUTH	TOD/PUD-CD	Undeveloped
WEST	TOD/PUD-CD & PUD-General Commercial	Undeveloped

SURROUNDING AREA:
This property is located at the intersection of San Gabriel Parkway and US 183 between west of the railroad tracks and east of US 183. The areas South, East and West surrounding this site are all currently undeveloped. North of the site is a the Leander Ready Mix concrete plant. Medical offices are proposed just east of this site and residential exists to the west of the site.

PHYSICAL AND NATURAL FEATURES:
This property currently undeveloped. There is a significant amount of tree coverage on the site. Any trees removed during construction will be subject to the tree preservation requirements of the Composite Zoning Ordinance.

PROPERTY HISTORY:
This property was annexed into the City of Leander on 11/06/2002.

PREVIOUS ZONING CASES:
The following zone cases were previously submitted for this property:

- 05-Z-006 adopted the Transportation Oriented Development District on 09/22/2005.

MAJOR CORRIDORS:
This property has access onto San Gabriel Pkwy and US 183.

Figure 1: Aerial

TRANSPORTATION PLAN REQUIREMENTS:
This property does not include any proposed roads identified in the Future Transportation Plan.

The table below includes the streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
San Gabriel Pkwy	Arterial	Commercial	126’ ROW 6 Lanes 10’ sidewalk
US 183	Arterial	Commercial	126’ ROW 6 Lanes 10’ sidewalk

SUBDIVISIONS:
No subdivision cases have been previously submitted for this property:

EXISTING UTILITIES:
This property has access to water along San Gabriel Road and US 183, and wastewater will need to be extended as shown in Figures 2 and 3.

Figure 2: Water System

Figure 3: Wastewater System

CURRENT LAND USES:
This property is currently vacant.

PROPOSED ZONING DISTRICT:

MINOR PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Minor Planned Unit Development (PUD) district is to designate a base zoning district that may allow or prohibit uses without granting significant waivers. The intent of this zoning request is to provide for the development of commercial uses that include retail, restaurant, office, and similar uses. The contents of this Minor PUD further explain and illustrate the overall function desired for this development.

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

(1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
(2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
(3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
(4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
(5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
(6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories
MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

  Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

  These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander.

SCHEDULE:

DEVELOPMENT MEETING
A development meeting was held with Staff on 09/23/2024. The following changes were made to the project since the development meeting was held:

- No Changes were made.

NOTIFICATION

01/02/2025 - Public Notice on Hill Country News
01/08/2025 - Mail Notification to Property Owners within 200’
01/08/2025 - Public Hearing Signage Posted on Property
01/23/2025 - Planning and Zoning Commission Public Hearing
02/20/2025 - City Council Public Hearing & First Reading of the Ordinance
03/06/2025 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200’, the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500’ as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner’s Association located within 500’ are also required to be contacted. There are no single-family uses within 500’ of this site.

APPROVAL CRITERIA:

This site is at the intersection of San Gabriel Parkway and US 183, within the Multi-Use Corridor future land use category which is compatible with General Commercial. Staff recommends approval of the request.

CASE: Z-24-0152

ATTACHMENT 2

SAN GABRIEL PARKWAY MINOR PUD

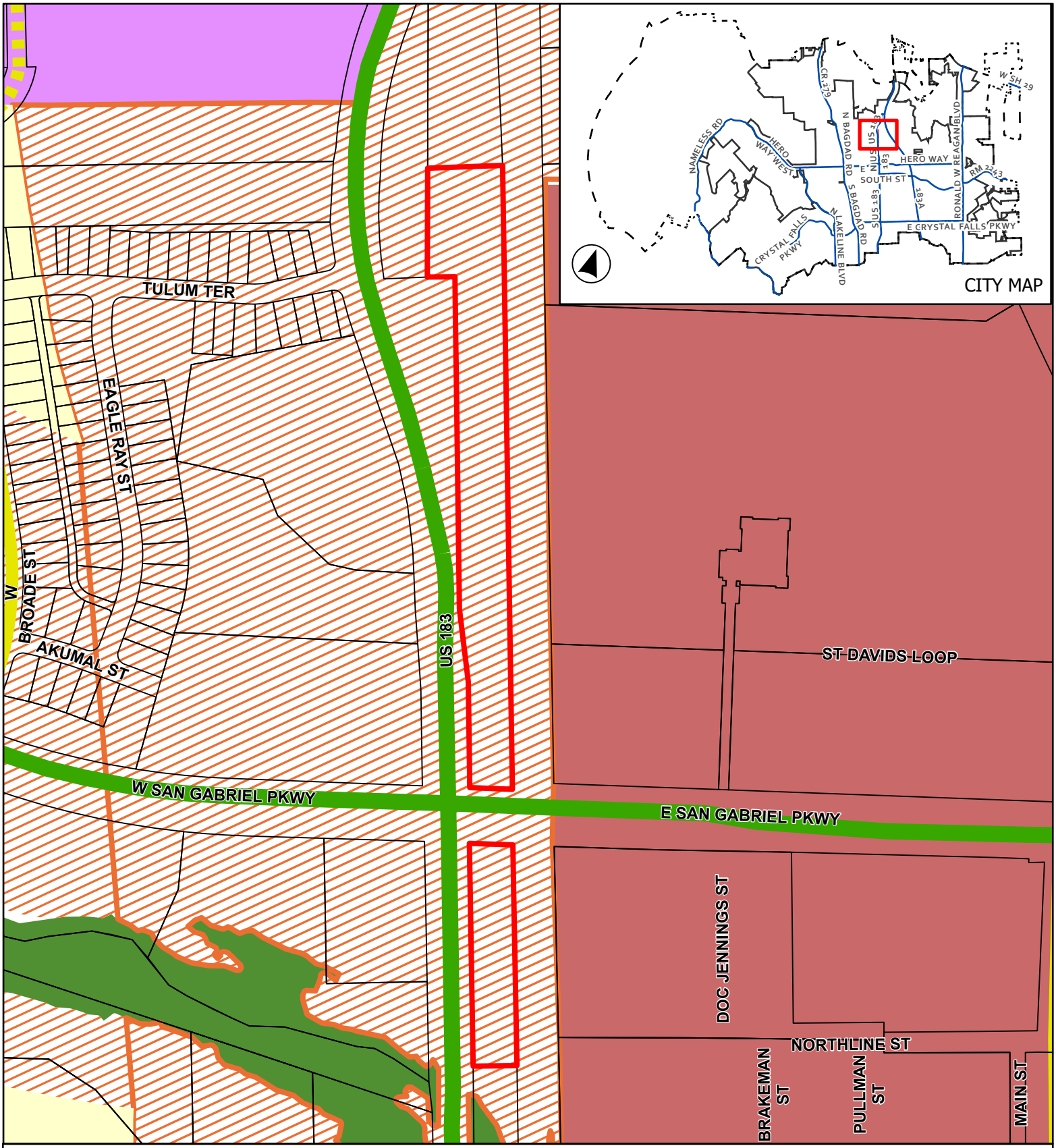
Current Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- HC - Heavy Commercial
- PUD - Single-Family
- PUD - Townhomes
- PUD - Multi-Family
- PUD - Local Commercial
- PUD - General Commercial
- PUD - Heavy Commercial
- OS - Open Space
- CD - Conventional Sector
- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- T6 - Urban Core

0 120 240

Feet

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.



CASE: Z-24-0152 **ATTACHMENT 3** **SAN GABRIEL PARKWAY MINOR PUD**

Future Land Use Map

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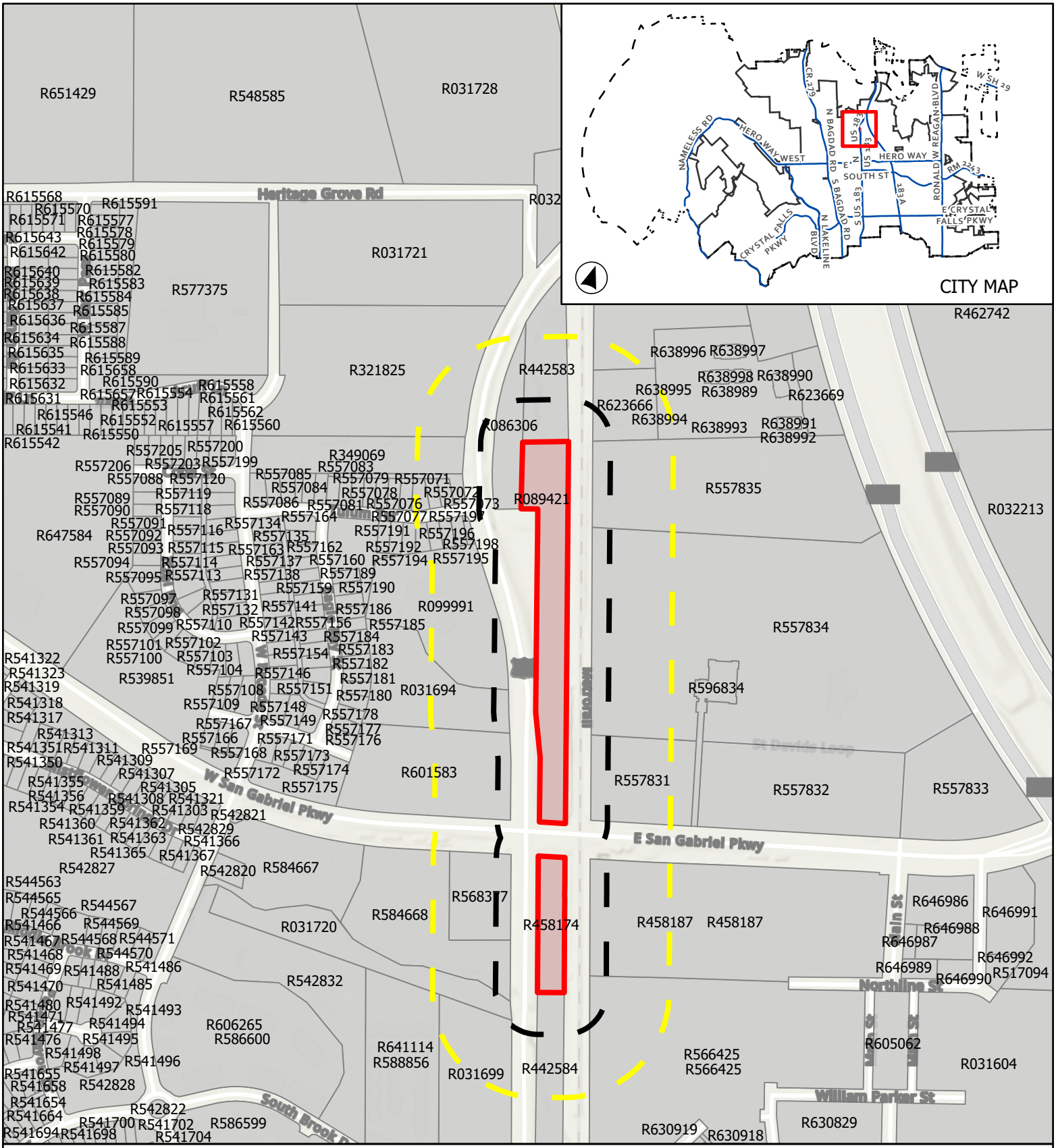
Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary

Future Land Use
- Activity Center
- Employment Center
- Greenway
- Leander Central
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Residential

Thoroughfare Plan
- Access Controlled, Existing
- Arterial 6 Lane, Existing
- Collector, Existing
- Collector, Proposed


CITY MAP
Heritage Grove Rd
W San Gabriel Pkwy
E San Gabriel Pkwy
South Brook Dr
William Parker St
Northline St
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R577375
R321825
R442583
R086306
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CASE: Z-24-0152

ATTACHMENT 5

SAN GABRIEL PARKWAY MINOR PUD

Proposed Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
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- CD - Conventional Sector
- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- T6 - Urban Core

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Feet

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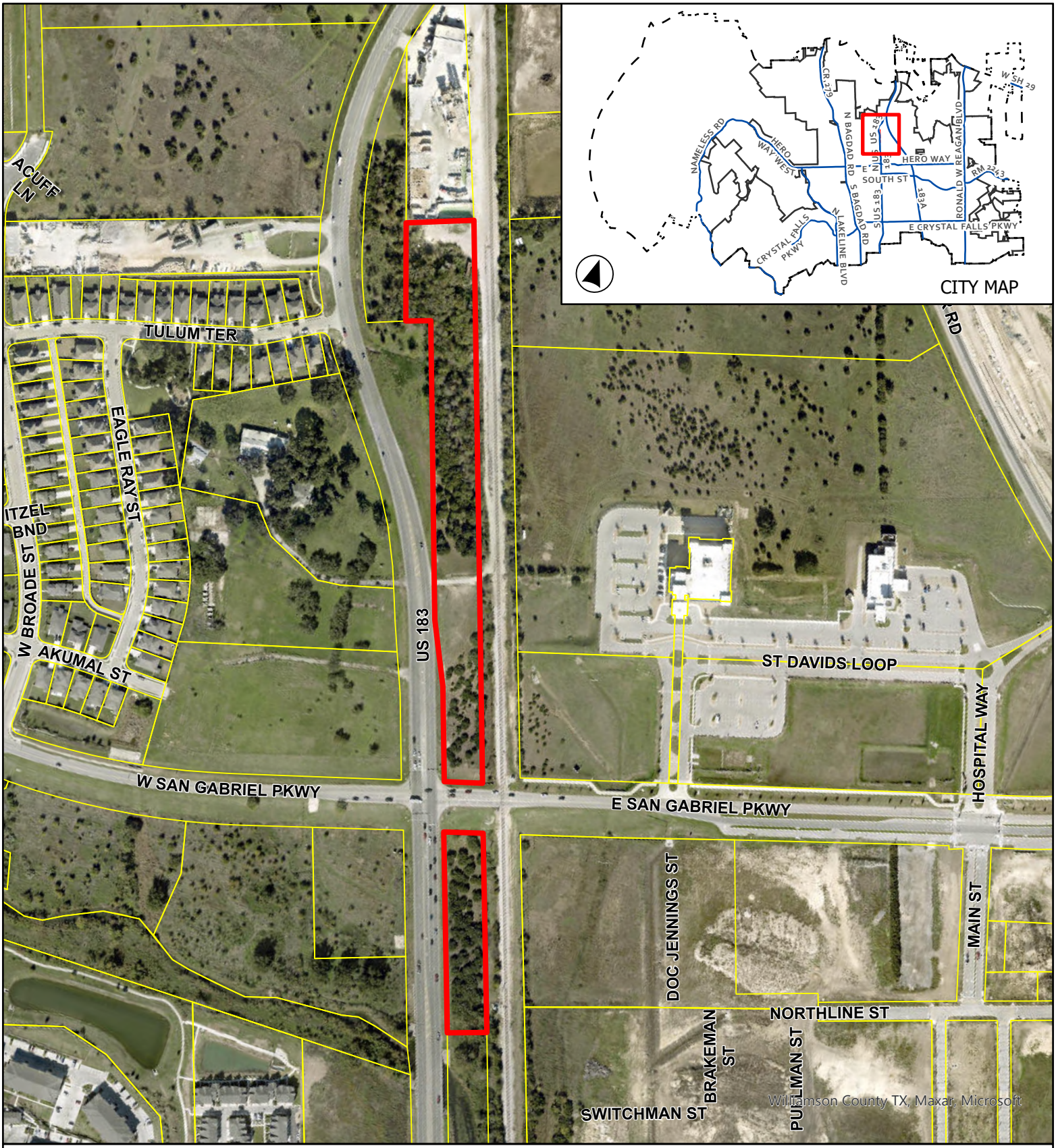


CASE: Z-24-0152 | **ATTACHMENT 6** | **SAN GABRIEL PARKWAY MINOR PUD**

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

0 150 300

Feet

Leander City Limits

Subject Boundary

Exhibit A

San Gabriel Project Minor Planned Unit Development

A. Purpose and Intent

1. The San Gabriel Project Minor PUD is comprised of approximately 6.09-acres, as shown in **Exhibit B.** The development of this property includes retail uses.

B. Applicability and Base Zoning

1. All aspects of the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance except as established in this exhibit titled **Exhibit A.**

2. For the purposes of establishing development standards for the PUD the following base zoning district has been selected from the Leander Composite Zoning Ordinance:

GC-2-A (General Commercial)

C. Allowable / Prohibited Uses

1. The prohibited uses shall include the following:
    i. Bar, nightclub
    ii. Vape shop

EXHIBT B-1 SAN GABRIEL PROJECT FIELD NOTES

METES AND BOUNDS DESCRIPTION FOR A 4.717 ACRE TRACT OF LAND IN THE WILLIAM MANCIL SURVEY, ABSTRACT 437, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF A 5.64 ACRE TRACT AND ALL OF A 0.261 ACRE TRACT RECORDED IN VOLUME 511, PAGE 54, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND A PORTION OF THE ABANDONED ROADWAY KNOWN AS OLD HIGHWAY 29.

BEGINNING AT A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE WEST RIGHT OF WAY LINE OF THE T.&N.O. RAILROAD DEEDED TO THE CITY OF AUSTIN IN VOLUME 1417, PAGE 282, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND THE NORTH RIGHT OF WAY LINE OF SAN GABRIEL PARKWAY FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 72°13'16" WEST WITH THE NORTH RIGHT OF WAY LINE OF SAID SAN GABRIEL PARKWAY, A DISTANCE OF 106.65 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE EAST RIGHT OF WAY LINE OF US HIGHWAY 183 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID US HIGHWAY 183 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 20°58'55" WEST, A DISTANCE OF 264.00 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
2. NORTH 27°09'57" WEST, A DISTANCE OF 185.06 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
3. NORTH 20°57'32" WEST, A DISTANCE OF 831.00 FEET TO A TXDOT CONCRETE MARKER FOUND FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
4. SOUTH 69°02'28" WEST, A DISTANCE OF 69.15 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET AT THE SOUTHEAST CORNER OF A 1.488 ACRE TRACT RECORDED IN DOCUMENT NO. 2000053933, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;

THENCE NORTH 20°03'32" WEST WITH THE EAST LINE OF SAID 1.488 ACRE TRACT, A DISTANCE OF 272.29 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET AT THE SOUTHWEST CORNER OF A 2.339 ACRE TRACT RECORDED IN DOCUMENT NO. 2011022646, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 67°38'28" EAST WITH THE SOUTH LINE OF SAID 2.339 ACRE TRACT, A DISTANCE OF 187.89 FEET TO A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE WEST RIGHT OF WAY LINE OF SAID T.&N.O. RAILROAD AT THE SOUTHEAST CORNER OF SAID 2.339 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 21°05'32" EAST WITH THE WEST RIGHT OF WAY LINE OF SAID T.&N.O. RAILROAD, A DISTANCE OF 1561.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.717 ACRES OF LAND, MORE OR LESS.

Unofficial Document

EXHIBT B-2 SAN GABRIEL PROJECT FIELD NOTES

TRACT 2

METES AND BOUNDS DESCRIPTION FOR A 1.367 ACRE TRACT OF LAND IN THE WILLIAM MANCIL SURVEY, ABSTRACT 437, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF A 5.64 ACRE TRACT RECORDED IN VOLUME 511, PAGE 54, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

BEGINNING AT A ½" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE EAST RIGHT OF WAY LINE OF US HIGHWAY 183 AT THE NORTHWEST CORNER OF A 4.33 ACRE TRACT RECORDED IN DOCUMENT NO. 2006112794, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 20°58'55" WEST WITH THE EAST RIGHT OF WAY LINE OF SAID US HIGHWAY 183, A DISTANCE OF 557.38 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAN GABRIEL PARKWAY FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A ½" IRON ROD FOUND NEAR THIS CORNER BEARS SOUTH 71°54'46" WEST, A DISTANCE OF 0.27 FEET;

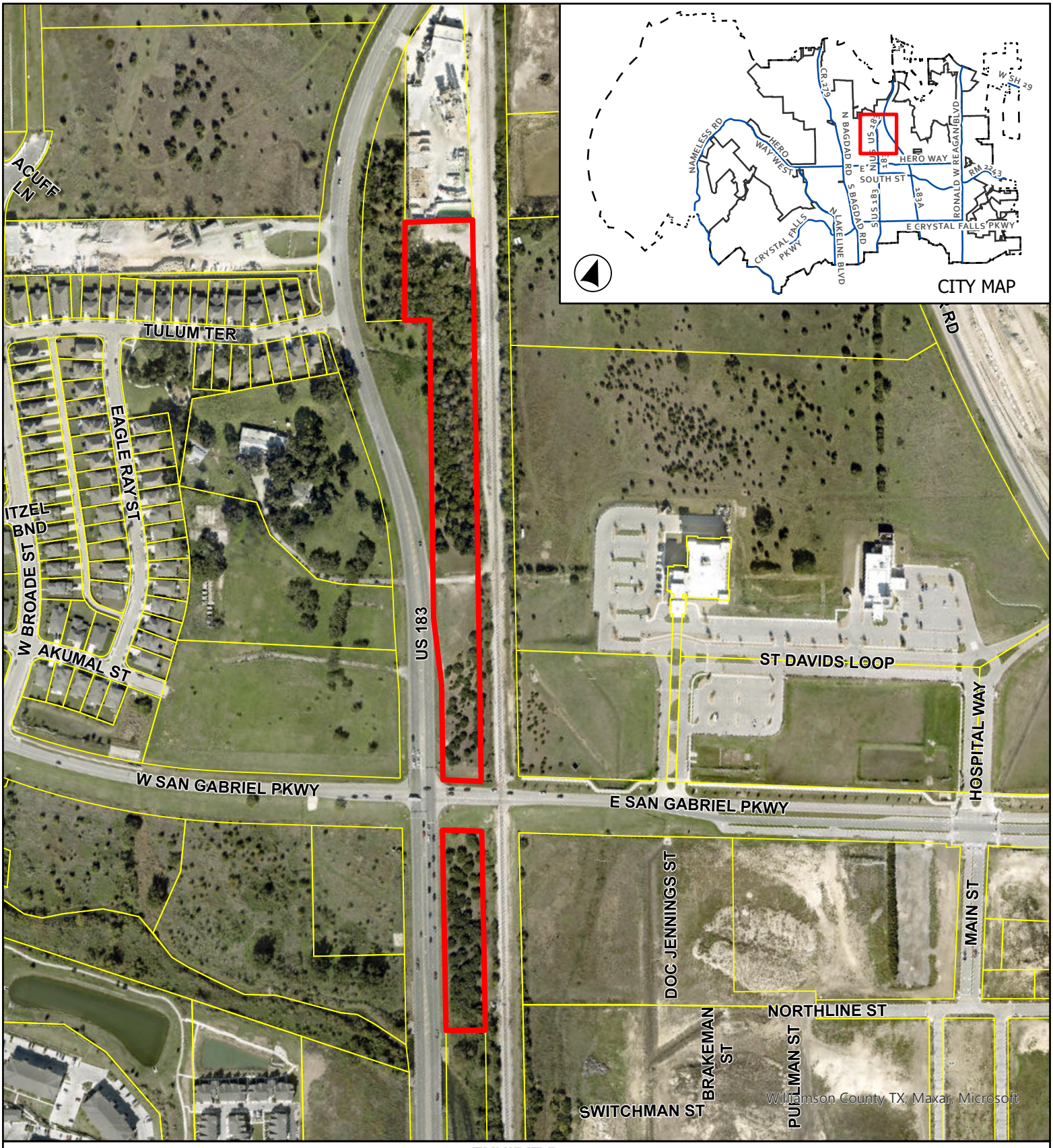
THENCE NORTH 71°54'46" EAST WITH THE SOUTH RIGHT OF WAY LINE OF SAID SAN GABRIEL PARKWAY, A DISTANCE OF 106.89 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF THE T.&N.O. RAILROAD DEEDED TO THE CITY OF AUSTIN IN VOLUME 1417, PAGE 282, DEED RECORDS, WILLIAMSON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A ½" IRON ROD FOUND NEAR THIS CORNER BEARS SOUTH 71°54'46" WEST, A DISTANCE OF 1.05 FEET;

THENCE SOUTH 21°05'32" EAST WITH THE WEST RIGHT OF WAY LINE OF SAID T.&N.O. RAILROAD, A DISTANCE OF 552.59 FEET TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 4.33 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 69°20'28" WEST WITH THE NORTH LINE OF SAID 4.33 ACRE TRACT, A DISTANCE OF 107.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.367 ACRES OF LAND, MORE OR LESS.

Unofficial Document



CASE: Z-24-0152 **EXHIBIT B** **SAN GABRIEL PARKWAY MINOR PUD**

Location Map

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0 150 300

Feet

Leander City Limits

Subject Boundary

QUIDDITY

101 E Old Settlers Blvd, Suite 280
Round Rock, Texas 78665
Tel: 512.441.9493
Fax: 512.445.2286
www.quiddity.com

October 28, 2024

City of Leander
Planning Department
201 N. Brushy Street
Leander, Texas 78641

Letter of Intent for Zone Change request

On behalf of our client, Nason & Company Real Estate, LLC, Quiddity Engineering is submitting a base zoning change and the adoption of the San Gabriel Minor PUD. The purpose of this Minor PUD is to allow for reduce the paving and rear building setback and allow for commercial use on the site. The zoning application consists of the following changes:

- Updating the base zoning from CD to GC-2-A (General Commercial)
- The adoption of the San Gabriel Project Minor PUD (Exhibit A)

If you have any questions or require additional information, please call me at (512) 685-5194.

Sincerely,

Zachary Morgan, PE, RPLS
Project Manager

DWP/ZDM/ccb
K:\28764\28764-0002-01 San Gabriel PKWY and SH 183\Project Management\Deliverables\PUD Application\Exhibits

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

The Maya Vista HOA will be contacted on behalf of the 14 houses along Tulum Terrace and the Escalon Townhomes Building #512 were sent a letter laying out the proposed zoning change. The letters were sent on 11/4/2024.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

The HOA for the 14 houses along Tulum Terrace was notified about the changes. The building management was notified on behalf of building 512 of Escalon Townhomes.

3. What concerns were raised during these communications?

We have not received contact from anyone at this time.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

We have not received any concerns at this time

The above information is deemed to be true to the best of my knowledge.

Signature: _____ Date 11/12/2024

QUIDDITY

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.quiddity.com

October 28, 2024

To neighbors of the 6.09-acre properties on the East side of US 183 across from Tulum Terrace, Northeast and Southeast of San Gabriel Parkway

See attached map.

The Owner of this property wishes to purse a Zone Change to develop a retail project.
The proposed Zoning is GC (General Commercial) as a minor PUD

The Zone change is required because the property is currently zoned CD which does not allow any development at all until a Zone change that is in conformance with the Future Land use plan of the City of Leander is considered by the Planning Commission and City Council. This proposed zoning is in conformance with the categories accepted by the City at this time.

We invite you to communicate with either me (my information is below) or with the City Planning Department with questions about the proposed project and/or the process.

We will also set up a meeting (in person and/or as a video conference) which everyone will have the opportunity to attend.

Please call or email me with questions or comments.

The Zone change application is just being submitted now so it will take some time for the City to Review and have their own feedback.

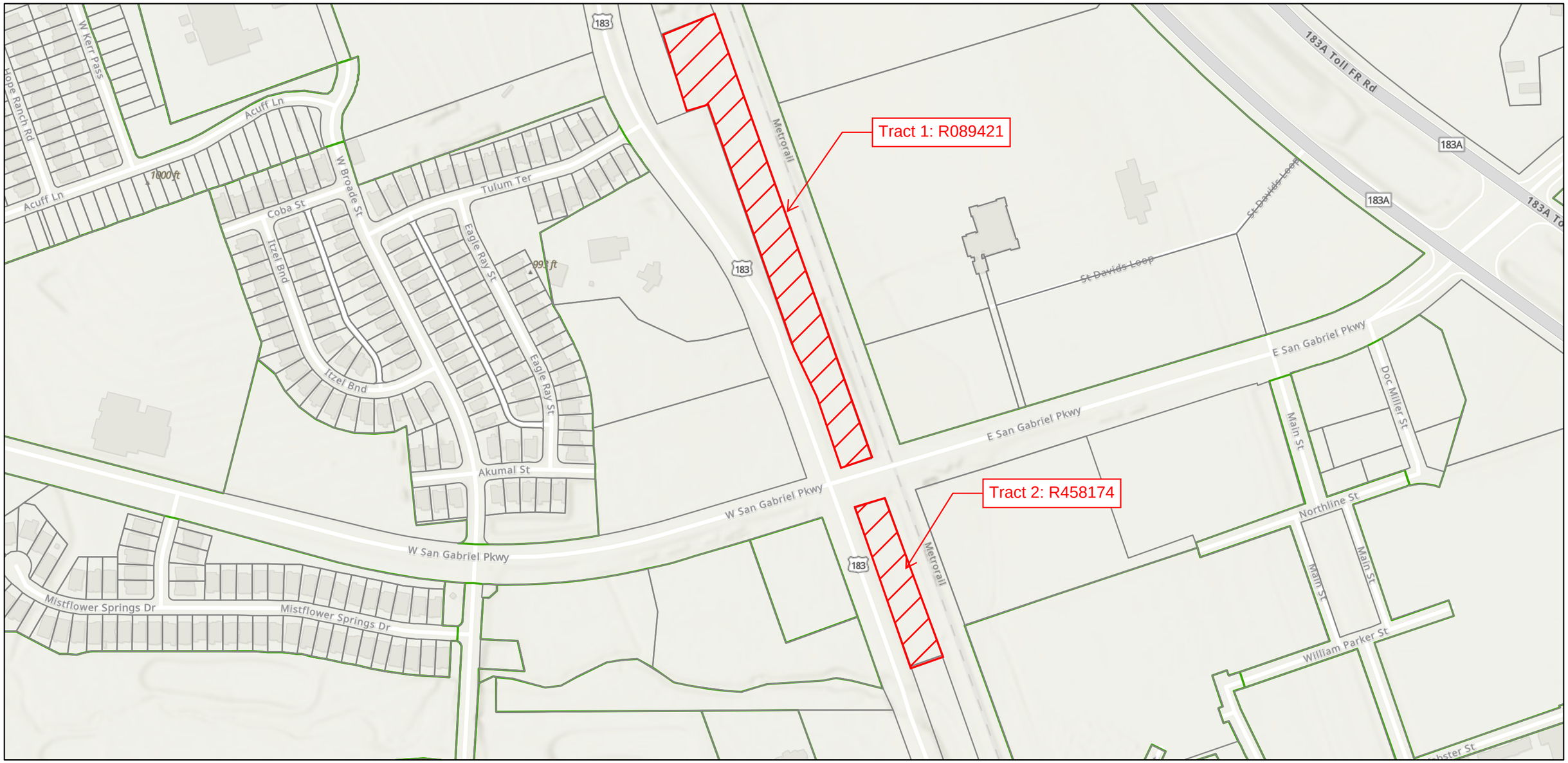
Sincerely,

Zachary Morgan, PE, RPLS
Project Manager

Phone: 512-685-5194
Email: zmorgan@quiddity.com

City of Leander Planning Department
Phone: 512-528-2733
Mailing Address: P.O. Box 319 Leander, TX 78646

San Gabriel Parkway Commercial Tax Map



11/4/2024, 10:46:55 AM

- Parcels
- Subdivision Boundaries
- County Boundary

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE SAN GABRIEL PARKWAY MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-2-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This Ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 6.09 acres ±; being more particularly described in Exhibit "B"; located at the intersection of San Gabriel Parkway and US 183 between west of the railroad tracks and east of US 183; identified by Williamson County Central Appraisal District tax identification number R089421 and R458174; more particularly described in Instrument Number 2024077599; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the San Gabriel Parkway Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not

amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 20th day of February, 2025.
FINALLY PASSED AND APPROVED on this the 6th day of March, 2025.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

Dara Crabtree, City Secretary Christine DeLisle, Mayor

MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 23, 2025
Regular Meeting at 6:00 PM

Place 1 – Donnie Mahan	**Place 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip**
Place 3 – Ron May	**Place 7 –Scott Calame, Vice-Chair**
Place 4 – Tara LeDay	**Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
   Meeting was called to order at 6:00 p.m.

2. Roll Call.
   All commissioners present.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 16, 2025 meeting.

4. Review of meeting protocol.

5. Public comments on items not listed in the agenda.

   Public comments on items listed in the agenda will be heard at the time each item is discussed.

   [All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]
   No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-8.

By: Board Member May
Seconded: Board Member Morales

Vote: 7 - 0 None

6. Approval of the minutes for meeting held on January 9, 2025.

7. Approval of the Minor Site Development – Brush Clearing Application Form pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.

8. Approval of the extension of the application expiration for Site Development Case SD-23-0105 Travisso Village C-Store Site Development; more particularly described by Travis Central Appraisal District Parcel 998784, commonly known as 2940 Travisso Parkway, Leander, Travis County, Texas.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0002 and Variance Case VA-22-0001 to approve the Leander Business Center Short Form Final Plat and Variance on one (1) parcel of land approximately 10.251 acres ± in size, more particularly described by Williamson Central Appraisal District R031713; generally located at 80 Mockingbird Hill, Leander, Williamson County, Texas. ***Postponed.***

10. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0152 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the San Gabriel Project Minor PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on two (2) parcels of land approximately 6.09 acres ± in size, more particularly described by Williamson County Central Appraisal District Parcel R089421 and R458174; and generally located at the intersection of San Gabriel Parkway and US 183 between west of the railroad tracks and east of US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0152 as described above.

Public hearing opened at 6:04 p.m.; Public hearing closed at 6:04 p.m.

Submitted via the website in favor of the request:
Melissa Castro 1320 Arrow Point Dr, Suite 600, Cedar Park, TX 78613.

Motion to approve Zoning Case Z-24-0152, following a discussion.

By: Board Member Lantrip
Seconded: Board Member Calame

Vote: 7 - 0 None

REGULAR AGENDA

11. Discuss and consider action on Tree Removal Case TRP-24-0025 regarding the removal of all trees on site including two (2) Significant Trees greater than eighteen (18) caliper inches associated with the Wildcat Fuel Site Development Project SD-23-0086 located at 807 Crystal Falls Parkway, Leander, Williamson County, Texas.

Motion to deny the Tree Removal case TRP-24-0025, following a discussion.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 1 (Board Member Mahan opposed)

12. Discuss and consider action on Tree Removal Case TRP-24-0034 regarding removal of two (2) Heritage Trees associated with the Wildspring subdivision and the CR 175 Public Improvement Construction Plan Case PICP-23-0052 generally located northwest of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

Motion to approve Tree Removal case TRP-24-0034, following a discussion.

By: Board Member Calame
Seconded: Board Member May

Vote: 7 - 0 None

13. Discussion regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson & Travis Counties, Texas.
No action was taken.

14. Adjournment
Meeting adjourned at 6:26 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

AGENDA ITEM # 25

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Discuss and consider directing staff on a request from the Bagdad Cemetery Association regarding water and wastewater impact fees associated with a storage structure housing a restroom, totaling $11,063.00, located on two (2) parcels of land 35.991 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R327801 and R353996; and more commonly known as 400 N. Bagdad Road, Leander, Williamson County, Texas.

BACKGROUND:
The Bagdad Cemetery Association is proposing the addition of a 972 square foot storage building to their property. This building also includes the addition of a restroom that will need access to City water. The applicant is requesting a waiver or reduction to the water and wastewater impact fees. The impact fees are based on the requested meter size and the plat date for a subdivision. This property has not been platted, this means that the water and wastewater impact fees would be based on the most current fee schedule. The water impact fee is $8,762.00 and the wastewater impact fee is $2,301.00 for a total of $11,063.00.

The Section 13.07.011 of the Code of Ordinances includes an exemption or waiver option that allows the City Council the option to grant a variance or waiver to the amount of the impact fee due for a new development. If a variance or waiver is granted, the Council shall cause the fee to be paid from other city funds. The Code reads as follows:

Section 13.07.011 - Exemption or waiver:
"(c) If the city council grants a variance or waiver to the amount of the impact fee due for a new development under this section, it shall cause to be appropriated from the other city funds the amount of the reduction in the impact fee to the capital improvements account."

TIMELINE

MINOR SITE DEVELOPMENT
A minor site development application was submitted for review that included a proposed building for storage.

06/28/2022 – Filing Date
07/20/2022 – 1st Review Comments sent to the applicant
09/13/2022 – Applicant Resubmittal
09/23/2022 – 2nd Review Comments sent to the applicant
09/27/2022 – Applicant Resubmittal
10/12/2022 – All Comments Cleared

BUILDING PERMIT

An accessory structure permit was submitted for review. This application type is appropriate for a storage building. As part of the review, it was noted that the plans included bathrooms, a kitchen, and office space. Staff notified the applicant that changing the use of the building from storage to an occupied building would require a commercial building permit. Staff worked with the applicant to reduce the scope of the plans in order to not trigger the commercial building permit requirements.

11/13/2023 – Filing Date
11/21/2023 – 1st Review Comments sent to the applicant
11/29/2023 – Meeting was scheduled to discuss the review comments, the applicant did not attend the meeting because he was traveling.
02/01/2024 – A phone call was schedule to discuss the next steps with the applicant.
02/19/2024 – An additional meeting was scheduled to provide more guidance regarding the requirements to move forward.
08/28/2024 – Applicant Resubmittal, the applicant submitted a new application instead of responding to the current application. Staff reached out to the applicant to confirm.
09/04/2024 – 2nd Review Comments sent to the applicant. The final comments were minor and staff reached out to the applicant to discuss.
12/04/2024 – All Comments Cleared

Attachment #1 includes a request letter from the applicant.

HISTORY/TIMELINE:

APPLICANT/AGENT:
Stephen Cameron on behalf of Bagdad Cemetery Association

RECOMMENDATION:
Staff recommends approval of a payment plan to allow the Cemetery Association to pay the water and wastewater impact fees over a period of time. Historically, the City Council has not reallocated city funds in order to waive impact fees.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

---

Fiscal Impact

Attachments:

1. Council Official Request - Leander
2. Bagdad Cemetery Association Location Map
3. BCA Council Presentation

Stephen Cameron, Level On Demand LLC, as agent for Bagdad Cemetery Association
30 N Gould St.
Sheridan WY 82801
(310) 565-2889 stephen@levelondemand.com
1/23/2024

City Secretary's Office
City of Leander
105 N Brushy St.
Leander, TX 78641

RE: Request for Agenda Placement – Consideration of Waiver/Reduction of Water & Wastewater Impact Fees for Bagdad Cemetery Accessory Structure

Dear Mayor and Members of the Leander City Council:

On behalf of Bagdad Cemetery Association, I respectfully request that the following item be placed on the agenda for the next available City Council meeting:

Agenda Item Title: Consideration of a Waiver or Reduction of Water and Wastewater Impact Fees for a Proposed 972-square-foot Storage Building on the Grounds of Bagdad Cemetery

Background: Since 1857, Bagdad Cemetery has been an integral part of the Leander community, providing a public service as a final resting place for residents and hosting numerous community events that serve to honor veterans, educate local school groups, and preserve the area's historical heritage. Unlike private commercial ventures, Bagdad Cemetery does not benefit from a stream of taxable revenue and is generally exempt from property taxes due to its non-profit, community-serving status.

The cemetery is in the process of adding a modest 972-square-foot storage building, primarily intended to house records and maintenance equipment and support ongoing groundskeeping and community events by the board. This structure will have a negligible effect on the City's water and wastewater infrastructure, as reflected in the project's very low Living Unit Equivalent (LUE) calculation (approximately 0.24 LUE).

Financial Burden to Date: To date, Bagdad Cemetery has incurred expenses of over $100,000 in design, engineering, and compliance-related costs without having received a building permit. Imposing the full water and wastewater impact fees—approximately $11,063—further strains the cemetery's limited resources and complicates the completion of a project that is decidedly community-oriented and not intended for profit.

Justification for Waiver or Reduction:

Public Good and Community Value: The cemetery hosts memorial services, educational tours, and community gatherings that enhance our shared civic identity. By supporting these activities, Bagdad Cemetery contributes to the cultural and historical fabric of Leander.

Minimal Infrastructure Demand: The proposed structure's water and wastewater impact is substantially lower than that of a typical residential or commercial unit. The standardized impact fee is disproportionate to the actual burden the building will place on public utilities.

Authority Under Municipal Code: Section 13.07.011 of the Leander Municipal Code grants the City Council the authority to grant waivers or variances to impact fees. The project fits the intent of such provisions, as it is a unique, non-commercial, community-benefiting endeavor.

Non-Tax, Non-Revenue-Generating Status: Since the cemetery does not pay property taxes and is not a profit-driven entity, it cannot absorb large, unexpected fees without compromising its core mission. Reducing or waiving these fees aligns with the community's interest in maintaining this essential public service.

Alternative Offsets: Should the Council consider approving a waiver or fee reduction, funds may be appropriated from alternate city resources, such as community development, heritage preservation, or tourism-related funds, if applicable. This flexibility ensures the City's capital improvements account remains whole, while also recognizing the project's unique, positive role in Leander.

Request: We respectfully ask the City Council to consider granting either a full waiver of the water and wastewater impact fees or, at a minimum, a substantial reduction. Such action would honor the public service nature of Bagdad Cemetery, mitigate the significant financial burdens incurred thus far, and acknowledge that the project's infrastructure demands are minimal.

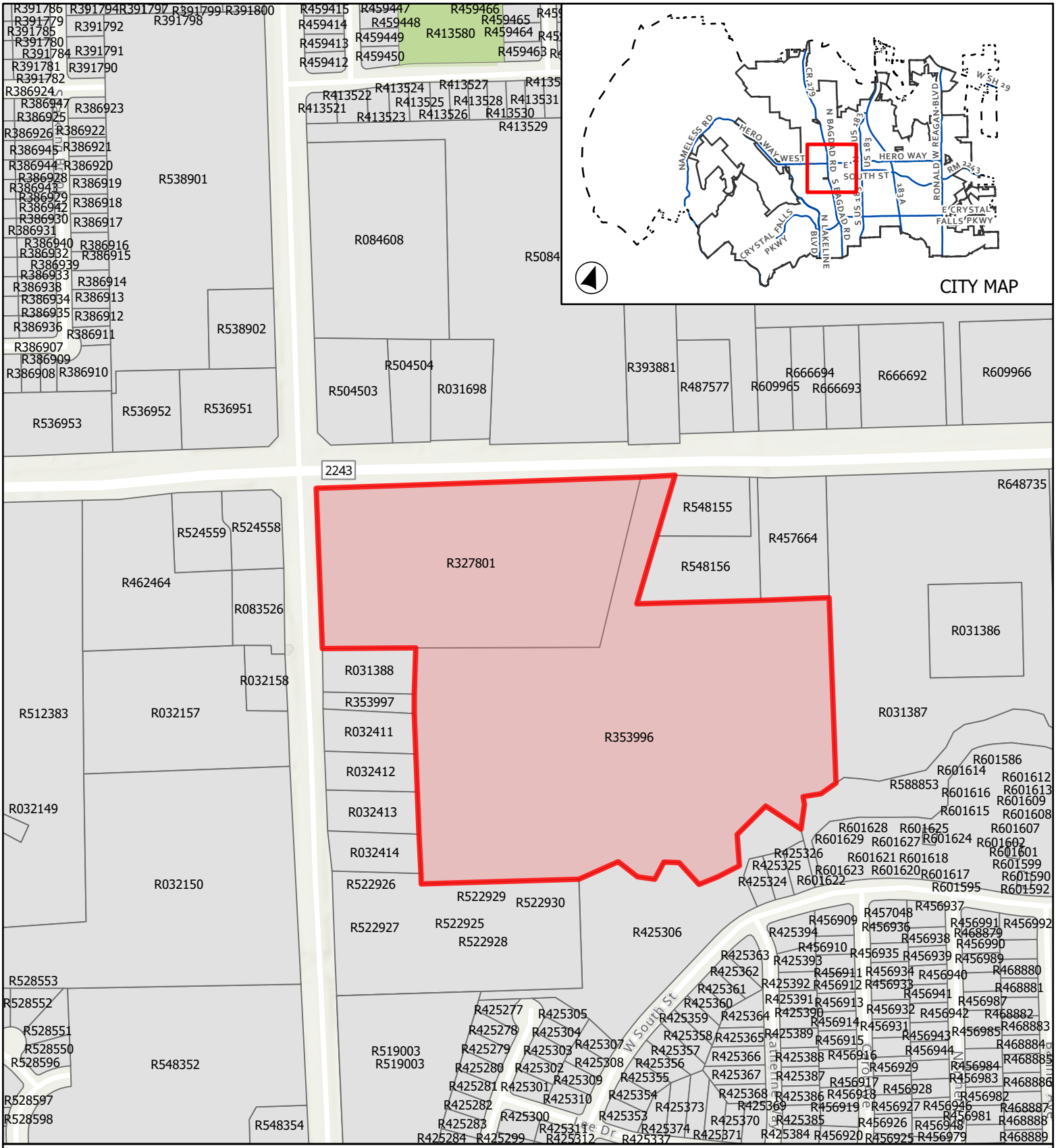
Thank you for your consideration. We appreciate the Council's ongoing support of community-oriented projects and stand ready to provide any additional information or documentation that may assist in this decision.

Requested Action: That the City Council place this item on the next available meeting agenda and consider approving a waiver or reduction in the water and wastewater impact fees for Bagdad Cemetery's accessory structure.

Sincerely,

Stephen Cameron

Stephen Cameron, as agent for Bagdad Cemetery Association



ATTACHMENT 2 **BAGDAD CEMETERY ASSOCIATION**

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

0 162.5 325

Feet

City Limits

ETJ

Subject Boundary

Request for Waiver or Reduction of Impact Fees for Bagdad Cemetery

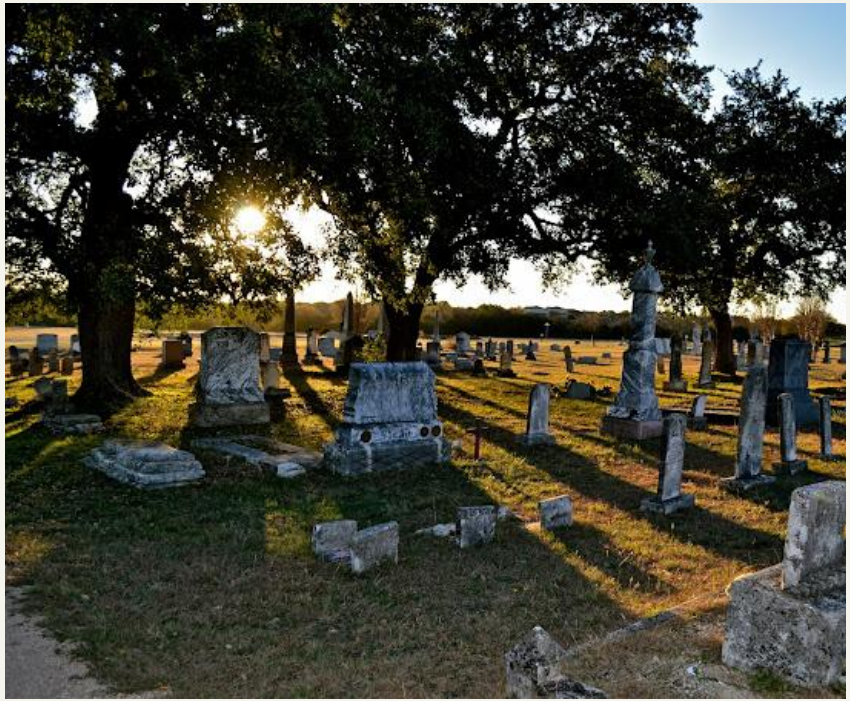
Key Facts

Established date: 1857

Owner: Bagdad Cemetery Association, a 501c13 non-profit organization

Notable Community Events: *Spirits of Bagdad, Wreaths Across America,* film tours and more!

Proposed Project: 900 Sq. Ft. Accessory Storage Building



Bagdad Cemetery Background

A Pillar of Community Heritage & Service

Events

Bagdad Cemetery hosts numerous public events: Memorial services, historical tours, community gatherings, in addition to regular burial services.

Stewardship

The cemetery is maintained by a non-profit board; no commercial activities or tax revenue generation.

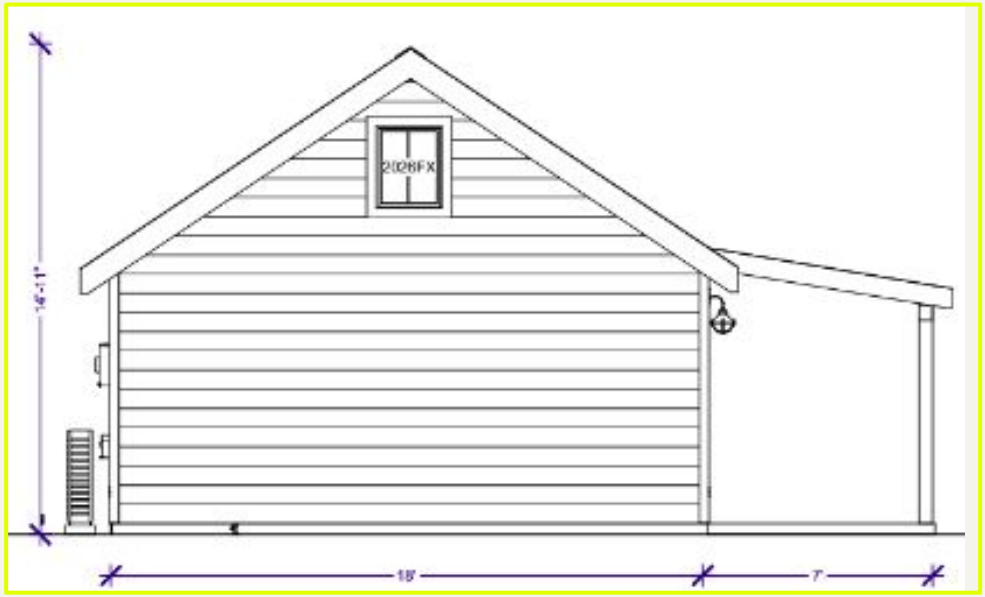
Education

Serves as an educational resource for local schools, veterans' groups, and historical societies.

Construction

The cemetery would benefit greatly from having a small enclosed storage building to better facilitate operations.

The Building: Scope & Financial Commitments



To be built by Kanga Room Systems of Waco, a seasoned builder of small, simple structures

Project Status

- Permit process started in 2020
- Storage for maintenance equipment, event supplies (minimal water/wastewater demand)
- Over **$100,000** spent on design, engineering, and compliance — yet no permit issued.

Unique, Costly Hurdles

- Property is zoned Single Family Urban, but is not residential use
- A commercial permit was required, even though no employees or customers will have access to the building
- Current impact fee schedules do not accommodate this project

Justification for Fee Waiver or Reduction

For Council's Consideration

- **Public Good:** Bagdad Cemetery is a non-commercial, community-serving space.
- **Minimal Impact on Infrastructure:** This storage building's water usage is calculated at ~0.24 Living Unit Equivalent (LUE). It will have one bathroom and one utility sink.

  *Currently, City of Leander has set water/wastewater impact fees at a minimum of 1 LUE, or **$11,063**, regardless if a project's actual impact is less.*

- **Non-Tax Status:** As a non-profit entity, the cemetery does not offset costs via property taxes or revenue streams.

  The cemetery board is open to working with the city on alternative funding or a partial payment schedule, if a full waiver is not feasible.

- **Alignment with Municipal Code:** Section 13.07.011 allows waivers/variances for unique community-oriented projects.
- **Avoid Financial Hardship:** Additional fees threaten project viability and burden a volunteer-run board.

Bagdad Cemetery Association is requesting a full or partial waiver of the water and wastewater impact fees to acknowledge the cemetery's minimal infrastructure impact and significant public benefit.

Thank You for Supporting Bagdad Cemetery and Our Shared Community Heritage.

AGENDA ITEM # 26

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Receive presentation and accept the Annual Financial Report for fiscal year ending September 30, 2024, from external auditor, Whitley Penn LLP.

BACKGROUND:
The City's external auditor, Whitley Penn, LLP, has completed the annual audit for fiscal year ending September 30, 2024, and will present the report to the City Council.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Accept the Annual Financial Report for fiscal year ending September 30, 2024.

The Final Report is forthcoming and will be distributed once complete.

PRESENTER:
Jodi Levie, Assistant Finance Director
Roger Tovar, CPA, Audit Partner, Whitley Penn LLP

Fiscal Impact

Attachments:

AGENDA ITEM # 27

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Discuss and consider action on the Heritage Tree Removal request associated with Subdivision Case PP-24-0060 regarding Burleson Tract Preliminary Plat on seven (7) parcels of land approximately 289 acres in size, more particularly described by Williamson Central Appraisal District Parcels R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:
This request is the second step in the subdivision process and the final step in the tree removal process. The City Council approved updates to the Subdivision Ordinance on June 6, 2024, which grants the Director of Planning authority to administratively approve subdivision applications. Article VI, Section 1 (c)(5) of the Composite Zoning Ordinance requires that the Commission approves the removal of any Significant Trees greater than 18 caliper inches. The Council is required to approve the removal of any Heritage Trees greater than 26 caliper inches. Following the approval of the tree removals, Staff may be able to approve the preliminary plat.

This preliminary plat includes nine (9) commercial lots and 554 residential lots, comprising of four (4) phases. This request includes the removal of 36 Heritage Trees totaling 1,244.5 caliper inches. The project is preserving 74.3% of existing Heritage Trees on site, totaling 3,698.5 caliper inches. An additional 188 Significant Trees are proposed to be removed, totaling 4,290 caliper inches. The project is preserving 69% of existing Significant Trees on site, totaling 9,570 caliper inches.

HISTORY/TIMELINE:
10/04/2006 – Annexation Approved
05/02/2018 – Annexation Approved
04/18/2024 – Comprehensive Plan Amendment Approved
04/18/2024 – Zoning Approved
07/02/2024 – Phasing Plan & Concept Plan Approved
02/13/2025 – Planning & Zoning Approved

APPLICANT/AGENT:
LJA Engineers, Inc (T. Walter Hoysa) on behalf of Burleson Ranches, LTD (Mary Frances Roberts).

RECOMMENDATION:
Staff recommend approval. During the meeting February 13, 2025, the Planning & Zoning Commission recommended approval.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

Fiscal Impact

Attachments:

1. PP-24-0060 Att 1 Burlseon Tract - Tree Plan
2. PP-24-0060 Att 2 Burlseon Tract - Location Map
3. 2-13-2025 Draft P & Z Minutes

BURLESON TRACT
PRELIMINARY PLAT

CASE NUMBER: PP-24-0060

BURLESON TRACT
PRELIMINARY PLAT

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED
PROFESSIONAL ENGINEER

1/14/25
LJA ENGINEERING, INC. DATE
T.W. HOYSA, P.E. #100072

APPROVED BY:

ROBIN M. GRIFFIN, AICP DATE
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

I, DUSTIN E. TROUSIL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAT ACCURATELY DEPICTS ALL EASEMENTS OF RECORD PER FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT GF202302168 DATED NOVEMBER 1, 2023. IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT IT WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION.

DUSTIN E. TROUSIL, RPLS
#6335
LJA SURVEYING, INC.
F-10194382

STATE OF TEXAS
DUSTIN E. TROUSIL
6335
PROFESSIONAL
LAND SURVEYOR

OWNER:
1. BURLESON RANCHES, LTD
c/o MARY FRANCES ROBERTS
2. MARY FRANCES ROBERTS
28217 HONEYSUCKLE DRIVE
DAMASCUS, TX 20872
PHONE: (301) 801-2220

ENGINEER:
LJA ENGINEERING INC.
FRN # F-1386
2700 LA FRONTERA BLVD, SUITE 200
CONTACT PERSON: T.W. HOYSA, P.E.
PHONE: (512)439-4700

SURVEYOR:
LJA SURVEYING INC.
TBPES # 10194382
7500 RIALTO BOULEVARD BUILDING 2,
SUITE 100
AUSTIN, TX 78735
CONTACT PERSON: MATT OVERALL, RPLS
PHONE: (512)534-4700

DEVELOPER:
RIVERSIDE RESOURCES.
1221 S, MOPAC EXPRESSWAY,
SUITE 200
AUSTIN, TX 78746
CONTACT PERSON: BENNETT HOLCOMB
PHONE: (512)534-9265

FILING DATE: AUGUST 27, 2024

ZONING: GC-3-A, GC-2-A, LC-2-B, SFS-2-B
(ZONING ORD. NO. 24-036-00)

FUTURE LAND USE CATEGORY: PRIORITY
MULTI-USE CORRIDOR/
MULTI-USE CORRIDOR/NEIGHBORHOOD RESIDENTIAL
(COMP. PLAN ORD. NO. 24-033-00)
GREENWAY

LAND USE TABLE

LAND USE	FUTURE LAND USE	AREA
RESIDENTIAL	NEIGHBORHOOD RESIDENTIAL	± 199.78 ACRES
PARKLAND	NEIGHBORHOOD RESIDENTIAL	± 28.58 ACRES
COMMERCIAL	PRIORITY MULTI-USE CORRIDOR	± 46.02 ACRES
COMMERCIAL	MULTI-USE CORRIDOR	± 14.63 ACRES
TOTAL		289.10 ACRES

LOT TABLE

PROPOSED USE	NUMBER OF LOTS	ACRES	DENSITY
RESIDENTIAL	554	174.17	2.8 d.u./ac
PARKLAND	1	28.58	N/A
COMMERCIAL	9	60.65	N/A
HOA/AMENITY/DE/PAE	1	4.67	N/A
HOA/LS/DE/PAE	2	9.917	N/A
HOA/PAE/DE	1	2.83	N/A
HOA/LS/PAE	9	1.24	N/A
HOA/DE	3	4.78	N/A
HOA/LS	8	2.26	N/A
TOTAL	588	289.10	2.8 d.u./ac

WATERSHED STATUS

THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK AND BLOCK HOUSE CREEK WATERSHEDS

FLOODPLAIN INFORMATION

THE TRACT SHOWN IS ENCUMBERED BY ZONE AE ACCORDING TO FIRM PANELS 48491C0470F AND 48491C0460F, DATED 12/20/2019.

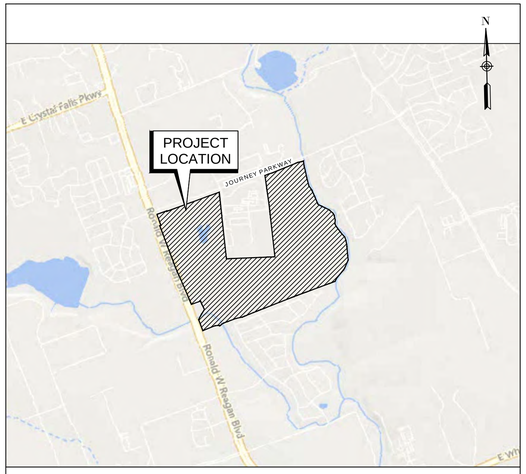
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

LEGAL DESCRIPTIONS

AW0122 CARR, A. SUR., ACRES 22.491, AW0122 CARR, A. SUR., ACRES 4.34, AW0122 CARR, A. SUR., ACRES 85.338, AW0122 CARR, A. SUR., ACRES 18.896, AW0122 CARR, A. SUR., ACRES 32.54, AW0122 CARR, AND A. SUR., ACRES 123.635 AS DESCRIBED IN WARRANTY DEED OF RECORD IN DOC#2012107179, 2013049911, 2013065089 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.)

ZONING

ORDINANCE NO. 24-036-00 ESTABLISHED THE ZONING FOR THE OVERALL PROPERTY AS GC-3-A, GC-2-A, LC-2-B, AND SFS-2-B.



CR 179 AND RONALD REAGAN BLVD.

LOCATION MAP
SCALE: 1" = 2000'

GENERAL PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0470F AND 48491C0460F FOR WILLIAMSON CO., 12/20/2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALVIS POND ROAD, BARLEY ROAD, BEE BUSH LANE, BUFFALO GEM ROAD, BUFFALO WALLOW COURT, BUFFALO WALLOW WAY, BURLESON FARM BOULEVARD, CABINS STREET, CAMP MEETING LANE, COASTAL BERMUDA DRIVE, DENSON BAR DRIVE, DESERT POND PASS, DIPPING VAT DRIVE, HORSE PASTURE LANE, INDIAN BELT BEND, MALLARD DUCK ROAD, MALLET DRIVE, MANADA TRAIL, MIDDLE PASTURE ROAD, MILLWORK BEND, NICASIO PLACE, OBSERVATION POST BEND, ROBERTS INDIGO ROAD, ROBLE BLANCO DRIVE, TEXAS WINTERBERRY WAY & WILDLIFE POND PASS. THE SUBDIVISION SIDE OF RONALD REAGAN BOULEVARD AND JOURNEY PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL , COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDNANCE REQUIREMENTS.
13. ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
14. THE FOLLOWING MITIGATION RECOMMENDATIONS SHALL BE IMPLEMENTED PER THE APPROVED TRAFFIC IMPACT ANALYSIS FOR THIS PRELIMINARY PLAT AREA. DETAILS OF PRO-RATA SHARES AND TIMING ARE CONTAINED IN THE APPROVED TIA (AND ANY APPROVED FUTURE AMENDMENTS) AND ASSOCIATED DEVELOPMENT AGREEMENT AND WILL BE FURTHER REFINED, DESIGNED, AND REVIEWED WITH THE CONSTRUCTION PLANS AND SITE DEVELOPMENT PERMITS.
    A. SIGNALIZE THE INTERSECTION OF BURLESON FARM BOULEVARD/NILES DRIVE/RONALD REAGAN BOULEVARD -AT PHASE 1 PICP COMPLETION
    B. SIGNALIZE THE INTERSECTION OF JOURNEY PARKWAY AND SANDBUR LANE - AT PHASE 1 PICP COMPLETION
    C. SIGNALIZE THE INTERSECTION OF ALVIS POND ROAD AND JOURNEY PARKWAY, IF STILL WARRANTED - AT PHASE 4 PICP COMPLETION
    D. NORTHBOUND RIGHT TURN LANE ON RONALD REAGAN BOULEVARD AT BARLEY ROAD - AT PHASE 1 PICP COMPLETION
    E. NORTHBOUND RIGHT TURN LANE ON RONALD REAGAN BOULEVARD AT BURLESON FARM BOULEVARD - AT PHASE 1 PICP COMPLETION
    F. EXTEND SOUTHBOUND LEFT TURN LANE ON RONALD REAGAN BOULEVARD AT BURLESON FARM BOULEVARD - AT PHASE 1 PICP COMPLETION
    G. EASTBOUND RIGHT TURN LANE ON JOURNEY PARKWAY AT ALVIS POND ROAD - AT PHASE 4 PICP COMPLETION
    H. ADDITIONAL SIGNAL TIMING/PHASING, AND TURN LANE EXPANSIONS IN NEARBY OFF-SITE INTERSECTIONS WILL BE ADDRESSED WITH PAYMENT OF PRO-RATA COSTS TO THE CITY FOR INSTALLATION AS PART OF OTHER CITY PROJECTS, SEE DETAILS IN THE APPROVED TIA AND DEVELOPMENT AGREEMENT AS AMENDED
15. SINGLE-FAMILY & TWO FAMILY PLAT NOTES:
    NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
16. THE HOME OWNERS ASSOCIATION (HOA) SHALL OWN AND MAINTAIN THE FOLLOWING LOTS:

LOT 33 BLOCK B HOA/DE/LS/PAE	LOT 15 BLOCK M HOA/LS	LOT 104 BLOCK AA HOA/LS
LOT 3 BLOCK D HOA/DE	LOT 8 BLOCK Q HOA/LS	
LOT 32 BLOCK D HOA/AMENITY/DE/PAE	LOT 7 BLOCK R HOA/LS	LOT 47 BLOCK GG HOA/LS
LOT 9 BLOCK F HOA/LS	LOT 13 BLOCK U HOA/LS/PAE	LOT 30 BLOCK GG HOA/LS
LOT 10 BLOCK G HOA/LS/DE/PAE	LOT 21 BLOCK AA HOA/DE/PAE	LOT 5 BLOCK K HOA/LS/PAE
LOT 11 BLOCK I HOA/LS/PAE	LOT 67 BLOCK AA HOA/DE	
LOT 8 BLOCK L HOA/LS	LOT 94 BLOCK AA HOA/DE	

17. CITY OF LEANDER WATER RESOLUTION ORDINANCE 22-031-00 ALTERS THE RESIDENTIAL LAND USE MIX FROM ARTICLE II, SECTION 21 (A)(5) OF THE SUBDIVISION ORDINANCE.
18. THE ROADWAY AND ACCESS EASEMENT RECORDED IN VOLUME 402, PAGE 204 OF THE D.R.W.C.TX. SHALL BE VACATED PRIOR TO APPROVAL OF THE FINAL PLAT.
19. THE HOA SHALL MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
20. THE HOA SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENT CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. THE HOA BYLAWS ARE TO BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
22. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING
    A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT AT LEAST TEN (10) FEET WIDE:
    (THE FOLLOWING NOTE IS INCLUDED ON THE PLAT)

    FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT (LOT 9, BLOCK F; LOT 10, BLOCK G; LOT 11, BLOCK I; LOT 8, BLOCK L; LOT 15, BLOCK M; LOT 8, BLOCK Q; LOT 7, BLOCK R; LOT 13, BLOCK U; LOT 104, BLOCK AA; LOT 47, BLOCK GG, LOT 30, BLOCK GG), TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREE PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE
    IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
23. TREE REMOVAL & MITIGATION SUMMARY TABLE:

Total Preliminary Plat Summary Table

	Single Family Phases		Commercial		Total Trees		All Phases			
Trees Surveyed	Inches	Tree Count	Inches	Tree Count	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)
All Trees	64544.2	3042	13572.5	1317	78190.7	6159	51704.7	66.2%	26412	33.8%
8-17.9 (Significant)	48637.2	4356	10470.5	979	59407.7	5335	38830.2	64.9%	20877.5	35.1%
18 - 25.9 (Significant)	11306	551	2464.5	118	13860.5	669	9570.5	69.0%	4290	31.0%
26+ (Heritage)	4211	135	637.5	20	4848.5	155	3604	74.3%	1244.5	25.7%

Significant (8-17.9) mitigation 282 inches @$150/inch (Commercial Area Only) $ 42,300.00
Significant (18-15.9) mitigation 60.5 inches @$300/inch (Commercial Area Only) $ 18,150.00

Heritage Tree Removal Fee 1087.5 inches @$300/inch= $326,250
Heritage Tree Mitigation 1087.5 inches @$450/inches = $ 488,375.00 or 3262.5 inches of mitigation
Total Heritage Tree Removal Fee Estimate $ 876,075.00

24. IN THE EVENT OF CONFLICT WITH THE TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL /PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES WILL BE MADE TO APPROVED PLANS, NO EXCEPTIONS.
25. ROADWAY ADEQUACY ORDINANCE NOTE: JOURNEY PARKWAY IS SHOWN TO BE EXPANDED TO A 4-LANE DIVIDED ROADWAY SECTION ON THE CITY OF LEANDER TRANSPORTATION PLAN. THE DEVELOPER OF THIS PRELIMINARY PLAT AREA WILL BE REQUIRED TO PAY FOR OR CONSTRUCT ONE-HALF OF THE ADDITIONAL LANES ALONG THE PROJECT FRONTAGE AT TIME OF FINAL PLAT. SUFFICIENT ROW DEDICATION IS PROPOSED WITH THE PRELIMINARY PLAT. JOURNEY PARKWAY IS SHOWN TO BE EXPANDED TO A 4-LANE DIVIDED ROADWAY SECTION ON THE CITY OF LEANDER TRANSPORTATION PLAN. THE DEVELOPER OF THIS PRELIMINARY PLAT AREA WILL BE REQUIRED TO PAY FOR OR CONSTRUCT ONE-HALF OF THE ADDITIONAL LANES ALONG THE PROJECT FRONTAGE AT TIME OF THE FINAL PLAT ADJACENT TO THE ROADWAY IN CONFORMANCE WITH THE ORDINANCE AND AN APPROVED TIA DEVELOPMENT AGREEMENT. SUFFICIENT ROW DEDICATION IS PROPOSED WITH THE PRELIMINARY PLAT.

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
1	CV1	COVERSHEET
2	CP1	APPROVED CONCEPT PLAN
3	PH 1	APPROVED PHASING PLAN
4	EX1	EXISTING CONDITIONS
5	PL0	OVERALL PRELIMINARY PLAT
6-11	PL1-PL6	PRELIMINARY PLAT
12	OI1	OVERALL IMPROVEMENTS
13	DM 1	DRAINAGE MAP
14	DM 2	DRAINAGE MAP
15-18	SS 1-SS4	STORM SEWER
19-22	WL1-WL4	WATER LINE
23-26	WW1-WW4	WASTE WATER
27	TP0	OVERALL TREE LIST
28-51	TP1-TP24	TREE PLAN
52-72	TP25-TP45	TREE LIST
73-96	TP46-TP69	HERITAGE TREE PLAN
97	PK1	PARKLAND PLAN

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

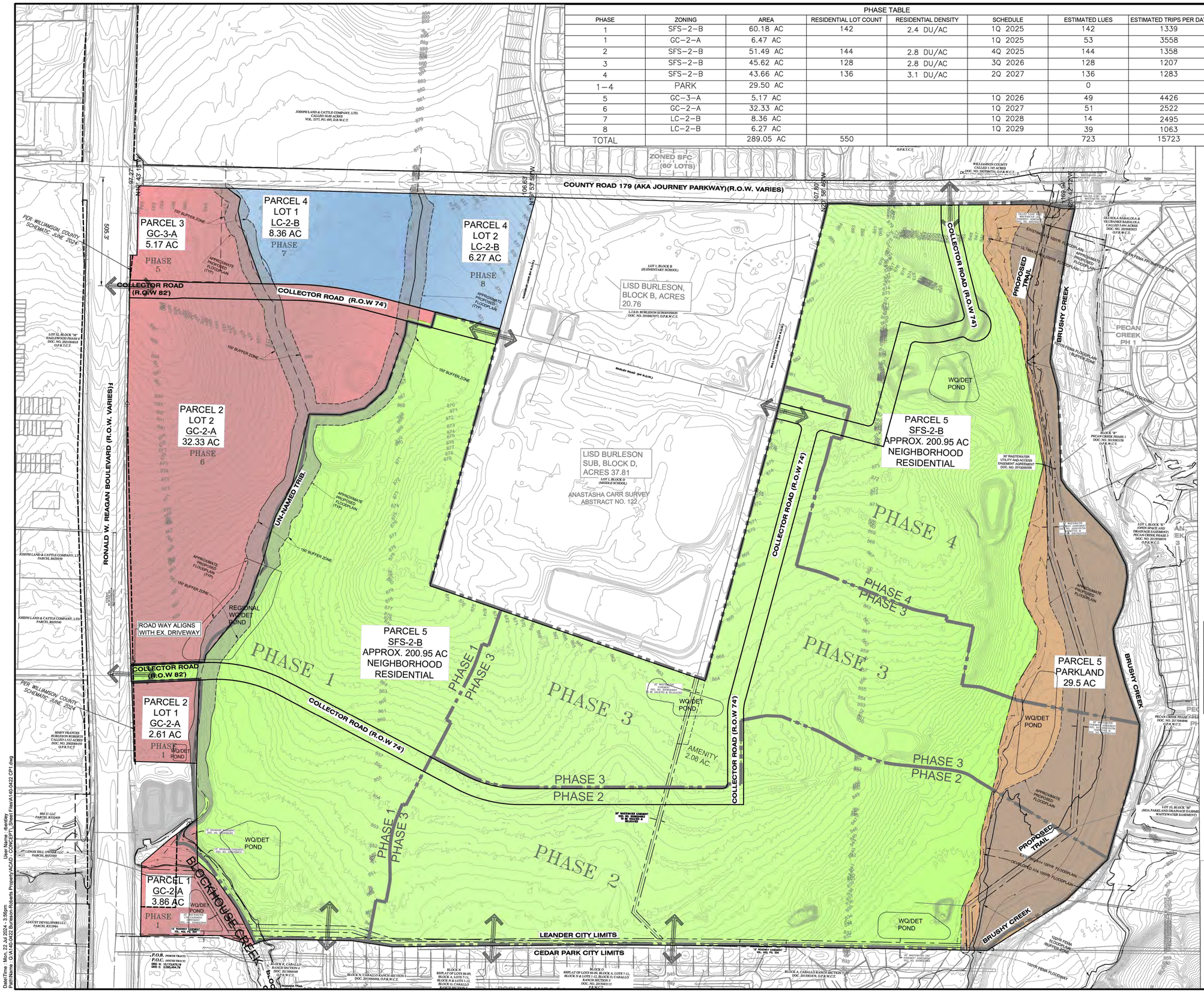
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

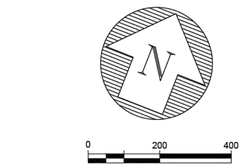
Date/Time Tue, 14 Jan 2025 - 12:08pm User Name : ejlopez
Path/Name G:\JA\40-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 CV1 PRLM.dwg

BURLESON TRACT

CONCEPT PLAN

PHASE TABLE							
PHASE	ZONING	AREA	RESIDENTIAL LOT COUNT	RESIDENTIAL DENSITY	SCHEDULE	ESTIMATED LUES	ESTIMATED TRIPS PER DAY
1	SFS-2-B	60.18 AC	142	2.4 DU/AC	1Q 2025	142	1339
1	GC-2-A	6.47 AC			1Q 2025	53	3558
2	SFS-2-B	51.49 AC	144	2.8 DU/AC	4Q 2025	144	1358
3	SFS-2-B	45.62 AC	128	2.8 DU/AC	3Q 2026	128	1207
4	SFS-2-B	43.66 AC	136	3.1 DU/AC	2Q 2027	136	1283
1-4	PARK	29.50 AC				0	
5	GC-3-A	5.17 AC			1Q 2026	49	4426
6	GC-2-A	32.33 AC			1Q 2027	51	2522
7	LC-2-B	8.36 AC			1Q 2028	14	2495
8	LC-2-B	6.27 AC			1Q 2029	39	1063
TOTAL		289.05 AC	550			723	15723





LEGEND:

- PHASE LINE
- PROPERTY BOUNDERY
- CITY LIMITS
- PROPOSED TRAIL
- 100YR FEMA FLOODPLAIN
- 100YR FEMA FLOODWAY
- ULTIMATE 100yr ATLAS 14 FLOODPLAIN
- EXIST 100YR ATLAS FLOODPLAIN
- BUFFER ZONE
- APPROXIMATE FUTURE FLOODPLAIN & BUFFER ZONE

NOTES:

1. 1. ALL STREETS HAVE 50 ROW EXCEPT COLLECTOR STREETS AS NOTED.
2. BOUNDARY STREET IMPROVEMENTS TO BE DETERMINED WITH ACCOMPANYING TRAFFIC IMPACT ANALYSIS.
3. LOCAL AND COLLECTOR STREET SPACING AND GEOMETRY TO BE DEVELOPED WITH PRELIMINARY PLAN PER TRANSPORTATION CRITERIA MANUAL STANDARDS.
4. COMPATIBILITY: GC-2-A AND GC-3-A ARE COMPATIBLE W/ THE PRIORITY MULTI-USE CORRIDOR ALONG REAGAN AND THE LC-2-B IS COMPATIBLE WITH THE MULTI-USE CORRIDOR ALONG JOURNEY.
5. TOTAL EXPECTED TRAFFIC VOLUME IS 15,273 TRIPS PER DAY, INCLUDING 5187 TRIPS FOR THE RESIDENTIAL DEVELOPMENT.
6. CITY OF LEANDER WATER RESOLUTION ORDINANCE 22-031-00 ALTERS THE RESIDENTIAL LAND USE MIX FROM ARTICLE II, SECTION 21 (a)(5) OF THE SUBDIVISION ORDINANCE.

FLUM LAND USE	AREA
PRIORITY MULTI-USE CORRIDOR	43.97 acres
MULTI-USE CORRIDOR	14.63 acres
NEIGHBORHOOD RESIDENTIAL	200.95 acres
PARKLAND	29.5 acres

RESIDENTIAL LAND USE				
PHASE	ZONING	AREA	LOT COUNT	RESIDENTIAL DENSITY
1	SFS-2-B	60.18 AC	142	2.4 DU/AC
2	SFS-2-B	51.49 AC	144	2.8 DU/AC
3	SFS-2-B	45.62 AC	128	2.8 DU/AC
4	SFS-2-B	43.66 AC	136	3.1 DU/AC

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811 Know what's below. Call before you dig.

City of Leander APPROVED RMG

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 7/22/2024
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 CP1.dwg

T. W. HOYSA 100072 LICENSED PROFESSIONAL ENGINEER 7/23/24

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 150
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

SHEET NO. 02 OF 4 SHEETS

CP1

CP-24-0033

Date/Time: Mon, 22 Jul 2024 - 3:56pm
User Name: rbentley
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - CONCEPT\ - Sheet Files\A140-0422 CP1.dwg

BURLESON TRACT

PHASING PLAN

N

0 200 400

1" = 200'

LEGEND:

- PHASE LINE
- PROPERTY BOUNDERY
- CITY LIMITS
- PROPOSED TRAIL
- 100YR FEMA FLOODPLAIN
- 100YR FEMA FLOODWAY
- ULTIMATE 100yr ATLAS 14 FLOODPLAIN
- EXIST 100YR ATLAS FLOODPLAIN
- BUFFER ZONE
- APPROXIMATE FUTURE FLOODPLAIN & BUFFER ZONE

COUNTY ROAD 179 (AKA JOURNEY PARKWAY)(R.O.W. VARIES)

COLLECTOR ROAD (R.O.W 82)

COLLECTOR ROAD (R.O.W 74')

RONALD W. REAGAN BOULEVARD (R.O.W. VARIES)

PARCEL 1 GC-2-A 3.86 AC PHASE 1

PARCEL 2 LOT 1 GC-2-A 2.61 AC PHASE 1

PARCEL 2 LOT 2 GC-2-A 32.33 AC PHASE 6

PARCEL 3 GC-3-A 5.17 AC PHASE 5

PARCEL 4 LOT 1 LC-2-B 8.36 AC PHASE 7

PARCEL 4 LOT 2 LC-2-B 6.27 AC PHASE 8

PARCEL 5 SFS-2-B APPROX. 200.95 AC NEIGHBORHOOD RESIDENTIAL

PARCEL 5 PARKLAND 29.5 AC

AMENITY 2.06 AC

LISD BURLESON, BLOCK B, ACRES 20.76

LISD BURLESON SUB, BLOCK D, ACRES 37.81

ANASTASHA CARR SURVEY ABSTRACT NO. 122

ZONED SFC (60' LOTS)

ZONED SFR

PHASE 1

PHASE 2

PHASE 3

PHASE 4

REGIONAL WQ/DET POND

WQ/DET POND

AMENITY 2.06 AC

BRUSHY CREEK

PECAN CREEK PH 1

PECAN CREEK PH 5

UNI-NAMED TRIB.

LEANDER CITY LIMITS

CEDAR PARK CITY LIMITS

ADA TRAIL (50' R.O.W.)

ROBLE BLANCO DRIVE (50' R.O.W.)

NICASIO PLACE (50' R.O.W.)

PER WILLIAMSON COUNTY SCHEMATIC JUNE 2024

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City of Leander APPROVED RMG

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 7/22/2024
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 PH1.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
7/25/24

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386
2700 La Frontera Blvd.
Suite 150
Round Rock, Texas 78681

JOB NUMBER: A140-0422

PH1

SHEET NO. 03

OF 4 SHEETS

CP-24-0033

DateTime: Mon, 22 Jul 2024 - 3:58pm
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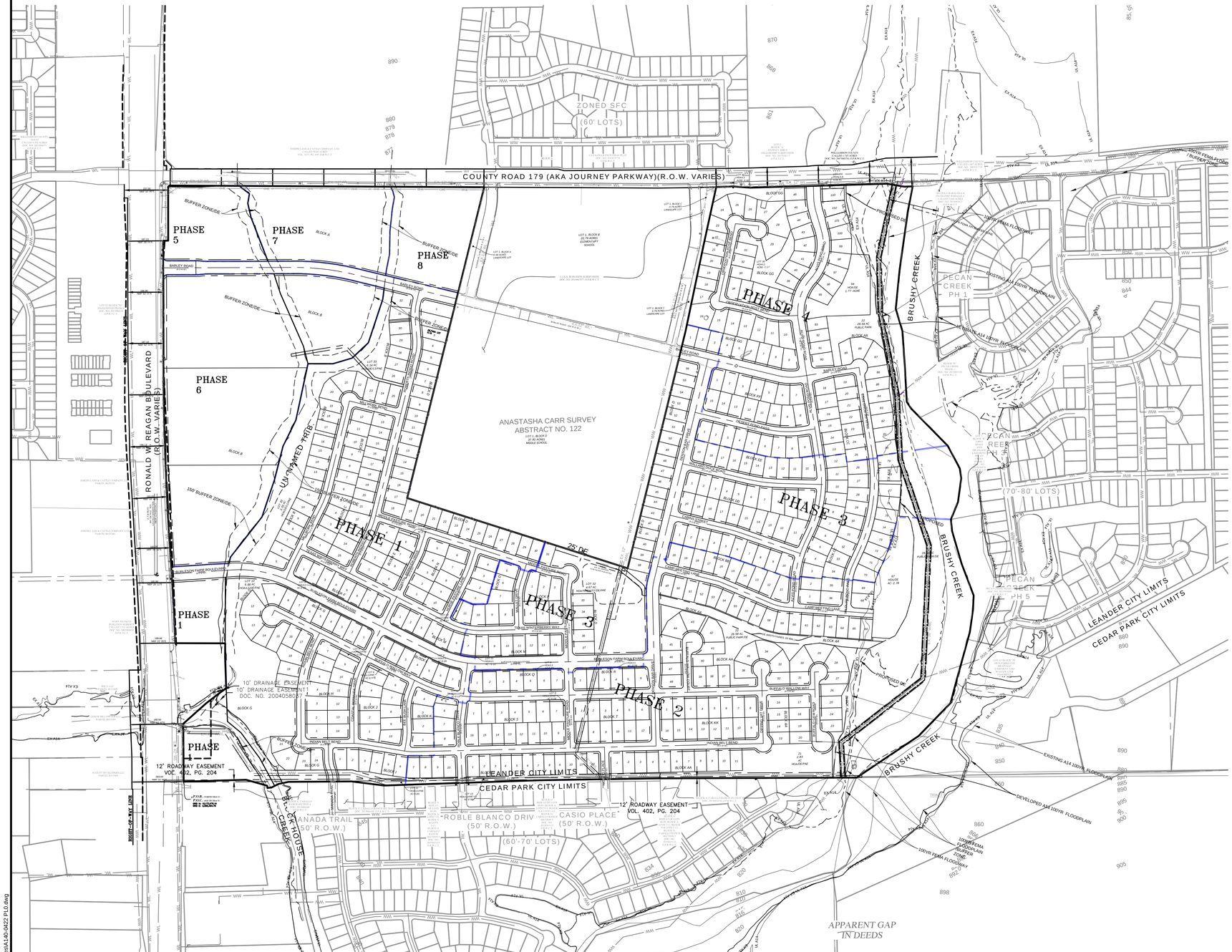
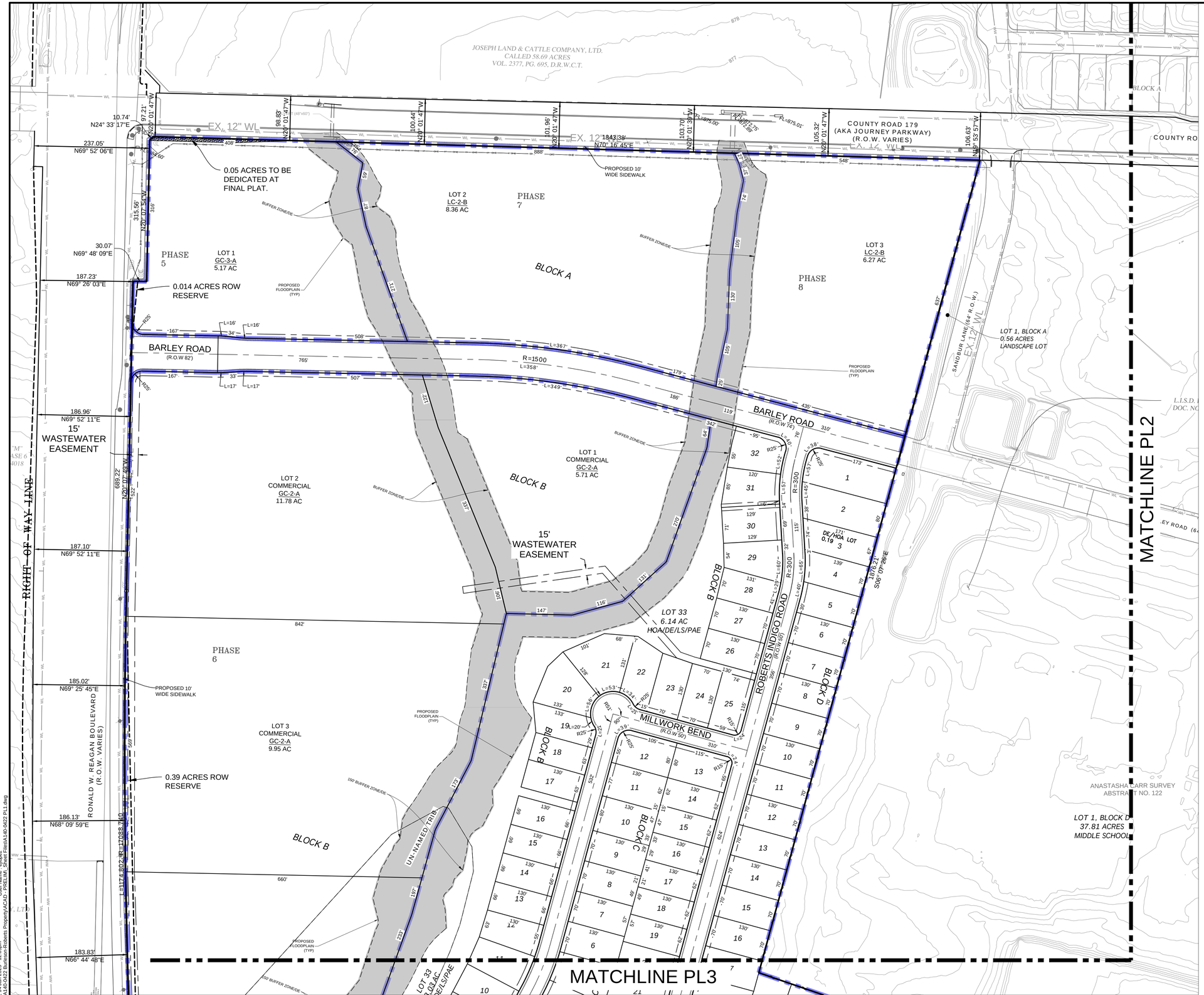
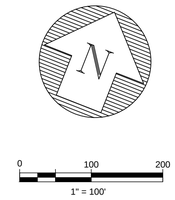

COUNTY ROAD 179 (AKA JOURNEY PARKWAY)(R.O.W. VARIES)
RONALD W. REAGAN BOULEVARD (R.O.W. VARIES)
BURLESON FARM BOULEVARD
BARLEY ROAD
BUFFER ZONE/DE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
ZONED SFC (60' LOTS)
ANASTASHA CARR SURVEY ABSTRACT NO. 122
LOT 1, BLOCK D 37.83 ACRES MIDDLE SCHOOL
LOT 2, BLOCK B 29.78 ACRES ELEMENTARY SCHOOL
UNNAMED TRIB
BRUSHY CREEK
PECAN CREEK PH 1
PECAN CREEK PH 5
(70'-80' LOTS)
(60'-70' LOTS)
PROPOSED DR
EXISTING A14 100YR FLOODPLAIN
DEVELOPED A14 100YR FLOODPLAIN
100YR FEMA FLOODWAY
100YR FEMA FLOODPLAIN BUFFER ZONE
100YR FEMA FLOODPLAIN
100YR FEMA FLOODWAY & BUFFER ZONE
100YR FEMA FLOODPLAIN & BUFFER ZONE
100YR FEMA FLOODPLAIN
100YR FEMA FLOODWAY
100YR FEMA FLOODPLAIN & BUFFER ZONE





REQUIRED SIDEWALK (5' UNLESS OTHERWISE NOTED)

EX A14 — EXISTING ATLAS-14 100 YR FLOOD PLAIN

UL A14 — ULTIMATE ATLAS-14 100 YR FLOOD PLAIN

CURRENT EFFECTIVE100 YR FLOOD PLAIN

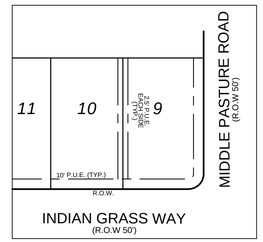
BUFFER ZONE

PHASE LINE

WILLIAMSON CO RONALD REGAN ROW SCHEMATIC (ROW RESERVE)

NOTES:

1. ACCESS TO RONALD W. REAGAN BLVD SHALL BE LIMITED PER WILLAMSON COUNTY DRIVE WAY SPACING CRITERIA IN EFFECT AT TIME OF PRELIMINARY PLAT APPROVAL.
2. ACCESS TO JOURNEY PARKWAY FOR CUMMERCIAL LOTS SHALL BE LIMITED TO CITY OF LEANDER DRIVEWAY SPACING IN EFFECT AT TIME OF PRELIMINARY PLAN APPROVEL.



TYPICAL PUE DETAIL

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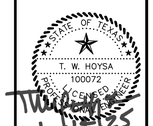
811 Know what's below. Call before you dig.

BURLESON TRACT
PP-24-0060

PRELIMINARY PLAT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 1/14/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 PL1.dwg



LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

PL1

SHEET NO. 6 OF 97 SHEETS

User Name: ejlopez
Date/Time: Tue, 14 Jan 2025 - 12:09pm
Path/Name: G:\JA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 PL1.dwg

ZONED SFC

(60' LOTS)

BLOCK A

CATALINA RANCH FINAL PLAT
DOC. NO. 2015079778
O.P.R.W.C.T.

LOT 2,
BLOCK "A"
JOURNEY BIBLE
FELLOWSHIP SUBDIVISION
DOC. NO. 2017034117
O.P.R.T.C.T.

WILLIAMSON COUNTY
CALLED 1.745 ACRES
DOC. NO. 2007086754, O.P.R.W.C.T.

ZONED SFR

COUNTY ROAD 179 (AKA JOURNEY PARKWAY)(R.O.W. VARIES)

PROPOSED 10' WIDE SIDEWALK

106.63'
N19° 58' 46"W

MATCHLINE PL1

LOT 1, BLOCK A
0.56 ACRES
LANDSCAPE LOT

LOT 1, BLOCK B
20.76 ACRES
ELEMENTARY
SCHOOL

L.I.S.D. BURLESON SUBDIVISION
DOC. NO. 2010067077, O.P.R.W.C.T.

LOT 1, BLOCK C
0.79 ACRES
LANDSCAPE LOT

BARLEY ROAD (64' R.O.W.)

LOT 1, BLOCK D
37.81 ACRES
MIDDLE SCHOOL

BULL NETTLE DRIVE (64' R.O.W.)

107.80'
N20° 58' 46"W

LOT 47
HOA/LS
ACRE- 0.62

99.65'
N68° 18' 14"E

100.50'
N73° 59' 47"E

107.80'
N20° 58' 46"W

99.03'
N20° 55' 37"W

800.15'
N68° 18' 56"E

LOT 104
HOA/LS
0.06 AC

113.36'
N20° 55' 37"W

149.94'
N21° 42' 12"W

102.00'
N79° 37' 32"E

49.46'
N68° 18' 55"E

147.22'
S09° 23' 15"E

346.77'
S11° 56' 05"E

229.92'
S14° 30' 27"E

136.49'
S36° 32' 03"E

208.54'
S23° 56' 49"E

208.88'
S23° 05' 36"E

BLOCK GG

BLOCK AA

BLOCK FF

BLOCK EE

BLOCK CC

BLOCK DD

OBSERVATION POST BEND (R.O.W 50')

ALVIS POND ROAD (R.O.W 74')

DESERT POND PASS (R.O.W 50')

WILDLIFE POND PASS (R.O.W 50')

DENSON BAR DRIVE (R.O.W 74') 210'

MALLARD DUCK ROAD (R.O.W 50')

BARLEY ROAD (R.O.W 74') 167'

BARLEY ROAD (R.O.W 50') 310'

LOT 30
HOA/LS
ACRE- 1.17

PARCEL 5
SFS-2-B 257'
APPROX. 200.95 AC
NEIGHBORHOOD
RESIDENTIAL

22
28.58 AC
PUBLIC PARK

LOT 1, BLOCK C
0.79 ACRES
LANDSCAPE LOT

LOT 1, BLOCK D
37.81 ACRES
MIDDLE SCHOOL

LOT 1, BLOCK A
0.56 ACRES
LANDSCAPE LOT

BRUSHY CREEK

PROPOSED TRAIL

PROPOSED DE

ULTIMATE ATLAS-14 100YR FLOODPLAIN

PROPOSED FLOODPLAIN

100YR FEMA FLOODPLAIN

EXISTING A14 100YR FLOODPLAIN

100YR FEMA FLOODPLAIN BUFFER ZONE

CALLED 0.042 ACRE WASTEWATER LINE EASEMENT AGREEMENT DOC. NO. 2007041

20' TRAIL ESMT
DOC #

30' WAST
EASEMENT A
DOC. NO. 2
CORREC
DOC. NO. 2

PHASE 1

MATCHLINE PL4

N

0 100 200
1" = 100'

- REQUIRED SIDEWALK (5' UNLESS OTHERWISE NOTED)
- EX A14 — EXISTING ATLAS-14 100 YR FLOOD PLAIN
- UL A14 — ULTIMATE ATLAS-14 100 YR FLOOD PLAIN
- CURRENT EFFECTIVE100 YR FLOOD PLAIN
- BUFFER ZONE
- PHASE LINE
- PROPOSED TRAIL
- TRAIL CONNECTION TO PUBLIC ROW

NOTES:

1. ACCESS TO JOURNEY PARKWAY SHALL BE PROHIBITED FOR SINGLE FAMILY LOTS.

11 10 9

10' P.U.E. (TYP.)

R.O.W.

INDIAN GRASS WAY
(R.O.W 50')

MIDDLE PASTURE ROAD
(R.O.W 50')

TYPICAL PUE DETAIL

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BURLESON TRACT
PP-24-0060

PRELIMINARY PLAT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 1/14/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 PL2.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED
PROFESSIONAL
ENGINEER
1/14/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER:
A140-0422

PL2

SHEET NO.
7
OF 97 SHEETS

DateTime: Tue, 14 Jan 2025 - 12:09pm
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 PL2.dwg
User Name: ajlopez

MATCHLINE PL1

MATCHLINE PL4

N

0 100 200
1" = 100'

REQUIRED SIDEWALK (5' UNLESS OTHERWISE NOTED)

EX A14 — EXISTING ATLAS-14 100 YR FLOOD PLAIN

UL A14 — ULTIMATE ATLAS-14 100 YR FLOOD PLAIN

CURRENT EFFECTIVE100 YR FLOOD PLAIN

BUFFER ZONE

PHASE LINE

WILLIAMSON CO RONALD REGAN ROW SCHEMATIC (ROW RESERVE)

NOTES:

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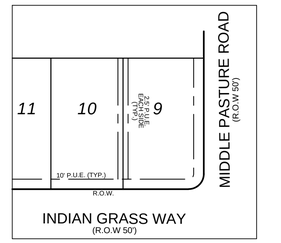
2. ACCESS TO JOURNEY PARKWAY FOR CUMMERCIAL LOTS SHALL BE LIMITED TO CITY OF LEANDER DRIVEWAY SPACING IN EFFECT AT TIME OF PRELIMINARY PLAN APPROVEL.



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BURLESON TRACT
PP-24-0060

PRELIMINARY PLAT

NO.	DESCRIPTION	BY	DATE

DATE: 1/14/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 PL3.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/14/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

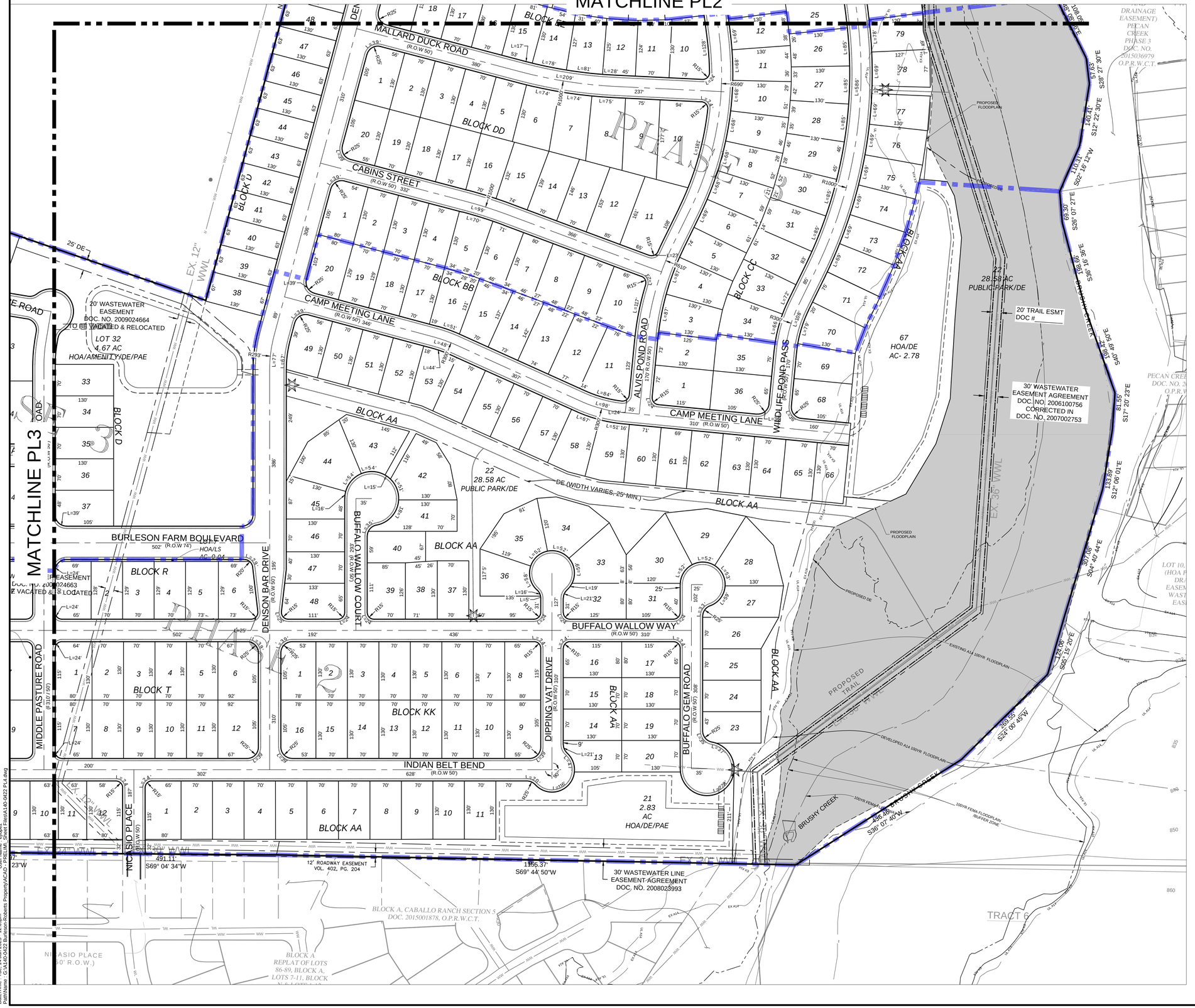
PL3

SHEET NO. 8 OF 97 SHEETS

User Name: ejlopez
Date/Time: Tue, 14 Jan 2025 - 12:09pm
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 PL3.dwg

MATCHLINE PL2

MATCHLINE PL3

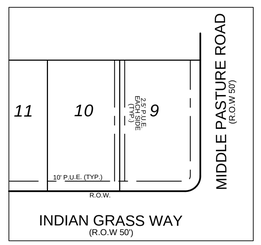


N

0 100 200

1" = 100'

- REQUIRED SIDEWALK (5' UNLESS OTHERWISE NOTED)
- EX A14 — EXISTING ATLAS-14 100 YR FLOOD PLAIN
- UL A14 — ULTIMATE ATLAS-14 100 YR FLOOD PLAIN
- CURRENT EFFECTIVE100 YR FLOOD PLAIN
- BUFFER ZONE
- PHASE LINE
- PROPOSED TRAIL
- TRAIL CONNECTION TO PUBLIC ROW



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BURLESON TRACT
PP-24-0060

PRELIMINARY PLAT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 1/14/2025
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DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 PL4.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/14/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

PL4

SHEET NO. 9 OF 97 SHEETS

DateTime: Tue, 14 Jan 2025 - 12:09pm
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User Name: gilgoyt

LOT AREA TABLES

PHASE 1

BLOCK	LOT (#)	AREA (SQFT)	FRONT WIDTH @ R.O.W.	FRONT WIDTH @ B.L.	REAR WIDTH	AVERAGE WIDTH	Measure Type	Operative Width	NOTE
A	1	225205	NA	NA				NA	COMMERCIAL
A	2	364162	NA	NA				NA	COMMERCIAL
A	3	273121	NA	NA				NA	COMMERCIAL
B	1	761864	NA	NA				NA	COMMERCIAL
B	2	433422	NA	NA				NA	COMMERCIAL
B	3	301871	NA	NA				NA	COMMERCIAL
B	4	11418	NA	NA				NA	COMMERCIAL
B	5	110535	70	73	97	83	Curve	83	CORNER
B	6	10400	70	70	70	70		70	
B	7	9100	70	70	70	70		70	
B	8	9100	70	70	70	70		70	
B	9	9100	70	70	70	70		70	
B	10	9100	70	70	70	70		70	
B	11	9868	92	89	69	80	Curve	80	
B	12	8847	72	71	62	67	Curve	67	
B	13	8580	66	66	66	66		66	
B	14	8580	66	66	66	66		66	
B	15	8580	66	66	66	66		66	
B	16	8576	66	66	66	66		66	
B	17	8190	63	63	63	63		63	
B	18	8190	63	63	63	63		63	
B	19	8781	64	64	64	64	Knuckle	64	
B	20	12983	53	65	133	99	Knuckle	65	
B	21	13538	49	67	169	109	Knuckle	67	
B	22	9496	70	77	74	72	Knuckle	77	
B	23	9264	70	70	70	70		70	
B	24	9100	70	70	70	70		70	
B	25	9539	74	74	74	74		74	CORNER/REDUCED
B	26	9100	70	70	70	70		70	
B	27	9100	70	70	70	70		70	
B	28	9086	70	70	70	70	Curve	70	
B	29	9164	96	79	54	75	Curve	75	
B	30	10162	80	80	80	80	Curve	80	
B	31	10105	67	70	91	79	Curve	79	
B	32	10142	79	80	94	86	Curve	86	CORNER
B	33	132288	NA	NA				NA	HOA/DE/LS/PAE
C	1	10552	80	80	80	80		80	CORNER
C	2	9275	70	70	70	70		70	
C	3	9275	70	70	70	70		70	
C	4	9780	68	70	78	73	Curve	73	
C	5	9860	67	70	82	75	Curve	75	
C	6	9100	70	70	70	70	Curve	70	
C	7	9100	70	70	70	70		70	
C	8	9100	70	70	70	70		70	
C	9	9100	70	70	70	70		70	
C	10	10400	80	80	80	80		80	
C	11	10033	77	77	77	77		77	
C	12	10266	80	80	80	80		80	CORNER
C	13	10352	80	80	80	80		80	CORNER
C	14	8190	63	63	63	63		63	
C	15	8190	63	63	63	63		63	
C	16	8190	63	63	63	63		63	
C	17	8190	63	63	63	63		63	
C	18	8190	63	63	63	63		63	
C	19	8190	63	63	63	63		63	
C	20	8195	63	63	63	63		63	
C	21	9213	78	77	77	77	Curve	77	
C	22	12056	94	90	67	80	Curve	80	
C	23	10946	80	80	76	78	Curve	78	
C	24	11200	80	80	80	80		80	
C	25	11152	80	80	80	80		80	CORNER
D	1	15635	82	82	82	82	Curve	82	CORNER
D	2	14724	81	81	78	80	Curve	80	
D	3	11175	70	70				70	HOA/DE
D	4	9368	72	72	70	71	Curve	71	
D	5	9132	70	70	70	70	Curve	70	
D	6	9100	70	70	70	70		70	
D	7	9100	70	70	70	70		70	
D	8	9100	70	70	70	70		70	
D	9	9100	70	70	70	70		70	
D	10	9100	70	70	70	70		70	
D	11	9100	70	70	70	70		70	
D	12	9100	70	70	70	70		70	
D	13	9100	70	70	70	70		70	
D	14	9100	70	70	70	70		70	
D	15	9100	70	70	70	70		70	
D	16	9100	70	70	70	70		70	
D	17	9100	70	70	70	70		70	
D	18	10498	79	80	87	83	Curve	83	CORNER
D	19	9738	75	70	77	76		75	
D	20	9100	70	70	70	70		70	
D	21	9100	70	70	70	70		70	
D	22	9100	70	70	70	70		70	
D	23	9100	70	70	70	70		70	
D	24	9100	70	70	70	70		70	
D	25	9100	70	70	70	70		70	
D	26	9100	70	70	70	70		70	
D	27	9100	70	70	70	70		70	
D	28	9100	70	70	70	70		70	
D	29	9100	70	70	70	70		70	
D	30	9100	70	70	70	70		70	
D	31	9095	70	70	70	70		70	
E	1	10352	87	87	87	87		87	CORNER
E	2	11440	80	80	80	80		80	
E	3	10593	77	77	80	78	Curve	78	
E	4	10966	81	84	98	90	Curve	90	CORNER
E	5	11417	88	85	71	80	Curve	80	CORNER
E	6	11419	80	80	79	80	Curve	80	
E	7	11440	80	80	80	80		80	

PHASE 1

BLOCK	LOT (#)	AREA (SQFT)	FRONT WIDTH @ R.O.W.	FRONT WIDTH @ B.L.	REAR WIDTH	AVERAGE WIDTH	Measure Type	Operative Width	NOTE
E	8	11652	90	90	90	90		90	CORNER
F	1	10482	82	82	79	81		82	CORNER
F	2	9100	70	70	70	70		70	
F	3	9100	70	70	70	70		70	
F	4	9100	70	70	70	70		70	
F	5	9100	70	70	70	70		70	
F	6	9100	70	70	70	70		70	
F	7	9151	70	70	70	70		70	
F	8	10269	80	80	80	80		80	CORNER
F	9	2614	NA	NA				NA	HOA/LS
G	1	10166	80	80	80	80		80	CORNER
G	2	9000	70	70	70	70		70	
G	3	9000	70	70	70	70		70	
G	4	9000	70	70	70	70		70	
G	5	9000	70	70	70	70		70	
G	6	9000	70	70	70	70		70	
G	7	9000	70	70	70	70		70	
G	8	9000	70	70	70	70		70	
G	9	13679	57	72	158	115	Knuckle	72	
G	10	2996931	NA	NA			NA	NA	HOA/LS/DE/PAE
G	11	113692	NA	NA			NA	NA	COMMERCIAL
G	12	14164	52	72	171	122	Knuckle	72	
G	13	14164	52	72	171	122	Knuckle	72	
G	14	10146	73	72	93	83	Knuckle	72	
G	15	13052	70	70	70	70	Knuckle	70	
G	16	9100	70	70	70	70		70	
G	17	10556	80	80	86	83		80	CORNER
G	18	11358	66	70	90	80	Curve	80	
G	19	9539	68	70	79	75	Curve	75	
G	20	9539	68	70	79	75	Curve	75	
G	21	10619	63	70	124	97	Knuckle	70	
G	22	14178	48	70	182	126	Knuckle	70	
G	23	9071	71	77	94	86	Knuckle	77	
G	24	10653	80	80	93	87		80	CORNER
G	25	1694001	NA	NA			NA	NA	COMMERCIAL
H	1	11566	90	90	90			90	CORNER
H	2	10400	80	80	80	80		80	
H	3	10684	87	85	79	80	Curve	80	
H	4	10988	87	85	72	79	Curve	79	
H	5	10959	87	85	72	79	Curve	79	
H	6	9581	87	85	72	79	Curve	79	
H	7	10732	90	88	80	84	Curve	84	CORNER
H	8	3848	NA	NA	N				HOA/LS
H	9	12268	70	73	87	80	Curve	80	
H	10	11239	70	73	87	80	Curve	80	
H	11	11217	70	73	87	80	Curve	80	
H	12	11286	75	76	84	80	Curve	80	
H	13	10400	80	80	80	80		80	
H	14	10352	90	90	90	90		90	CORNER
I	1	10211	86	86	71	79		86	CORNER
I	2	9285	70	76	71	71	Curve	71	
I	3	9736	80	77	59	70	Curve	70	
I	4	9100	70	70	70	70		70	
I	5	9100	70	70	70	70		70	
I	6	9464	68	70	78	73	Curve	73	
I	11	36154	NA	NA				NA	HOA/LS/PAE
J	1	12336	90	90	110	100		90	CORNER
J	2	10442	80	80	80	80		80	
J	3	10856	86	84	74	80	Curve	80	
J	4	11344	93	88	67	80	Curve	80	
J	5	12755	92	88	68	80	Curve	80	
J	6	11580	77	80	100	89	Curve	89	CORNER
J	7	10372	66	70	93	80	Curve	80	
J	8	9692	68	70	84	76	Curve	76	
J	9	9043	70	70	70	70		70	
J	10	11531	100	96	74	87	Curve	87	CORNER
K	1	10384	85	80	79	82	Curve	82	CORNER
K	2	10930	74	80	82	78	Curve	78	
K	3	11546	93	89	67	80	Curve	80	
K	4	11592	105	99	75	90	Curve	90	CORNER
L	1	10269	80	80	80	80		80	CORNER
L	2	9100	70	70	70	70		70	
L	3	9100	72	72	72	72		72	
L	4	10536	80	80	80	80		80	
L	5	9450	78	76	69	74	Curve	74	
L	6	9580	80	78	67	74	Curve	74	
L	7	10996	96	93	76	86	Curve	86	CORNER
L	8	2178	NA	NA				NA	HOA/LS
M	1	10269	80	80	80	80		80	CORNER
M	2	9100	70	70	70	70		70	
M	3	9360	72	72	72	72		72	
M	4	9360	72	72	72	72		72	
M	5	9678	68	70	81	75	Curve	75	
M	6	10020	67	70	87	77	Curve	77	
M	15	4674	NA	NA				NA	HOA/LS
N	1	10352	80	80	80	80		80	CORNER
N	2	9100	70	70	70	70		70	
N	3	9490	73	73	73	73		73	
N	4	10395	70	73	90	80	Curve	80	
N	5	10371	80	80	80	80		80	CORNER
N	6	10368	87	87	87	87		87	CORNER
N	7	11215	89	86	70	80	Curve	80	
N	8	10400	80	80	80	80		80	
N	9	9928	76	76	76	76		76	
N	10	10352	80	80	80	80		80	CORNER
O	1	10509	70	72	49	60		70	
O	2	9932	71	71	70	71	Curve	71	
O	3	9273	70	70	70	70	Curve	70	
O	4	10339	80	80	80	80	Curve	80	CORNER

PHASE 2

BLOCK	LOT (#)	AREA (SQFT)	FRONT WIDTH @ R.O.W.	FRONT WIDTH @ B.L.	REAR WIDTH	AVERAGE WIDTH	Measure Type	Operative Width	NOTE
AA	1	10352	80	80	80	80		80	CORNER
AA	2	9100	65	70	70	68		65	
AA	3	9100	70	70	70	70		70	
AA	4	9100	70	70	70	70		70	
AA	5	9100	70	70	70	70		70	
AA	6	9100	70	70	70	70		70	
AA	7	9100	70	70	70	70		70	
AA	8	9100	70	70	70	70		70	
AA	9	9100	70	70	70	70		70	
AA	10	9100	70	70	70	70		70	
AA	11	9100	70	70	70	70		70	
AA	13	9039	77	77	70	74	Knuckle	77	
AA	14	9100	70	70	70	70		70	
AA	15	9100	70	70	70	70		70	
AA	16	10352	80	80	80	80		80	CORNER
AA	17	10352	80	80	80	80		80	CORNER
AA	18	9100	70	70	70	70		70	
AA	19	9100	70	70	70	70		70	
AA	20	9101	70	70	70	70	Knuckle	70	
AA	21	123387	NA	NA			NA	NA	HOA/DE/PAE
AA	22	1245121	NA	NA			NA	NA	PUBLIC PARK
AA	23	9000	87	70	70	79	Knuckle	70	
AA	24	9100	70	70	70	70		70	
AA	25	9100	70	70	70	70		70	
AA	26	10475	70	70	80	75		70	
AA	27	10330	92	70	70	81	Knuckle	70	
AA	28	14703	53	73	182	118	Knuckle	73	
AA	29	13936	52	73	182	117	Knuckle	73	
AA	30	14239	52	73	190	121	Knuckle	73	
AA	31	10005	80	80	80	80		80	CORNER
AA	32	10884	86	87	80	83	Knuckle	87	CORNER
AA	33	12525	59	73	144	102	Knuckle	73	
AA	34	13092	52	73	177	115	Knuckle	73	
AA	35	12525	52	73	177	115	Knuckle	73	
AA	36	11628	75	80	102	89	Knuckle	80	
AA	37	9073	70	70	70	70		70	
AA	38	10622	71	71	70	71		71	
AA	39	9027	85	85	85	85		85	CORNER
AA	40	10669	70	70	67	69		70	
AA	41	14877	104	71	70	87	Knuckle	71	
AA	42	12334	51	72	187	119	Knuckle	72	
AA	43	14164	54	72	166	110	Knuckle	72	
AA	44	10793	54	72	171	113	Knuckle	72	
AA	45	9100	62	67	98	80	Curve	80	
AA	46	9100	73	73	73	73		73	
AA	47	10318	70	70	70	70		70	
AA	48	10140	80	80	81	81		80	CORNER
AA	49	10119	81	81	72	77		81	CORNER
AA	50	9100	70	70	70	70		70	
AA	51	9100	70	70	70	70		70	
AA	52	9100	70	70	70	70		70	
AA	53	9100	78	75	57	70	Curve	70	
AA	54	9100	70	70	70	70		70	
AA	55	9100	70	70	70	70		70	
AA	56	9100	70	70	70	70		70	
AA	57	10149	70	70	70	70		70	
AA	58	10071	67	70	89	78	Curve	78	
AA	59	9251	67	70	88	78	Curve	78	
AA	60	9175	70	70	70	70		70	
AA	61	9100	70	70	70	70		70	
AA	62	9100	70	70	70	70		70	
AA	63	9100	70	70	70	70		70	
AA	64	9100	70	70	70	70		70	
AA	65	9101	70	70	70	70		70	
AA	66	9100	70	70	70	70		70	
AA	67	119711	NA	NA				NA	HOA/DE/PAE
AA	68	11163	87	87	87	87		87	CORNER
AA	69	9117	78	75	68	73		78	
BB	11	15253	114	107	65	90	Curve	90	CORNER
BB	12	10409	75	75	75	75		75	
BB	13	10077	74	74	74	74		74	
BB	14	10118	73	73	73	73		73	
BB	15	10026	70	71	80	75	Curve	75	
BB	16	9904	71	72	82	77	Curve	77	
BB	17	9085	70	70	70	70		70	
BB	18	9060	70	70	70	70		70	
BB	19	9035	70	70	70	70		70	
BB	20	10160	80	80	80	80		80	CORNER
CC	1	11163	87	87	87	87		87	CORNER
CC	2	9117	73	72	70	72	Curve	72	
CC	35	9304	75	70	83	79	Curve	79	
CC	36	11163	87	87	87	87		87	CORNER
I	7	9612	67	70	82	75	Curve	75	
I	8	9100	70	70	70	70		70	
I	9	9100	70	70	70	70		70	
I	10	10295	79	80	81	80	Curve	80	CORNER
K	5	5245							HOA/LS/PAE
K	6	12088	79	79	80	80	Curve	80	CORNER
K	7	11367	70	74	91	80	Curve	80	
K	8	12633	91	91	89	90	Curve	90	CORNER
KK	1	10006	78	78	78	78		78	CORNER/reduced
KK	2	9100	70	70	70	70		70	
KK	3	9100	70	70	70	70		70	
KK	4	9100	70	70	70	70		70	
KK	5	9100	70	70	70	70		70	
KK	6	9100	70	70	70	70		70	
KK	7	9100	70	70	70	70		70	
KK	8	10352	80	80	80	80		80	CORNER
KK	9	10266	80	80	80	80		80	CORNER

PHASE 2

BLOCK	LOT (#)	AREA (SQFT)	FRONT WIDTH @ R.O.W.	FRONT WIDTH @ B.L.	REAR WIDTH	AVERAGE WIDTH	Measure Type	Operative Width	NOTE
KK	10	9100	70	70	70	70		70	
KK	11	9100	70	70	70	70		70	
KK	12	9100	70	70	70	70		70	
KK	13	9100	70	70	70	70		70	
KK	14	9100	70	70	70	70		70	
KK	15	9100	70	70	70	70		70	
KK	16	10006	78	78	78	78		78	CORNER/reduced
Q	1	11253	87	83	59	73		87	CORNER
Q	2	10400	80	80	80	80		80	
Q	3	10258	79	79	79	79		79	
Q	4	9100	80	80	80	80		80	
Q	5	10400	80	80	80	80		80	
Q	6	10400	80	80	80	80		80	
Q	7	10269	80	80	80	80		80	CORNER
Q	8	2178	NA	NA				NA	HOA/LS
R	1	10269	80	80	80	80		80	CORNER
R	2	9100	70	70	70	70		70	
R	3	9100	70	70	60	65		70	
R	4	9100	70	70	60	65		70	
R	5	9100	70	70	60	65		70	
R	6	10183	90	87	78	84		90	CORNER/WIDE
R	7	1742	NA	NA				NA	HOA/LS
S	1	11362	83	80	96	90	Curve	90	CORNER
S	2	9243	77	70	83	80	Curve	80	
S	3	11050	80	80	80	80		80	
S	4	11310	80	80	80	80		80	
S	5	11310	80	80	80	80		80	
S	6	11379	80	80	80	80		80	
S	7	10352	80	80	80	80		80	
S	8	1253							HOA/LS
S	9	10352	80	80	80	80		80	CORNER
S	10	9299	72	72	72	72		72	
S	11	9100	70	70	70	70		70	
S	12	9100	70	70	70	70		70	
S	13	9100	70	70	70	70		70	
S	14	9100	70	70	70	70		70	
S	15	10442	80	80	80	80		80	
S	16	10435	80	80	81	81		80	CORNER
T	1	10352	82	82	82	82		82	CORNER
T	2	9100	70	70	70	70		70	
T	3	9100	70	70	70	70		70	
T	4	9100	70	70	70	70		70	
T	5	9100	70	70	70	70		70	
T	6	11826	90	90	90	90		90	CORNER
T	7	10352	82	82	82	82		82	CORNER
T	8	9100	70	70	70	70		70	
T	9	9100	70	70	70	70		70	
T	10	9100	70	70	70	70		70	
T	11	9100	70	70	70	70		70	
U	1	10262	80	80	80	80		80	CORNER
U	2	8190	63	63	63	63		63	
U	3	8190	63	63	63	63		63	
U	4	8190	63	63	63	63		63	
U	5	8190	63	63	63	63		63	
U	6	8190	63	63	63	63		63	
U	7	8272	64	64	64	64		64	
U	8	8190	63	63	63	63		63	
U	9	8190	63	63	63	63		63	
U	10	8190	63	63	63	63		63	
U	11	8190	63	63	63	63		63	
U	12	10351	80	80	80	80		80	CORNER
U	13	24394	NA	NA				NA	HOA/LS/PAE

PHASE 3

BLOCK	LOT (#)	AREA (SQFT)	FRONT WIDTH @ R.O.W.	FRONT WIDTH @ B.L.	REAR WIDTH	AVERAGE WIDTH	Measure Type	Operative Width	NOTE
AA	70	11581	99	104	61	80	Curve	80	
AA	71	9157	75	70	76	75	Curve	75	
AA	72	9460	69	70	77	73	Curve	73	
AA	73	9460	69	70	77	73	Curve	73	
AA	74	9460	69	70	77	73	Curve	73	
AA	75	9460	69	70	77	73	Curve	73	
AA	76	9460	69	70	77	73	Curve	73	
AA	77	9460	69	70	77	73	Curve	73	
AA	78	9390	75	70	85	80	Curve	80	
AA	79	10099	72	80	83	78	Curve	78	
BB	1	10224	80	80	80	80		80	CORNER
BB	2	9100	70	70	70	70		70	
BB	3	9100	70	70	70	70		70	
BB	4	9100	70	70	70	70		70	
BB	5	9475	78	76	68	73		78	
BB	6	9250	73	72	69	71		73	
BB	7	9100	70	70	70	70		70	
BB	8	9750	75	75	75	75		75	
BB	9	9100	70	70	70	70		70	
BB	10	11137	79	80	98	89	Curve	89	CORNER
CC	3	10124	87	84	63	75	Curve	75	
CC	4	10093	87	84	68	78	Curve	78	
CC	5	9333	74	73	69	72	Curve	72	
CC	6	9407	69	70	76	73	Curve	73	
CC	7	9647	68	70	80	74	Curve	74	
CC	8	9641	68	70	80	74	Curve	74	
CC	9	9652	68	70	81	75	Curve	75	
CC	10	9645	68	70	80	74	Curve	74	
CC	11	9648	68	70	80	74	Curve	74	
CC	12	9424	69	70	76	73	Curve	73	
CC	26	11467	85	92	74	80	Curve	80	
CC	27	9194	85	74	74	80	Curve	80	
CC	28	11155	85	83	74	80	Curve	80	
CC	29	9697	85	83	74	80	Curve	80	
CC	30	9646	85	83	74	80	Curve	80	
CC	31	9357	85	83	74	80	Curve	80	
CC	32	9121	82	81	76	79	Curve	79	
CC	33	9797	72	74	85	79	Curve	79	
CC	34	10253	66	70	92	79	Curve	79	
D	32	204424	NA	NA				NA	HOA
D	33	9100	70	70	70	70		70	
D	34	9100	70	70	70	70		70	
D	35	9100	70	70	70	70		70	
D	36	9100	70	70	70	70		70	
D	37	10259	80	80	80	80		80	CORNER
D	38	8710	67	67	67	67		67	
D	39	8190	63	63	63	63		63	
D	40	8190	63	63	63	63		63	
D	41	8190	63	63	63	63		63	
D	42	8190	63	63	63	63		63	
D	43	8190	63	63	63	63		63	
D	44	8190	63	63	63	63		63	
D	45	8190	63	63	63	63		63	
D	46	8190	63	63	63	63		63	
D	47	8190	63	63	63

PHASE 4									
BLOCK	LOT (#)	AREA (SQFT.)	FRONT WIDTH @ R.O.W.	FRONT WIDTH @ B.L.	REAR WIDTH	AVERAGE WIDTH	Measure Type	Operative Width	NOTE
AA	22	1524	NA	NA				NA	PUBLIC PARK
AA	80	9597	80	80	80	80		80	
AA	81	10000	80	80	80	80		80	
AA	82	10400	80	80	80	80		80	
AA	83	9100	70	70	70	70		70	
AA	84	9100	70	70	70	70		70	
AA	85	9539	70	70	71	71		70	
AA	86	9297	77	77	70	74	Knuckle	77	
AA	87	13620	55	73	171	113	Knuckle	73	
AA	88	12933	61	73	143	102	Knuckle	73	
AA	89	9724	76	76	74	75	Knuckle	76	
AA	90	10974	78	80	91	85	Curve	85	CORNER
AA	91	9100	70	70	70	70		70	
AA	92	9100	70	70	70	70		70	
AA	93	9128	70	70	70	70		70	
AA	94	77314	NA	NA				NA	HOA/DE
AA	95	10612	101	95	59	80	Curve	80	
AA	96	10198	66	70	92	79	Curve	79	
AA	97	10126	66	70	92	79	Curve	79	
AA	98	10126	66	70	92	79	Curve	79	
AA	99	10126	66	70	92	79	Curve	79	
AA	100	10291	65	70	92	79	Curve	79	
AA	101	9268	70	60	70	70	Curve	70	
AA	102	10733	94	90	66	80	Curve	80	
AA	103	10060	76	70	70	73	Curve	73	
AA	104	2657	NA	NA				NA	HOA/LS
CC	13	9100	70	70	70	70		70	
CC	14	9597	70	70	70	70		70	
CC	15	10000	70	70	70	70		70	
CC	16	10400	70	70	70	70		70	
CC	17	9100	80	80	80	80		80	
CC	18	17160	87	89	101	94		87	CORNER
CC	19	10256	80	80	80	80		80	CORNER
CC	20	9297	70	70	70	70		70	
CC	21	13620	70	70	70	70		70	
CC	22	12933	70	70	70	70		70	
CC	23	9724	75	75	75	75		75	
CC	24	9100	75	75	75	75		75	
CC	25	9100	75	75	72	73	Curve	73	
EE	1	10267	80	80	80	80		80	CORNER
EE	2	9100	70	70	70	70		70	
EE	3	9100	70	70	70	70		70	
EE	4	9100	70	70	70	70		70	
EE	5	10426	80	80	81	81		80	
EE	6	9983	72	74	85	79	Curve	79	
EE	7	10342	73	75	87	80	Curve	80	
EE	8	9705	68	70	82	75	Curve	75	
EE	9	10725	79	80	88	84	Curve	84	CORNER
FF	1	10267	80	80	80	80		80	CORNER
FF	2	10375	80	80	80	80		80	
FF	3	10333	80	80	80	80		80	
FF	4	10333	80	80	80	80		80	
FF	5	10440	79	80	81	80	Curve	80	
FF	6	10022	66	70	91	79	Curve	79	
FF	7	10796	77	80	98	88	Curve	88	CORNER
FF	8	10418	80	80	80	80	Curve	80	CORNER
FF	9	10235	84	80	59	72	Curve	72	
FF	10	9817	84	80	65	75	Curve	75	
FF	11	9422	73	73	71	72	Curve	72	
FF	12	10400	80	80	80	80		80	
FF	13	10400	80	80	80	80		80	
FF	14	9100	70	70	70	70		70	
FF	15	10264	80	80	80	80		80	CORNER
GG	4	9555	74	74	74	74		74	
GG	5	9555	74	74	74	74		74	
GG	6	9613	74	74	74	74		74	
GG	7	9490	73	73	73	73		73	
GG	8	10147	85	83	71	78	Curve	78	
GG	9	11507	104	103	74	89	Curve	89	CORNER
GG	10	14455	78	80	101	90	Curve	90	CORNER
GG	11	11706	67	70	93	80	Curve	80	
GG	12	11292	67	70	86	77	Curve	77	
GG	13	12532	84	84	76	80	Curve	80	
GG	14	12283	80	80	79	80		80	
GG	15	11340	77	80	91	84	Knuckle	80	
GG	16	19567	57	79	130	94	Knuckle	79	
GG	17	9005	79	73	96	83	Knuckle	73	
GG	18	9124	70	70	70	70		70	
GG	19	9128	70	70	70	70		70	
GG	20	9128	70	70	70	70		70	
GG	21	9128	70	70	70	70		70	
GG	22	9128	70	70	70	70		70	
GG	23	9457	77	77	70	74	Knuckle	77	
GG	24	12756	52	73	167	120	Knuckle	73	
GG	25	11297	69	72	111	90	Knuckle	72	
GG	26	9754	71	72	73	72	Knuckle	72	
GG	27	15345	58	72	180	119	Knuckle	72	
GG	28	17503	52	73	208	130	Knuckle	73	
GG	29	14928	52	73	187	120	Knuckle	73	
GG	30	51013	NA					NA	HOA/LS
GG	31	9100	70	70	70	70		70	
GG	32	9100	70	70	70	70		70	
GG	33	9100	70	70	70	70		70	
GG	34	10266	80	70	80	80		80	
GG	35	9135	70	70	71	71		70	
GG	36	11262	79	81	96	88		79	
GG	37	10892	96	91	62	79	Curve	79	
GG	38	10000	81	80	90	86		81	CORNER
GG	39	10126	66	70	92	79	Curve	79	
GG	40	10080	93	68	63	75	Curve	78	
GG	41	10595	98	105	62	80	Curve	80	
GG	42	10639	99	105	61	80	Curve	80	
GG	43	9842	85	82	65	75	Curve	75	
GG	44	9702	68	70	82	75	Curve	75	
GG	45	10182	66	70	91	79	Curve	79	
GG	46	9253	69	70	73	71	Curve	71	
GG	47	27117	NA	NA				NA	HOA/LS

Deviation Table - Phase 1 180 Single Family Lots

Block	Lot	Width (ft)	Deviation (ft)	Area (ft)	Deviation (ft)	Notes
B	12	67	3	8847	153	
B	13	66	4	8580	420	
B	14	66	4	8580	420	
B	15	66	4	8580	420	
B	16	66	4	8576	424	
B	17	63	7	8190	810	
B	18	63	7	8190	810	
B	19	64	6	8781	219	
B	20	65	5	12983	-3983	
B	21	67	3	13538	-4538	
B	25	74	6	9529	471	Corner
C	14	63	7	8190	810	
C	15	63	7	8190	810	
C	16	63	7	8190	810	
C	17	63	7	8190	810	
C	18	63	7	8190	810	
C	19	63	7	8190	810	
C	20	63	7	8195	805	
# Lots with Deviation			18			
Total Lots Phase 1			180			
Deviation Lots			10%			

Deviation Table - Phase 2 154 Single Family Lots

Block	Lot	Width (ft)	Deviation (ft)	Area (ft)	Deviation (ft)	Notes
U	2	63	7	8190	810	
U	3	63	7	8190	810	
U	4	63	7	8190	810	
U	5	63	7	8190	810	
U	6	63	7	8190	810	
U	7	64	6	8272	728	
U	8	63	7	8190	810	
U	9	63	7	8190	810	
U	10	63	7	8190	810	
U	11	63	7	8190	810	
AA	2	65	5	9100	-100	
KK	1	78	2	10006	-6	CORNER/reduced
KK	16	78	2	10006	-6	CORNER/reduced
# Lots with Deviation			13			
Total Lots Phase 2			154			
Deviation Lots			8%			

Offset Table - Phase 3 117 Single Family Lots

Block	Lot	Width (ft)	Deviations (ft)	Area (ft)	Deviation (ft)	Notes
D	38	67	3	8710	290	
D	39	63	7	8190	810	
D	40	63	7	8190	810	
D	41	63	7	8190	810	
D	42	63	7	8190	810	
D	43	63	7	8190	810	
D	44	63	7	8190	810	
D	45	63	7	8190	810	
D	46	63	7	8190	810	
D	47	63	7	8190	810	
D	48	63	7	8190	810	
P	1	72	8	13788	-3788	CORNER/REDUCED
# Lots with Deviation			12			
Total Lots Phase 1			117			
Deviation Lots			10%			

Offset Table - Phase 4 No Single Family Lots fall outside the allowed range of the Single Family Suburban Zoning Category.

Measurement Standards:
1. Rectangular Lot - at front ROW Line
2. Corner Lot - From Lot Line to intersection of front and side ROW Lines
3. Curved/Trapezoidal Lot - Average of Front and Rear lot line lengths
4. Knuckle - At front Setback, front line may be short
5. Curved Corners - either front or side ROW line curved, measure per combination of 2. and 3.

Reduced Lots
1. May reduce from minumum by 10% of minumum width (63 foot minimum (72 foot corner lots))
2. May reduce from minumum area up to 10% (8100 sf minimum (9000 sf corner lots))

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

BURLESON TRACT
PP-24-0060

LOT AREA TABLES

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/14/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 PL6.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/14/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

PL6

SHEET NO. 11 OF 97 SHEETS

DateTime: Tue, 14 Jan 2025 - 12:09pm
User Name: ejlopez
Path\Name: G:\JA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 PL6.dwg

Date\Time : Thu, 30 Jan 2025 - 12:44pm User Name : rbentley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
1	Live Oak	Fair	9	9	9		
2	Live Oak	Fair	8.5	8.5	8.5		
3	Live Oak	Fair	8	8	8		
4	Live Oak	Fair	8	8	8		
5	Ashe Juniper	Fair	18.5	18.5	18.5		
6	Live Oak	Fair	8.5	8.5	8.5		
7	Live Oak	Fair	10	10	10		
8	Live Oak	Fair	8	8	8		
9	Live Oak	Fair	8	8	8		
10	Live Oak	Fair	16	16	16		
11	Live Oak	Fair	23	23	23		
12	Live Oak	Fair	8	8	8		
13	Live Oak	Fair	24	24	24		
14	Live Oak	Fair	8	8	8		
15	Live Oak	Fair	8	8	8		
16	Live Oak	Fair	16	16	16		
17	Live Oak	Fair	14	14	14		
18	Live Oak	Fair	13	13	13		
19	Live Oak	Fair	15	15	15		
20	Live Oak	Fair	10	10	10		
21	Live Oak	Fair	10.5	10.5	10.5		
22	Live Oak	Fair	13	13	13		
23	Live Oak	Fair	44	44	44	Y	
24	Live Oak	Fair	16	16	16		
25	Live Oak	Fair	14	14	14		
26	Live Oak	Fair	11.5	9	11.5		
27	Live Oak	Fair	9	9	9		
28	Live Oak	Fair	13.5	13.5	13.5		
29	Live Oak	Fair	13	13	13		
30	Live Oak	Fair	11	11	11		
31	Live Oak	Fair	8.5	8.5	8.5		
32	Live Oak	Fair	16	16	16		
33	Live Oak	Fair	11	11	11		
34	Live Oak	Fair	17.5	17.5	17.5		
35	Live Oak	Fair	13.5	13.5	13.5		
36	Live Oak	Fair	16.5	16.5	16.5		
37	Live Oak	Fair	12.5	12.5	12.5		
38	Live Oak	Fair	14	14	14		
39	Live Oak	Fair	10.5	10.5	10.5		
40	Live Oak	Fair	11.5	11.5	11.5		
41	Live Oak	Fair	14.5	14.5	13		
42	Ashe Juniper	Good	13	13	24		
43	Live Oak	Fair	10	10	10		
44	Live Oak	Fair	9	9	9		
45	Live Oak	Fair	10	10	10		
46	Live Oak	Fair	12	12	12		
47	Live Oak	Fair	13	13	13		
48	Live Oak	Fair	10	10	10		
49	Live Oak	Fair	15	15	15		
50	Live Oak	Fair	12	12	12		
51	Live Oak	Fair	10.5	10.5	12.5		
52	Live Oak	Poor	12.5	12.5	12.5		
53	Live Oak	Fair	15	15	15		
54	Live Oak	Fair	14	14	14		
55	Live Oak	Fair	9.5	9.5	11.5		
56	Live Oak	Fair	11.5	11.5	11.5		
57	Live Oak	Fair	17	17	17		
58	Live Oak	Fair	8.5	8.5	8.5		
59	Live Oak	Fair	11	11	11		
60	Cedar Elm	Fair	9	8	9		
61	Cedar Elm	Poor	8	8	8		
62	Live Oak	Fair	9	9	9		
63	Live Oak	Fair	9	9	9		
64	Live Oak	Fair	8.5	8.5	8.5		
65	Live Oak	Fair	8	8	8		
66	Live Oak	Fair	8	8	8		
67	Live Oak	Fair	8.5	8.5	8.5		
68	Live Oak	Fair	8	8	8		
69	Red Oak	Fair	9.5	9.5	9.5		
70	Red Oak	Fair	8.5	8.5	8.5		
71	Live Oak	Fair	9.5	9.5	9.5		
72	Live Oak	Fair	8.5	9	8.5		
73	Live Oak	Fair	8	8	8		
74	Live Oak	Fair	8	8	8		
75	Live Oak	Fair	8	8	8		
76	Live Oak	Fair	8.5	8.5	8.5		
77	Cedar Elm	Fair	8.5	8.5	8.5		
78	Live Oak	Fair	14.5	14.5	14.5		
79	Live Oak	Fair	8	8	8		
80	Live Oak	Fair	11	11	11		
81	Live Oak	Very Poor	9	9	9		
82	Live Oak	Fair	8.5	8.5	8.5		
83	Live Oak	Fair	9.5	9.5	9.5		
84	Live Oak	Fair	11	11	11		
85	Live Oak	Fair	11	11	11		
86	Live Oak	Fair	23	23	22.5	Y	
87	Live Oak	Fair	47	47	47		
88	Live Oak	Good	22.5	22.5	9		
89	Red Oak	Poor	9	9	8.5		
90	Red Oak	Fair	8.5	8.5	10		
91	Red Oak	Fair	10	10	8		
92	Live Oak	Fair	8	8	9		
93	Live Oak	Fair	9	9	8.5		
94	Live Oak	Fair	8.5	8.5	9		
95	Live Oak	Fair	9	9	8		
96	Live Oak	Fair	8	8	8		
97	Live Oak	Fair	8.5	8.5	8.5		
98	Live Oak	Fair	8	8	8		
99	Live Oak	Fair	9	9	8.5		
100	Live Oak	Fair	11.5	11.5	11.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
101	Cedar Elm	Fair	9	9	9		
102	Live Oak	Fair	9	9	9		
103	Live Oak	Fair	10.5	9	10.5		
104	Live Oak	Fair	9	9	9		
105	Live Oak	Fair	10	8	10		
106	Live Oak	Fair	8.5	8.5	8.5		
107	Live Oak	Fair	8	8	8		
108	Live Oak	Fair	8	8	8		
109	Live Oak	Fair	10.5	10.5	10.5		
110	Live Oak	Fair	8	8	8		
111	Live Oak	Fair	15	15	15		
112	Live Oak	Fair	9	9	9		
113	Live Oak	Fair	14.5	14.5	14.5		
114	Live Oak	Fair	9	9	9		
115	Live Oak	Fair	9	9	9		
116	Live Oak	Fair	10.5	10.5	10.5		
117	Live Oak	Fair	9	9	9		
118	Cedar Elm	Fair	12	12	12		
119	Cedar Elm	Fair	9	9	9		
120	Live Oak	Fair	9	9	9		
121	Live Oak	Fair	10	8	10		
122	Live Oak	Fair	8	8	8		
123	Live Oak	Fair	9	9	9		
124	Cedar Elm	Fair	9	9	9		
125	Live Oak	Fair	8	8	8		
126	Cedar Elm	Fair	14.5	14.5	14.5		
127	Cedar Elm	Fair	8	8	8		
128	Live Oak	Fair	8.5	8.5	8.5		
129	Live Oak	Fair	11	11	11		
130	Cedar Elm	Fair	9.5	9.5	9.5		
131	Live Oak	Fair	9	9	9		
132	Live Oak	Fair	9.5	9.5	9.5		
133	Live Oak	Fair	9	9	9		
134	Live Oak	Fair	8.5	8.5	8.5		
135	Live Oak	Fair	9	9	9		
136	Cedar Elm	Fair	10	10	10		
137	Live Oak	Fair	8.5	8.5	8.5		
138	Cedar Elm	Fair	8.5	9	8.5		
139	Cedar Elm	Fair	9	9	9		
140	Cedar Elm	Fair	8.5	8.5	8.5		
141	Cedar Elm	Fair	12	12	12		
142	Cedar Elm	Fair	10	10	10		
143	Live Oak	Fair	9	9	9		
144	Live Oak	Fair	11	9	11		
145	Cedar Elm	Fair	9	9	9		
146	Cedar Elm	Fair	8.5	8.5	8.5		
147	Cedar Elm	Fair	8.5	8.5	8.5		
148	Cedar Elm	Fair	13	13	13		
149	Cedar Elm	Fair	8.5	8.5	8.5		
150	Live Oak	Fair	8	8	8		
151	Live Oak	Fair	9	9	9		
152	Live Oak	Fair	10	8.5	10		
153	Live Oak	Fair	8	8	8		
154	Live Oak	Fair	8	8	8		
155	Live Oak	Fair	8	8	8		
156	Live Oak	Fair	21	14	21		
157	Cedar Elm	Very Poor	14	13	14		
158	Cedar Elm	Fair	13	12	13		
159	Cedar Elm	Fair	12	12	12		
160	Cedar Elm	Fair	14	14	14		
161	Cedar Elm	Very Poor	14	8.5	14		
162	Cedar Elm	Good	13	13	13		
163	Cedar Elm	Fair	12.5	12.5	12.5		
164	Cedar Elm	Fair	11.5	11	11		
165	Cedar Elm	Fair	8.5	8.5	8.5		
166	Live Oak	Fair	11	11	11		
167	Live Oak	Fair	8.5	8.5	8.5		
168	Live Oak	Fair	11	11	11		
169	Cedar Elm	Fair	10.5	10.5	10.5		
170	Live Oak	Fair	8	8	8		
171	Live Oak	Good	23.5	10	23.5		
172	Live Oak	Fair	10.5	10	10.5		
173	Live Oak	Fair	8	8	8		
174	Live Oak	Fair	13	12	13		
175	Live Oak	Fair	12	9	12		
176	Live Oak	Poor	11	11	11		
177	Live Oak	Poor	11	11	11		
178	Live Oak	Poor	11	10	11		
179	Live Oak	Fair	16	16	16		
180	Live Oak	Fair	10	9.5	10		
181	Live Oak	Very Poor	9.5	9.5	9.5		
182	Live Oak	Fair	11.5	9.5	11.5		
183	Live Oak	Fair	15	12	15		
184	Cedar Elm	Fair	12	12	12		
185	Cedar Elm	Fair	11	11	11		
186	Live Oak	Fair	11	11	11		
187	Cedar Elm	Fair	10	10	10		
188	Live Oak	Fair	11	11	11		
189	Cedar Elm	Fair	9	9	9		
190	Cedar Elm	Fair	11.5	11.5	11.5		
191	Live Oak	Fair	8.5	8.5	8.5		
192	Live Oak	Very Poor	8	8	8		
193	Live Oak	Fair	9.5	9	9.5		
194	Live Oak	Fair	9	9	9		
195	Cedar Elm	Fair	10	8	10		
196	Cedar Elm	Fair	11.5	11.5	11.5		
197	Live Oak	Fair	10.5	10.5	10.5		
198	Cedar Elm	Fair	9	9	9		
199	Live Oak	Fair	9	9	9		
200	Live Oak	Fair					

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
201	Cedar Elm	Good	12.5	12	12.5		
202	Cedar Elm	Fair	14	14	14		
203	Cedar Elm	Fair	9	9	9		
204	Cedar Elm	Fair	10.5	9	10.5		
205	Cedar Elm	Fair	9	9	9		
206	Cedar Elm	Fair	9.5	9.5	9.5		
207	Cedar Elm	Fair	9.5	9.5	9.5		
208	Cedar Elm	Fair	9.5	9.5	9.5		
209	Cedar Elm	Fair	9.5	9.5	9.5		
210	Cedar Elm	Fair	9	9	9		
211	Cedar Elm	Fair	8.5	8.5	8.5		
212	Cedar Elm	Fair	8.5	8.5	8.5		
213	Cedar Elm	Fair	8.5	8.5	8.5		
214	Live Oak	Fair	9.5	9.5	9.5		
215	Live Oak	Fair	10.5	10.5	8.5		
216	Live Oak	Fair	8	8	8		
217	Live Oak	Fair	8.5	8.5	8.5		
218	Live Oak	Fair	9	9	9		
219	Live Oak	Fair	9	9	9		
220	Live Oak	Fair	9	9	9		
221	Pecan	Very Poor	8	8	8		
222	Live Oak	Fair	8.5	8.5	8.5		
223	Live Oak	Fair	8.5	8.5	8.5		
224	Live Oak	Fair	9.5	9.5	9.5		
225	Cedar Elm	Fair	10.5	9.5	10.5		
226	Cedar Elm	Fair	10	10	10		
227	Cedar Elm	Fair	8.5	8.5	8.5		
228	Live Oak	Fair	8.5	8.5	8.5		
229	Live Oak	Fair	8.5	8.5	8.5		
230	Live Oak	Fair	9	8.5	9		
231	Live Oak	Fair	8.5	8.5	8.5		
232	Cedar Elm	Fair	9.5	9.5	9.5		
233	Cedar Elm	Fair	12.5	12.5	12.5		
234	Live Oak	Fair	10.5	10.5	10.5		
235	Cedar Elm	Fair	11.5	11.5	11.5		
236	Cedar Elm	Fair	11.5	11.5	11.5		
237	Cedar Elm	Fair	8	8	8		
238	Live Oak	Fair	16	16	16		
239	Live Oak	Fair	20	20	20		
240	Live Oak	Fair	19	19	19		
241	Cedar Elm	Fair	18.5	18.5	18.5		
242	Live Oak	Fair	14	14	14		
243	Live Oak	Poor	17	17.5	17		
244	Live Oak	Fair	17.5	17.5	17.5		
245	Live Oak	Fair	9	9	9		
246	Live Oak	Fair	17.5	17.5	17.5		
247	Live Oak	Fair	9	9	9		
248	Live Oak	Fair	10	10	10		
249	Cedar Elm	Fair	9	9	9		
250	Cedar Elm	Fair	9	9	9		
251	Live Oak	Fair	21.5	21.5	21.5		
252	Live Oak	Fair	19.5	19.5	19.5		
253	Live Oak	Fair	11.5	11.5	11.5		
254	Live Oak	Fair	13	13	13		
255	Live Oak	Fair	8	8	8		
256	Live Oak	Fair	14.5	14.5	14.5		
257	Live Oak	Fair	9	9	9		
258	Cedar Elm	Fair	8.5	8.5	8.5		
259	Cedar Elm	Fair	8.5	8.5	8.5		
260	Cedar Elm	Fair	17	17	17		
261	Live Oak	Fair	8	8	8		
262	Live Oak	Fair	16	16	16		
263	Cedar Elm	Fair	9.5	9.5	9.5		
264	Cedar Elm	Fair	8	8	8		
265	Cedar Elm	Fair	9	9	9		
266	Cedar Elm	Fair	9.5	9.5	9.5		
267	Cedar Elm	Fair	12	12	12		
268	Cedar Elm	Fair	9	9	9		
269	Cedar Elm	Fair	22	22	22		
270	Live Oak	Fair	11	11	11		
271	Live Oak	Fair	21.5	21.5	21.5		
272	Live Oak	Fair	23.5	23.5	23.5		
273	Live Oak	Fair	8.5	8.5	8.5		
274	Live Oak	Fair	14.5	14.5	14.5		
275	Live Oak	Fair	9.5	9.5	9.5		
276	Live Oak	Fair	9.5	9.5	9.5		
277	Live Oak	Fair	9.5	9.5			ROW/ PUE
278	Cedar Elm	Fair	10	10			ROW/ PUE
279	Cedar Elm	Fair	12	12			ROW/ PUE
280	Live Oak	Fair	10.5	10.5			ROW/ PUE
281	Live Oak	Fair	12	12			ROW/ PUE
282	Cedar Elm	Poor	16	16			ROW/ PUE
283	Cedar Elm	Fair	13	13			ROW/ PUE
284	Live Oak	Fair	9.5	9.5			ROW/ PUE
285	Cedar Elm	Fair	8.5	8.5			ROW/ PUE
286	Live Oak	Fair	8	8			ROW/ PUE
287	Live Oak	Fair	8	8			
288	Live Oak	Fair	9	9			
289	Live Oak	Fair	11.5	11.5			
290	Cedar Elm	Fair	12.5	12.5			
291	Live Oak	Fair	8	8			
292	Live Oak	Fair	8.5	8.5			
293	Live Oak	Fair	9	9			
294	Live Oak	Fair	8.5	8.5			
295	Live Oak	Fair	8.5	8.5			
296	Live Oak	Fair	10.5	10.5			
297	Live Oak	Fair	10.5	10.5			
298	Live Oak	Fair	10.5	10.5			
299	Live Oak	Fair	10.5	10.5			
300	Live Oak	Fair					

LEGEND:
HERITAGE TREE REMOVED
SIGNIFICANT TREE REMOVED

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

REVISIONS

NO.	DESCRIPTION	BY	DATE

BURLESON TRACT
PP-24-0060

TREE LIST

JOB NUMBER: A140-0422
SHEET NO: 52
TP25
OF 97 SHEETS

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
301	Live Oak	Very Poor	9	9			R.O.W. / P.U.E.
302	Live Oak	Fair	12	12			R.O.W. / P.U.E.
303	Live Oak	Fair	14	14			R.O.W. / P.U.E.
304	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
305	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
306	Live Oak	Fair	13	13			R.O.W. / P.U.E.
307	Live Oak	Very Poor	9.5	9.5			R.O.W. / P.U.E.
308	Live Oak	Poor	12	12			R.O.W. / P.U.E.
309	Cedar Elm	Fair	8		8		
310	Live Oak	Very Poor	12		12		
311	Live Oak	Fair	10		10		
312	Live Oak	Fair	9.5		9.5		
313	Live Oak	Good	25		25		
314	Live Oak	Fair	19.5		19.5		
315	Live Oak	Fair	18.5		18.5		
316	Live Oak	Fair	12		12		
317	Cedar Elm	Fair	10.5		10.5		
318	Cedar Elm	Very Poor	11		11		
319	Live Oak	Fair	18.5		18.5		
320	Cedar Elm	Fair	13		13		
321	Live Oak	Fair	13.5		13.5		
322	Live Oak	Fair	19.5	19.5			R.O.W. / P.U.E.
323	Cedar Elm	Fair	14	14			R.O.W. / P.U.E.
324	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
325	Cedar Elm	Fair	10		10		
326	Live Oak	Fair	18	18			R.O.W. / P.U.E.
327	Live Oak	Fair	13	13			R.O.W. / P.U.E.
328	Live Oak	Fair	19.5	19.5			R.O.W. / P.U.E.
329	Live Oak	Fair	12	12			R.O.W. / P.U.E.
330	Live Oak	Fair	19.5	19.5			R.O.W. / P.U.E.
331	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
332	Live Oak	Fair	17	17			R.O.W. / P.U.E.
333	Live Oak	Fair	28	28		Y	R.O.W. / P.U.E.
334	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
335	Live Oak	Fair	13	13			R.O.W. / P.U.E.
336	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
337	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
338	Cedar Elm	Fair	14.5	14.5			R.O.W. / P.U.E.
339	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
340	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
341	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
342	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
343	Cedar Elm	Fair	13.5	13.5			R.O.W. / P.U.E.
344	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
345	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
346	Cedar Elm	Fair	8		8		
347	Live Oak	Fair	16		16		
348	Live Oak	Fair	11	11			R.O.W. / P.U.E.
349	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
350	Live Oak	Fair	8	8			R.O.W. / P.U.E.
351	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
352	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
353	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
354	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
355	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
356	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
357	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
358	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
359	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
360	Cedar Elm	Fair	10.5		10.5		
361	Live Oak	Good	19.5		19.5		
362	Cedar Elm	Fair	14.5		14.5		
363	Cedar Elm	Fair	12		12		
364	Cedar Elm	Fair	8.5		8.5		
365	Cedar Elm	Fair	10.5		10.5		
366	Cedar Elm	Fair	8.5		8.5		
367	Cedar Elm	Fair	9.5		9.5		
368	Live Oak	Fair	8		8		
369	Live Oak	Fair	8.5		8.5		
370	Live Oak	Fair	9		9		
371	Cedar Elm	Fair	10.5		10.5		
372	Cedar Elm	Fair	10		10		
373	Live Oak	Fair	9		9		
374	Live Oak	Fair	9		9		
375	Live Oak	Fair	10		10		
376	Cedar Elm	Fair	15		15		
377	Cedar Elm	Fair	9		9		
378	Cedar Elm	Fair	9.5		9.5		
379	Cedar Elm	Fair	12.5		12.5		
380	Cedar Elm	Fair	13		13		
381	Cedar Elm	Fair	12		12		
382	Cedar Elm	Fair	10.5		10.5		
383	Live Oak	Fair	8.5		8.5		
384	Cedar Elm	Fair	11		11		
385	Live Oak	Poor	9		9		
386	Live Oak	Very Poor	9		9		
387	Cedar Elm	Fair	8.5		8.5		
388	Live Oak	Poor	14		14		
389	Live Oak	Fair	16.5		16.5		
390	Live Oak	Poor	13.5		13.5		
391	Cedar Elm	Fair	8		8		
392	Cedar Elm	Fair	9.5		9.5		
393	Live Oak	Fair	11.5		11.5		
394	Live Oak	Fair	14.5		14.5		
395	Cedar Elm	Fair	12.5		12.5		
396	Cedar Elm	Poor	12.5		12.5		
397	Live Oak	Fair	12.5		12.5		
398	Live Oak	Poor	17		17		
399	Cedar Elm	Fair	13		13		
400	Live Oak	Fair	12		12		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
401	Cedar Elm	Fair	13		13		
402	Cedar Elm	Fair	12		12		
403	Cedar Elm	Fair	9		9		
404	Cedar Elm	Fair	8		8		
405	Cedar Elm	Fair	9		9		
406	Cedar Elm	Fair	8.5		8.5		
407	Cedar Elm	Fair	8.5		8.5		
408	Cedar Elm	Fair	8.5		8.5		
409	Live Oak	Fair	9		9		
410	Live Oak	Fair	9.5		9.5		
411	Live Oak	Fair	12		12		
412	Cedar Elm	Fair	10		10		
413	Cedar Elm	Fair	11		11		
414	Live Oak	Fair	8.5		8.5		
415	Live Oak	Fair	13		13		
416	Live Oak	Fair	11		11		
417	Live Oak	Fair	14		14		
418	Live Oak	Fair	16		16		
419	Live Oak	Fair	15		15		
420	Live Oak	Fair	8.5		8.5		
421	Cedar Elm	Fair	8.5		8.5		
422	Live Oak	Fair	8.5		8.5		
423	Live Oak	Fair	9		9		
424	Live Oak	Fair	8		8		
425	Cedar Elm	Fair	9		9		
426	Cedar Elm	Fair	8		8		
427	Cedar Elm	Fair	13.5		13.5		
428	Cedar Elm	Fair	14		14		
429	Cedar Elm	Fair	10		10		
430	Live Oak	Fair	10.5		10.5		
431	Live Oak	Fair	10		10		
432	Live Oak	Fair	14		14		
433	Live Oak	Fair	14		14		
434	Live Oak	Fair	11		11		
435	Live Oak	Fair	8.5		8.5		
436	Cedar Elm	Fair	13.5		13.5		
437	Live Oak	Fair	9.5		9.5		
438	Live Oak	Fair	8		8		
439	Pecan	Poor	16		16		
440	Cedar Elm	Very Poor	11		11		
441	Cedar Elm	Very Poor	9.5		9.5		
442	Cedar Elm	Fair	10		10		
443	Live Oak	Fair	14	14			Utilities
444	Live Oak	Fair	8		8		
445	Cedar Elm	Fair	8.5	8.5			Utilities
446	Live Oak	Fair	10	10			Utilities
447	Cedar Elm	Fair	8.5		8.5		
448	Cedar Elm	Very Poor	9.5		9.5		
449	Cedar Elm	Fair	12.5		12.5		
450	Cedar Elm	Fair	8.5		8.5		
451	Cedar Elm	Fair	8		8		
452	Live Oak	Fair	10		10		
453	Cedar Elm	Poor	13		13		
454	Live Oak	Fair	13		13		
455	Live Oak	Fair	12.5		12.5		
456	Live Oak	Fair	12		12		
457	Live Oak	Very Poor	13.5		13.5		
458	Live Oak	Fair	13.5		13.5		
459	Live Oak	Fair	13.5		13.5		
460	Live Oak	Very Poor	16.5		16.5		
461	Live Oak	Very Poor	15.5		15.5		
462	Live Oak	Fair	12		12		
463	Live Oak	Very Poor	10		10		
464	Cedar Elm	Fair	8		8		
465	Live Oak	Poor	15.5		15.5		
466	Live Oak	Fair	14.5		14.5		
467	Live Oak	Fair	10.5		10.5		
468	Live Oak	Fair	14		14		
469	Live Oak	Fair	23		23		
470	Live Oak	Fair	14.5		14.5		
471	Live Oak	Fair	17.5		17.5		
472	Live Oak	Fair	8		8		
473	Live Oak	Fair	8		8		
474	Live Oak	Fair	12		12		
475	Live Oak	Fair	19.5		19.5		
476	Live Oak	Fair	12.5		12.5		
477	Live Oak	Poor	14.5		14.5		
478	Live Oak	Fair	15		15		
479	Live Oak	Fair	9.5		9.5		
480	Live Oak	Fair	13		13		
481	Live Oak	Fair	12		12		
482	Live Oak	Fair	21.5		21.5		
483	Live Oak	Fair	8		8		
484	Live Oak	Fair	8		8		
485	Live Oak	Poor	29.5		29.5	Y	
486	Cedar Elm	Fair	11		11		
487	Cedar Elm	Fair	11		11		
488	Live Oak	Fair	25.5		25.5		
489	Live Oak	Fair	14.5		14.5		
490	Cedar Elm	Fair	11.5		11.5		
491	Live Oak	Fair	11		11		
492	Live Oak	Fair	13		13		
493	Live Oak	Fair	14		14		
494	Live Oak	Fair	13.5		13.5		
495	Live Oak	Fair	21.5		21.5		
496	Live Oak	Fair	33		33	Y	
497	Live Oak	Fair	13		13		
498	Cedar Elm	Very Poor	18		18		
499	Live Oak	Fair	14		14		
500	Cedar Elm	Fair	20		20		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
501	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
502	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
503	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
504	Live Oak	Fair	13	13			R.O.W. / P.U.E.
505	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
506	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
507	Live Oak	Fair	8	8			R.O.W. / P.U.E.
508	Live Oak	Fair	8	8			R.O.W. / P.U.E.
509	Live Oak	Fair	10	10			R.O.W. / P.U.E.
510	Live Oak	Fair	23	23			R.O.W. / P.U.E.
511	Live Oak	Fair	8	8			R.O.W. / P.U.E.
512	Live Oak	Fair	8	8			R.O.W. / P.U.E.
513	Live Oak	Fair	10	10			R.O.W. / P.U.E.
514	Live Oak	Fair	8.5		8.5		
515	Live Oak	Fair	9		9		
516	Live Oak	Fair	8.5		8.5		
517	Live Oak	Fair	10.5		10.5		
518	Live Oak	Fair	8.5		8.5		
519	Live Oak	Fair	9		9		
520	Red Oak	Fair	8		8		
521	Live Oak	Fair	12		12		
522	Live Oak	Fair	27.5		27.5	Y	
523	Live Oak	Fair	8	8			R.O.W. / P.U.E.
524	Live Oak	Fair	8		8		
525	Live Oak	Fair	8		8		
526	Live Oak	Poor	8		8		
527	Live Oak	Fair	8		8		
528	Live Oak	Fair	8	8			R.O.W. / P.U.E.
529	Live Oak	Fair	8	8			R.O.W. / P.U.E.
530	Live Oak	Fair	12	12			R.O.W. / P.U.E.
531	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
532	Live Oak	Fair	10	10			R.O.W. / P.U.E.
533	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
534	Live Oak	Fair	8	8			R.O.W. / P.U.E.
535	Live Oak	Fair	8	8			R.O.W. / P.U.E.
536	Live Oak	Fair	8	8			R.O.W. / P.U.E.
537	Live Oak	Fair	8	8			R.O.W. / P.U.E.
538	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
539	Live Oak	Fair	8	8			R.O.W. / P.U.E.
540	Red Oak	Poor	11.5	11.5			R.O.W. / P.U.E.
541	Red Oak	Poor	13	13			R.O.W. / P.U.E.
542	Live Oak	Poor	15.5	15.5			R.O.W. / P.U.E.
543	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
544	Red Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
545	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
546	Red Oak	Fair	8	8			R.O.W. / P.U.E.
547	Live Oak	Fair	9	9			R.O.W. / P.U.E.
548	Live Oak	Fair	9	9			R.O.W. / P.U.E.
549	Post Oak	Fair	12	12			R.O.W. / P.U.E.
550	Post Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
551	Red Oak	Very Poor	9.5	9.5			R.O.W. / P.U.E.
552	Red Oak	Fair	8	8			Grading
553	Live Oak	Poor	9.5		9.5		
554	Live Oak	Fair	8	8			R.O.W. / P.U.E.
555	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
556	Red Oak	Very Poor	8.5	8.5			R.O.W. / P.U.E.
557	Live Oak	Fair	24.5	24.5			WQ/DET
558	Live Oak	Fair	19.5	19.5			WQ/DET
559	Live Oak	Fair	21.5	21.5			WQ/DET
560	Cedar Elm	Fair	8	8			WQ/DET
561	Live Oak	Fair	8.5	8.5			WQ/DET
562	Live Oak	Fair	12	12			WQ/DET
563	Live Oak	Fair	9	9			WQ/DET
564	Post Oak	Fair	9.5	9.5			WQ/DET
565	Live Oak	Fair	9		9		
566	Live Oak	Fair	8		8		
567	Live Oak	Fair	8.5	8.5			Grading
568	Live Oak	Fair	8.5	8.5			Grading
569	Live Oak	Fair	8	8			R.O.W. / P.U.E.
570	Live Oak	Fair	10	10			Grading
571	Live Oak	Fair	14.5	14.5			Grading
572	Live Oak	Fair	8	8			WQ/DET
573	Live Oak	Very Poor	18.5	18.5			WQ/DET
574	Cedar Elm	Fair	9.5	9.5			WQ/DET
575	Red Oak	Fair	8	8			WQ/DET
576	Live Oak	Fair	8.5	8.5			WQ/DET
577	Live Oak	Fair	8		8		
578	Live Oak	Fair	10		10		
579	Live Oak	Fair	9		9		
580	Live Oak	Fair	9	9			Grading
581	Live Oak	Fair	8	8			WQ/DET
582	Live Oak	Fair	18	18			WQ/DET
583	Live Oak	Fair	16	16			WQ/DET
584	Live Oak	Fair	15	15			WQ/DET
585	Live Oak	Poor	13	13			WQ/DET
586	Live Oak	Fair	8	8			WQ/DET
587	Live Oak	Fair	8.5		8.5		
588	Live Oak	Fair	9		9		
589	Live Oak	Fair	9		9		
590	Live Oak	Fair	8.5		8.5		
591	Live Oak	Very Poor	10		10		
592	Live Oak	Fair	14.5		14.5		
593	Live Oak	Fair	12.5		12.5		
594	Live Oak	Poor	8.5		8.5		
595	Live Oak	Fair	8.5		8.5		
596	Live Oak	Fair	10	10			R.O.W. / P.U.E.
597	Live Oak	Fair	8	8			R.O.W. / P.U.E.
598	Live Oak	Fair	12	12			R.O.W. / P.U.E.
599	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
600	Live Oak	Fair	9	9			R.O.W. / P.U.E.

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP26

SHEET NO. 53

OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:44pm User Name: rbentley
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
601	Live Oak	Poor	9	9			R.O.W. / P.U.E.
602	Live Oak	Fair	8	8			R.O.W. / P.U.E.
603	Live Oak	Fair	9	9			R.O.W. / P.U.E.
604	Live Oak	Fair	16	16			R.O.W. / P.U.E.
605	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
606	Red Oak	Fair	10.5		10.5		
607	Live Oak	Fair	8		8		
608	Live Oak	Fair	8.5		8.5		
609	Live Oak	Fair	8		8		
610	Live Oak	Fair	9.5		9.5		
611	Live Oak	Fair	8.5		8.5		
612	Live Oak	Fair	8.5		8.5		
613	Live Oak	Fair	8		8		
614	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
615	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
616	Live Oak	Fair	8		8		
617	Live Oak	Fair	9	9			R.O.W. / P.U.E.
618	Live Oak	Fair	8	8			R.O.W. / P.U.E.
619	Live Oak	Fair	11	11			R.O.W. / P.U.E.
620	Live Oak	Fair	9		9		
621	Live Oak	Fair	8.5		8.5		
622	Live Oak	Fair	11		11		
623	Live Oak	Fair	9		9		
624	Live Oak	Fair	10.5		10.5		
625	Live Oak	Fair	11		11		
626	Live Oak	Fair	9.5		9.5		
627	Live Oak	Fair	9.5		9.5		
628	Live Oak	Fair	8		8		
629	Live Oak	Fair	8.5		8.5		
630	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
631	Live Oak	Fair	8		8		
632	Live Oak	Fair	8	8			R.O.W. / P.U.E.
633	Live Oak	Fair	16.5		16.5		
634	Live Oak	Fair	18.5		18.5		
635	Live Oak	Fair	20		20		
636	Live Oak	Fair	22		22		
637	Cedar Elm	Fair	15		15		
638	Post Oak	Fair	15		15		
639	Post Oak	Fair	14		14		
640	Cedar Elm	Very Poor	14		14		
641	Post Oak	Fair	14.5		14.5		
642	Post Oak	Fair	14		14		
643	Live Oak	Fair	16.5		16.5		
644	Post Oak	Fair	11.5		11.5		
645	Live Oak	Fair	12	12			R.O.W. / P.U.E.
646	Post Oak	Fair	11	11			R.O.W. / P.U.E.
647	Post Oak	Fair	20		20		
648	Post Oak	Very Poor	13.5	13.5			R.O.W. / P.U.E.
649	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
650	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
651	Live Oak	Fair	8	8			R.O.W. / P.U.E.
652	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
653	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
654	Live Oak	Fair	8		8		
655	Live Oak	Fair	8		8		
656	Live Oak	Fair	9		9		
657	Live Oak	Fair	8.5		8.5		
658	Live Oak	Fair	9.5		9.5		
659	Live Oak	Fair	9		9		
660	Cedar Elm	Fair	13		13		
661	Cedar Elm	Fair	9.5		9.5		
662	Cedar Elm	Fair	11		11		
663	Live Oak	Fair	11.5		11.5		
664	Live Oak	Fair	8.5		8.5		
665	Live Oak	Fair	9.5		9.5		
666	Live Oak	Fair	8.5		8.5		
667	Live Oak	Fair	9.5		9.5		
668	Live Oak	Fair	8		8		
669	Live Oak	Fair	8		8		
670	Live Oak	Fair	8		8		
671	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
672	Live Oak	Fair	8		8		
673	Live Oak	Fair	8		8		
674	Live Oak	Fair	9		9		
675	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
676	Live Oak	Fair	8	8			R.O.W. / P.U.E.
677	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
678	Live Oak	Fair	10	10			R.O.W. / P.U.E.
679	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
680	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
681	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
682	Live Oak	Very Poor	8.5	8.5			R.O.W. / P.U.E.
683	Live Oak	Poor	10	10			R.O.W. / P.U.E.
684	Live Oak	Fair	13	13			R.O.W. / P.U.E.
685	Live Oak	Fair	13	13			R.O.W. / P.U.E.
686	Live Oak	Poor	9.5	9.5			R.O.W. / P.U.E.
687	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
688	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
689	Live Oak	Very Poor	8.5	8.5			R.O.W. / P.U.E.
690	Live Oak	Poor	13	13			R.O.W. / P.U.E.
691	Live Oak	Fair	10	10			R.O.W. / P.U.E.
692	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
693	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
694	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
695	Cedar Elm	Very Poor	13.5	13.5			R.O.W. / P.U.E.
696	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
697	Cedar Elm	Fair	13.5	13.5			R.O.W. / P.U.E.
698	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
699	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
700	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
701	Cedar Elm	Very Poor	16	16			Grading
702	Live Oak	Fair	16	16			Grading
703	Cedar Elm	Fair	12	12			Grading
704	Live Oak	Fair	15.5	15.5			Grading
705	Cedar Elm	Fair	12	12			Grading
706	Cedar Elm	Fair	9	9			Grading
707	Cedar Elm	Fair	10.5	10.5			Grading
708	Cedar Elm	Fair	10.5	10.5			Grading
709	Cedar Elm	Fair	13	13			Grading
710	Cedar Elm	Fair	8	8			Grading
711	Live Oak	Very Poor	17.5	17.5			Grading
712	Live Oak	Fair	16	16			Grading
713	Cedar Elm	Fair	10	10			Grading
714	Cedar Elm	Fair	11.5	11.5			Grading
715	Cedar Elm	Fair	8	8			Grading
716	Cedar Elm	Fair	9	9			Grading
717	Cedar Elm	Fair	9	9			Grading
718	Live Oak	Fair	17	17			Grading
719	Cedar Elm	Fair	8		8		
720	Cedar Elm	Fair	13.5		13.5		
721	Cedar Elm	Fair	9		9		
722	Live Oak	Fair	18.5		18.5		
723	Cedar Elm	Fair	8.5		8.5		
724	Cedar Elm	Fair	9		9		
725	Cedar Elm	Fair	10		10		
726	Cedar Elm	Fair	11		11		
727	Live Oak	Poor	15.5		15.5		
728	Live Oak	Fair	22		22		
729	Live Oak	Fair	22.5		22.5		
730	Cedar Elm	Fair	9.5		9.5		
731	Cedar Elm	Fair	10.5		10.5		
732	Cedar Elm	Fair	9		9		
733	Cedar Elm	Fair	8		8		
734	Cedar Elm	Fair	8.5		8.5		
735	Cedar Elm	Fair	9		9		
736	Live Oak	Fair	18.5		18.5		
737	Live Oak	Fair	18		18		
738	Cedar Elm	Fair	11		11		
739	Live Oak	Fair	19		19		
740	Live Oak	Very Poor	13		13		
741	Live Oak	Very Poor	14		14		
742	Live Oak	Fair	11		11		
743	Cedar Elm	Fair	8.5		8.5		
744	Cedar Elm	Fair	8		8		
745	Cedar Elm	Fair	8		8		
746	Cedar Elm	Fair	8.5		8.5		
747	Cedar Elm	Fair	8		8		
748	Cedar Elm	Fair	9.5		9.5		
749	Live Oak	Fair	24.5		24.5		
750	Live Oak	Fair	14		14		
751	Cedar Elm	Fair	18.5	18.5			Grading
752	Cedar Elm	Fair	26	26		Y	Grading
753	Live Oak	Fair	22.5	22.5			Grading
754	Live Oak	Fair	23.5	23.5			Grading
755	Cedar Elm	Fair	18.5	18.5			Grading
756	Cedar Elm	Fair	12.5	12.5			Grading
757	Cedar Elm	Fair	20.5	20.5			Grading
758	Cedar Elm	Fair	9	9			Grading
759	Cedar Elm	Fair	9	9			Grading
760	Cedar Elm	Fair	18.5	18.5			Grading
761	Cedar Elm	Fair	15.5	15.5			Grading
762	Cedar Elm	Fair	19		19		
763	Live Oak	Fair	15.5		15.5		
764	Cedar Elm	Fair	10	10			Grading
765	Cedar Elm	Fair	31	31		Y	Grading
766	Live Oak	Very Poor	18	18			Grading
767	Live Oak	Fair	17	17			Grading
768	Live Oak	Fair	24	24			Grading
769	Cedar Elm	Good	9	9			Grading
770	Live Oak	Fair	22	22			Grading
771	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
772	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
773	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
774	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
775	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
776	Cedar Elm	Fair	14.5	14.5			R.O.W. / P.U.E.
777	Live Oak	Fair	15		15		
778	Live Oak	Fair	17		17		
779	Live Oak	Poor	13.5		13.5		
780	Cedar Elm	Fair	8		8		
781	Live Oak	Very Poor	20		20		
782	Live Oak	Fair	10		10		
783	Live Oak	Fair	16	16			Utilities
784	Live Oak	Poor	12		12		
785	Live Oak	Poor	8.5		8.5		
786	Live Oak	Fair	13	13			Utilities
787	Live Oak	Fair	9	9			Utilities
788	Live Oak	Fair	12		12		
789	Cedar Elm	Poor	12.5		12.5		
790	Live Oak	Fair	11		11		
791	Live Oak	Very Poor	20.5		20.5		
792	Cedar Elm	Fair	9		9		
793	Live Oak	Fair	17		17		
794	Live Oak	Fair	21		21		
795	Live Oak	Fair	17		17		
796	Live Oak	Fair	12.5		12.5		
797	Live Oak	Fair	15.5		15.5		
798	Live Oak	Fair	18.5	18.5			Utilities
799	Live Oak	Fair	24	24			Utilities
800	Live Oak	Fair	18	18			Utilities
801	Live Oak	Fair	10	10			Utilities
802	Live Oak	Fair	9.5	9.5			Utilities
803	Live Oak	Very Poor	27.5		27.5	Y	
804	Live Oak	Fair	25		25		
805	Live Oak	Fair	14		14		
806	Cedar Elm	Fair	9		9		
807	Live Oak	Fair	17.5		17.5		
808	Live Oak	Fair	24.5		24.5		
809	Live Oak	Fair	18.5		18.5		
810	Live Oak	Fair	20		20		
811	Live Oak	Fair	8.5		8.5		
812	Live Oak	Poor	17.5		17.5		
813	Cedar Elm	Fair	8.5		8.5		
814	Live Oak	Fair	15		15		
815	Live Oak	Fair	13.5		13.5		
816	Live Oak	Fair	11.5		11.5		
817	Live Oak	Fair	10.5		10.5		
818	Live Oak	Poor	10		10		
819	Live Oak	Fair	29.5		29.5	Y	
820	Live Oak	Fair	18		18		
821	Live Oak	Fair	14		14		
822	Live Oak	Very Poor	11		11		
823	Live Oak	Fair	19		19		
824	Live Oak	Fair	15		15		
825	Live Oak	Very Poor	9		9		
826	Live Oak	Fair	17		17		
827	Cedar Elm	Fair	8		8		
828	Live Oak	Fair	12.5		12.5		
829	Live Oak	Fair	12.5		12.5		
830	Live Oak	Fair	9		9		
831	Cedar Elm	Fair	8.5		8.5		
832	Cedar Elm	Fair	8.5		8.5		
833	Live Oak	Fair	10		10		
834	Live Oak	Fair	13		13		
835	Live Oak	Fair	18		18		
836	Live Oak	Fair	17		17		
837	Live Oak	Fair	13.5		13.5		
838	Live Oak	Fair	11.5		11.5		
839	Live Oak	Fair	18.5		18.5		
840	Cedar Elm	Fair	8.5		8.5		
841	Live Oak	Fair	16		16		
842	Live Oak	Fair	14		14		
843	Live Oak	Fair	15		15		
844	Live Oak	Good	26.5		26.5	Y	
845	Live Oak	Poor	26.5		26.5	Y	
846	Live Oak	Fair	23.5		23.5		
847	Live Oak	Fair	18		18		
848	Live Oak	Fair	17.5		17.5		
849	Live Oak	Very Poor	11		11		
850	Cedar Elm	Fair	8		8		
851	Live Oak	Fair	28.5		28.5	Y	
852	Live Oak	Fair	29.5		29.5	Y	
853	Cedar Elm	Fair	14.5		14.5		
854	Cedar Elm	Fair	8.5		8.5		
855	Live Oak	Poor	18.5		18.5		
856	Cedar Elm	Fair	9		9		
857	Live Oak	Fair	23.5		23.5		
858	Live Oak	Fair	21		21		
859	Cedar Elm	Fair	8.5		8.5		
860	Live Oak	Fair	11		11		
861	Live Oak	Fair	11.5		11.5		
862	Cedar Elm	Very Poor	12.5	12.5			Utilities
863	Live Oak	Fair	13	13			Utilities
864	Live Oak	Very Poor	22.5		22.5		
865	Cedar Elm	Very Poor	10		10		
866	Cedar Elm	Fair	12		12		
867	Live Oak	Fair	17		17		
868	Live Oak	Fair	24		24		
869	Live Oak	Fair	25		25		
870	Live Oak	Fair	16.5		16.5		
871	Live Oak	Fair	14.5		14.5		
872	Live Oak	Fair	20		20		
873	Live Oak	Fair	9.5		9.5		
874	Live Oak	Fair	10		10		
875	Live Oak	Fair	8		8		
876	Live Oak	Good	27		27	Y	
877	Live Oak	Poor	31.5		31.5	Y	
878	Live Oak	Fair	10.5		10.5		
879	Live Oak	Fair	15	15			R.O.W. / P.U.E.
880	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
881	Live Oak	Fair	17	17			R.O.W. / P.U.E.
882	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
883	Live Oak	Fair	8	8			R.O.W. / P.U.E.
884	Live Oak	Fair	12		12		
885	Live Oak	Good	27	27		Y	Utilities
886	Live Oak	Fair	16.5	16.5			WQ/DET
887	Cedar Elm	Fair	12	12			WQ/DET
888	Live Oak	Fair	12	12			WQ/DET
889	Live Oak	Fair	14.5	14.5			WQ/DET
890	Live Oak	Fair	10.5	10.5			WQ/DET
891	Live Oak	Fair	11.5	11.5			WQ/DET
892	Live Oak	Fair	12	12			WQ/DET
893	Live Oak	Fair	13	13			WQ/DET
894	Live Oak	Fair	15	15			WQ/DET
895	Live Oak	Fair	11.5	11.5			WQ/DET
896	Live Oak	Fair	9.5	9.5			WQ/DET
897	Live Oak	Fair	10	10			WQ/DET
898	Live Oak	Very Poor	12.5	12.5			WQ/DET
899	Live Oak	Fair	17.5	17.5			WQ/DET
900	Live Oak	Fair	14	14			WQ/DET

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP27

SHEET NO. 54

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:46pm
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg
User Name: rbentley

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
901	Live Oak	Fair	11	11			WQ/DET
902	Live Oak	Fair	13.5	13.5			WQ/DET
903	Red Oak	Fair	11.5	11.5			WQ/DET
904	Live Oak	Very Poor	8	8			WQ/DET
905	Cedar Elm	Fair	8.5	8.5			WQ/DET
906	Live Oak	Fair	12	12			WQ/DET
907	Live Oak	Fair	14	14			WQ/DET
908	Live Oak	Fair	9	9			WQ/DET
909	Live Oak	Fair	13	13			WQ/DET
910	Cedar Elm	Fair	11	11			WQ/DET
911	Live Oak	Fair	9.5	9.5			WQ/DET
912	Cedar Elm	Fair	16.5		16.5		
913	Live Oak	Fair	8.5		8.5		
914	Live Oak	Fair	9	9			Grading
915	Live Oak	Fair	10.5	10.5			Grading
916	Live Oak	Fair	9	9			Grading
917	Live Oak	Fair	10	10			Grading
918	Cedar Elm	Fair	14	14			Grading
919	Live Oak	Fair	19	19			Grading
920	Live Oak	Fair	11.5	11.5			Grading
921	Live Oak	Fair	15	15			Grading
922	Live Oak	Fair	15.5	15.5			Grading
923	Live Oak	Fair	23	23			Grading
924	Live Oak	Fair	14.5	14.5			Grading
925	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
926	Live Oak	Poor	11	11			R.O.W. / P.U.E
927	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
928	Live Oak	Fair	8	8			R.O.W. / P.U.E
929	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
930	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
931	Live Oak	Fair	10	10			R.O.W. / P.U.E
932	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
933	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
934	Live Oak	Fair	8	8			R.O.W. / P.U.E
935	Live Oak	Fair	11	11			R.O.W. / P.U.E
936	Live Oak	Very Poor	11.5	11.5			R.O.W. / P.U.E
937	Cedar Elm	Fair	8	8			R.O.W. / P.U.E
938	Live Oak	Fair	16	16			Grading
939	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E
940	Cedar Elm	Fair	9	9			R.O.W. / P.U.E
941	Cedar Elm	Fair	8	8			R.O.W. / P.U.E
942	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
943	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E
944	Cedar Elm	Fair	21	21			R.O.W. / P.U.E
1001	Cedar Elm	Fair	10		10		
1002	Green Ash	Fair	10.5		10.5		
1003	Cedar Elm	Poor	16	16			WQ/DET
1004	Live Oak	Fair	16.5	16.5			WQ/DET
1005	Live Oak	Fair	21.5		21.5		
1006	Live Oak	Fair	28.5		28.5	Y	
1007	Cedar Elm	Fair	16		16		
1008	Cedar Elm	Fair	9	9			WQ/DET
1009	Post Oak	Fair	14	14			WQ/DET
1010	Cedar Elm	Poor	16	16			WQ/DET
1011	Cedar Elm	Fair	11	11			WQ/DET
1012	Live Oak	Fair	14.5	14.5			WQ/DET
1013	Live Oak	Fair	14.5	14.5			WQ/DET
1014	Post Oak	Good	18	18			WQ/DET
1015	Live Oak	Very Poor	17.5		17.5		
1016	Live Oak	Very Poor	15.5		15.5		
1017	Live Oak	Very Poor	11.5		11.5		
1018	Live Oak	Fair	12.5		12.5		
1019	Live Oak	Fair	18		18		
1020	Live Oak	Fair	17.5		17.5		
1021	Live Oak	Fair	10.5		10.5		
1022	Live Oak	Fair	17.5		17.5		
1023	Live Oak	Fair	13.5		13.5		
1024	Cedar Elm	Fair	21.5		21.5		
1025	Post Oak	Fair	13	13			WQ/DET
1026	Live Oak	Fair	13.5	13.5			WQ/DET
1027	Live Oak	Fair	15.5	15.5			WQ/DET
1028	Post Oak	Fair	13.5	13.5			WQ/DET
1029	Post Oak	Fair	17	17			WQ/DET
1030	Post Oak	Fair	13.5	13.5			WQ/DET
1031	Live Oak	Fair	15	15			WQ/DET
1032	Live Oak	Fair	9	9			WQ/DET
1033	Live Oak	Fair	11	11			WQ/DET
1034	Live Oak	Fair	10	10			WQ/DET
1035	Cedar Elm	Fair	11	11			WQ/DET
1036	Cedar Elm	Fair	13.5	13.5			WQ/DET
1037	Live Oak	Fair	12	12			WQ/DET
1038	Live Oak	Fair	12.5	12.5			WQ/DET
1039	Cedar Elm	Fair	12.5	12.5			WQ/DET
1040	Live Oak	Fair	10	10			WQ/DET
1041	Blackjack Oak	Fair	8.5	8.5			WQ/DET
1042	Live Oak	Poor	11	11			WQ/DET
1043	Live Oak	Fair	15.5	15.5			WQ/DET
1044	Cedar Elm	Fair	8.5	8.5			WQ/DET
1045	Live Oak	Fair	12	12			WQ/DET
1046	Live Oak	Poor	17.5	17.5			WQ/DET
1047	Live Oak	Fair	15	15			WQ/DET
1048	Live Oak	Fair	8.5	8.5			WQ/DET
1049	Cedar Elm	Good	14	14			WQ/DET
1050	Live Oak	Good	15	15			WQ/DET
1051	Live Oak	Fair	9.5	9.5			WQ/DET
1052	Live Oak	Good	17	17			WQ/DET
1053	Live Oak	Fair	12	12			WQ/DET
1054	Cedar Elm	Fair	13.5	13.5			WQ/DET
1055	Live Oak	Good	20.5	20.5			WQ/DET
1056	Live Oak	Fair	19	19			WQ/DET
1057	Live Oak	Fair	11.5	11.5			WQ/DET
1058	Live Oak	Fair	16	16			WQ/DET
1059	Live Oak	Fair	18	18			WQ/DET
1060	Cedar Elm	Fair	18	18			WQ/DET
1061	Live Oak	Fair	12	12			WQ/DET
1062	Live Oak	Fair	9	9			WQ/DET
1063	Cedar Elm	Fair	9	9			WQ/DET
1064	Post Oak	Fair	14.5	14.5			WQ/DET
1065	Live Oak	Fair	13	13			WQ/DET
1066	Live Oak	Fair	9.5	9.5			WQ/DET
1067	Live Oak	Fair	22.5	22.5			WQ/DET
1068	Post Oak	Fair	16.5	16.5			WQ/DET
1069	Live Oak	Fair	11.5	11.5			WQ/DET
1070	Cedar Elm	Fair	10.5	10.5			WQ/DET
1071	Live Oak	Fair	22	22			WQ/DET
1072	Live Oak	Poor	17	17			WQ/DET
1073	Live Oak	Fair	11	11			WQ/DET
1074	Live Oak	Fair	11	11			WQ/DET
1075	Live Oak	Fair	10	10			WQ/DET
1076	Live Oak	Very Poor	8.5	8.5			WQ/DET
1077	Live Oak	Very Poor	10	10			WQ/DET
1078	Live Oak	Fair	16.5	16.5			WQ/DET
1079	Live Oak	Fair	15.5	15.5			WQ/DET
1080	Live Oak	Fair	15	15			WQ/DET
1081	Live Oak	Fair	8	8			WQ/DET
1082	Live Oak	Fair	10	10			WQ/DET
1083	Post Oak	Fair	16.5	16.5			WQ/DET
1084	Post Oak	Fair	16.5	16.5			WQ/DET
1085	Post Oak	Fair	11	11			WQ/DET
1086	Post Oak	Fair	8.5	8.5			WQ/DET
1087	Post Oak	Fair	21	21			WQ/DET
1088	Live Oak	Fair	24	24			WQ/DET
1089	Live Oak	Fair	13	13			WQ/DET
1090	Red Oak	Very Poor	8.5	8.5			WQ/DET
1091	Cedar Elm	Fair	16	16			WQ/DET
1092	Live Oak	Fair	16	16			WQ/DET
1093	Live Oak	Fair	15	15			WQ/DET
1094	Live Oak	Fair	12.5	12.5			WQ/DET
1095	Live Oak	Fair	12	12			WQ/DET
1096	Live Oak	Fair	11	11			WQ/DET
1097	Cedar Elm	Fair	9	9			WQ/DET
1098	Cedar Elm	Fair	13.5	13.5			WQ/DET
1099	Live Oak	Poor	11	11			WQ/DET
1100	Live Oak	Fair	8.5	8.5			WQ/DET
1101	Live Oak	Fair	16.5	16.5			WQ/DET
1102	Live Oak	Fair	11	11			WQ/DET
1103	Live Oak	Fair	12	12			WQ/DET
1104	Live Oak	Fair	15.5	15.5			WQ/DET
1105	Live Oak	Fair	12.5	12.5			WQ/DET
1106	Live Oak	Fair	18.5	18.5			WQ/DET
1107	Live Oak	Fair	13	13			WQ/DET
1108	Live Oak	Fair	12.5	12.5			WQ/DET
1109	Live Oak	Fair	14	14			WQ/DET
1110	Live Oak	Fair	11.5	11.5			WQ/DET
1111	Cedar Elm	Fair	10	10			WQ/DET
1112	Live Oak	Fair	12	12			WQ/DET
1113	Live Oak	Fair	14	14			WQ/DET
1114	Live Oak	Fair	12	12			WQ/DET
1115	Cedar Elm	Fair	13	13			WQ/DET
1116	Cedar Elm	Fair	17.5	17.5			WQ/DET
1117	Cedar Elm	Fair	9	9			WQ/DET
1118	Live Oak	Fair	8.5	8.5			WQ/DET
1119	Live Oak	Fair	8.5	8.5			WQ/DET
1120	Live Oak	Fair	9	9			WQ/DET
1121	Live Oak	Fair	18	18			WQ/DET
1122	Cedar Elm	Fair	8	8			WQ/DET
1123	Cedar Elm	Fair	11	11			WQ/DET
1124	Cedar Elm	Fair	11	11			WQ/DET
1125	Live Oak	Fair	8		8		
1126	Live Oak	Fair	8.5		8.5		
1127	Live Oak	Fair	11		11		
1128	Cedar Elm	Fair	15		15		
1129	Live Oak	Fair	8		8		
1130	Cedar Elm	Fair	8.5		8.5		
1131	Cedar Elm	Fair	8		8		
1132	Cedar Elm	Fair	10.5		10.5		
1133	Cedar Elm	Fair	11		11		
1134	Cedar Elm	Fair	9		9		
1135	Cedar Elm	Fair	8.5		8.5		
1136	Cedar Elm	Fair	10		10		
1137	Cedar Elm	Fair	8		8		
1138	Live Oak	Fair	8		8		
1139	Live Oak	Fair	8		8		
1140	Live Oak	Fair	8.5		8.5		
1141	Cedar Elm	Fair	9.5		9.5		
1142	Cedar Elm	Fair	8.5	8.5			R.O.W / P.U.E
1143	Cedar Elm	Fair	9.5	9.5			R.O.W / P.U.E
1144	Cedar Elm	Fair	9.5	9.5			R.O.W / P.U.E
1145	Cedar Elm	Fair	8.5		8.5		
1146	Live Oak	Fair	14.5	14.5			R.O.W / P.U.E
1147	Live Oak	Fair	9.5		9.5		
1148	Live Oak	Fair	8.5		8.5		
1149	Live Oak	Fair	8.5		8.5		
1150	Live Oak	Fair	16	16			R.O.W / P.U.E
1151	Cedar Elm	Fair	9.5	9.5			R.O.W / P.U.E
1152	Post Oak	Fair	11.5		11.5		
1153	Cedar Elm	Fair	8		8		
1154	Live Oak	Fair	11		11		
1155	Live Oak	Fair	9		9		
1156	Live Oak	Fair	8		8		
1157	Cedar Elm	Poor	8.5		8.5		
1158	Live Oak	Fair	10		10		
1159	Live Oak	Fair	9		9		
1160	Green Ash	Fair	8		8		
1161	Red Oak	Very Poor	9		9		
1162	Live Oak	Fair	8		8		
1163	Live Oak	Fair	18.5		18.5		
1164	Live Oak	Fair	8		8		
1165	Live Oak	Fair	24.5		24.5		
1166	Live Oak	Fair	9.5		9.5		
1167	Live Oak	Fair	12.5		12.5		
1168	Live Oak	Fair	12.5		12.5		
1169	Live Oak	Fair	9		9		
1170	Red Oak	Fair	9.5		9.5		
1171	Live Oak	Fair	9.5		9.5		
1172	Live Oak	Fair	9		9		
1173	Live Oak	Fair	9		9		
1174	Live Oak	Fair	9		9		
1175	Red Oak	Fair	8		8		
1176	Post Oak	Fair	15		15		
1177	Live Oak	Fair	10		10		
1178	Live Oak	Fair	8.5		8.5		
1179	Live Oak	Fair	8		8		
1180	Live Oak	Good	37	37		Y	R.O.W. / P.U.E
1181	Live Oak	Fair	30	30		Y	R.O.W. / P.U.E
1182	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
1184	Live Oak	Fair	13	13			R.O.W / P.U.E
1185	Live Oak	Fair	10.5	10.5			R.O.W / P.U.E
1186	Live Oak	Fair	8	8			R.O.W / P.U.E
1187	Live Oak	Fair	18.5	18.5			R.O.W / P.U.E
1188	Live Oak	Fair	29	29		Y	R.O.W. / P.U.E
1189	Live Oak	Fair	17		17		
1190	Live Oak	Fair	10		10		
1191	Cedar Elm	Fair	12.5	12.5			R.O.W / P.U.E
1192	Live Oak	Fair	15	15			R.O.W / P.U.E
1193	Live Oak	Fair	10		10		
1194	Cedar Elm	Fair	14.5		14.5		
1195	Cedar Elm	Fair	8.5		8.5		
1196	Cedar Elm	Fair	11.5		11.5		
1197	Live Oak	Fair	13		13		
1198	Live Oak	Fair	9		9		
1199	Live Oak	Very Poor	10		10		
1200	Live Oak	Fair	11.5		11.5		
1201	Live Oak	Fair	17		17		
1202	Live Oak	Fair	20		20		
1203	Live Oak	Fair	11		11		
1204	Red Oak	Poor	8		8		
1205	Live Oak	Fair	8.5		8.5		
1206	Live Oak	Fair	12		12		
1207	Live Oak	Fair	8		8		
1208	Live Oak	Fair	17.5		17.5		
1209	Cedar Elm	Fair	10		10		
1210	Cedar Elm	Fair	11		11		
1211	Cedar Elm	Fair	10		10		
1212	Cedar Elm	Fair	10		10		
1213	Live Oak	Fair	18		18		
1214	Cedar Elm	Fair	10		10		
1215	Cedar Elm	Fair	12.5		12.5		
1216	Live Oak	Fair	41		41	Y	
1217	Cedar Elm	Fair	9		9		
1218	Cedar Elm	Fair	10		10		
1219	Live Oak	Fair	14.5		14.5		
1220	Live Oak	Fair	25		25		
1221	Live Oak	Fair	10		10		
1222	Live Oak	Fair	8		8		
1223	Live Oak	Fair	12.5		12.5		
1224	Live Oak	Fair	10		10		
1225	Live Oak	Fair	13		13		
1226	Live Oak	Fair	9.5		9.5		
1227	Live Oak	Fair	14.5		14.5		
1228	Live Oak	Fair	12.5		12.5		
1229	Live Oak	Fair	10.5		10.5		
1230	Cedar Elm	Fair	8		8		
1231	Cedar Elm	Fair	10.5	10.5			R.O.W / P.U.E
1232	Cedar Elm	Fair	10	10			R.O.W / P.U.E
1233	Cedar Elm	Poor	9.5	9.5			R.O.W / P.U.E
1234	Cedar Elm	Fair	10	10			R.O.W / P.U.E
1235	Cedar Elm	Fair	17.5	17.5			R.O.W / P.U.E
1236	Live Oak	Fair	39		39	Y	
1237	Red Oak	Fair	9.5		9.5		
1238	Live Oak	Fair	15		15		
1239	Live Oak	Fair	16		16		
1240	Live Oak	Fair	23.5		23.5		
1241	Cedar Elm	Fair	9		9		
1242	Cedar Elm	Fair	9		9		
1243	Cedar Elm	Fair	13		13		
1244	Live Oak	Poor	18.5		18.5		
1245	Live Oak	Poor	20		20		
1246	Live Oak	Very Poor	21.5		21.5		
1247	Live Oak	Poor	19.5		19.5		
1248	Cedar Elm	Fair	9.5		9.5		
1249	Live Oak	Fair	11.5		11.5		
1250	Cedar Elm	Good	28.5		28.5	Y	
1251	Live Oak	Fair	8		8		
1252	Cedar Elm	Fair	15.5		15.5		
1253	Live Oak	Fair	12		12		
1254	Live Oak	Fair	15.5		15.5		
1255	Live Oak	Very Poor	10.5		10.5		
1256	Live Oak	Fair	14		14		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1-30-25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TRN-F-1386

JOB NUMBER: A140-0422

TP28

SHEET NO. 55

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:44pm
User Name: rbottley
Path/Name: G:\A\140-0422 Burleson-Roberts Property\ACAD - PRELIM\...Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
1257	Live Oak	Fair	14		14		
1258	Live Oak	Fair	10.5		10.5		
1259	Live Oak	Fair	9		9		
1260	Cedar Elm	Fair	8		8		
1261	Cedar Elm	Fair	8.5		8.5		
1262	Live Oak	Fair	13.5		13.5		
1263	Live Oak	Fair	9.5		9.5		
1264	Live Oak	Fair	15.5	15.5			WQ/DET
1265	Live Oak	Fair	15.5	15.5			WQ/DET
1266	Live Oak	Fair	12	12			WQ/DET
1267	Live Oak	Poor	19.5		19.5		
1268	Live Oak	Fair	8.5	8.5			Grading
1269	Live Oak	Fair	14	14			Grading
1270	Live Oak	Fair	11.5	11.5			Grading
1271	Live Oak	Fair	9.5	9.5			Grading
1272	Live Oak	Fair	10	10			Grading
1273	Live Oak	Fair	9.5	9.5			Grading
1274	Live Oak	Fair	24.5	24.5			Grading
1275	Live Oak	Fair	19.5	19.5			Grading
1276	Live Oak	Fair	22	22			Grading
1277	Live Oak	Fair	16	16			Grading
1278	Live Oak	Fair	25	25			Grading
1279	Live Oak	Fair	8.5	8.5			Grading
1280	Live Oak	Fair	9	9			Grading
2001	Cedar Elm	Fair	9.5		9.5		
2002	Live Oak	Fair	30		30	Y	
2003	Pecan	Fair	9		9		
2004	American Elm	Fair	9		9		
2005	Cedar Elm	Fair	15		15		
2006	Live Oak	Fair	29.5		29.5	Y	
2007	Live Oak	Fair	16		16		
2008	Live Oak	Fair	18.5		18.5		
2009	Live Oak	Good	53		53	Y	
2010	Live Oak	Fair	24.5		24.5		
2011	Live Oak	Good	24.5		24.5		
2012	Live Oak	Fair	31.5		31.5	Y	
2013	Live Oak	Fair	27.5		27.5	Y	
2014	Live Oak	Fair	21.5		21.5		
2015	Live Oak	Fair	21	21			WQ/DET
2016	Live Oak	Good	25	25			WQ/DET
2017	Live Oak	Fair	26.5	26.5		Y	WQ/DET
2018	Live Oak	Good	36		36	Y	
2019	Live Oak	Fair	19		19		
2020	Live Oak	Fair	32		32	Y	
2021	Live Oak	Poor	33.5		33.5	Y	
2022	Live Oak	Good	25		25		
2023	Live Oak	Fair	40		40	Y	
2024	Live Oak	Fair	18.5		18.5		
2025	Live Oak	Fair	17.5		17.5		
2026	Live Oak	Fair	13.5		13.5		
2027	Live Oak	Fair	17.5	17.5			WQ/DET
2028	Live Oak	Fair	19	19			WQ/DET
2029	Live Oak	Fair	21	21			WQ/DET
2030	Live Oak	Fair	12	12			WQ/DET
2031	Live Oak	Fair	19	19			WQ/DET
2032	Live Oak	Fair	24.5	24.5			WQ/DET
2033	Live Oak	Fair	18	18			WQ/DET
2034	Live Oak	Fair	14	14			WQ/DET
2035	Live Oak	Fair	14	14			Utilities
2036	Live Oak	Fair	11.5	11.5			WQ/DET
2037	Live Oak	Fair	17	17			WQ/DET
2038	Live Oak	Good	28	28		Y	WQ/DET
2039	Live Oak	Fair	13.5	13.5			WQ/DET
2040	Live Oak	Fair	16	16			WQ/DET
2041	Live Oak	Fair	17.5	17.5			WQ/DET
2042	Live Oak	Fair	13		13		
2043	Live Oak	Fair	20		20		
2044	Live Oak	Fair	18.5		18.5		
2045	Live Oak	Fair	25	25			WQ/DET
2046	Live Oak	Fair	35.5	35.5		Y	Utilities
2047	Live Oak	Very Poor	32.5	32.5		Y	R.O.W / P.U.E
2050	Live Oak	Fair	36		36	Y	
2051	Live Oak	Fair	36.5		36.5	Y	
2052	Texas Ash	Fair	18		18		
2053	Live Oak	Fair	14.5		14.5		
2054	Live Oak	Good	23		23		
2055	Live Oak	Fair	19.5		19.5		
2056	Live Oak	Fair	22		22		
2057	Cedar Elm	Good	14.5		14.5		
2058	Cedar Elm	Fair	14		14		
2059	Cedar Elm	Fair	17		17		
2060	Cedar Elm	Fair	11		11		
2061	Cedar Elm	Fair	21		21		
2062	Cedar Elm	Fair	17		17		
2063	Cedar Elm	Fair	18		18		
2064	Pecan	Good	24		24		
2065	Pecan	Fair	8		8		
2066	Pecan	Fair	9		9		
2067	Pecan	Fair	10		10		
2068	Pecan	Fair	9		9		
2069	Pecan	Fair	8.5		8.5		
2070	Pecan	Good	26.5		26.5	Y	
2071	Pecan	Good	24.5		24.5		
2072	Pecan	Fair	28.5		28.5	Y	
2073	Pecan	Fair	9.5		9.5		
2074	Pecan	Fair	12		12		
2075	Pecan	Fair	10		10		
2076	Pecan	Fair	11		11		
2077	Pecan	Good	25.5		25.5		
2078	Pecan	Fair	29		29	Y	

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2079	Pecan	Fair	8		8		
2080	Pecan	Fair	14		14		
2081	Pecan	Fair	13.5		13.5		
2082	Pecan	Fair	11.5		11.5		
2083	Cedar Elm	Fair	11.5		11.5		
2084	Cedar Elm	Fair	13.5		13.5		
2085	Pecan	Fair	9		9		
2086	Pecan	Fair	8.5		8.5		
2087	Pecan	Fair	12.5		12.5		
2088	Pecan	Good	25.5		25.5		
2089	Cedar Elm	Good	18.5		18.5		
2090	American Elm	Good	30.5		30.5	Y	
2091	American Elm	Fair	17		17		
2092	American Elm	Poor	8		8		
2093	Live Oak	Poor	15		15		
2094	Pecan	Good	8.5		8.5		
2095	Pecan	Good	13.5		13.5		
2096	Pecan	Fair	9		9		
2097	Pecan	Fair	9.5		9.5		
2098	Pecan	Fair	17		17		
2099	Pecan	Fair	10.5		10.5		
2100	Pecan	Fair	9.5		9.5		
2101	Pecan	Fair	11		11		
2102	Pecan	Poor	16		16		
2103	Pecan	Fair	11.5		11.5		
2104	Pecan	Fair	8		8		
2105	Green Ash	Fair	13		13		
2106	Pecan	Fair	10.5		10.5		
2107	Pecan	Fair	13		13		
2108	Pecan	Fair	11		11		
2109	Pecan	Fair	15.5		15.5		
2110	Pecan	Fair	13.5		13.5		
2111	Pecan	Fair	18		18		
2112	Cedar Elm	Fair	9		9		
2113	Cedar Elm	Fair	9.5		9.5		
2114	Cedar Elm	Fair	8		8		
2115	Pecan	Fair	8		8		
2116	Pecan	Fair	8.5		8.5		
2117	American Elm	Good	16.5		16.5		
2118	Pecan	Fair	19.5		19.5		
2119	Pecan	Fair	27		27	Y	
2120	Pecan	Fair	14		14		
2121	Pecan	Fair	18		18		
2122	Live Oak	Fair	10	10			Grading
2123	Live Oak	Fair	12	12			Grading
2124	Live Oak	Fair	10.5	10.5			Grading
2125	Live Oak	Poor	17	17			R.O.W. / P.U.E
2126	Cedar Elm	Fair	10		10		
2127	Cedar Elm	Fair	12		12		
2128	Cedar Elm	Fair	17.5		17.5		
2129	Cedar Elm	Fair	9		9		
2130	Cedar Elm	Fair	9		9		
2131	Cedar Elm	Fair	10	10			R.O.W / P.U.E
2132	Cedar Elm	Fair	11	11			R.O.W / P.U.E
2133	Cedar Elm	Fair	18	18			R.O.W / P.U.E
2134	Cedar Elm	Fair	8.5	8.5			R.O.W / P.U.E
2135	Cedar Elm	Fair	9.5	9.5			R.O.W / P.U.E
2136	Cedar Elm	Fair	12.5	12.5			R.O.W / P.U.E
2137	Cedar Elm	Fair	13	13			R.O.W / P.U.E
2138	Cedar Elm	Fair	9	9			R.O.W / P.U.E
2139	Cedar Elm	Fair	10.5	10.5			R.O.W / P.U.E
2140	Cedar Elm	Fair	10	10			R.O.W / P.U.E
2141	Live Oak	Fair	10	10			R.O.W / P.U.E
2142	Live Oak	Fair	10	10			R.O.W / P.U.E
2143	Cedar Elm	Very Poor	23	23			R.O.W / P.U.E
2144	Live Oak	Fair	22.5	22.5			Grading
2145	Pecan	Fair	8	8			R.O.W / P.U.E
2146	Live Oak	Fair	8	8			Grading
2147	Pecan	Fair	26	26		Y	Grading
2148	Live Oak	Fair	10	10			Grading
2149	Live Oak	Fair	12	12			Grading
2150	Live Oak	Fair	12	12			Grading
2151	Live Oak	Fair	14	14			Grading
2152	Live Oak	Poor	8	8			Grading
2153	Live Oak	Poor	15.5	15.5			Grading
2154	Live Oak	Fair	15.5	15.5			Grading
2155	Live Oak	Fair	14	14			Grading
2156	Live Oak	Fair	14	14			Grading
2157	Live Oak	Fair	13.5	13.5			Grading
2158	Live Oak	Fair	14.5	14.5			Grading
2159	Live Oak	Fair	11	11			Grading
2160	Red Oak	Fair	10.5	10.5			Grading
2161	Live Oak	Fair	19.5	19.5			Grading
2162	Live Oak	Fair	8	8			Grading
2163	Live Oak	Fair	25	25			Grading
2164	Live Oak	Fair	9	9			Grading
2165	Live Oak	Fair	8	8			Grading
2166	Live Oak	Fair	10.5	10.5			Grading
2167	Live Oak	Fair	11	11			Grading
2168	Live Oak	Fair	10	10			Grading
2169	Live Oak	Fair	9	9			Grading
2170	Live Oak	Fair	10.5	10.5			Grading
2171	Live Oak	Fair	15	15			Grading
2172	Live Oak	Fair	13	13			Grading
2173	Live Oak	Fair	9	9			Grading
2174	Live Oak	Fair	12.5	12.5			Grading
2175	Live Oak	Fair	9.5	9.5			Grading
2176	Live Oak	Fair	9	9			Grading
2177	Live Oak	Fair	11.5	11.5			Grading
2178	Live Oak	Fair	9.5	9.5			Grading

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2179	Live Oak	Fair	11	11			Grading
2180	Live Oak	Fair	10	10			Grading
2181	Live Oak	Fair	8	8			Grading
2182	Live Oak	Fair	10.5	10.5			Grading
2183	Live Oak	Fair	11.5	11.5			Grading
2184	Live Oak	Fair	17.5	17.5			Grading
2185	Cedar Elm	Fair	13.5	13.5			Grading
2186	Live Oak	Fair	12.5	12.5			Grading
2187	Live Oak	Fair	9	9			Grading
2188	Live Oak	Fair	9	9			Grading
2189	Live Oak	Fair	10	10			Grading
2190	Live Oak	Fair	18	18			Grading
2191	Live Oak	Good	19.5	19.5			Grading
2192	Live Oak	Good	32	32		Y	Grading
2193	Live Oak	Fair	13.5	13.5			Grading
2194	Cedar Elm	Fair	10	10			Grading
2195	Pecan	Fair	27	27		Y	Grading
2196	Cedar Elm	Fair	8		8		
2197	Cedar Elm	Fair	14		14		
2198	Cedar Elm	Fair	17.5		17.5		
2199	Cedar Elm	Fair	12		12		
2200	Cedar Elm	Fair	10		10		
2201	Cedar Elm	Fair	10		10		
2202	Cedar Elm	Fair	11		11		
2203	Cedar Elm	Fair	11		11		
2204	Cedar Elm	Fair	9.5		9.5		
2205	Cedar Elm	Fair	8.5		8.5		
2206	Cedar Elm	Fair	10.5		10.5		
2207	Pecan	Fair	25		25		
2208	Cedar Elm	Fair	10.5		10.5		
2209	Cedar Elm	Fair	14.5		14.5		
2210	Cedar Elm	Fair	17.5		17.5		
2211	Cedar Elm	Fair	11		11		
2212	Cedar Elm	Fair	14.5		14.5		
2213	Cedar Elm	Fair	13		13		
2214	Cedar Elm	Fair	8.5		8.5		
2215	Cedar Elm	Fair	9		9		
2216	Cedar Elm	Fair	12.5		12.5		
2217	Cedar Elm	Fair	10		10		
2218	Cedar Elm	Fair	9.5		9.5		
2219	Live Oak	Good	22		22		
2220	Live Oak	Fair	18		18		
2221	Live Oak	Good	21		21		
2222	Cedar Elm	Fair	14.5		14.5		
2223	Cedar Elm	Fair	8.5		8.5		
2224	Cedar Elm	Fair	12.5		12.5		
2225	Cedar Elm	Fair	10.5		10.5		
2226	Cedar Elm	Fair	12		12		
2227	Cedar Elm	Fair	12		12		
2228	Cedar Elm	Fair	10.5		10.5		
2229	Cedar Elm	Fair	11.5		11.5		
2230	Cedar Elm	Fair	8.5		8.5		
2231	Cedar Elm	Fair	13.5		13.5		
2232	Cedar Elm	Fair	13		13		
2233	Cedar Elm	Fair	8		8		
2234	Cedar Elm	Fair	12.5		12.5		
2235	Cedar Elm	Fair	18.5		18.5		
2236	Cedar Elm	Fair	15		15		
2237	Cedar Elm	Fair	15		15		
2238	Pecan	Fair	10.5		10.5		
2239	Pecan	Fair	22.5		22.5		
2240	Pecan	Fair	10.5		10.5		
2241	Pecan	Good	26.5		26.5	Y	
2242	Pecan	Fair	15.5		15.5		
2243	Pecan	Fair	13		13		
2244	Pecan	Good	19.5		19.5		
2245	Pecan	Good	24.5		24.5		
2246	Pecan	Fair	8.5		8.5		
2247	Cedar Elm	Fair	15.5		15.5		
2248	Cedar Elm	Fair	13		13		
2249	Pecan	Good	25.5		25.5		
2250	Pecan	Fair	18.5		18.5		
2251	Live Oak	Fair	40.5	40.5		Y	Grading
2252	Cedar Elm	Fair	14.5	14.5			Grading
2253	Live Oak	Fair	32	32		Y	Grading
2254	Live Oak	Fair	23	23			Grading
2255	Live Oak	Fair	8	8			Grading
2256	Live Oak	Fair	11.5	11.5			Grading
2257	Live Oak	Fair	13	13			Grading
2258	Live Oak	Fair	8	8			Grading
2259	Live Oak	Fair	8.5	8.5			Grading
2260	Live Oak	Fair	8	8			Grading
2261	Live Oak	Fair	8	8			Grading
2262	Live Oak	Fair	8	8			Grading
2263	Cedar Elm	Fair	10	10			Grading
2264	Live Oak	Fair	14	14			Grading
2265	Live Oak	Fair	16	16			Grading
2266	Live Oak	Fair	12	12			Grading
2267	Live Oak	Fair	8.5	8.5			Grading
2268	Live Oak	Fair	16	16			Grading
2269	Live Oak	Fair	18	18			Grading
2270	Live Oak	Fair	10	10			R.O.W / P.U.E
2271	Live Oak	Fair	10	10			R.O.W / P.U.E
2272	Live Oak	Fair	13	13			R.O.W / P.U.E
2273	Live Oak	Fair	10.5	10.5			R.O.W / P.U.E
2274	Live Oak	Fair	12	12			R.O.W / P.U.E
2275	Live Oak	Fair	10	10			R.O.W / P.U.E
2276	Live Oak	Fair	13	13			R.O.W / P.U.E
2277	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
2278	Live Oak	Fair	9	9			R.O.W / P.U.E

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422-TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP29

SHEET NO.
56
OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:45pm
User Name : rbentley
PathName : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422-TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2279	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
2280	Live Oak	Fair	11		11		
2281	Live Oak	Fair	13.5		13.5		
2282	Live Oak	Fair	12		12		
2283	Live Oak	Fair	8.5		8.5		
2284	Live Oak	Fair	8.5		8.5		
2285	Live Oak	Fair	12		12		
2286	Live Oak	Fair	9.5		9.5		
2287	Live Oak	Fair	9		9		
2288	Live Oak	Fair	9.5		9.5		
2289	Live Oak	Fair	12		12		
2290	Live Oak	Fair	13		13		
2291	Live Oak	Fair	11.5		11.5		
2292	Live Oak	Fair	10.5		10.5		
2293	Live Oak	Fair	9.5		9.5		
2294	Live Oak	Fair	10		10		
2295	Live Oak	Fair	8		8		
2296	Live Oak	Fair	9		9		
2297	Live Oak	Fair	9		9		
2298	Live Oak	Fair	9		9		
2299	Live Oak	Fair	10		10		
2300	Live Oak	Fair	14		14		
2301	Live Oak	Fair	14		14		
2302	Live Oak	Fair	16		16		
2303	Live Oak	Fair	14		14		
2304	Live Oak	Fair	10		10		
2305	Live Oak	Fair	9		9		
2306	Live Oak	Fair	8		8		
2307	Live Oak	Fair	8		8		
2308	Live Oak	Fair	8		8		
2309	Live Oak	Fair	10		10		
2310	Live Oak	Fair	17		17		
2311	Live Oak	Fair	20		20		
2312	Live Oak	Fair	11.5		11.5		
2313	Live Oak	Fair	13		13		
2314	Live Oak	Fair	11.5		11.5		
2315	Live Oak	Fair	12.5		12.5		
2316	Live Oak	Fair	18		18		
2317	Live Oak	Fair	8.5		8.5		
2318	Live Oak	Fair	10.5		10.5		
2319	Live Oak	Fair	9.5		9.5		
2320	Live Oak	Fair	17		17		
2321	Live Oak	Fair	17.5		17.5		
2322	Live Oak	Fair	18.5		18.5		
2323	Live Oak	Good	18		18		
2324	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
2325	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
2326	Live Oak	Fair	10	10			R.O.W. / P.U.E.
2327	Live Oak	Fair	9	9			R.O.W. / P.U.E.
2328	Live Oak	Fair	10	10			R.O.W. / P.U.E.
2329	Live Oak	Fair	9		9		
2330	Live Oak	Fair	8.5		8.5		
2331	Live Oak	Fair	11		11		
2332	Live Oak	Fair	13		13		
2333	Live Oak	Poor	8.5		8.5		
2334	Live Oak	Very Poor	8.5		8.5		
2335	Live Oak	Very Poor	10		10		
2336	Live Oak	Fair	9		9		
2337	Live Oak	Fair	9.5		9.5		
2338	Live Oak	Fair	10		10		
2339	Live Oak	Fair	20.5		20.5		
2340	Shin Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
2341	Shin Oak	Fair	13	13			R.O.W. / P.U.E.
2342	Shin Oak	Fair	13	13			R.O.W. / P.U.E.
2343	Shin Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
2344	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
2345	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
2346	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
2347	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
2348	Live Oak	Fair	9	9			R.O.W. / P.U.E.
2349	Live Oak	Fair	13	13			R.O.W. / P.U.E.
2350	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E.
2351	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
2352	Live Oak	Fair	8.5	8.5			Grading
2353	Live Oak	Fair	9	9			Grading
2355	Live Oak	Fair	11.5	11.5			Grading
2356	Live Oak	Fair	10.5	10.5			Grading
2357	Live Oak	Fair	8	8			Grading
2358	Live Oak	Fair	9	9			Grading
2359	Live Oak	Fair	8.5	8.5			Grading
2360	Live Oak	Fair	32.5	32.5		Y	Grading
2361	Live Oak	Fair	8.5	8.5			Grading
2362	Live Oak	Fair	10	10			Grading
2363	Live Oak	Fair	12	12			Grading
2364	Live Oak	Fair	11	11			Grading
2365	Live Oak	Fair	8	8			Grading
2366	Live Oak	Fair	10.5	10.5			Grading
2367	Live Oak	Fair	12	12			Grading
2368	Live Oak	Fair	17	17			Grading
2369	Live Oak	Fair	19	19			Grading
2370	Live Oak	Fair	13.5	13.5			Grading
2371	Live Oak	Good	21	21			Grading
2372	Live Oak	Fair	15	15			Grading
2373	Live Oak	Fair	10.5	10.5			Grading
2374	Live Oak	Fair	8.5	8.5			Grading
2375	Live Oak	Fair	13.5	13.5			Grading
2376	Live Oak	Fair	10	10			Grading
2377	Live Oak	Fair	15.5	15.5			Grading
2378	Live Oak	Fair	15	15			Grading
2379	Live Oak	Fair	16	16			Grading

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2380	Live Oak	Fair	18	18			Grading
2381	Live Oak	Fair	15.5	15.5			Grading
2382	Live Oak	Fair	17	17			Grading
2383	Live Oak	Fair	9	9			Grading
2384	Live Oak	Fair	12	12			Grading
2385	Live Oak	Fair	9.5	9.5			Grading
2386	Live Oak	Fair	8.5	8.5			Grading
2387	Live Oak	Fair	10	10			Grading
2388	Live Oak	Fair	8	8			Grading
2389	Live Oak	Fair	8.5	8.5			Grading
2390	Live Oak	Fair	8.5	8.5			Grading
2391	Live Oak	Fair	9.5	9.5			Grading
2392	Live Oak	Fair	17	17			Grading
2393	Live Oak	Fair	17	17			Grading
2394	Live Oak	Fair	24	24			Grading
2395	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
2396	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
2397	Live Oak	Fair	23.5	23.5			R.O.W. / P.U.E.
2398	Live Oak	Fair	24	24			R.O.W. / P.U.E.
2399	Post Oak	Good	16.5	16.5			Grading
2400	Post Oak	Good	16.5	16.5			R.O.W. / P.U.E.
2401	Live Oak	Fair	14	14			Grading
2402	Live Oak	Fair	20	20			Grading
2403	Live Oak	Fair	16	16			Grading
2404	Live Oak	Fair	15.5	15.5			Grading
2405	Live Oak	Fair	16.5	16.5			Grading
2406	Live Oak	Fair	10	10			Grading
2407	Live Oak	Fair	11.5	11.5			Grading
2408	Live Oak	Fair	12	12			Grading
2409	Live Oak	Fair	15	15			Grading
2410	Live Oak	Fair	15.5	15.5			Grading
2411	Live Oak	Fair	18	18			Grading
2412	Live Oak	Fair	11.5	11.5			Grading
2413	Live Oak	Poor	8.5	8.5			Grading
2414	Live Oak	Fair	11.5	11.5			Grading
2415	Live Oak	Fair	34	34		Y	Grading
2416	Live Oak	Fair	16	16			Grading
2417	Live Oak	Fair	10	10			Grading
2418	Live Oak	Fair	13	13			Grading
2419	Live Oak	Fair	12.5	12.5			Grading
2420	Live Oak	Fair	13	13			Grading
2421	Live Oak	Poor	9	9			Grading
2422	Live Oak	Fair	8	8			Grading
2423	Live Oak	Fair	12	12			Grading
2424	Live Oak	Fair	24.5	24.5			Grading
2425	Live Oak	Fair	15	15			Grading
2426	Live Oak	Fair	13	13			Grading
2427	Live Oak	Fair	8	8			Grading
2428	Live Oak	Fair	15.5	15.5			Grading
2429	Live Oak	Fair	11.5	11.5			Grading
2430	Live Oak	Fair	9	9			Grading
2431	Live Oak	Fair	12	12			Grading
2432	Live Oak	Fair	12.5	12.5			Grading
2433	Live Oak	Fair	13	13			Grading
2434	Live Oak	Fair	13	13			Grading
2435	Live Oak	Fair	15.5	15.5			Grading
2436	Live Oak	Fair	16	16			Grading
2437	Live Oak	Fair	19.5	19.5			Grading
2438	Live Oak	Fair	18.5	18.5			Grading
2439	Live Oak	Fair	14	14			Grading
2440	Live Oak	Fair	20	20			Grading
2441	Live Oak	Fair	17.5	17.5			Grading
2442	Cedar Elm	Fair	8.5		8.5		
2443	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
2444	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
2445	Cedar Elm	Fair	13.5		13.5		
2446	Cedar Elm	Fair	13		13		
2447	Pecan	Fair	17	17			WQ/DET
2448	Cedar Elm	Fair	11	11			WQ/DET
2449	Cedar Elm	Fair	13	13			WQ/DET
2451	Pecan	Fair	10		10		
2452	Cedar Elm	Fair	9		9		
2453	Cedar Elm	Fair	11		11		
2454	Cedar Elm	Fair	9		9		
2455	Cedar Elm	Good	14.5		14.5		
2456	Pecan	Fair	12		12		
2457	Cedar Elm	Fair	14.5		14.5		
2458	Cedar Elm	Fair	10		10		
2459	Cedar Elm	Fair	10		10		
2460	Cedar Elm	Fair	8.5		8.5		
2461	Cedar Elm	Fair	9		9		
2462	Cedar Elm	Fair	8		8		
2463	Cedar Elm	Fair	9.5		9.5		
2464	Live Oak	Fair	23		23		
2465	Pecan	Fair	19.5		19.5		
2466	Pecan	Fair	20		20		
2467	Cedar Elm	Fair	18		18		
2468	Cedar Elm	Fair	9		9		
2469	Cedar Elm	Fair	9		9		
2470	Cedar Elm	Fair	13.5		13.5		
2471	Cedar Elm	Fair	10		10		
2472	Cedar Elm	Fair	9		9		
2473	Cedar Elm	Fair	11		11		
2474	Cedar Elm	Fair	12		12		
2475	Cedar Elm	Fair	17.5		17.5		
2476	Cedar Elm	Very Poor	18.5		18.5		
2477	Cedar Elm	Fair	13.5		13.5		
2478	Pecan	Good	19		19		
2479	Cedar Elm	Fair	10.5		10.5		
2480	Cedar Elm	Fair	14.5		14.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2481	Cedar Elm	Fair	16.5		16.5		
2482	Cedar Elm	Fair	10.5		10.5		
2483	Honey locust	Fair	16.5		16.5		
2484	Cedar Elm	Fair	10		10		
2485	Cedar Elm	Fair	9		9		
2486	Cedar Elm	Fair	15.5		15.5		
2487	Cedar Elm	Fair	12		12		
2488	Cedar Elm	Good	20		20		
2489	Cedar Elm	Fair	10		10		
2490	Live Oak	Fair	13		13		
2491	Live Oak	Fair	8.5		8.5		
2492	Cedar Elm	Fair	8		8		
2493	Cedar Elm	Fair	16.5		16.5		
2494	Cedar Elm	Poor	13		13		
2495	Cedar Elm	Fair	16		16		
2496	Cedar Elm	Fair	18.5		18.5		
2497	Cedar Elm	Fair	13		13		
2498	Cedar Elm	Fair	9.5		9.5		
2499	Cedar Elm	Fair	18		18		
2500	Cedar Elm	Fair	10		10		
2501	Red Oak	Fair	9	9			Grading
2502	Red Oak	Fair	8	8			Grading
2503	Cedar Elm	Fair	10		10		
2504	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
2505	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
2506	Pecan	Fair	10		10		
2507	Pecan	Fair	16		16		
2508	Gum Bumelia	Fair	9.5		9.5		
2509	Red Oak	Very Poor	18.5		18.5		
2510	Black Willow	Fair	10		10		
2511	Green Ash	Fair	19		19		
2512	Green Ash	Fair	14.5		14.5		
2513	Green Ash	Fair	12		12		
2514	American Elm	Fair	19		19		
2515	Red Oak	Poor	13.5		13.5		
2516	Red Oak	Fair	12.5		12.5		
2517	Red Oak	Fair	10.5		10.5		
2518	Red Oak	Fair	9.5		9.5		
2519	Red Mulberry	Fair	9.5		9.5		
2520	Red Oak	Fair	11		11		
2521	Red Oak	Fair	13.5		13.5		
2522	Red Oak	Fair	10		10		
2523	Black Walnut	Fair	9		9		
2524	Black Walnut	Fair	8.5		8.5		
2525	Black Walnut	Fair	12		12		
2526	Black Walnut	Fair	14		14		
2527	Cedar Elm	Fair	8		8		
2528	American Elm	Fair	13.5		13.5		
2529	Live Oak	Fair	29.5		29.5	Y	
2530	Red Oak	Fair	10.5		10.5		
2531	Red Oak	Fair	11.5		11.5		
2532	Red Oak	Fair	13.5		13.5		
2533	Live Oak	Fair	32		32	Y	
2534	Red Oak	Fair	9		9		
2535	Live Oak	Fair	16.5		16.5		
2536	Live Oak	Fair	23.5		23.5		
2537	Live Oak	Fair	22		22		
2538	Live Oak	Fair	20.5		20.5		
2539	Cedar Elm	Fair	15		15		
2540	Red Oak	Fair	9		9		
2541	Live Oak	Poor	14		14		
2542	Live Oak	Poor	25.5		25.5		
2543	Black Walnut	Fair	13.5		13.5		
2544	Black Walnut	Fair	10		10		
2545	Live Oak	Fair	14		14		
2546	scarpment cher	Fair	8.5		8.5		
2547	Cedar Elm	Fair	12.5		12.5		
2548	Red Oak	Fair	13		13		
2549	Live Oak	Fair	21.5		21.5		
2550	Live Oak	Fair	22.5		22.5		
2551	Live Oak	Fair	16.5		16.5		
2552	Live Oak	Fair	18		18		
2553	Live Oak	Fair	19.5		19.5		
2554	Black Walnut	Fair	9.5		9.5		
2555	American Elm	Fair	8.5		8.5		
2556	Red Oak	Fair	18.5		18.5		
2557	Live Oak	Fair	20.5		20.5		
2558	Live Oak	Fair	20		20		
2559	Cedar Elm	Good	21		21		
2560	Live Oak	Fair	15.5		15.5		
2561	Cedar Elm	Good	23.5		23.5		
2562	Red Oak	Fair	9		9		
2563	Red Oak	Fair	10.5		10.5		
2564	Black Walnut	Fair	11		11		
2565	Red Oak	Fair	19.5		19.5		
2566	Black Walnut	Fair	10		10		
2567	Red Oak	Fair	15.5		15.5		
2568	Black Walnut	Fair	11.5		11.5		
2569	Live Oak	Fair	27		27	Y	
2570	Live Oak	Fair	20.5		20.5		
2571	Red Oak	Fair	13		13		
2572	Live Oak	Fair	14.5		14.5		
2573	Live Oak	Fair	19		19		
2574	Live Oak	Fair	24		24		
2575	Live Oak	Fair	22		22		
2576	Live Oak	Good	28.5		28.5	Y	
2577	Cedar Elm	Fair	18.5		18.5		
2578	Black Walnut	Fair	10.5		10.5		
2579	Cedar Elm	Fair	8.5		8.5		
2580	Live Oak	Fair	36		36	Y	

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP30

SHEET NO. 57

OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:45pm
User Name: rbentley
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD\ - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2581	Live Oak	Fair	28.5		28.5	Y	
2582	Red Oak	Fair	8.5		8.5		
2583	Live Oak	Fair	17.5		17.5		
2584	Live Oak	Fair	20		20		
2585	Live Oak	Very Poor	14		14		
2587	Red Oak	Fair	8		8		
2588	Red Oak	Fair	13		13		
2590	Live Oak	Fair	10.5		10.5		
2591	Live Oak	Fair	11.5		11.5		
2592	Live Oak	Fair	18.5		18.5		
2593	Red Mulberry	Fair	22.5		22.5		
2594	Red Oak	Fair	8		8		
2595	Live Oak	Poor	14		14		
2596	Red Oak	Fair	18		18		
2597	Red Oak	Fair	19.5		19.5		
2598	Red Oak	Poor	18		18		
2599	Red Oak	Fair	14.5		14.5		
2600	Red Oak	Fair	13		13		
2601	Red Oak	Fair	14		14		
2602	Red Oak	Fair	11.5		11.5		
2603	Red Oak	Fair	10.5		10.5		
2604	Red Oak	Very Poor	15		15		
2605	Red Oak	Fair	8		8		
2606	Live Oak	Poor	13		13		
2607	Black Walnut	Fair	10		10		
2608	Cedar Elm	Fair	11		11		
2609	Live Oak	Fair	24		24		
2610	Live Oak	Fair	22.5		22.5		
2611	Live Oak	Fair	12.5		12.5	Y	
2613	Live Oak	Good	29		29	Y	
2614	Red Oak	Fair	17		17		
2615	Live Oak	Fair	21.5		21.5		
2616	Cedar Elm	Fair	12.5		12.5		
2617	Cedar Elm	Very Poor	14.5		14.5		
2618	Live Oak	Fair	23.5		23.5		
2619	Cedar Elm	Fair	14		14		
2620	Live Oak	Fair	19		19		
2621	Cedar Elm	Fair	17		17		
2622	Live Oak	Fair	10.5		10.5		
2623	Live Oak	Fair	16		16		
2624	Cedar Elm	Fair	16		16		
2625	Live Oak	Fair	15.5		15.5		
2626	Live Oak	Fair	11.5		11.5		
2627	Live Oak	Fair	20		20		
2628	Live Oak	Fair	13		13.5		
2629	Live Oak	Fair	13.5		13.5		
2630	Live Oak	Fair	8		8		
2631	Red Oak	Fair	16		16		
2632	Live Oak	Fair	22.5		22.5		
2633	Live Oak	Fair	15		15		
2634	Live Oak	Fair	13.5		13.5		
2635	Live Oak	Fair	18.5		18.5		
2636	Cedar Elm	Good	15.5		15.5		
2637	Live Oak	Fair	11		11		
2638	Live Oak	Fair	23.5		23.5		
2639	Live Oak	Fair	21.5		21.5		
2640	Cedar Elm	Fair	12		12		
2641	Live Oak	Fair	15		15		
2642	Cedar Elm	Fair	18		19		
2643	Live Oak	Fair	19		19		
2644	Live Oak	Fair	18		18		
2645	Cedar Elm	Fair	16.5		16.5		
2646	Red Oak	DD	8.5		8.5		
2647	Live Oak	Fair	12.5		12.5		
2648	Red Oak	Fair	13.5		13.5		
2649	Live Oak	Poor	8		8		
2650	Live Oak	Fair	8.5		8.5		
2651	Live Oak	Fair	8		8		
2652	Live Oak	Fair	8		8		
2653	Red Oak	Fair	8		8		
2654	Live Oak	Fair	14.5		14.5		
2655	Live Oak	Fair	20		20		
2656	Live Oak	Fair	9		9		
2657	Live Oak	Fair	8.5		8.5		
2658	Red Oak	Poor	8		8		
2659	Red Oak	Very Poor	9.5		9.5		
2660	Pecan	Fair	10.5		10.5		
2661	Live Oak	Fair	16		16		
2662	Red Oak	Fair	10		10		
2663	Red Oak	Fair	10		10		
2664	Red Oak	Fair	9		9		
2665	Live Oak	Fair	12.5		12.5		
2666	Live Oak	Fair	20.5		20.5		
2668	Live Oak	Fair	14.5		14.5		
2669	Live Oak	Fair	10		10		
2670	Live Oak	Fair	8		8		
2671	Red Oak	Fair	10		10		
2672	Live Oak	Fair	18.5		19.5		
2673	Live Oak	Fair	9.5		9.5		
2674	Live Oak	Fair	13.5		13.5		
2675	Live Oak	Very Poor	15.5		15.5		
2676	Red Oak	Very Poor	10.5		10.5		
2677	Live Oak	Fair	12.5		13		
2678	Live Oak	Poor	13		13		
2679	Live Oak	Fair	14.5		14.5		
2680	Live Oak	Fair	12		12		
2681	Live Oak	Fair	8.5		8.5		
2682	Cedar Elm	Fair	14.5		14.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2683	Cedar Elm	Fair	14.5		14.5		
2684	Black Willow	Fair	9		9		
2686	Live Oak	Fair	11.5		11.5		
2687	Live Oak	Fair	10.5		11		
2688	Red Oak	Fair	9		9.5		
2690	Red Oak	Fair	29		29	Y	
2691	Live Oak	Fair	9.5		9.5		
2692	Red Oak	Fair	9		8.5		
2693	Red Oak	Very Poor	8.5		9		
2694	Live Oak	Fair	9		8		
2695	Live Oak	Fair	8		8		
2696	Red Oak	Fair	9		9		
2697	Live Oak	Poor	10	10			R.O.W./ PUE
2699	Live Oak	Poor	10		8.5		R.O.W./ PUE
2700	Live Oak	Very Poor	9.5		9.5		R.O.W./ PUE
2702	Live Oak	Fair	8	8			R.O.W./ PUE
2703	Live Oak	Fair	8	8			R.O.W./ PUE
2704	Live Oak	Fair	8	8			R.O.W./ PUE
2705	Live Oak	Fair	9	9			R.O.W./ PUE
2706	Live Oak	Fair	8	8			R.O.W./ PUE
2707	Live Oak	Fair	15	15			W.O.DET
2708	Live Oak	Fair	13.5	13.5			W.O.DET
2709	Live Oak	Fair	10.5	10.5			W.O.DET
2710	Red Oak	Fair	16	16			W.O.DET
2711	Red Oak	Fair	8.5	8.5			W.O.DET
2712	Live Oak	Fair	10	10			W.O.DET
2713	Live Oak	Fair	11.5	11.5			W.O.DET
2714	Live Oak	Fair	12	12			W.O.DET
2715	Live Oak	Fair	10.5	10.5			W.O.DET
2716	Live Oak	Fair	9.5	9.5			W.O.DET
2717	Live Oak	Fair	11	11			W.O.DET
2718	Live Oak	Fair	8	8			W.O.DET
2719	Live Oak	Fair	8	8			W.O.DET
2720	Live Oak	Fair	8.5	8.5			W.O.DET
2721	Live Oak	Fair	11	11			W.O.DET
2722	Live Oak	Fair	10	10			W.O.DET
2723	Live Oak	Fair	24	24			W.O.DET
2724	Live Oak	Fair	20.5	20.5			W.O.DET
2725	Live Oak	Fair	25	25			W.O.DET
2726	Live Oak	Fair	24.5	24.5			W.O.DET
2727	Live Oak	Fair	15	15			W.O.DET
2728	Live Oak	Fair	17	17			W.O.DET
2729	Live Oak	Poor	15	15			W.O.DET
2730	Live Oak	Fair	8.5	8.5			W.O.DET
2731	Live Oak	Fair	15.5	15.5			W.O.DET
2732	Live Oak	Fair	8	8			W.O.DET
2733	Live Oak	Fair	10.5	10.5			W.O.DET
2734	Live Oak	Fair	15	15			W.O.DET
2735	Cedar Elm	Fair	14.5	14.5			W.O.DET
2736	Cedar Elm	Fair	11	11			W.O.DET
2737	Cedar Elm	Fair	8	8			W.O.DET
2738	Cedar Elm	Fair	12	12			W.O.DET
2739	Live Oak	Fair	15	15			W.O.DET
2740	Live Oak	Fair	9		9		
2741	Live Oak	Fair	11		11		
2742	Live Oak	Fair	8		8		
2744	Live Oak	Poor	8.5		9		
2746	Live Oak	Fair	9		8		
2747	Live Oak	Fair	8		8		
2748	Live Oak	Fair	8		8		
2749	Live Oak	Fair	8		8		
2750	Live Oak	Fair	8	8			W.O.DET
2751	Live Oak	Fair	8.5	8.5			W.O.DET
2752	Live Oak	Fair	8	8			W.O.DET
2753	Live Oak	Fair	8.5		8.5		
2754	Live Oak	Fair	8.5		8.5		
2755	Live Oak	Fair	10		10		
2756	Red Oak	Fair	8.5		8.5		
2757	Live Oak	Fair	10	10			W.O.DET
2758	Red Oak	Fair	9		9		
2759	Live Oak	Fair	8.5		8.5		
2760	Live Oak	Fair	8		8		
2761	Live Oak	Fair	9		8.5		
2762	Live Oak	Fair	8.5		9		
2763	Red Oak	Fair	11.5		11.5		
2764	Live Oak	Fair	10		10		
2765	Live Oak	Fair	8		8		
2766	Live Oak	Fair	8.5		8.5		
2767	Red Oak	Fair	9		9		
2768	Live Oak	Fair	9		9		
2769	Live Oak	Fair	9		9		
2770	Live Oak	Poor	8.5		9		
2771	Red Oak	Fair	9		8.5		
2772	Live Oak	Fair	9		9		
2773	Live Oak	Fair	8		8		
2774	Live Oak	Fair	8		8		
2775	Live Oak	Fair	8.5		9		
2776	Live Oak	Fair	9		8.5		
2777	Live Oak	Fair	11.5		11.5		
2778	Live Oak	Fair	10		10		
2779	Live Oak	Fair	11		11		
2780	Red Oak	Very Poor	8.5		8.5		
2781	Red Oak	Fair	8.5		8.5		
2782	Live Oak	Fair	20		20		
2783	Live Oak	Fair	11.5		11.5		
2784	Live Oak	Fair	8.5		8.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2785	Live Oak	Fair	9		9		
2786	Live Oak	Fair	8		8		
2787	Live Oak	Fair	9	9	10		Utilities
2789	Live Oak	Fair	8.5	8.5			Utilities
2790	Live Oak	Fair	9	9			Utilities
2791	Live Oak	Fair	8.5	8.5			Utilities
2792	Live Oak	Fair	8	8			Utilities
2793	Live Oak	Fair	9	9			Utilities
2794	Live Oak	Fair	9.5	8	9.5		Utilities
2795	Live Oak	Fair	9.5		9.5		
2796	Red Oak	Fair	8		8		
2797	Live Oak	Fair	8		8		
2798	Live Oak	Fair	9		8.5		
2799	Live Oak	Fair	9.5		9.5		
2800	Red Oak	Fair	11.5		11.5		
2801	Red Oak	Fair	9		9		
2802	Live Oak	Fair	11.5		11.5		
2803	Live Oak	Fair	9.5		8		
2804	Live Oak	Fair	8		9.5		
2805	Live Oak	Fair	11		11		
2806	Live Oak	Fair	8		8		
2807	Live Oak	Fair	10.5		10.5		
2808	Live Oak	Fair	8.5		8.5		
2810	Live Oak	Fair	8		8		
2811	Live Oak	Fair	9.5		9.5		
2812	Live Oak	Fair	11		11		
2813	Live Oak	Fair	9		9		
2814	Red Oak	Fair	10		10		
2815	Live Oak	Fair	13.5		13.5		
2816	Cedar Elm	Fair	14		14		
2817	Live Oak	Fair	14		14		
2818	Post Oak	Fair	18		18		
2819	Live Oak	Fair	9.5		9.5		
2820	Live Oak	Fair	8.5		8.5		
2821	Live Oak	Fair	9		9		
2822	Live Oak	Fair	8	8			Utilities
2823	Live Oak	Fair	14		14		
2824	Live Oak	Fair	8		8		
2825	Red Oak	Fair	12		12.5		
2826	Red Oak	Fair	12.5		13.5		
2827	Live Oak	Fair	13.5		16.5		
2828	Live Oak	Fair	16.5		8.5		
2829	Live Oak	Fair	8.5		10.5		
2830	Live Oak	Fair	10.5		13		
2831	Live Oak	Fair	13		10.5		
2832	Live Oak	Fair	10.5		8		
2833	Live Oak	Fair	8		15		
2834	Live Oak	Fair	15		9.5		
2835	Live Oak	Fair	9.5		9		
2836	Live Oak	Fair	9		8		
2837	Red Oak	Fair	8		10		
2838	Live Oak	Very Poor	10		15.5		
2839	Ashe Juniper	Good	15.5		8		
2840	Live Oak	Fair	8		8		
2841	Live Oak	Fair	8		8		
2842	Live Oak	Fair	8		8		
2843	Live Oak	Fair	8		8		
2844	Live Oak	Fair	8		8		
2845	Live Oak	Fair	8.5		8.5		
2846	Live Oak	Fair	8.5		8.5		
2847	Live Oak	Fair	8		8		
2848	Live Oak	Fair	8		8		
2849	Live Oak	Fair	8		8		
2850	Live Oak	Fair	8		8		
2851	Live Oak	Fair	8		8		
2852	Live Oak	Fair	9		9		
2853	Live Oak	Fair	9		9		
2854	Live Oak	Fair	8		8		
2855	Live Oak	Fair	8		8		
2856	Red Oak	Very Poor	8		8		
2858	Live Oak	Fair	8		8.5		
2860	Live Oak	Fair	8		8		
2861	Live Oak	Fair	8		8		
2862	Live Oak	Fair	8		10.5		
2863	Live Oak	Fair	8.5		8.5		
2864	Ashe Juniper	Fair	13.5		13.5		
2865	Live Oak	Fair	9.5	9.5			Utilities
2866	Live Oak	Fair	9	9			Utilities
2867	Live Oak	Fair	9.5	9.5			Utilities
2868	Live Oak	Fair	9		9		
2869	Live Oak	Fair	8		8		
2870	Live Oak	Fair	8		10		
2871	Live Oak	Fair	9		9		
2872	Live Oak	Fair	9		9		
2873	Live Oak	Fair	9		9		
2874	Live Oak	Fair	11		11		
2875	Live Oak	Fair	14.5		14.5		
2876	Live Oak	Fair	11		11		
2877	Live Oak	Good	17.5		17.5		
2878	Live Oak	Fair	13.5		13.5		
2879	Live Oak	Fair	8.5		8.5		
2880	Cedar Elm	Fair	9.5		9.5		
2881	Cedar Elm	Fair	8.5		8.5		
2882	Live Oak	Fair	9		9		
2883	Live Oak	Fair	9.5	9.5			Utilities
2884	Live Oak	Fair	8.5	8.5			Utilities

LEGEND:
HERITAGE TREE REMOVED
SIGNIFICANT TREE REMOVED

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

REVISIONS

NO.	DESCRIPTION	BY	DATE

BURLESON TRACT
PP-24-0060

TREE LIST

JOB NUMBER: A140-0422
SHEET NO. 58
OF 97 SHEETS
TP31

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2885	Cedar Elm	Fair	9	9			Utilities
2886	Live Oak	Fair	16	16			Utilities
2887	Cedar Elm	Fair	9		9		
2888	Live Oak	Fair	14.5		14.5		
2889	Live Oak	Fair	21.5		21.5		
2890	Live Oak	Fair	13		13		
2891	Live Oak	Fair	11		11		
2892	Live Oak	Fair	10		10		
2893	Live Oak	Fair	8.5		8.5		
2894	Live Oak	Fair	10.5		10.5		
2895	Live Oak	Fair	8.5		8.5		
2896	Live Oak	Fair	10.5		10.5		
2897	Live Oak	Fair	13		13		
2898	Live Oak	Fair	8		8		
2899	Cedar Elm	Fair	10	10			Utilities
2900	Live Oak	Fair	10		10		
2901	Live Oak	Fair	10.5	10.5			Utilities
2902	Live Oak	Fair	8.5		8.5		
2903	Live Oak	Very Poor	12.5		12.5		
2904	Live Oak	Fair	13		13		
2905	Live Oak	Fair	10		10		
2906	Live Oak	Fair	9.5		9.5		
2907	Live Oak	Fair	13		13		
2908	Live Oak	Fair	19		19		
2909	Live Oak	Fair	13.5		13.5		
2910	Live Oak	Fair	10.5		10.5		
2911	Live Oak	Fair	11.5		11.5		
2912	Live Oak	Fair	8		8		
2913	Live Oak	Fair	16.5		16.5		
2914	Live Oak	Fair	14.5		14.5		
2915	Live Oak	Fair	12.5		12.5		
2916	Live Oak	Fair	12		12		
2917	Live Oak	Fair	12.5		12.5		
2918	Live Oak	Fair	14		14		
2919	Live Oak	Fair	9.5		9.5		
2920	Live Oak	Fair	8.5		8.5		
2921	Live Oak	Fair	11		11		
2922	Live Oak	Very Poor	24.5		24.5		
2923	Live Oak	Fair	11		11		
2924	Live Oak	Fair	13.5		13.5		
2925	Live Oak	Fair	10.5		10.5		
2926	Live Oak	Fair	9.5		9.5		
2927	Live Oak	Fair	9.5		9.5		
2928	Live Oak	Fair	8		8		
2929	Live Oak	Fair	9		9		
2930	Live Oak	Fair	11		11		
2931	Live Oak	Poor	10		10		
2932	Live Oak	Poor	9		9		
2933	Ashe Juniper	Good	18		18		
2934	Ashe Juniper	Good	16.5		16.5		
2935	Live Oak	Fair	17		17		
2936	Live Oak	Fair	13.5		13.5		
2937	Live Oak	Fair	10		10		
2938	Live Oak	Fair	12.5		12.5		
2939	Live Oak	Fair	22.5		22.5		
2940	Live Oak	Fair	15.5		15.5		
2941	Live Oak	Fair	14		14		
2942	Cedar Elm	Fair	10.5		10.5		
2943	Ashe Juniper	Fair	16.5		16.5		
2947	Live Oak	Fair	9		9		
2948	Live Oak	Fair	10		10		
2949	Live Oak	Fair	8.5		8.5		
2950	Live Oak	Fair	8		8		
2951	Live Oak	Fair	9		9		
2952	Live Oak	Fair	11		11		
2953	Live Oak	Fair	8.5		8.5		
2954	Red Oak	Fair	10		10		
2955	Live Oak	Fair	8		8		
2956	Live Oak	Fair	18.5		18.5		
2957	Live Oak	Fair	24		24		
2958	Red Oak	Fair	8		8		
2959	Live Oak	Fair	9.5		9.5		
2960	Live Oak	Fair	9		9		
2961	Live Oak	Fair	10		10		
2962	Live Oak	Fair	12.5		12.5		
2963	Live Oak	Fair	14		14		
2964	Red Oak	Fair	8		8		
2965	Live Oak	Fair	9		9		
2966	Live Oak	Fair	8.5		8.5		
2967	Live Oak	Fair	8.5		8.5		
2970	Live Oak	Fair	8.5		8.5		
2971	Live Oak	Fair	9.5		9.5		
2972	Live Oak	Fair	8		8		
2973	Live Oak	Fair	8		8		
2974	Live Oak	Fair	25		25		
2975	Live Oak	Fair	18		18		
2976	Live Oak	Fair	18		18		
2977	Live Oak	Fair	23		23		
2978	Live Oak	Very Poor	13.5		13.5		
2979	Live Oak	Very Poor	14.5		14.5		
2980	Live Oak	Very Poor	9		9		
2981	Live Oak	Fair	10.5		10.5		
2982	Red Oak	Fair	9.5		9.5		
2983	Live Oak	Fair	8		8		
2984	Live Oak	Fair	11		11		
2985	Live Oak	Poor	9		9		
2986	Live Oak	Fair	9		9		
2987	Live Oak	Fair	9		9		
2988	Live Oak	Fair	8		8		
2989	Live Oak	Fair	11.5		11.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
2990	Live Oak	Fair	8		8		
2991	Live Oak	Fair	8		8		
2992	Live Oak	Fair	13.5		13.5		
2993	Live Oak	Poor	11		11		
2994	Live Oak	Fair	12.5		12.5		
2995	Live Oak	Very Poor	11		11		
2996	Live Oak	Fair	12		12		
2997	Live Oak	Fair	9.5		9.5		
2998	Live Oak	Fair	8		8		
2999	Live Oak	Fair	9		9		
3000	Live Oak	Fair	8.5		8.5		
3401	Cedar Elm	Fair	20.5		20.5		
3402	Live Oak	Fair	22.5		22.5		
3403	Cedar Elm	Fair	14.5		14.5		
3404	Cedar Elm	Fair	15		15		
3405	Cedar Elm	Fair	14.5		14.5		
3406	Cedar Elm	Fair	17		17		
3407	Cedar Elm	Good	23.5		23.5		
3408	Pecan	Excellent	35		35	Y	
3409	Cedar Elm	Fair	12.5		12.5		
3410	Cedar Elm	Fair	15		15		
3411	Gum Bumelia	Very Poor	16		16		
3412	Pecan	Fair	12.5		12.5		
3413	Pecan	Fair	12		12		
3414	Pecan	Good	18.5		18.5		
3415	Pecan	Fair	23.5		23.5		
3416	Pecan	Fair	9.5		9.5		
3417	Pecan	Fair	12.5		12.5		
3418	Pecan	Fair	8.5		8.5		
3419	Pecan	Fair	11.5		11.5		
3420	Pecan	Fair	9		9		
3421	Pecan	Fair	12		12		
3422	Pecan	Fair	10.5		10.5		
3423	Cedar Elm	Fair	8		8		
3424	Pecan	Fair	12.5		12.5		
3425	Pecan	Fair	12.5		12.5		
3426	Pecan	Fair	10.5		10.5		
3427	Pecan	Very Poor	11		11		
3428	Pecan	Fair	10		10		
3429	Pecan	Fair	10.5		10.5		
3430	Pecan	Fair	11		11		
3431	Pecan	Fair	10		10		
3432	Pecan	Good	32		32	Y	
3433	Pecan	Fair	8.5		8.5		
3434	Cedar Elm	Fair	9.5		9.5		
3435	Cedar Elm	Fair	11.5		11.5		
3436	Pecan	Fair	9		9		
3437	Pecan	Fair	8.5		8.5		
3438	Cedar Elm	Fair	9.5		9.5		
3439	Pecan	Fair	8.5		8.5		
3440	Cedar Elm	Fair	10		10		
3441	Cedar Elm	Fair	10		10		
3442	Pecan	Fair	8		8		
3443	Pecan	Fair	10		10		
3444	Cedar Elm	Fair	9.5		9.5		
3445	Pecan	Fair	13.5		13.5		
3446	Cedar Elm	Fair	10.5		10.5		
3447	Cedar Elm	Fair	17		17		
3448	Cedar Elm	Fair	10.5		10.5		
3449	Cedar Elm	Fair	9.5		9.5		
3450	Cedar Elm	Fair	9		9		
3451	Cedar Elm	Fair	14.5		14.5		
3452	Cedar Elm	Fair	8.5		8.5		
3453	Cedar Elm	Fair	14		14		
3454	Cedar Elm	Fair	11.5		11.5		
3455	Cedar Elm	Fair	12.5		12.5		
3456	Cedar Elm	Poor	10		10		
3457	Live Oak	Fair	21.5		21.5		
3458	Cedar Elm	Fair	22		22		
3459	Cedar Elm	Fair	10.5		10.5		
3460	Cedar Elm	Fair	8		8		
3461	Cedar Elm	Fair	10.5		10.5		
3462	Cedar Elm	Fair	8.5		8.5		
3463	Live Oak	Fair	13.5		13.5		
3464	Live Oak	Fair	14		14		
3465	Live Oak	Fair	12		12		
3466	Live Oak	Fair	13		13		
3467	Live Oak	Fair	10		10		
3468	Live Oak	Fair	8		8		
3469	Live Oak	Fair	15.5		15.5		
3470	Live Oak	Fair	12		12		
3471	Live Oak	Fair	13		13		
3472	Live Oak	Fair	12.5		12.5		
3473	Live Oak	Very Poor	12		12		
3474	Live Oak	Fair	15		15		
3476	Live Oak	Fair	12		12		
3477	Live Oak	Fair	9		9		
3478	Live Oak	Fair	10		10		
3479	Live Oak	Fair	9.5		9.5		
3480	Live Oak	Fair	10.5		10.5		
3481	Live Oak	Fair	8.5		8.5		
3482	Live Oak	Fair	13		13		
3483	Live Oak	Fair	11.5		11.5		
3484	Live Oak	Fair	9		9		
3485	Live Oak	Fair	12		12		
3486	Live Oak	Fair	11.5		11.5		
3487	Live Oak	Fair	11		11		
3488	Live Oak	Fair	21.5		21.5		
3489	Live Oak	Fair	25		25		
3490	Live Oak	Fair	11		11		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
3491	Live Oak	Fair	22.5		22.5		
3492	Live Oak	Fair	12.5		12.5		
3493	Live Oak	Fair	13		13		
3494	Live Oak	Fair	10.5		10.5		
3495	Live Oak	Fair	12		12		
3496	Live Oak	Fair	10		10		
3497	Live Oak	Fair	13.5		13.5		
3498	Live Oak	Fair	8.5		8.5		
3499	Live Oak	Fair	11.5		11.5		
3500	Post Oak	Fair	11		11		
3501	Live Oak	Fair	16	16			R.O.W. / P.U.E.
3502	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
3503	Live Oak	Fair	13	13			R.O.W. / P.U.E.
3504	Live Oak	Poor	11.5	11.5			R.O.W. / P.U.E.
3505	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
3506	Live Oak	Fair	12	12			R.O.W. / P.U.E.
3507	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
3508	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
3509	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3510	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3511	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3512	Live Oak	Fair	15		15		
3513	Live Oak	Very Poor	8.5		8.5		
3514	Live Oak	Poor	12		12		
3515	Live Oak	Fair	8		8		
3516	Live Oak	Fair	14		14		
3517	Live Oak	Poor	12		12		
3518	Live Oak	Poor	12.5		12.5		
3519	Cedar Elm	Fair	9.5		9.5		
3520	Live Oak	Fair	19		19		
3521	Live Oak	Fair	10.5		10.5		
3522	Live Oak	Fair	10.5		10.5		
3523	Live Oak	Fair	12.5		12.5		
3524	Live Oak	Fair	12.5		12.5		
3525	Live Oak	Fair	9		9		
3526	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
3527	Live Oak	Fair	13.5		13.5		
3528	Live Oak	Fair	16.5		16.5		
3529	Live Oak	Fair	13.5		13.5		
3530	Live Oak	Fair	11		11		
3531	Live Oak	Fair	12	12			R.O.W. / P.U.E.
3532	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
3533	Live Oak	Fair	15		15		
3534	Live Oak	Fair	17		17		
3535	Live Oak	Fair	14		14		
3536	Live Oak	Fair	10.5		10.5		
3537	Live Oak	Fair	12.5		12.5		
3538	Live Oak	Fair	16.5		16.5		
3539	Live Oak	Fair	10.5		10.5		
3540	Live Oak	Fair	10.5		10.5		
3541	Live Oak	Fair	16.5		16.5		
3542	Live Oak	Fair	12.5		12.5		
3543	Honey Locust	Fair	8		8		
3544	Pecan	Poor	14		14		
3545	Pecan	Poor	15.5		15.5		
3546	Pecan	Poor	10.5		10.5		
3547	Pecan	Poor	17		17		
3548	Pecan	Poor	16		16		
3549	Pecan	Poor	15	15			R.O.W. / P.U.E.
3550	Pecan	Poor	11.5	11.5			R.O.W. / P.U.E.
3551	Cedar Elm	Fair	8.5		8.5		
3552	Cedar Elm	Fair	9.5		9.5		
3553	Live Oak	Fair	12.5		12.5		
3554	Cedar Elm	Fair	8.5		8.5		
3555	Live Oak	Fair	20.5		20.5		
3556	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
3557	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
3558	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
3559	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
3560	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3561	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3562	Ashe Juniper	Good	25.5	25.5			R.O.W. / P.U.E.
3563	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
3564	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
3565	Cedar Elm	Fair	8.5		8.5		
3566	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3567	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
3568	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3569	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3570	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3571	Live Oak	Fair	11	11			R.O.W. / P.U.E.
3572	Live Oak	Fair	21	21			R.O.W. / P.U.E.
3573	Cedar Elm	Fair	9		9		
3574	Live Oak	Fair	12.5		12.5		
3575	Live Oak	Fair	8.5		8.5		
3576	Live Oak	Fair	9		9		
3577	Live Oak	Fair	14.5		14.5		
3578	Live Oak	Very Poor	10		10		
3579	Live Oak	Fair	13		13		
3580	Live Oak	Very Poor	16.5		16.5		
3581	Live Oak	Fair	17		17		
3582	Live Oak	Fair	23		23		
3583	Live Oak	Fair	18.5		18.5		
3584	Live Oak	Fair	8		8		
3585	Live Oak	Fair	12		12		
3586	Live Oak	Fair	12.5		12.5		
3587	Cedar Elm	Fair	11.5		11.5		
3588	Live Oak	Fair	11		11		
3589	Live Oak	Fair	8.5		8.5		
3590	Cedar Elm	Fair	9.5		9.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
LANDSCAPE
ARCHITECT
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP32

SHEET NO.
59
OF 97 SHEETS

DateTime : Thu, 30 Jan 2025 - 12:45pm
User Name : rbentley
PathName : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
3591	Cedar Elm	Good	14		14		
3592	Cedar Elm	Fair	9.5		9.5		
3593	Cedar Elm	Fair	9		9		
3594	Live Oak	Poor	8.5		8.5		
3595	Live Oak	Poor	8		8		
3596	Cedar Elm	Fair	9		9		
3597	Live Oak	Fair	13.5		13.5		
3598	Live Oak	Fair	10.5		10.5		
3599	Live Oak	Fair	10		10		
3600	Cedar Elm	Fair	10.5		10.5		
3601	Cedar Elm	Fair	9.5		9.5		
3602	Cedar Elm	Fair	9.5		9.5		
3603	Cedar Elm	Fair	11.5		11.5		
3604	Cedar Elm	Fair	11		11		
3605	Live Oak	Fair	16		16		
3606	Live Oak	Poor	9		9		
3607	Cedar Elm	Poor	9		9		
3608	Cedar Elm	Fair	10.5		10.5		
3609	Live Oak	Fair	9		9		
3610	Live Oak	Fair	10.5		10.5		
3611	Live Oak	Fair	9		9		
3612	Live Oak	Fair	11		11		
3613	Live Oak	Fair	12.5		12.5		
3614	Cedar Elm	Fair	8.5		8.5		
3615	Cedar Elm	Fair	10		10		
3616	Cedar Elm	Fair	13		13		
3617	Live Oak	Fair	14		14		
3618	Cedar Elm	Fair	8.5		8.5		
3619	Cedar Elm	Fair	21		21		
3620	Live Oak	Fair	11		11		
3621	Cedar Elm	Fair	11		11		
3622	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3623	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
3624	Live Oak	Poor	9	9			R.O.W. / P.U.E.
3625	Live Oak	Fair	9	9			R.O.W. / P.U.E.
3626	Live Oak	Fair	9	9			R.O.W. / P.U.E.
3627	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
3628	Live Oak	Fair	9	9			R.O.W. / P.U.E.
3629	Live Oak	Fair	12	12			R.O.W. / P.U.E.
3630	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
3631	Live Oak	Fair	16	16			R.O.W. / P.U.E.
3632	Live Oak	Very Poor	10	10			R.O.W. / P.U.E.
3633	Live Oak	Poor	9	9			R.O.W. / P.U.E.
3634	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3635	Live Oak	Fair	18	18			R.O.W. / P.U.E.
3636	Live Oak	Fair	16	16			R.O.W. / P.U.E.
3637	Live Oak	Fair	14	14			R.O.W. / P.U.E.
3638	Live Oak	Very Poor	9.5	9.5			R.O.W. / P.U.E.
3639	Cedar Elm	Fair	8.5		8.5		
3640	Live Oak	Fair	9		9		
3641	Live Oak	Fair	12.5		12.5		
3642	Live Oak	Fair	12		12		
3643	Live Oak	Fair	11.5		11.5		
3644	Live Oak	Fair	12		12		
3645	Live Oak	Fair	19.5		19.5		
3646	Live Oak	Very Poor	9.5		9.5		
3647	Live Oak	Fair	19		19		
3648	Live Oak	Fair	14.5		14.5		
3649	Live Oak	Fair	11		11		
3650	Cedar Elm	Fair	8		8		
3651	Live Oak	Fair	11.5		11.5		
3652	Live Oak	Fair	10	10			R.O.W. / P.U.E.
3653	Live Oak	Fair	24	24			R.O.W. / P.U.E.
3654	Live Oak	Poor	17.5		17.5		
3655	Live Oak	Fair	13.5		13.5		
3656	Live Oak	Fair	15.5		15.5		
3657	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
3658	Live Oak	Fair	15	15			R.O.W. / P.U.E.
3659	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
3660	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3661	Cedar Elm	Fair	9		9		
3662	Live Oak	Fair	9.5		9.5		
3663	Cedar Elm	Fair	10		10		
3664	Live Oak	Fair	8.5		8.5		
3665	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
3666	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
3667	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E.
3668	Live Oak	Fair	16	16			R.O.W. / P.U.E.
3669	Live Oak	Very Poor	12	12			R.O.W. / P.U.E.
3670	Live Oak	Fair	14	14			R.O.W. / P.U.E.
3671	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3672	Live Oak	Fair	11	11			R.O.W. / P.U.E.
3673	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3674	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3675	Live Oak	Poor	12.5	12.5			R.O.W. / P.U.E.
3676	Live Oak	Very Poor	11.5		11.5		
3677	Live Oak	Fair	13		13		
3678	Live Oak	Fair	12		12		
3679	Live Oak	Poor	11		11		
3680	Live Oak	Fair	15.5		15.5		
3681	Live Oak	Fair	14.5		14.5		
3682	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
3683	Live Oak	Fair	10.5		10.5		
3684	Live Oak	Fair	8.5		8.5		
3685	Live Oak	Fair	11		11		
3686	Live Oak	Fair	8		8		
3687	Live Oak	Fair	11		11		
3688	Live Oak	Fair	11		11		
3689	Live Oak	Poor	8		8		
3690	Live Oak	Very Poor	13.5		13.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
3691	Live Oak	Fair	15		15		
3692	Live Oak	Fair	9		9		
3693	Live Oak	Fair	15.5		15.5		
3694	Live Oak	Fair	11		11		
3695	Live Oak	Fair	11.5		11.5		
3696	Live Oak	Fair	9.5		9.5		
3697	Live Oak	Fair	11		11		
3698	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3699	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3700	Live Oak	Fair	20		20		
3701	Live Oak	Fair	24.5		24.5		
3702	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
3703	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
3704	Live Oak	Very Poor	8.5	8.5			R.O.W. / P.U.E.
3705	Live Oak	Fair	22.5	22.5			R.O.W. / P.U.E.
3706	Live Oak	Fair	20	20			R.O.W. / P.U.E.
3707	Live Oak	Fair	9	9			R.O.W. / P.U.E.
3708	Live Oak	Poor	19	19			R.O.W. / P.U.E.
3709	Live Oak	Poor	13	13			R.O.W. / P.U.E.
3710	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
3711	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
3712	Live Oak	Fair	18.5	18.5			R.O.W. / P.U.E.
3713	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
3714	Cedar Elm	Fair	8		8		
3715	Live Oak	Fair	12	12			R.O.W. / P.U.E.
3716	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
3717	Live Oak	Fair	14	14			R.O.W. / P.U.E.
3718	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
3719	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
3720	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
3721	Live Oak	Fair	10	10			R.O.W. / P.U.E.
3722	Live Oak	Fair	9	9			R.O.W. / P.U.E.
3723	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
3724	Live Oak	Fair	13	13			R.O.W. / P.U.E.
3725	Live Oak	Fair	10	10			R.O.W. / P.U.E.
3726	Live Oak	Fair	10	10			R.O.W. / P.U.E.
3727	Cedar Elm	Fair	13.5	13.5			R.O.W. / P.U.E.
3728	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
3729	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
3730	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
3731	Live Oak	Fair	12.5		12.5		
3732	Live Oak	Fair	12.5		12.5		
3733	Live Oak	Fair	8		8		
3734	Live Oak	Fair	13		13		
3735	Live Oak	Fair	12.5		12.5		
3736	Live Oak	Fair	10.5		10.5		
3737	Live Oak	Fair	8		8		
3738	Live Oak	Fair	11.5		11.5		
3739	Live Oak	Very Poor	9.5		9.5		
3740	Live Oak	Fair	10		10		
3741	Live Oak	Fair	13.5		13.5		
3742	Live Oak	Fair	10.5		10.5		
3743	Live Oak	Fair	10.5		10.5		
3744	Gum Bumelia	Fair	9	9			R.O.W. / P.U.E.
3745	Cedar Elm	Fair	11		11		
3746	Cedar Elm	Fair	8.5		8.5		
3747	Pecan	Fair	12	12			R.O.W. / P.U.E.
3748	Pecan	Fair	9.5	9.5			R.O.W. / P.U.E.
3749	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3750	Post Oak	Fair	16.5	16.5			R.O.W. / P.U.E.
3751	Post Oak	Good	18.5	18.5			R.O.W. / P.U.E.
3752	Post Oak	Fair	9.5		9.5		
3753	Post Oak	Fair	11.5		11.5		
3754	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3755	Post Oak	Good	23.5	23.5			R.O.W. / P.U.E.
3756	Post Oak	Fair	17		17		
3757	Post Oak	Fair	18		18		
3758	Cedar Elm	Good	17		17		
3759	Post Oak	Fair	14.5		14.5		
3760	Post Oak	Fair	15		15		
3761	Post Oak	Fair	19.5		19.5		
3762	Post Oak	Fair	17.5		17.5		
3763	Live Oak	Fair	25.5		25.5		
3764	Live Oak	Fair	12.5		12.5		
3765	Live Oak	Fair	13.5		13.5		
3766	Live Oak	Fair	12		12		
3767	Live Oak	Fair	11.5		11.5		
3768	Cedar Elm	Fair	9.5		9.5		
3769	Live Oak	Fair	8.5		8.5		
3770	Live Oak	Fair	9.5		9.5		
3771	Live Oak	Fair	11		11		
3772	Live Oak	Fair	10.5		10.5		
3773	Live Oak	Fair	10.5		10.5		
3774	Live Oak	Fair	8		8		
3775	Live Oak	Fair	13.5		13.5		
3776	Live Oak	Fair	9		9		
3777	Cedar Elm	Very Poor	8		8		
3778	Live Oak	Fair	9		9		
3779	Live Oak	Fair	17		17		
3780	Live Oak	Fair	13		13		
3781	Live Oak	Poor	10.5		10.5		
3782	Live Oak	Fair	18		18		
3783	Live Oak	Fair	14		14		
3784	Live Oak	Fair	13.5		13.5		
3785	Live Oak	Poor	10		10		
3786	Live Oak	Fair	10.5		10.5		
3787	Live Oak	Fair	12		12		
3788	Cedar Elm	Fair	9		9		
3789	Live Oak	Fair	18		18		
3790	Live Oak	Poor	11		11		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
3791	Live Oak	Fair	22		22		
3792	Live Oak	Poor	9.5		9.5		
3793	Live Oak	Fair	10.5		10.5		
3794	Live Oak	Fair	10		10		
3795	Live Oak	Fair	24		24		
3796	Live Oak	Fair	12		12		
3797	Cedar Elm	Fair	9		9		
3798	Live Oak	Fair	19.5		19.5		
3799	Live Oak	Fair	22.5		22.5		
3800	Cedar Elm	Fair	9		9		
3801	Live Oak	Fair	10		10		
3802	Live Oak	Fair	9.5		9.5		
3803	Live Oak	Fair	9.5		9.5		
3804	Live Oak	Fair	10		10		
3805	Live Oak	Poor	8		8		
3806	Live Oak	Fair	10		10		
3807	Live Oak	Fair	11.5		11.5		
3808	Live Oak	Very Poor	8		8		
3809	Live Oak	Fair	9		9		
3810	Live Oak	Fair	10.5		10.5		
3811	Live Oak	Fair	10.5		10.5		
3812	Cedar Elm	Fair	9		9		
3813	Live Oak	Fair	14		14		
3814	Cedar Elm	Fair	10		10		
3815	Live Oak	Fair	11.5		11.5		
3816	Live Oak	Fair	11		11		
3817	Live Oak	Fair	17.5		17.5		
3818	Live Oak	Fair	10.5		10.5		
3819	Cedar Elm	Fair	10.5		10.5		
3820	Live Oak	Fair	19.5		19.5		
3821	Live Oak	Fair	11.5		11.5		
3822	Live Oak	Fair	9		9		
3823	Live Oak	Fair	10.5		10.5		
3824	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
3825	Live Oak	Fair	11	11			R.O.W. / P.U.E.
3826	Live Oak	Fair	12	12			R.O.W. / P.U.E.
3827	Live Oak	Poor	9	9			R.O.W. / P.U.E.
3828	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3829	Live Oak	Fair	19		19		
3830	Live Oak	Fair	18		18		
3831	Live Oak	Fair	12.5		12.5		
3832	Live Oak	Fair	15		15		
3833	Cedar Elm	Fair	10		10		
3834	Live Oak	Poor	11.5		11.5		
3835	Live Oak	Poor	9		9		
3836	Live Oak	Fair	11		11		
3837	Live Oak	Fair	13.5		13.5		
3838	Live Oak	Very Poor	10.5		10.5		
3839	Live Oak	Fair	13.5		13.5		
3840	Live Oak	Poor	9		9		
3841	Live Oak	Poor	8		8		
3842	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
3843	Live Oak	Poor	11.5	11.5			R.O.W. / P.U.E.
3844	Live Oak	Poor	11	11			R.O.W. / P.U.E.
3845	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
3846	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
3847	Live Oak	Fair	20		20		
3848	Live Oak	Fair	15.5		15.5		
3849	Live Oak	Fair	11.5		11.5		
3850	Live Oak	Fair	19		19		
3851	Live Oak	Fair	13.5		13.5		
3852	Live Oak	Fair	9.5		9.5		
3853	Live Oak	Poor	10		10		
3854	Live Oak	Fair	11		11		
3855	Live Oak	Fair	9		9		
3856	Live Oak	Fair	12.5		12.5		
3857	Live Oak	Fair	10		10		
3858	Live Oak	Fair	10		10		
3859	Live Oak	Fair	13		13		
3860	Live Oak	Fair	13		13		
3861	Live Oak	Fair	11		11		
3862	Live Oak	Fair	10		10		
3863	Live Oak	Fair	8.5		8.5		
3864	Live Oak	Fair	9.5		9.5		
3865	Live Oak	Fair	10		10		
3866	Live Oak	Fair	12		12		
3867	Live Oak	Fair	9	9			R.O.W. / P.U.E.
3868	Live Oak	Fair	8	8			R.O.W. / P.U.E.
3869	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
3870	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
3871	Live Oak	Fair	10	10			R.O.W. / P.U.E.
3872	Live Oak	Fair	14.5		14.5		
3873	Live Oak	Fair	8		8		
3874	Cedar Elm	Fair	12		12		
3875	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
3876	Cedar Elm	Fair	8		8		
3877	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
3878	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
3879	Live Oak	Very Poor	14.5	14.5			R.O.W. / P.U.E.
3880	Live Oak	Poor	15	15			R.O.W. / P.U.E.
3881	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
3882	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
3883	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
3884	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
3885	Cedar Elm	Fair	20	20			R.O.W. / P.U.E.
3886	Live Oak	Fair	11	11			R.O.W. / P.U.E.
3887	Cedar Elm	Fair	8.5		8.5		
3888	Cedar Elm	Fair	11		11		
3889	Live Oak	Fair	12		12		
3890	Live Oak	Fair	15.5		15.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED
PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP33

SHEET NO. 60

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:46pm
User Name: rbentley
Path/Name: G:\JA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
3891	Live Oak	Fair	17.5		17.5		
3892	Live Oak	Fair	15		15		
3893	Live Oak	Poor	23.5	23.5			ROW / PUE
3894	Live Oak	Fair	19	19			ROW / PUE
3895	Live Oak	Fair	20	20			ROW / PUE
3896	Live Oak	Fair	8	8			ROW / PUE
3897	Live Oak	Fair	12.5	12.5			ROW / PUE
3898	Cedar Elm	Fair	19	19			ROW / PUE
3899	Live Oak	Fair	13.5	13.5			ROW / PUE
3900	Live Oak	Fair	14.5	14.5			ROW / PUE
3901	Live Oak	Fair	16	16			ROW / PUE
3903	Live Oak	Fair	12.5	12.5			ROW / PUE
3904	Live Oak	Fair	8	8			ROW / PUE
3905	Cedar Elm	Fair	8	8			ROW / PUE
3906	Live Oak	Fair	11.5	11.5			ROW / PUE
3907	Cedar Elm	Fair	8	8			ROW / PUE
3908	Cedar Elm	Fair	8.5	8.5			ROW / PUE
3909	Live Oak	Fair	10	10			ROW / PUE
3910	Live Oak	Fair	8.5	8.5			ROW / PUE
3911	Live Oak	Fair	9	9			ROW / PUE
3912	Live Oak	Fair	9.5	9.5			ROW / PUE
3913	Live Oak	Fair	17.5	17.5			ROW / PUE
3914	Live Oak	Fair	11.5	11.5			ROW / PUE
3915	Cedar Elm	Fair	12	12			ROW / PUE
3916	Live Oak	Fair	11	11			ROW / PUE
3917	Live Oak	Fair	10		10		
3918	Live Oak	Fair	11.5		11.5		
3919	Live Oak	Fair	8.5		8.5		
3920	Live Oak	Fair	14.5		14.5		
3921	Cedar Elm	Fair	9		9		
3922	Live Oak	Fair	13		13		
3923	Cedar Elm	Fair	13.5		13.5		
3924	Cedar Elm	Fair	8		8		
3925	Cedar Elm	Fair	8		8		
3926	Post Oak	Poor	13	13			ROW / PUE
3927	Cedar Elm	Fair	9	9			ROW / PUE
3928	Cedar Elm	Fair	10	10			ROW / PUE
3929	Live Oak	Fair	11.5	11.5			ROW / PUE
3930	Live Oak	Fair	10.5	10.5			ROW / PUE
3931	Live Oak	Fair	8	8			ROW / PUE
3932	Live Oak	Fair	11	11			ROW / PUE
3933	Live Oak	Fair	12.5	12.5			ROW / PUE
3934	Live Oak	Fair	9.5	9.5			ROW / PUE
3935	Live Oak	Fair	8.5	8.5			ROW / PUE
3936	Live Oak	Fair	10.5	10.5			ROW / PUE
3937	Live Oak	Fair	18	18			ROW / PUE
3938	Live Oak	Fair	8	8			ROW / PUE
3939	Live Oak	Fair	8	8			ROW / PUE
3940	Live Oak	Fair	14	14			ROW / PUE
3941	Live Oak	Fair	8	8			ROW / PUE
3942	Live Oak	Fair	8	8			ROW / PUE
3943	Live Oak	Fair	10.5	10.5			ROW / PUE
3944	Live Oak	Fair	11	11			ROW / PUE
3945	Live Oak	Fair	9	9			ROW / PUE
3946	Live Oak	Fair	9	9			ROW / PUE
3947	Live Oak	Fair	11.5	11.5			ROW / PUE
3948	Live Oak	Fair	11	11			ROW / PUE
3949	Live Oak	Fair	11.5	11.5			ROW / PUE
3950	Live Oak	Fair	13.5	13.5			ROW / PUE
3951	Live Oak	Fair	14	14			ROW / PUE
3952	Live Oak	Fair	9	9			ROW / PUE
3953	Live Oak	Fair	11		11		
3954	Live Oak	Fair	10	10			ROW / PUE
3955	Live Oak	Fair	9.5	9.5			ROW / PUE
3956	Live Oak	Fair	8	8			ROW / PUE
3957	Live Oak	Fair	8.5	8.5			ROW / PUE
3958	Live Oak	Fair	10	10			ROW / PUE
3959	Live Oak	Fair	9	9			ROW / PUE
3960	Live Oak	Fair	8.5	8.5			ROW / PUE
3961	Live Oak	Very Poor	11.5	11.5			ROW / PUE
3962	Live Oak	Fair	9		9		
3963	Live Oak	Fair	10		10		
3964	Live Oak	Fair	8		8		
3965	Live Oak	Fair	10.5		10.5		
3966	Live Oak	Fair	12.5		12.5		
3967	Live Oak	Fair	11.5		11.5		
3968	Live Oak	Poor	10		10		
3969	Live Oak	Fair	16.5		16.5		
3970	Live Oak	Fair	10		10		
3971	Live Oak	Fair	8.5		8.5		
3972	Live Oak	Fair	8.5		8.5		
3973	Live Oak	Fair	8.5		8.5		
3974	Live Oak	Fair	8.5	8.5			ROW / PUE
3975	Live Oak	Fair	13	13			ROW / PUE
3976	Live Oak	Fair	10		10		
3977	Live Oak	Fair	10.5	10.5			ROW / PUE
3978	Live Oak	Fair	8.5	8.5			ROW / PUE
3979	Live Oak	Fair	8.5	8.5			ROW / PUE
3980	Live Oak	Fair	8	8			ROW / PUE
3981	Live Oak	Fair	8	8			ROW / PUE
3982	Live Oak	Fair	10	10			ROW / PUE
3983	Live Oak	Fair	8		8		
3984	Live Oak	Fair	8		8		
3985	Live Oak	Fair	9		9		
3986	Live Oak	Fair	9.5		9.5		
3987	Live Oak	Fair	8.5		8.5		
3988	Live Oak	Fair	9		9		
3989	Live Oak	Fair	8		8		
3990	Live Oak	Fair	9		9		
3991	Live Oak	Fair	9		9		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
3992	Live Oak	Fair	11.5		11.5		
3993	Live Oak	Good	25		25		
3994	Live Oak	Fair	11.5		11.5		
3995	Live Oak	Fair	11		11		
3996	Live Oak	Fair	9.5		9.5		
3997	Live Oak	Fair	9.5		9.5		
3998	Live Oak	Fair	11		11		
3999	Live Oak	Fair	12		12		
4000	Live Oak	Fair	12		12		
4001	Live Oak	Fair	8		8		
4002	Live Oak	Poor	21.5		21.5		
4003	Live Oak	Fair	18		18		
4004	Cedar Elm	Very Poor	8		8		
4005	Live Oak	Fair	8		8		
4006	Live Oak	Fair	11	11			ROW / PUE
4007	Live Oak	Fair	10		10		
4008	Live Oak	Fair	8		8		
4009	Live Oak	Fair	9		9		
4010	Live Oak	Fair	10		10		
4011	Live Oak	Fair	10.5		10.5		
4012	Live Oak	Fair	10.5		10.5		
4013	Live Oak	Fair	9		9		
4014	Live Oak	Fair	9.5		9.5		
4015	Live Oak	Fair	11		11		
4016	Live Oak	Fair	13		13		
4017	Live Oak	Fair	8.5		8.5		
4018	Live Oak	Fair	9		9		
4019	Live Oak	Fair	13.5		13.5		
4020	Live Oak	Fair	9		9		
4021	Red Oak	Very Poor	15		15		
4022	Red Oak	Very Poor	8.5		8.5		
4023	Live Oak	Very Poor	33.5		33.5	Y	
4024	Live Oak	Good	14	14			Grading
4025	Live Oak	Fair	10	10			Grading
4026	Cedar Elm	Fair	13	13			Grading
4027	Live Oak	Fair	8	8			Grading
4028	Live Oak	Fair	8	8			Grading
4029	Live Oak	Fair	11	11			Grading
4030	Cedar Elm	Fair	11	11			Grading
4031	Live Oak	Fair	10	10			Grading
4032	Live Oak	Fair	13		13		
4033	Live Oak	Fair	11.5	11.5			Grading
4034	Live Oak	Fair	10.5	10.5			Grading
4035	Live Oak	Fair	17.5	17.5			Grading
4036	Live Oak	Fair	10	10			Grading
4037	Live Oak	Fair	13	13			Grading
4038	Live Oak	Good	31.5		31.5	Y	
4039	Live Oak	Good	19.5		19.5		
4040	Live Oak	Good	18.5	18.5			Grading
4041	Live Oak	Good	15.5	15.5			Grading
4042	Live Oak	Fair	17		17		
4043	Live Oak	Very Poor	22		22		
4044	Live Oak	Poor	25.5		25.5		
4045	Live Oak	Fair	12		12		
4046	Live Oak	Fair	9.5		9.5		
4047	Live Oak	Fair	10		10		
4048	Live Oak	Fair	12.5		12.5		
4049	Live Oak	Fair	8		8		
4050	Live Oak	Fair	8.5		8.5		
4051	Live Oak	Fair	9.5		9.5		
4052	Live Oak	Fair	9		9		
4053	Live Oak	Very Poor	8.5		8.5		
4054	Live Oak	Fair	10		10		
4055	Live Oak	Fair	13.5		13.5		
4056	Live Oak	Fair	11.5		11.5		
4057	Live Oak	Fair	10		10		
4058	Live Oak	Fair	12.5		12.5		
4059	Live Oak	Very Poor	19		19		
4060	Live Oak	Fair	12.5		12.5		
4061	Live Oak	Fair	14.5		14.5		
4062	Live Oak	Fair	18		18		
4063	Live Oak	Poor	12		12		
4064	Live Oak	Fair	10.5	10.5			ROW / PUE
4065	Live Oak	Fair	11.5	11.5			ROW / PUE
4066	Live Oak	Fair	10	10			ROW / PUE
4067	Live Oak	Fair	9	9			ROW / PUE
4068	Live Oak	Fair	8	8			ROW / PUE
4069	Live Oak	Poor	15	15			ROW / PUE
4070	Live Oak	Fair	8	8			ROW / PUE
4071	Live Oak	Fair	11	11			ROW / PUE
4072	Live Oak	Fair	8	8			ROW / PUE
4073	Live Oak	Fair	12	12			ROW / PUE
4074	Live Oak	Fair	10.5	10.5			ROW / PUE
4075	Live Oak	Fair	9	9			ROW / PUE
4076	Live Oak	Very Poor	19.5		19.5		
4077	Live Oak	Fair	8		8		
4078	Live Oak	Fair	10	10			ROW / PUE
4079	Live Oak	Fair	8	8			ROW / PUE
4080	Live Oak	Fair	18	18			ROW / PUE
4081	Live Oak	Fair	23.5	23.5			ROW / PUE
4082	Live Oak	Fair	8	8			ROW / PUE
4083	Live Oak	Fair	9	9			ROW / PUE
4084	Live Oak	Fair	13.5	13.5			ROW / PUE
4085	Live Oak	Fair	16	16			ROW / PUE
4086	Live Oak	Fair	11	11			ROW / PUE
4087	Live Oak	Poor	8.5		8.5		
4088	Cedar Elm	Fair	8.5	8.5			ROW / PUE
4089	Cedar Elm	Fair	10	10			ROW / PUE
4090	Cedar Elm	Fair	8.5	8.5			ROW / PUE
4091	Cedar Elm	Fair	8.5		8.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4092	Cedar Elm	Fair	9		9		
4093	Live Oak	Poor	10	10			ROW / PUE
4094	Cedar Elm	Fair	10		10		
4095	Cedar Elm	Fair	8		8		
4096	Cedar Elm	Fair	13		13		
4097	Cedar Elm	Fair	10		10		
4098	Live Oak	Fair	10.5		10.5		
4099	Live Oak	Good	15	15			ROW / PUE
4100	Live Oak	Fair	12.5	12.5			ROW / PUE
4101	Live Oak	Fair	15.5	15.5			ROW / PUE
4102	Cedar Elm	Fair	10	10			ROW / PUE
4103	Cedar Elm	Fair	10		10		
4104	Cedar Elm	Fair	11.5		11.5		
4105	Cedar Elm	Fair	8.5		8.5		
4106	Cedar Elm	Fair	8	8			ROW / PUE
4107	Live Oak	Very Poor	8		8		
4108	Live Oak	Fair	9	9			ROW / PUE
4109	Live Oak	Fair	9.5	9.5			ROW / PUE
4110	Live Oak	Fair	13	13			ROW / PUE
4111	Cedar Elm	Fair	8		8		
4112	Live Oak	Fair	9.5		9.5		
4113	Live Oak	Fair	12.5		12.5		
4114	Live Oak	Fair	18.5		18.5		
4115	Live Oak	Fair	9		9		
4116	Live Oak	Fair	8		8		
4117	Live Oak	Fair	9		9		
4118	Live Oak	Fair	10		10		
4119	Live Oak	Fair	8		8		
4120	Live Oak	Fair	9	9			ROW / PUE
4121	Live Oak	Fair	8	8			ROW / PUE
4122	Live Oak	Fair	9.5		9.5		
4123	Live Oak	Fair	9	9			ROW / PUE
4124	Live Oak	Fair	8.5		8.5		
4125	Live Oak	Fair	8	8			ROW / PUE
4126	Live Oak	Poor	9.5	9.5			ROW / PUE
4127	Live Oak	Fair	10	10			ROW / PUE
4128	Live Oak	Fair	8	8			ROW / PUE
4129	Live Oak	Fair	9.5	9.5			ROW / PUE
4130	Live Oak	Fair	9.5	9.5			ROW / PUE
4131	Live Oak	Fair	8.5	8.5			ROW / PUE
4132	Cedar Elm	Fair	9.5		9.5		
4133	Live Oak	Fair	9.5		9.5		
4134	Live Oak	Fair	9		9		
4135	Live Oak	Fair	9.5		9.5		
4136	Live Oak	Fair	8		8		
4137	Live Oak	Fair	8.5		8.5		
4138	Live Oak	Fair	8.5		8.5		
4139	Live Oak	Fair	8	8			ROW / PUE
4140	Live Oak	Fair	8		8		
4141	Live Oak	Fair	11.5		11.5		
4142	Live Oak	Fair	8.5		8.5		
4143	Live Oak	Fair	8		8		
4144	Cedar Elm	Fair	8.5		8.5		
4145	Live Oak	Fair	8		8		
4146	Live Oak	Fair	13.5	13.5			ROW / PUE
4147	Live Oak	Fair	9.5	9.5			ROW / PUE
4148	Live Oak	Fair	9	9			ROW / PUE
4149	Live Oak	Fair	11.5	11.5			ROW / PUE
4150	Live Oak	Fair	10	10			ROW / PUE
4151	Cedar Elm	Fair	10		10		
4152	Cedar Elm	Fair	8.5		8.5		
4153	Post Oak	Very Poor	28.5	28.5		Y	ROW / PUE
4154	Live Oak	Fair	15.5		15.5		
4155	Live Oak	Fair	8.5		8.5		
4156	Live Oak	Fair	11		11		
4157	Cedar Elm	Fair	8.5		8.5		
4158	Cedar Elm	Fair	11		11		
4159	Cedar Elm	Fair	10.5		10.5		
4160	Cedar Elm	Fair	10.5		10.5		
4161	Live Oak	Good	14		14		
4162	Live Oak	Good	13		13		
4163	Live Oak	Fair	9.5		9.5		
4164	Live Oak	Fair	15		15		
4165	Live Oak	Fair	15		15		
4166	Live Oak	Fair	11		11		
4167	Live Oak	Fair	14		14		
4168	Live Oak	Fair	14		14		
4169	Live Oak	Fair	12	12			ROW / PUE
4170	Live Oak	Fair	8	8			ROW / PUE
4171	Live Oak	Fair	12	12			ROW / PUE
4172	Live Oak	Fair	9		9		
4173	Live Oak	Fair	13	13			ROW / PUE
4174	Live Oak	Fair	10.5		10.5		
4175	Live Oak	Fair	12	12			ROW / PUE
4176	Live Oak	Fair	10		10		
4177	Live Oak	Fair	11.5	11.5			ROW / PUE
4178	Cedar Elm	Fair	8	8			ROW / PUE
4179	Cedar Elm	Fair	17		17		
4180	Cedar Elm	Fair	9		9		
4181	Cedar Elm	Fair	12		12		
4182	Cedar Elm	Fair	11		11		
4183	Post Oak	Good	19.5		19.5		
4184	Cedar Elm	Fair	8		8		
4185	Cedar Elm	Fair	11		11		
4186	Cedar Elm	Fair	11	11			ROW / PUE
4187	Post Oak	Fair	16	16			ROW / PUE
4188	Post Oak	Fair	12	12			ROW / PUE
4189	Post Oak	Fair	13.5	13.5			ROW / PUE
4190	Post Oak	Fair	12	12			ROW / PUE
4191	Cedar Elm	Fair	8.5		8.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP34

SHEET NO. 61

OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:46pm
Path/Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg
User Name : rbentley

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4192	Post Oak	Fair	14.5		14.5		
4193	Cedar Elm	Fair	8		8		
4194	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
4195	Cedar Elm	Fair	12.5		12.5		
4196	Cedar Elm	Fair	9		9		
4197	Cedar Elm	Fair	8		8		
4198	Post Oak	Fair	16.5		16.5		
4199	Post Oak	Fair	18.5		18.5		
4200	Cedar Elm	Fair	8.5		8.5		
4201	Cedar Elm	Fair	13.5		13.5		
4202	Pecan	Fair	10.5		10.5		
4203	Post Oak	Fair	25.5	25.5			R.O.W. / P.U.E.
4204	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
4205	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
4206	Cedar Elm	Fair	13.5	13.5			R.O.W. / P.U.E.
4207	Live Oak	Fair	13	13			R.O.W. / P.U.E.
4208	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
4209	Cedar Elm	Fair	11.5		11.5		
4210	Cedar Elm	Fair	8		8		
4211	Cedar Elm	Fair	8		8		
4212	Live Oak	Fair	13.5		13.5		
4213	Live Oak	Fair	8.5		8.5		
4214	Live Oak	Fair	10.5		10.5		
4215	Live Oak	Fair	11		11		
4216	Live Oak	Fair	8.5		8.5		
4217	Live Oak	Very Poor	15		15		
4218	Live Oak	Very Poor	21.5		21.5		
4219	Live Oak	Fair	12.5		12.5		
4220	Live Oak	Poor	18.5		18.5		
4221	Live Oak	Fair	13.5		13.5		
4222	Live Oak	Fair	8.5		8.5		
4223	Live Oak	Fair	12		12		
4224	Live Oak	Fair	16		16		
4225	Live Oak	Fair	9.5		9.5		
4226	Live Oak	Fair	8.5		8.5		
4227	Live Oak	Fair	18		18		
4228	Live Oak	Fair	17.5		17.5		
4229	Cedar Elm	Fair	8		8		
4230	Cedar Elm	Fair	9.5		9.5		
4231	Live Oak	Fair	10		10		
4232	Live Oak	Fair	20.5		20.5		
4233	Live Oak	Fair	8.5		8.5		
4234	Cedar Elm	Fair	10		10		
4235	Cedar Elm	Fair	10		10		
4236	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
4237	Post Oak	Good	23		23		
4238	Post Oak	Fair	17		17		
4239	Cedar Elm	Fair	9.5		9.5		
4240	Post Oak	Fair	21.5	21.5			R.O.W. / P.U.E.
4241	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
4242	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
4243	Post Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
4244	Cedar Elm	Fair	8.5		8.5		
4245	Cedar Elm	Fair	8.5		8.5		
4246	Cedar Elm	Fair	8		8		
4247	Cedar Elm	Fair	10		10		
4248	Live Oak	Fair	17		17		
4249	Live Oak	Fair	12		12		
4250	Post Oak	Fair	17	17			R.O.W. / P.U.E.
4251	Live Oak	Fair	12.5		12.5		
4252	Post Oak	Fair	22.5	22.5			R.O.W. / P.U.E.
4253	Live Oak	Fair	11	11			R.O.W. / P.U.E.
4254	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4255	Live Oak	Fair	9	9			R.O.W. / P.U.E.
4256	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
4257	Post Oak	Fair	20.5	20.5			R.O.W. / P.U.E.
4258	Cedar Elm	Fair	12		12		
4259	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
4260	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
4261	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
4262	Post Oak	Fair	22.5	22.5			R.O.W. / P.U.E.
4263	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
4264	Cedar Elm	Poor	14.5	14.5			R.O.W. / P.U.E.
4265	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
4266	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
4267	Post Oak	Fair	19.5	19.5			R.O.W. / P.U.E.
4268	Post Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
4269	Post Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
4270	Post Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
4271	Live Oak	Fair	11		11		
4272	Live Oak	Fair	27.5		27.5	Y	
4273	Cedar Elm	Fair	16.5		16.5		
4274	Cedar Elm	Fair	14.5		14.5		
4275	Cedar Elm	Fair	12		12		
4276	Post Oak	Fair	24		24		
4277	Post Oak	Fair	18.5	18.5			R.O.W. / P.U.E.
4278	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
4279	Cedar Elm	Fair	15	15			R.O.W. / P.U.E.
4280	Cedar Elm	Fair	10		10		
4281	Cedar Elm	Fair	15		15		
4282	Cedar Elm	Poor	10.5		10.5		
4283	Cedar Elm	Fair	12.5		12.5		
4284	Post Oak	Very Poor	17		17		
4285	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
4286	Live Oak	Fair	8.5		8.5		
4287	Live Oak	Fair	8		8		
4288	Live Oak	Poor	12		12		
4289	Live Oak	Fair	8		8		
4290	Cedar Elm	Poor	10.5		10.5		
4291	Cedar Elm	Fair	10		10		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4292	Cedar Elm	Fair	8.5		8.5		
4293	Cedar Elm	Fair	8.5		8.5		
4294	Cedar Elm	Fair	9.5		9.5		
4295	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
4296	Cedar Elm	Very Poor	8	8			R.O.W. / P.U.E.
4297	Post Oak	Fair	20	20			R.O.W. / P.U.E.
4298	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
4299	Cedar Elm	Poor	14	14			R.O.W. / P.U.E.
4300	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
4301	Post Oak	Fair	10	10			R.O.W. / P.U.E.
4302	Post Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
4303	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
4304	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
4305	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
4306	Post Oak	Good	15.5	15.5			R.O.W. / P.U.E.
4307	Post Oak	Fair	8		8		
4308	Post Oak	Fair	19.5		19.5		
4309	Cedar Elm	Fair	11		11		
4310	Live Oak	Fair	8.5		8.5		
4311	Live Oak	Fair	9	9			R.O.W. / P.U.E.
4312	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
4313	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4314	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
4315	Live Oak	Fair	10	10			R.O.W. / P.U.E.
4316	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4317	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
4318	Cedar Elm	Very Poor	8	8			R.O.W. / P.U.E.
4319	Cedar Elm	Poor	8.5	8.5			R.O.W. / P.U.E.
4320	Cedar Elm	Fair	9		9		
4321	Live Oak	Fair	8	8			R.O.W. / P.U.E.
4322	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
4323	Live Oak	Fair	12	12			R.O.W. / P.U.E.
4324	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
4325	Live Oak	Fair	8.5		8.5		
4326	Live Oak	Fair	8		8		
4327	Live Oak	Fair	9.5		9.5		
4328	Post Oak	Fair	15.5		15.5		
4329	Post Oak	Fair	18		18		
4330	Post Oak	Fair	18.5	18.5			R.O.W. / P.U.E.
4331	Post Oak	Fair	19.5	19.5			R.O.W. / P.U.E.
4332	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
4333	Red Oak	Poor	9	9			R.O.W. / P.U.E.
4334	Red Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4335	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
4336	Post Oak	Fair	13	13			R.O.W. / P.U.E.
4337	Post Oak	Fair	10	10			R.O.W. / P.U.E.
4338	Red Oak	Very Poor	9	9			R.O.W. / P.U.E.
4339	Red Oak	Very Poor	18.5	18.5			R.O.W. / P.U.E.
4340	Post Oak	Fair	14	14			R.O.W. / P.U.E.
4341	Red Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4342	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
4343	Post Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
4344	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
4345	Cedar Elm	Fair	12		12		
4346	Cedar Elm	Fair	13		13		
4347	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
4348	Cedar Elm	Fair	8		8		
4349	Post Oak	Fair	17		17		
4350	Cedar Elm	Fair	11.5		11.5		
4351	Cedar Elm	Fair	9		9		
4352	Red Oak	Fair	8.5		8.5		
4353	Red Oak	Fair	11		11		
4354	Live Oak	Fair	11		11		
4355	Live Oak	Fair	22		22		
4356	Post Oak	Very Poor	21.5		21.5		
4357	Black Willow	Fair	13.5		13.5		
4358	American Elm	Fair	15		15		
4359	Live Oak	Fair	9.5		9.5		
4360	Live Oak	Fair	12		12		
4361	Live Oak	Fair	13	13			Utilities
4362	Live Oak	Fair	12		12		
4363	Live Oak	Fair	13.5		13.5		
4364	Live Oak	Fair	10.5		10.5		
4365	Live Oak	Fair	11.5	11.5			Utilities
4366	Live Oak	Fair	11	11			Utilities
4367	Red Oak	Fair	8		8		
4368	Red Oak	Fair	13		13		
4369	Red Oak	Fair	10		10		
4370	Live Oak	Fair	8.5		8.5		
4371	Red Oak	Fair	11.5		11.5		
4372	Live Oak	Very Poor	10		10		
4373	Live Oak	Fair	16		16		
4374	Live Oak	Fair	8.5		8.5		
4375	Red Oak	Fair	9.5		9.5		
4376	Red Oak	Fair	10		10		
4377	Red Oak	Fair	8		8		
4378	Red Oak	Fair	12		12		
4379	Red Oak	Fair	8		8		
4380	Red Oak	Fair	12.5		12.5		
4381	Post Oak	Fair	12.5		12.5		
4382	Red Oak	Fair	8		8		
4383	Cedar Elm	Fair	9.5		9.5		
4384	Red Oak	Fair	11		11		
4385	Red Oak	Fair	8.5		8.5		
4386	Red Oak	Fair	8.5		8.5		
4387	Red Oak	Fair	8.5		8.5		
4388	Post Oak	Fair	17.5		17.5		
4389	Red Oak	Fair	10		10		
4390	Red Oak	Fair	8		8		
4391	Red Oak	Fair	10		10		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4392	Red Oak	Fair	8.5		8.5		
4393	Red Oak	Fair	10		10		
4394	Post Oak	Fair	17.5		17.5		
4395	Post Oak	Fair	15.5		15.5		
4396	Cedar Elm	Fair	10.5		10.5		
4397	Red Oak	Fair	8.5	8.5			WQ/DET
4398	Post Oak	Fair	13.5	13.5			WQ/DET
4399	Post Oak	Fair	11	11			WQ/DET
4400	Post Oak	Very Poor	14.5	14.5			WQ/DET
4401	Live Oak	Fair	17		17		
4402	Live Oak	Very Poor	14.5	14.5			R.O.W. / P.U.E.
4403	Live Oak	Fair	24.5		24.5		
4404	Live Oak	Very Poor	23.5		23.5		
4405	Cedar Elm	Fair	8.5		8.5		
4406	Live Oak	Fair	16.5		16.5		
4407	Live Oak	Very Poor	10		10		
4408	Live Oak	Very Poor	11.5		11.5		
4409	Live Oak	Fair	10		10		
4410	Live Oak	Poor	10		10		
4411	Live Oak	Fair	11		11		
4412	Live Oak	Poor	15		15		
4413	Live Oak	Very Poor	15		15		
4414	Live Oak	Very Poor	15		15		
4415	Live Oak	Fair	19.5		19.5		
4416	Live Oak	Fair	16		16		
4417	Cedar Elm	Fair	8		8		
4418	Live Oak	Fair	8		8		
4419	Live Oak	Fair	8.5		8.5		
4420	Live Oak	Very Poor	10.5		10.5		
4421	Live Oak	Fair	10		10		
4422	Live Oak	Fair	26.5		26.5	Y	
4423	Live Oak	Fair	8		8		
4424	Live Oak	Fair	8		8		
4425	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4426	Live Oak	Fair	10	10			R.O.W. / P.U.E.
4427	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
4428	Live Oak	Fair	8	8			Grading
4429	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4430	Live Oak	Fair	8	8			R.O.W. / P.U.E.
4431	Live Oak	Fair	8	8			Grading
4432	Live Oak	Fair	8	8			R.O.W. / P.U.E.
4433	Live Oak	Fair	8.5	8.5			Grading
4434	Live Oak	Fair	8	8			Grading
4435	Live Oak	Fair	9		9		
4436	Live Oak	Fair	9	9			Grading
4437	Live Oak	Fair	8.5	8.5			Grading
4438	Live Oak	Fair	9.5	9.5			Grading
4439	Live Oak	Fair	8		8		
4440	Live Oak	Fair	8		8		
4441	Live Oak	Fair	16	16			WQ/DET
4442	Live Oak	Fair	15.5	15.5			WQ/DET
4443	Live Oak	Fair	8	8			WQ/DET
4444	Live Oak	Fair	14.5	14.5			WQ/DET
4445	Live Oak	Very Poor	13	13			WQ/DET
4446	Live Oak	Fair	11	11			WQ/DET
4447	Live Oak	Fair	14	14			WQ/DET
4448	Live Oak	Fair	20.5	20.5			WQ/DET
4449	Live Oak	Fair	21.5	21.5			WQ/DET
4450	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
4451	Live Oak	Fair	9		9		
4452	Live Oak	Fair	8.5		8.5		
4453	Live Oak	Fair	8		8		
4454	Live Oak	Fair	9.5		9.5		
4455	Live Oak	Fair	8		8		
4456	Live Oak	Fair	18.5	18.5			R.O.W. / P.U.E.
4457	Live Oak	Fair	17	17			R.O.W. / P.U.E.
4458	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
4459	Live Oak	Poor	10.5	10.5			R.O.W. / P.U.E.
4460	Live Oak	Fair	8.5		8.5		
4461	Live Oak	Fair	8	8			Grading
4462	Live Oak	Fair	8	8			Grading
4463	Live Oak	Very Poor	12.5		12.5		
4464	Cedar Elm	Fair	10		10		
4465	Red Oak	Fair	12		12		
4466	Red Oak	Fair	12		12		
4467	Post Oak	Fair	19		19		
4468	Post Oak	Fair	19		19		
4469	Red Oak	Fair	11		11		
4470	Red Oak	Poor	17.5		17.5		
4471	Red Oak	Very Poor	10		10		
4472	Red Oak	Fair	9		9		
4473	Red Oak	Fair	12.5		12.5		
4474	Red Oak	Fair	9.5		9.5		
4475	Post Oak	Fair	15.5		15.5		
4476	Post Oak	Fair	22		22		
4477	Post Oak	Fair	12.5	12.5			WQ/DET
4478	Post Oak	Fair	8	8			WQ/DET
4479	Cedar Elm	Fair	12	12			WQ/DET
4480	Red Oak	Fair	8	8			WQ/DET
4481	Red Oak	Fair	9.5	9.5			WQ/DET
4482	Red Oak	Fair	14	14			WQ/DET
4483	Red Oak	Fair	8		8		
4484	Red Oak	Very Poor	9		9		
4485	Red Oak	Fair	12.5		12.5		
4486	Post Oak	Fair	19		19		
4487	Post Oak	Fair	17.5		17.5		
4488	Post Oak	Fair	9		9		
4489	Red Oak	Fair	8.5	8.5			WQ/DET
4490	Red Oak	Very Poor	10	10			WQ/DET
4491	Red Oak	Very Poor	10	10			WQ/DET

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP35.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP35

SHEET NO. 62

OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:46pm User Name : rbentley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4491	Red Oak	Very Poor	10	10			WQ/DET
4492	Post Oak	Fair	13.5	13.5			WQ/DET
4493	Post Oak	Fair	18.5	18.5			WQ/DET
4494	Post Oak	Fair	9.5	9.5			WQ/DET
4495	Post Oak	Fair	9	9			WQ/DET
4496	Post Oak	Fair	12.5	12.5			WQ/DET
4497	Post Oak	Fair	11.5	11.5			WQ/DET
4498	Post Oak	Fair	10.5	10.5			WQ/DET
4499	Post Oak	Fair	13	13			WQ/DET
4500	Post Oak	Fair	16.5	16.5			WQ/DET
4501	Post Oak	Fair	11	11			WQ/DET
4502	Post Oak	Fair	17	17			WQ/DET
4503	Red Oak	Poor	9.5	9.5			WQ/DET
4504	Post Oak	Fair	13.5	13.5			WQ/DET
4505	Cedar Elm	Fair	14	14			WQ/DET
4506	Red Oak	Fair	8	8			WQ/DET
4507	Red Oak	Fair	10.5		10.5		
4508	Red Oak	Fair	10.5		10.5		
4509	Red Oak	Fair	9	9			WQ/DET
4510	Red Oak	Fair	10.5	10.5			WQ/DET
4511	Red Oak	Fair	12	12			WQ/DET
4512	Red Oak	Fair	10.5	10.5			WQ/DET
4513	Live Oak	Fair	10	10			WQ/DET
4514	Live Oak	Fair	14	14			WQ/DET
4515	Cedar Elm	Fair	14	14			WQ/DET
4516	Live Oak	Fair	10	10			WQ/DET
4517	Post Oak	Fair	12	12			WQ/DET
4518	Post Oak	Fair	15.5	15.5			WQ/DET
4519	Cedar Elm	Fair	14.5	14.5			WQ/DET
4520	Post Oak	Fair	14.5	14.5			WQ/DET
4521	Cedar Elm	Fair	8.5	8.5			WQ/DET
4522	Post Oak	Fair	13.5	13.5			WQ/DET
4523	Red Oak	Fair	9		9		
4524	Red Oak	Fair	10		10		
4525	Red Oak	Fair	10.5		10.5		
4526	Red Oak	Very Poor	11		11		
4527	Red Oak	Fair	14.5		14.5		
4528	Post Oak	Very Poor	13		13		
4529	Post Oak	Fair	12.5		12.5		
4530	Cedar Elm	Fair	8.5		8.5		
4531	Red Oak	Very Poor	9		9		
4532	Red Oak	Fair	9	9			WQ/DET
4533	Red Oak	Fair	10		10		
4534	Red Oak	Fair	10.5		10.5		
4535	Red Oak	Fair	16		16		
4536	Red Oak	Fair	10		10		
4537	Red Oak	Fair	9		9		
4538	Red Oak	Fair	9		9		
4539	Red Oak	Fair	9		9		
4540	Post Oak	Fair	16.5		16.5		
4541	Post Oak	Fair	13		13		
4542	Live Oak	Poor	10.5		10.5		
4543	Live Oak	Fair	16		16		
4544	Live Oak	Fair	13		13		
4545	Live Oak	Fair	9.5		9.5		
4546	Live Oak	Poor	11		11		
4547	Red Oak	Very Poor	9.5		9.5		
4548	Post Oak	Fair	18.5		18.5		
4549	Post Oak	Fair	8		8		
4550	Post Oak	Fair	11		11		
4551	Live Oak	Fair	8.5		8.5		
4552	Live Oak	Fair	8.5		8.5		
4553	Live Oak	Fair	9		9		
4554	Live Oak	Fair	10		10		
4555	Red Oak	Poor	8		8		
4556	Post Oak	Fair	19		19		
4557	Red Oak	Fair	8		8		
4558	Post Oak	Fair	13.5		13.5		
4559	Post Oak	Fair	11.5		11.5		
4560	Post Oak	Fair	13.5		13.5		
4561	Post Oak	Fair	13.5		13.5		
4562	Post Oak	Fair	14.5		14.5		
4563	Post Oak	Fair	15.5		15.5		
4564	Red Oak	Poor	8.5		8.5		
4565	Cedar Elm	Fair	10		10		
4566	Cedar Elm	Fair	8		8		
4567	Live Oak	Fair	19.5		19.5		
4568	Red Oak	Fair	10		10		
4569	Red Oak	Fair	9.5		9.5		
4570	Red Oak	Fair	11.5		11.5		
4571	Live Oak	Fair	15		15		
4572	Live Oak	Fair	10		10		
4573	Pecan	Fair	11		11		
4574	Post Oak	Fair	14	14			WQ/DET
4575	Post Oak	Fair	18	18			WQ/DET
4576	Post Oak	Fair	16.5	16.5			WQ/DET
4577	Post Oak	Fair	16.5	16.5			WQ/DET
4578	Cedar Elm	Fair	13		13		
4579	Post Oak	Fair	11	11			WQ/DET
4580	Post Oak	Fair	15	15			WQ/DET
4581	Cedar Elm	Fair	18	18			WQ/DET
4582	Cedar Elm	Fair	8.5	8.5			WQ/DET
4583	Cedar Elm	Fair	10.5	10.5			WQ/DET
4584	Cedar Elm	Fair	8	8			WQ/DET
4585	Post Oak	Fair	13.5		13.5		
4586	Post Oak	Fair	17		17		
4587	Cedar Elm	Fair	10.5		10.5		
4588	Post Oak	Fair	15.5		15.5		
4589	Post Oak	Fair	14.5		14.5		
4590	Red Oak	Fair	16.5		16.5		
4591	Post Oak	Fair	15.5		15.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4592	Red Oak	Fair	8.5	8.5			WQ/DET
4593	Red Oak	Fair	8.5	8.5			WQ/DET
4594	Red Oak	Poor	9.5	9.5			WQ/DET
4595	Cedar Elm	Fair	13	13			WQ/DET
4596	Cedar Elm	Poor	19	19			WQ/DET
4597	Post Oak	Fair	17	17			WQ/DET
4598	Post Oak	Fair	16	16			WQ/DET
4599	Post Oak	Fair	23		23		
4600	Post Oak	Fair	11.5	11.5			WQ/DET
4601	Cedar Elm	Fair	17	17			WQ/DET
4602	Post Oak	Fair	15.5	15.5			WQ/DET
4603	Post Oak	Fair	9.5	9.5			WQ/DET
4604	Post Oak	Very Poor	10	10			WQ/DET
4605	Post Oak	Fair	9.5	9.5			WQ/DET
4606	Post Oak	Fair	8.5	8.5			WQ/DET
4607	Post Oak	Poor	13	13			R.O.W. / P.U.E.
4608	Post Oak	Fair	14.5	14.5			WQ/DET
4609	Post Oak	Fair	17	17			WQ/DET
4610	Cedar Elm	Fair	18.5		18.5		
4611	Red Oak	Fair	8.5		8.5		
4612	Cedar Elm	Fair	9		9		
4613	Red Oak	Very Poor	11		11		
4614	Post Oak	Fair	11.5		11.5		
4615	Cedar Elm	Fair	11.5		11.5		
4616	Post Oak	Fair	14.5		14.5		
4617	Post Oak	Fair	11		11		
4618	Post Oak	Fair	19.5		19.5		
4619	Post Oak	Poor	15.5		15.5		
4620	Post Oak	Fair	11		11		
4621	Live Oak	Fair	9		9		
4622	Live Oak	Fair	8		8		
4623	Live Oak	Fair	8		8		
4624	Live Oak	Fair	8		8		
4625	Live Oak	Fair	8		8		
4626	Live Oak	Fair	8.5		8.5		
4627	Post Oak	Fair	16		16		
4628	Post Oak	Fair	11		11		
4629	Cedar Elm	Fair	13.5		13.5		
4630	Post Oak	Fair	16		16		
4631	Post Oak	Fair	28		28	Y	
4632	Post Oak	Fair	11		11		
4633	Post Oak	Fair	19.5		19.5		
4634	Post Oak	Fair	12		12		
4635	Post Oak	Fair	9		9		
4636	Pecan	Fair	8		8		
4637	Red Oak	Very Poor	13.5		13.5		
4638	Pecan	Fair	18		18		
4639	Post Oak	Fair	13.5		13.5		
4640	Cedar Elm	Fair	20		20		
4641	Post Oak	Fair	20		20		
4642	Post Oak	Very Poor	11.5		11.5		
4643	Post Oak	Fair	18.5		18.5		
4644	Post Oak	Very Poor	17.5		17.5		
4645	Post Oak	Fair	15.5		15.5		
4646	Cedar Elm	Fair	8.5		8.5		
4647	Live Oak	Fair	11		11		
4648	Live Oak	Fair	10		10		
4649	Live Oak	Fair	8		8		
4650	Live Oak	Fair	8		8		
4651	Live Oak	Fair	8.5		8.5		
4652	Live Oak	Fair	9.5		9.5		
4653	Red Oak	Fair	8.5		8.5		
4654	Live Oak	Fair	10		10		
4655	Live Oak	Fair	10		10		
4656	Live Oak	Fair	9		9		
4657	Post Oak	Fair	19		19		
4658	Post Oak	Very Poor	14		14		
4659	Post Oak	Fair	10		10		
4660	Post Oak	Fair	17		17		
4661	Post Oak	Fair	12		12		
4662	Post Oak	Fair	15.5		15.5		
4663	Post Oak	Fair	17		17		
4664	Live Oak	Very Poor	13		13		
4665	Cedar Elm	Very Poor	16.5		16.5		
4666	Red Oak	Poor	14		14		
4667	Post Oak	Fair	19		19		
4668	Post Oak	Very Poor	14		14		
4669	Post Oak	Fair	19.5		19.5		
4670	Red Oak	Fair	9.5		9.5		
4671	Red Oak	Fair	9		9		
4672	Post Oak	Fair	13.5		13.5		
4673	Post Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
4674	Post Oak	Fair	26	26		Y	R.O.W. / P.U.E.
4675	Post Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
4676	Post Oak	Fair	14	14			R.O.W. / P.U.E.
4677	Post Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
4678	Cedar Elm	Fair	19.5	19.5			R.O.W. / P.U.E.
4679	Post Oak	Fair	15	15			R.O.W. / P.U.E.
4680	Post Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
4681	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
4682	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
4683	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
4684	Post Oak	Fair	12	12			WQ/DET
4685	Post Oak	Fair	13	13			WQ/DET
4686	Post Oak	Fair	11	11			WQ/DET
4687	Post Oak	Fair	15.5	15.5			WQ/DET
4688	Post Oak	Fair	14	14			WQ/DET
4689	Pecan	Fair	12	12			WQ/DET
4690	Pecan	Fair	10.5	10.5			WQ/DET
4691	Post Oak	Fair	8.5		8.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4692	Post Oak	Fair	8.5		8.5		
4693	Cedar Elm	Fair	20.5	20.5			WQ/DET
4694	Post Oak	Fair	19.5	19.5			WQ/DET
4695	Red Oak	Fair	9	9			WQ/DET
4696	Red Oak	Fair	8	8			WQ/DET
4697	Red Oak	Fair	9.5	9.5			WQ/DET
4698	Cedar Elm	Poor	12	12			R.O.W. / P.U.E.
4699	Cedar Elm	Fair	14	14			R.O.W. / P.U.E.
4700	Cedar Elm	Fair	16	16			R.O.W. / P.U.E.
4701	Red Oak	Fair	9	9			R.O.W. / P.U.E.
4702	Red Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
4703	Post Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
4704	Post Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
4705	Post Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
4706	Red Oak	Very Poor	10	10			R.O.W. / P.U.E.
4707	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
4708	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
4709	Post Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
4710	Post Oak	Fair	11.5	11.5			WQ/DET
4711	Post Oak	Fair	11	11			WQ/DET
4712	Cedar Elm	Fair	10	10			WQ/DET
4713	Cedar Elm	Fair	10.5	10.5			WQ/DET
4714	Post Oak	Fair	12	12			R.O.W. / P.U.E.
4715	Post Oak	Poor	13.5	13.5			R.O.W. / P.U.E.
4716	Post Oak	Fair	14	14			R.O.W. / P.U.E.
4717	Cedar Elm	Fair	9		9		
4718	Post Oak	Fair	11		11		
4719	Post Oak	Fair	10		10		
4720	Post Oak	Fair	11		11		
4721	Post Oak	Fair	12		12		
4722	Post Oak	Fair	15		15		
4723	Cedar Elm	Fair	12.5		12.5		
4724	Post Oak	Fair	15.5		15.5		
4725	Post Oak	Fair	12.5		12.5		
4726	Cedar Elm	Fair	9		9		
4727	Post Oak	Fair	14		14		
4728	Post Oak	Fair	16		16		
4729	Live Oak	Fair	8		8		
4730	Post Oak	Fair	8.5		8.5		
4731	Cedar Elm	Fair	8.5		8.5		
4732	Cedar Elm	Fair	8		8		
4733	Cedar Elm	Fair	9		9		
4734	Post Oak	Fair	8		8		
4735	Live Oak	Fair	11		11		
4736	Live Oak	Fair	14		14		
4737	Live Oak	Fair	8.5		8.5		
4738	Live Oak	Very Poor	12		12		
4739	Live Oak	Fair	13		13		
4740	Post Oak	Very Poor	11		11		
4741	Cedar Elm	Fair	9		9		
4742	Live Oak	Fair	11		11		
4743	Live Oak	Fair	11.5		11.5		
4744	Live Oak	Fair	11.5		11.5		
4745	Live Oak	Poor	8		8		
4746	Cedar Elm	Fair	8		8		
4747	Cedar Elm	Fair	11		11		
4748	Cedar Elm	Fair	9		9		
4749	Cedar Elm	Fair	11		11		
4750	Post Oak	Fair	11.5		11.5		
4751	Post Oak	Fair	12.5		12.5		
4752	Post Oak	Fair	12.5		12.5		
4753	Post Oak	Fair	12.5		12.5		
4754	Post Oak	Fair	8		8		
4755	Cedar Elm	Poor	15.5		15.5		
4756	Post Oak	Fair	17		17		
4757	Post Oak	Fair	16		16		
4758	Post Oak	Fair	14		14		
4759	Post Oak	Fair	12.5		12.5		
4760	Post Oak	Fair	23		23		
4761	Red Oak	Fair	13.5		13.5		
4762	Cedar Elm	Good	12.5	12.5			R.O.W. / P.U.E.
4763	Cedar Elm	Fair	8.5		8.5		
4764	Cedar Elm	Fair	8.5		8.5		
4765	Post Oak	Fair	19		19		
4766	Cedar Elm	Fair	8.5		8.5		
4767	Cedar Elm	Fair	8		8		
4768	Post Oak	Fair	10.5		10.5		
4769	Post Oak	Fair	10.5		10.5		
4770	Cedar Elm	Fair	14.5		14.5		
4771	Live Oak	Very Poor	8		8		
4772	Cedar Elm	Fair	8		8		
4773	Post Oak	Fair	9.5		9.5		
4774	Post Oak	Fair	16		16		
4775	Post Oak	Fair	16		16		
4776	Post Oak	Fair	13.5		13.5		
4777	Post Oak	Fair	14		14		
4778	Live Oak	Fair	8.5		8.5		
4779	Live Oak	Fair	8.5		8.5		
4780	Post Oak	Fair	11		11		
4781	Post Oak	Fair	17.5		17.5		
4782	Post Oak	Fair	19		19		
4783	Live Oak	Fair	15.5		15.5		
4784	Red Oak	Fair	8.5		8.5		
4785	Live Oak	Fair	9.5		9.5		
4786	Live Oak	Fair	8		8		
4787	Live Oak	Poor	10		10		
4788	Live Oak	Fair	8		8		
4789	Live Oak	Fair	9.5		9.5		
4790	Live Oak	Fair	11.5		11.5		
4791	Live Oak	Very Poor	15		15		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED
PROFESSIONAL ENGINEER
1-30-25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER:
A140-0422

TP36

SHEET NO.
63
OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:46pm
User Name: rbottley
Path/Name: G:\A\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4792	Live Oak	Fair	12.5		12.5		
4793	Live Oak	Fair	12		12		
4794	Post Oak	Poor	17.5		17.5		
4795	Cedar Elm	Poor	8.5		8.5		
4796	Post Oak	Fair	12.5		12.5		
4797	Post Oak	Fair	13		13		
4798	Post Oak	Fair	13		13		
4799	Cedar Elm	Fair	9.5		9.5		
4800	Live Oak	Fair	12		12		
4801	Cedar Elm	Fair	9		9		
4802	Live Oak	Fair	8		8		
4803	Live Oak	Fair	8		8		
4804	Live Oak	Fair	8		8		
4805	Cedar Elm	Fair	9		9		
4806	Cedar Elm	Fair	10.5		10.5		
4807	Cedar Elm	Fair	10	10			ROW / PUE
4808	Live Oak	Fair	12.5	12.5			ROW / PUE
4809	Live Oak	Fair	18.5	18.5			ROW / PUE
4810	Live Oak	Fair	16.5	16.5			ROW / PUE
4811	Red Oak	Very Poor	13	13			ROW / PUE
4812	Live Oak	Fair	8	8			ROW / PUE
4813	Live Oak	Fair	8.5	8.5			ROW / PUE
4814	Live Oak	Fair	8	8			ROW / PUE
4815	Live Oak	Fair	8	8			ROW / PUE
4816	Live Oak	Fair	8	8			ROW / PUE
4817	Post Oak	Poor	16	16			ROW / PUE
4818	Live Oak	Fair	16	16			ROW / PUE
4819	Live Oak	Fair	9.5	9.5			ROW / PUE
4820	Cedar Elm	Fair	8	8			ROW / PUE
4821	Cedar Elm	Fair	8.5	8.5			ROW / PUE
4822	Live Oak	Fair	8.5		8.5		
4823	Live Oak	Fair	8.5		8.5		
4824	Live Oak	Fair	16.5		16.5		
4825	Live Oak	Fair	9		9		
4826	Live Oak	Fair	10		10		
4827	Live Oak	Fair	11		11		
4828	Live Oak	Fair	18		18		
4829	Post Oak	Fair	16.5		16.5		
4830	Post Oak	Fair	8		8		
4831	Post Oak	Fair	16.5		16.5		
4832	Post Oak	Fair	18		18		
4833	Cedar Elm	Fair	20		20		
4834	Post Oak	Fair	19		19		
4835	Post Oak	Fair	21		21		
4836	Post Oak	Fair	14		14		
4837	Post Oak	Fair	20		20		
4838	Cedar Elm	Poor	17		17		
4839	Post Oak	Fair	16		16		
4840	Post Oak	Fair	12		12		
4841	Cedar Elm	Fair	13		13		
4842	Pecan	Fair	9		9		
4843	Cedar Elm	Fair	12.5		12.5		
4844	Cedar Elm	Fair	13		13		
4845	Post Oak	Fair	14.5		14.5		
4846	Red Oak	Fair	15.5		15.5		
4847	Red Oak	Fair	10		10		
4848	Red Oak	Very Poor	13		13		
4849	Cedar Elm	Fair	12.5		12.5		
4850	Live Oak	Fair	19.5		19.5		
4851	Live Oak	Very Poor	9.5		9.5		
4852	Live Oak	Fair	10		10		
4853	Live Oak	Poor	10.5		10.5		
4854	Live Oak	Fair	13		13		
4855	Live Oak	Fair	15		15		
4856	Red Oak	Very Poor	9.5		9.5		
4857	Cedar Elm	Fair	10.5		10.5		
4858	Red Oak	Very Poor	8		8		
4859	Cedar Elm	Fair	10		10		
4860	Live Oak	Fair	19		19		
4861	Red Oak	Fair	12		12		
4862	Live Oak	Fair	9		9		
4863	Live Oak	Fair	10.5		10.5		
4864	Live Oak	Fair	11.5		11.5		
4865	Post Oak	Fair	16.5		16.5		
4866	Post Oak	Fair	11		11		
4867	Pecan	Fair	11		11		
4868	Post Oak	Fair	18		18		
4869	Post Oak	Fair	20.5		20.5		
4870	Live Oak	Fair	13.5		13.5		
4871	Post Oak	Fair	17.5		17.5		
4872	Live Oak	Fair	17.5		17.5		
4873	Live Oak	Fair	9.5		9.5		
4874	Cedar Elm	Fair	9.5		9.5		
4875	Live Oak	Fair	8		8		
4876	Live Oak	Fair	8.5		8.5		
4877	Live Oak	Fair	8		8		
4878	Cedar Elm	Poor	10		10		
4879	Live Oak	Fair	8		8		
4880	Red Oak	Fair	8.5		8.5		
4881	Live Oak	Fair	9		9		
4882	Live Oak	Fair	12		12		
4883	Live Oak	Fair	10		10		
4884	Live Oak	Fair	14		14		
4885	Live Oak	Fair	13		13		
4886	Live Oak	Fair	11.5		11.5		
4887	Live Oak	Fair	12.5		12.5		
4888	Live Oak	Fair	19		19		
4889	Cedar Elm	Fair	11		11		
4890	Cedar Elm	Fair	10		10		
4891	Red Oak	Fair	8.5		8.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4892	Post Oak	Fair	14.5		14.5		
4893	Post Oak	Fair	13		13		
4894	Post Oak	Fair	14.5		14.5		
4895	Post Oak	Fair	16.5		16.5		
4896	Cedar Elm	Fair	14.5		14.5		
4897	Live Oak	Fair	8		8		
4898	Post Oak	Fair	10.5		10.5		
4899	Post Oak	Fair	13.5		13.5		
4900	Post Oak	Fair	8		8		
4901	Cedar Elm	Fair	17.5		17.5		
4902	Post Oak	Fair	17.5		17.5		
4903	Post Oak	Fair	18	18			ROW / PUE
4904	Post Oak	Fair	22		22		
4905	Post Oak	Fair	13.5	13.5			ROW / PUE
4906	Post Oak	Poor	9	9			ROW / PUE
4907	Post Oak	Fair	20.5	20.5			ROW / PUE
4908	Post Oak	Fair	21		21		
4909	Post Oak	Poor	10		10		
4910	Post Oak	Fair	16		16		
4911	Post Oak	Fair	16		16		
4912	Live Oak	Fair	16.5		16.5		
4913	Live Oak	Fair	14		14		
4914	Cedar Elm	Fair	11		11		
4915	Cedar Elm	Fair	9		9		
4916	Post Oak	Fair	9		9		
4917	Post Oak	Fair	8		8		
4918	Post Oak	Fair	11		11		
4919	Post Oak	Fair	14		14		
4920	Post Oak	Fair	8.5		8.5		
4921	Post Oak	Fair	18.5		18.5		
4922	Post Oak	Fair	9		9		
4923	Post Oak	Fair	11		11		
4924	Post Oak	Fair	13.5		13.5		
4925	Post Oak	Poor	12		12		
4926	Post Oak	Fair	10.5		10.5		
4927	Post Oak	Fair	11		11		
4928	Cedar Elm	Fair	9	9			ROW / PUE
4929	Cedar Elm	Fair	13	13			ROW / PUE
4930	Post Oak	Fair	10	10			ROW / PUE
4931	Post Oak	Fair	8.5		8.5		
4932	Post Oak	Fair	15		15		
4933	Post Oak	Fair	18		18		
4934	Post Oak	Fair	12.5		12.5		
4935	Post Oak	Fair	12		12		
4936	Post Oak	Fair	8.5		8.5		
4937	Post Oak	Fair	16.5		16.5		
4938	Post Oak	Fair	13.5		13.5		
4939	Post Oak	Fair	8.5		8.5		
4940	Post Oak	Fair	13.5		13.5		
4941	Cedar Elm	Fair	8		8		
4942	Post Oak	Fair	13		13		
4943	Post Oak	Poor	12.5		12.5		
4944	Post Oak	Fair	9.5		9.5		
4945	Post Oak	Fair	12		12		
4946	Post Oak	Fair	10.5		10.5		
4947	Post Oak	Poor	11		11		
4948	Post Oak	Fair	12.5		12.5		
4949	Post Oak	Fair	8.5		8.5		
4950	Live Oak	Fair	11.5		11.5		
4951	Live Oak	Fair	11.5		11.5		
4952	Live Oak	Poor	10.5		10.5		
4953	Live Oak	Fair	8		8		
4954	Live Oak	Fair	13.5		13.5		
4955	Live Oak	Fair	8		8		
4956	Live Oak	Fair	11		11		
4957	Cedar Elm	Poor	8.5		8.5		
4958	Live Oak	Fair	8		8		
4959	Live Oak	Fair	8		8		
4960	Live Oak	Fair	8.5		8.5		
4961	Live Oak	Fair	14.5		14.5		
4962	Live Oak	Fair	11		11		
4963	Live Oak	Fair	9		9		
4964	Live Oak	Fair	8.5		8.5		
4965	Live Oak	Fair	11.5	11.5			ROW / PUE
4966	Live Oak	Fair	8.5	8.5			ROW / PUE
4967	Cedar Elm	Fair	11.5	11.5			ROW / PUE
4968	Live Oak	Fair	8		8		
4969	Live Oak	Fair	8		8		
4970	Live Oak	Fair	10		10		
4971	Live Oak	Fair	10	10			ROW / PUE
4972	Live Oak	Poor	10		10		
4973	Live Oak	Fair	9.5		9.5		
4974	Post Oak	Fair	10		10		
4975	Post Oak	Fair	13		13		
4976	Post Oak	Fair	10		10		
4977	Live Oak	Fair	9.5		9.5		
4978	Live Oak	Fair	10		10		
4979	Live Oak	Fair	9		9		
4980	Live Oak	Fair	8.5		8.5		
4981	Live Oak	Fair	12		12		
4982	Live Oak	Fair	17		17		
4983	Live Oak	Fair	10		10		
4984	Live Oak	Fair	16.5		16.5		
4985	Live Oak	Fair	10		10		
4986	Live Oak	Fair	9.5		9.5		
4987	Live Oak	Fair	8		8		
4988	Live Oak	Fair	10.5		10.5		
4989	Live Oak	Fair	8		8		
4990	Red Oak	Very Poor	9.5		9.5		
4991	Live Oak	Fair	9.5		9.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
4992	Live Oak	Fair	8.5		8.5		
4993	Live Oak	Fair	10.5		10.5		
4994	Red Oak	Fair	9	9			ROW / PUE
4995	Red Oak	Fair	9.5	9.5			ROW / PUE
4996	Red Oak	Fair	11	11			ROW / PUE
4997	Post Oak	Fair	15		15		
4998	Post Oak	Fair	9.5	9.5			ROW / PUE
4999	Post Oak	Fair	11	11			ROW / PUE
5000	Live Oak	Fair	9.5	9.5			ROW / PUE
5001	Live Oak	Fair	11.5		11.5		
5002	Live Oak	Fair	11.5		11.5		
5003	Live Oak	Fair	13		13		
5004	Live Oak	Fair	11		11		
5005	Live Oak	Fair	8		8		
5006	Live Oak	Fair	12		12		
5007	Live Oak	Poor	12		12		
5008	Live Oak	Fair	11	11			ROW / PUE
5009	Live Oak	Fair	8	8			ROW / PUE
5010	Live Oak	Fair	8	8			ROW / PUE
5011	Live Oak	Fair	10	10			ROW / PUE
5012	Live Oak	Fair	8	8			ROW / PUE
5013	Live Oak	Fair	10.5		10.5		
5014	Live Oak	Fair	8		8		
5015	Live Oak	Fair	10		10		
5017	Live Oak	Fair	17.5		17.5		
5018	Live Oak	Fair	11		11		
5019	Live Oak	Fair	9.5		9.5		
5020	Live Oak	Fair	10		10		
5021	Live Oak	Fair	8.5		8.5		
5022	Live Oak	Fair	9		9		
5023	Live Oak	Fair	12		12		
5024	Live Oak	Fair	9		9		
5025	Live Oak	Fair	8.5		8.5		
5026	Live Oak	Fair	8.5		8.5		
5027	Live Oak	Fair	11.5		11.5		
5028	Live Oak	Fair	9		9		
5029	Live Oak	Fair	8.5		8.5		
5030	Live Oak	Fair	10		10		
5031	Live Oak	Fair	10.5		10.5		
5032	Live Oak	Fair	12.5		12.5		
5033	Live Oak	Fair	12		12		
5034	Live Oak	Fair	8		8		
5035	Live Oak	Fair	9		9		
5036	Live Oak	Fair	9.5		9.5		
5037	Live Oak	Fair	8.5		8.5		
5038	Live Oak	Fair	14.5		14.5		
5039	Live Oak	Fair	9.5		9.5		
5040	Live Oak	Fair	14		14		
5041	Live Oak	Fair	13.5		13.5		
5042	Live Oak	Very Poor	9.5		9.5		
5043	Live Oak	Fair	12		12		
5044	Live Oak	Fair	12		12		
5045	Live Oak	Fair	18.5		18.5		
5046	Live Oak	Fair	8.5	8.5			ROW / PUE
5047	Live Oak	Poor	8	8			ROW / PUE
5048	Live Oak	Fair	8	8			ROW / PUE
5049	Live Oak	Fair	8.5	8.5			ROW / PUE
5050	Live Oak	Fair	8	8			ROW / PUE
5051	Live Oak	Fair	9	9			ROW / PUE
5052	Live Oak	Fair	8.5	8.5			ROW / PUE
5053	Live Oak	Fair	8.5	8.5			ROW / PUE
5054	Live Oak	Fair	9	9			ROW / PUE
5055	Live Oak	Fair	8.5	8.5			ROW / PUE
5056	Live Oak	Fair	8	8			ROW / PUE
5057	Live Oak	Fair	9.5	9.5			ROW / PUE
5058	Live Oak	Fair	10	10			ROW / PUE
5059	Live Oak	Fair	8	8			ROW / PUE
5060	Live Oak	Fair	10.5	10.5			ROW / PUE
5061	Live Oak	Fair	10	10			ROW / PUE
5062	Live Oak	Fair	10.5	10.5			ROW / PUE
5063	Live Oak	Fair	8.5		8.5		
5064	Live Oak	Fair	11		11		
5065	Live Oak	Fair	8	8			ROW / PUE
5066	Live Oak	Fair	9	9			ROW / PUE
5067	Live Oak	Fair	9	9			ROW / PUE
5068	Live Oak	Fair	8.5	8.5			ROW / PUE
5069	Live Oak	Fair	8.5	8.5			ROW / PUE
5070	Live Oak	Fair	8.5	8.5			ROW / PUE
5071	Live Oak	Fair	9	9			ROW / PUE
5072	Live Oak	Fair	8	8			ROW / PUE
5073	Live Oak	Fair	9.5	9.5			ROW / PUE
5074	Live Oak	Fair	8	8			ROW / PUE
5075	Live Oak	Fair	10		10		
5076	Live Oak	Fair	8.5		8.5		
5077	Live Oak	Fair	8		8		
5078	Live Oak	Fair	8		8		
5079	Live Oak	Fair	8		8		
5080	Live Oak	Fair	8.5	8.5			ROW / PUE
5081	Live Oak	Fair	8		8		
5082	Live Oak	Fair	9		9		
5083	Live Oak	Fair	8	8			ROW / PUE
5084	Live Oak	Fair	8	8			ROW / PUE
5085	Live Oak	Fair	9.5	9.5			ROW / PUE
5086	Live Oak	Fair	10	10			ROW / PUE
5087	Live Oak	Fair	12	12			ROW / PUE
5088	Live Oak	Fair	10.5	10.5			ROW / PUE
5089	Live Oak	Fair	9		9		
5090	Live Oak	Fair	8.5		8.5		
5091	Live Oak	Fair	12.5		12.5		
5092	Live Oak	Fair	8.5		8.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP37

SHEET NO. 64

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:46pm
User Name: rbentley
Path\Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
5093	Live Oak	Fair	9		9		
5094	Live Oak	Fair	24		24		
5095	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
5096	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
5097	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
5098	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
5099	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
5100	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
5101	Live Oak	Fair	16.5		16.5		
5102	Live Oak	Fair	14.5		14.5		
5103	Live Oak	Fair	12		12		
5104	Live Oak	Fair	13		13		
5105	Live Oak	Fair	17.5		17.5		
5106	Live Oak	Fair	10		10		
5107	Live Oak	Fair	10		10		
5108	Live Oak	Fair	15		15		
5109	Live Oak	Fair	12.5		12.5		
5110	Live Oak	Poor	9.5		9.5		
5111	Live Oak	Fair	9.5		9.5		
5112	Live Oak	Fair	10.5		10.5		
5113	Live Oak	Fair	9	9			R.O.W. / P.U.E
5114	Live Oak	Fair	10		10		
5115	Live Oak	Fair	11	11			R.O.W. / P.U.E
5116	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E
5117	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
5118	Live Oak	Poor	8		8		
5119	Live Oak	Fair	18	18			R.O.W. / P.U.E
5120	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
5121	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
5122	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
5123	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
5124	Live Oak	Fair	17	17			R.O.W. / P.U.E
5125	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
5126	Live Oak	Fair	16		16		
5127	Live Oak	Fair	16		16		
5128	Live Oak	Fair	12		12		
5129	Live Oak	Fair	9.5		9.5		
5130	Live Oak	Fair	13.5		13.5		
5131	Live Oak	Fair	16	16			R.O.W. / P.U.E
5132	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E
5133	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E
5134	Live Oak	Fair	13	13			R.O.W. / P.U.E
5135	Live Oak	Poor	8.5	8.5			R.O.W. / P.U.E
5136	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
5137	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E
5138	Live Oak	Fair	9	9			R.O.W. / P.U.E
5139	Live Oak	Fair	13	13			R.O.W. / P.U.E
5140	Live Oak	Fair	11	11			R.O.W. / P.U.E
5141	Live Oak	Fair	29.5		29.5	Y	
5142	Live Oak	Fair	17		17		
5143	Live Oak	Fair	13		13		
5144	Live Oak	Fair	9		9		
5145	Live Oak	Fair	15.5		15.5		
5146	Live Oak	Fair	15.5		15.5		
5147	Live Oak	Fair	9	9			R.O.W. / P.U.E
5148	Live Oak	Fair	9		9		
5149	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
5150	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
5151	Live Oak	Fair	15.5		15.5		
5152	Live Oak	Fair	30	30		Y	R.O.W. / P.U.E
5153	Live Oak	Fair	10.5		10.5		
5154	Live Oak	Fair	19.5		19.5		
5155	Cedar Elm	Fair	10.5		10.5		
5156	Cedar Elm	Fair	8.5		8.5		
5157	Live Oak	Fair	20		20		
5158	Live Oak	Fair	13		13		
5159	Live Oak	Good	22		22		
5160	Live Oak	Fair	15.5		15.5		
5161	Live Oak	Good	24		24		
5162	Live Oak	Good	23.5		23.5		
5163	Live Oak	Fair	17.5		17.5		
5164	Live Oak	Fair	20		20		
5165	Live Oak	Poor	8		8		
5166	Live Oak	Fair	11.5		11.5		
5167	Live Oak	Fair	10		10		
5168	Live Oak	Fair	10.5		10.5		
5169	Live Oak	Fair	9		9		
5170	Cedar Elm	Fair	9.5		9.5		
5171	Cedar Elm	Fair	9		9		
5172	Cedar Elm	Fair	10		10		
5173	Cedar Elm	Fair	10		10		
5174	Live Oak	Fair	22	22			R.O.W. / P.U.E
5175	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E
5176	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E
5177	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E
5178	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E
5179	Cedar Elm	Fair	8	8			R.O.W. / P.U.E
5180	Live Oak	Fair	17	17			R.O.W. / P.U.E
5181	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E
5182	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E
5183	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
5184	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
5185	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E
5186	Live Oak	Fair	18	18			R.O.W. / P.U.E
5187	Live Oak	Fair	20.5	20.5			R.O.W. / P.U.E
5188	Live Oak	Fair	30	30		Y	R.O.W. / P.U.E
5189	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
5190	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E
5191	Red Oak	Fair	8	8			R.O.W. / P.U.E
5192	Live Oak	Fair	15	15			R.O.W. / P.U.E

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
5193	Live Oak	Fair	9	9			R.O.W. / P.U.E
5194	Live Oak	Fair	9	9			R.O.W. / P.U.E
5195	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E
5196	Live Oak	Fair	19	19			R.O.W. / P.U.E
5197	Cedar Elm	Good	17	17			R.O.W. / P.U.E
5198	Live Oak	Good	12.5	12.5			R.O.W. / P.U.E
5199	Live Oak	Fair	14.5		14.5		
5200	Live Oak	Fair	12		12		
5201	Live Oak	Fair	8		8		
5202	Live Oak	Fair	9.5		9.5		
5203	Live Oak	Fair	8	8			R.O.W. / P.U.E
5204	Live Oak	Fair	9		9		
5205	Live Oak	Fair	9		9		
5206	Live Oak	Fair	10	10			R.O.W. / P.U.E
5207	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
5208	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
5209	Live Oak	Fair	11	11			R.O.W. / P.U.E
5210	Live Oak	Poor	10.5	10.5			R.O.W. / P.U.E
5211	Live Oak	Fair	21.5	21.5			R.O.W. / P.U.E
5212	Live Oak	Fair	10		10		
5213	Live Oak	Fair	11		11		
5214	Live Oak	Fair	11		11		
5215	Live Oak	Fair	9.5		9.5		
5216	Live Oak	Fair	8		8		
5217	Live Oak	Fair	9		9		
5218	Live Oak	Fair	9.5		9.5		
5219	Live Oak	Fair	9		9		
5220	Live Oak	Fair	12.5		12.5		
5221	Live Oak	Fair	12.5		12.5		
5222	Live Oak	Fair	9.5		9.5		
5223	Live Oak	Fair	9		9		
5224	Live Oak	Fair	9		9		
5225	Live Oak	Fair	16		16		
5226	Live Oak	Poor	9		9		
5227	Live Oak	Fair	13		13		
5228	Live Oak	Fair	13		13		
5229	Live Oak	Poor	29		29	Y	
5230	Live Oak	Fair	15.5		15.5		
5231	Live Oak	Fair	13		13		
5232	Live Oak	Fair	13		13		
5233	Live Oak	Fair	8		8		
5234	Live Oak	Fair	16		16		
5235	Live Oak	Fair	12.5		12.5		
5236	Live Oak	Fair	9		9		
5237	Live Oak	Fair	10		10		
5238	Live Oak	Fair	8		8		
5239	Live Oak	Fair	28		28	Y	
5240	Live Oak	Fair	8		8		
5241	Live Oak	Fair	15.5		15.5		
5242	Live Oak	Fair	16		16		
5243	Live Oak	Fair	20.5		20.5		
5401	Live Oak	Fair	14	14			R.O.W. / P.U.E
5402	Red Oak	Fair	8.5	8.5			R.O.W. / P.U.E
5403	Live Oak	Fair	10	10			R.O.W. / P.U.E
5404	Live Oak	Poor	12.5	12.5			R.O.W. / P.U.E
5405	Live Oak	Fair	10	10			R.O.W. / P.U.E
5406	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
5407	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
5408	Cedar Elm	Good	12.5		12.5		
5409	Live Oak	Poor	17		17		
5410	Live Oak	Poor	12		12		
5411	Live Oak	Fair	15.5		15.5		
5412	Live Oak	Fair	9		9		
5801	Live Oak	Fair	23.5	23.5			R.O.W. / P.U.E
5802	Live Oak	Fair	27	27		Y	R.O.W. / P.U.E
5803	Live Oak	Fair	24.5	24.5			R.O.W. / P.U.E
5804	Cedar Elm	Good	10		10		
5805	Live Oak	Fair	27.5		27.5	Y	
5806	Live Oak	Fair	22.5		22.5		
5807	Live Oak	Fair	12		12		
5808	Live Oak	Fair	10.5		10.5		
5809	Live Oak	Fair	27		27	Y	
5810	Live Oak	Fair	24.5	24.5			R.O.W. / P.U.E
5811	Live Oak	Fair	12		12		
5812	Live Oak	Fair	16.5		16.5		
5813	Live Oak	Fair	23.5	23.5			R.O.W. / P.U.E
5814	Live Oak	Fair	19.5		19.5		
5815	Live Oak	Fair	12.5		12.5		
5816	Live Oak	Poor	25		25		
5817	Live Oak	Fair	18		18		
5818	Live Oak	Very Poor	11		11		
5819	Live Oak	Poor	28		28	Y	
5820	Live Oak	Fair	23.5		23.5		
5821	Live Oak	Fair	20.5		20.5		
5822	Live Oak	Fair	29.5		29.5	Y	
5823	Live Oak	Fair	14.5		14.5		
5824	Live Oak	Fair	20.5		20.5		
5825	Live Oak	Fair	28.5		28.5	Y	
5826	Live Oak	Poor	22		22		
5827	Live Oak	Fair	21.5		21.5		
5828	Cedar Elm	Fair	8		8		
5829	Live Oak	Fair	21		21		
5830	Live Oak	Fair	20		20		
5831	Live Oak	Poor	18		18		
5832	Live Oak	Fair	13		13		
5833	Live Oak	Fair	17		17		
5834	Live Oak	Fair	14		14		
5835	Live Oak	Fair	20		20		
5836	Live Oak	Fair	19		19		
5837	Live Oak	Fair	22		22		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
5838	Live Oak	Fair	14.5		14.5		
5839	Live Oak	Poor	11		11		
5840	Live Oak	Very Poor	44		44	Y	
5841	Live Oak	Fair	20.5		20.5		
5842	Live Oak	Fair	36		36	Y	
5843	Live Oak	Fair	16.5		16.5		
5844	Live Oak	Fair	20		20		
5845	Live Oak	Fair	23.5		23.5		
5846	Live Oak	Fair	15		15		
5847	Live Oak	Fair	24.5		24.5		
5848	Live Oak	Fair	16		16		
5849	Live Oak	Fair	28		28	Y	
5850	Live Oak	Fair	20.5		20.5		
5851	Green Ash	Fair	11.5		11.5		
5852	Live Oak	Fair	16.5		16.5		
5853	Live Oak	Fair	16		16		
5854	Live Oak	Fair	23		23		
5855	Live Oak	Good	26		26	Y	
5856	Live Oak	Fair	12		12		
5857	Live Oak	Fair	22.5		22.5		
5858	Live Oak	Fair	19.5		19.5		
5859	Live Oak	Very Poor	14		14		
5860	Live Oak	Fair	16		16		
5861	Live Oak	Fair	18		18		
5862	Live Oak	Fair	20.5		20.5		
5863	Live Oak	Good	20		20		
5864	Live Oak	Fair	16.5		16.5		
5865	Live Oak	Fair	24.5		24.5		
5866	Live Oak	Good	29.5		29.5	Y	
5867	Live Oak	Good	40		40	Y	
5868	Live Oak	Fair	34.5	34.5		Y	R.O.W. / P.U.E
5869	Live Oak	Fair	23.5		23.5		
5870	Live Oak	Fair	28		28	Y	
5871	Live Oak	Good	16.5		16.5		
5872	Pecan	Very Poor	8.5		8.5		
5873	Live Oak	Excellent	54.5		54.5	Y	
5874	Green Ash	Fair	16		16		
5875	Live Oak	Good	20		20		
5876	Live Oak	Good	20.5		20.5		
5877	Live Oak	Good	20.5		20.5		
5878	Live Oak	Good	27.5		27.5	Y	
5879	Live Oak	Good	26.5		26.5	Y	
5880	Live Oak	Good	21.5		21.5		
5881	Live Oak	Good	23.5		23.5		
5882	Live Oak	Good	29		29	Y	
5883	Live Oak	Fair	14.5		14.5		
5884	Cedar Elm	Good	10.5		10.5		
5885	Live Oak	Good	16.5		16.5		
5886	Live Oak	Good	11.5		11.5		
5887	Live Oak	Good	14.5		14.5		
5888	Live Oak	Very Poor	10		10		
5889	Live Oak	Fair	24		24		
5890	Cedar Elm	Good	11.5		11.5		
5891	Cedar Elm	Good	11		11		
5892	Live Oak	Fair	21.5	21.5			R.O.W. / P.U.E
5893	Live Oak	Fair	20.5	20.5			R.O.W. / P.U.E
5894	Live Oak	Good	18.5	18.5			R.O.W. / P.U.E
5895	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
5896	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E
5897	Live Oak	Fair	16	16			R.O.W. / P.U.E
5898	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
5899	Live Oak	Very Poor	10	10			R.O.W. / P.U.E
5900	Live Oak	Very Poor	10.5	10.5			R.O.W. / P.U.E
5901	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E
5902	Live Oak	Fair	8		8		
5903	Live Oak	Fair	9.5		9.5		
5904	Live Oak	Fair	8		8		
5905	Live Oak	Fair	8.5		8.5		
5906	Live Oak	Fair	11.5		11.5		
5907	Live Oak	Fair	11.5		11.5		
5908	Live Oak	Fair	8.5		8.5		
5909	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
5910	Live Oak	Fair	13.5		13.5		
5911	Live Oak	Fair	15.5		15.5		
5912	Live Oak	Fair	17.5		17.5		
5913	Live Oak	Poor	13.5		13.5		
5914	Live Oak	Fair	20.5		20.5		
5915	Live Oak	Fair	9.5		9.5		
5916	Live Oak	Fair	11.5		11.5		
5917	Live Oak	Fair	12.5		12.5		
5918	Live Oak	Fair	12		12		
5919	Live Oak	Fair	14		14		
5920	Live Oak	Fair	13.5		13.5		
5921	Live Oak	Fair	15.5		15.5		
5922	Live Oak	Fair	21		21		
5923	Live Oak	Fair	25		25		
5924	Live Oak	Fair	20		20		
5925	Live Oak	Fair	14.5		14.5		
5926	Live Oak	Fair	17		17		
5927	Live Oak	Poor	20		20		
5928	Live Oak	Poor	23		23		
5929	Live Oak	Fair	14		14		
5930	Live Oak	Fair	21		21		
5931	Live Oak	Fair	15		15		
5932	Live Oak	Good	32		32	Y	
5933	Live Oak	Fair	13		13		
5934	Live Oak	Fair	14.5		14.5		
5935	Live Oak	Poor	19		19		
5936	Live Oak	Fair	10.5		10.5		
5937	Live Oak	Fair	13		13		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED
PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP38

SHEET NO. 65

OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:47pm
User Name: rbentley
Path\Name: G:\JA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
5931	Live Oak	Fair	15		15		
5932	Live Oak	Good	32		32	Y	
5933	Live Oak	Fair	13		13		
5934	Live Oak	Fair	14.5		14.5		
5935	Live Oak	Poor	19		19		
5936	Live Oak	Fair	10.5		10.5		
5937	Live Oak	Fair	13		13		
5938	Live Oak	Fair	16		16		
5939	Live Oak	Fair	10.5		10.5		
5940	Live Oak	Fair	14.5		14.5		
5941	Live Oak	Fair	15		15		
5942	Live Oak	Fair	13.5		13.5		
5943	Live Oak	Fair	22.5		22.5		
5944	Live Oak	Good	20.5		20.5		
5945	Cedar Elm	Good	9		9		
5946	Live Oak	Poor	19.5		19.5		
5947	Cedar Elm	Fair	18.5		18.5		
5948	Cedar Elm	Fair	13.5		13.5		
5949	Live Oak	Good	29.5		29.5	Y	
5950	Live Oak	Good	22		22		
5951	Live Oak	Good	26		26	Y	
5952	Live Oak	Very Poor	15		15		
5953	Live Oak	Fair	19.5		19.5		
5954	Live Oak	Very Poor	22.5		22.5		
5955	Live Oak	Fair	18.5		18.5		
5956	Live Oak	Fair	15		15		
5957	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
5958	Live Oak	Fair	16	16			R.O.W. / P.U.E.
5959	Live Oak	Fair	12	12			R.O.W. / P.U.E.
5960	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
5961	Live Oak	Fair	20.5	20.5			R.O.W. / P.U.E.
5962	Live Oak	Poor	12.5	12.5			R.O.W. / P.U.E.
5963	Live Oak	Fair	11	11			R.O.W. / P.U.E.
5964	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
5965	Live Oak	Fair	12	12			R.O.W. / P.U.E.
5966	Live Oak	Fair	11	11			R.O.W. / P.U.E.
5967	Live Oak	Fair	19.5	19.5			R.O.W. / P.U.E.
5968	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E.
5969	Live Oak	Fair	8	8			R.O.W. / P.U.E.
5970	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
5971	Live Oak	Fair	11	11			R.O.W. / P.U.E.
5972	Live Oak	Fair	12	12			R.O.W. / P.U.E.
5973	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
5974	Live Oak	Fair	24	24			R.O.W. / P.U.E.
5975	Live Oak	Fair	13.5		13.5		
5976	Live Oak	Fair	18.5		18.5		
5977	Live Oak	Fair	17		17		
5978	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
5979	Live Oak	Fair	14	14			R.O.W. / P.U.E.
5980	Live Oak	Fair	29	29		Y	R.O.W. / P.U.E.
5981	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
5982	Live Oak	Fair	14	14			R.O.W. / P.U.E.
5983	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
5984	Live Oak	Fair	21	21			R.O.W. / P.U.E.
5985	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
5986	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
5987	Live Oak	Fair	12	12			R.O.W. / P.U.E.
5988	Live Oak	Fair	11	11			R.O.W. / P.U.E.
5989	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
5990	Live Oak	Fair	12	12			R.O.W. / P.U.E.
5991	Live Oak	Fair	15	15			R.O.W. / P.U.E.
5992	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
5993	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
5994	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
5995	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
5996	Live Oak	Fair	14	14			R.O.W. / P.U.E.
5997	Live Oak	Fair	10.5		10.5		
5998	Live Oak	Fair	8		8		
5999	Live Oak	Fair	9.5		9.5		
6000	Live Oak	Fair	10		10		
6001	Osage Orange	Fair	12.5		12.5		
6002	Live Oak	Fair	12.5		12.5		
6003	Live Oak	Fair	20.5		20.5		
6004	Live Oak	Fair	11.5		11.5		
6005	Live Oak	Fair	14		14		
6006	Live Oak	Fair	11.5		11.5		
6007	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
6008	Live Oak	Fair	16	16			R.O.W. / P.U.E.
6009	Live Oak	Very Poor	10	10			R.O.W. / P.U.E.
6010	Live Oak	Very Poor	20.5	20.5			R.O.W. / P.U.E.
6011	Live Oak	Fair	18	18			R.O.W. / P.U.E.
6012	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
6013	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
6014	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
6015	Live Oak	Fair	15	15			R.O.W. / P.U.E.
6016	Live Oak	Fair	25	25			R.O.W. / P.U.E.
6017	Live Oak	Fair	39	39		Y	R.O.W. / P.U.E.
6018	Cedar Elm	Fair	8		8		
6019	Live Oak	Fair	19		19		
6020	Live Oak	Fair	14		14		
6021	Live Oak	Fair	18		18		
6022	Live Oak	Fair	14.5		14.5		
6023	Live Oak	Fair	15		15		
6024	Live Oak	Fair	9		9		
6025	Live Oak	Fair	15		15		
6026	Live Oak	Fair	11.5		11.5		
6027	Live Oak	Fair	12		12		
6028	Live Oak	Fair	10		10		
6029	Live Oak	Fair	14.5		14.5		
6030	Live Oak	Fair	15		15		
6031	Live Oak	Fair	14		14		
6032	Live Oak	Fair	10.5		10.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
6033	Live Oak	Fair	17	17			R.O.W. / P.U.E.
6034	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
6035	Live Oak	Good	19.5	19.5			R.O.W. / P.U.E.
6036	Live Oak	Fair	9	9			R.O.W. / P.U.E.
6037	Live Oak	Fair	18	18			R.O.W. / P.U.E.
6038	Live Oak	Very Poor	17.5	17.5			R.O.W. / P.U.E.
6039	Live Oak	Very Poor	15.5	15.5			R.O.W. / P.U.E.
6040	Live Oak	Fair	10	10			R.O.W. / P.U.E.
6041	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
6042	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
6043	Live Oak	Fair	18.5	18.5			R.O.W. / P.U.E.
6044	Live Oak	Fair	23	23			R.O.W. / P.U.E.
6045	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E.
6046	Live Oak	Fair	17.5		17.5		
6047	Live Oak	Fair	20.5		20.5		
6048	Live Oak	Poor	22.5		22.5		
6049	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
6050	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
6051	Live Oak	Fair	9.5		9.5		
6052	Live Oak	Fair	10.5		10.5		
6053	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
6054	Live Oak	Fair	8	8			R.O.W. / P.U.E.
6055	Live Oak	Very Poor	17.5	17.5			R.O.W. / P.U.E.
6056	Live Oak	Fair	13		13		
6057	Live Oak	Fair	15.5		15.5		
6058	Live Oak	Fair	8.5		8.5		
6059	Live Oak	Fair	8.5		8.5		
6060	Live Oak	Poor	10.5		10.5		
6061	Live Oak	Fair	12		12		
6062	Live Oak	Fair	11.5		11.5		
6063	Live Oak	Fair	16.5		16.5		
6064	Live Oak	Very Poor	13.5		13.5		
6065	Live Oak	Fair	12.5		12.5		
6066	Live Oak	Fair	19.5		19.5		
6067	Live Oak	Fair	15.5		15.5		
6068	Live Oak	Fair	16		16		
6069	Live Oak	Fair	22.5		22.5		
6070	Live Oak	Fair	18		18		
6071	Live Oak	Fair	13.5		13.5		
6072	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
6073	Live Oak	Fair	13	13			R.O.W. / P.U.E.
6074	Live Oak	Fair	8	8			R.O.W. / P.U.E.
6075	Live Oak	Fair	11	11			R.O.W. / P.U.E.
6076	Live Oak	Fair	13	13			R.O.W. / P.U.E.
6077	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
6078	Live Oak	Fair	8.5		8.5		
6079	Live Oak	Fair	10.5		10.5		
6080	Live Oak	Fair	10.5		10.5		
6081	Live Oak	Fair	8.5		8.5		
6082	Live Oak	Fair	11.5		11.5		
6083	Live Oak	Good	20		20		
6084	Live Oak	Good	17.5		17.5		
6085	Live Oak	Fair	11.5		11.5		
6086	Cedar Elm	Fair	10.5		10.5		
6087	Cedar Elm	Fair	12.5		12.5		
6088	Live Oak	Fair	9		9		
6089	Live Oak	Fair	11.5		11.5		
6090	Live Oak	Fair	10.5		10.5		
6091	Live Oak	Fair	11.5		11.5		
6092	Live Oak	Fair	8		8		
6093	Live Oak	Fair	9		9		
6094	Cedar Elm	Fair	8		8		
6095	Cedar Elm	Fair	11		11		
6096	Live Oak	Fair	10		10		
6097	Live Oak	Fair	11		11		
6098	Cedar Elm	Fair	17		17		
6099	Live Oak	Good	22.5		22.5		
6100	Live Oak	Fair	10	10			R.O.W. / P.U.E.
6101	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
6102	Live Oak	Fair	13	13			R.O.W. / P.U.E.
6103	Live Oak	Fair	9	9			R.O.W. / P.U.E.
6104	Live Oak	Fair	11	11			R.O.W. / P.U.E.
6105	Live Oak	Fair	8	8			R.O.W. / P.U.E.
6106	Live Oak	Fair	9	9			R.O.W. / P.U.E.
6107	Live Oak	Fair	12	12			R.O.W. / P.U.E.
6108	Live Oak	Fair	13	13			R.O.W. / P.U.E.
6109	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
6110	Post Oak	Good	15	15			R.O.W. / P.U.E.
6111	Post Oak	Good	14.5	14.5			R.O.W. / P.U.E.
6112	Post Oak	Good	16	16			R.O.W. / P.U.E.
6113	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
6114	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
6115	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
6116	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
6117	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
6118	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
6119	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
6120	Live Oak	Fair	9	9			R.O.W. / P.U.E.
6121	Live Oak	Fair	10	10			R.O.W. / P.U.E.
6122	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
6123	Live Oak	Very Poor	10.5	10.5			R.O.W. / P.U.E.
6124	Cedar Elm	Fair	8		8		
6125	Cedar Elm	Fair	8		8		
6126	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
6127	Post Oak	Fair	9.5		9.5		
6128	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E.
6129	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
6130	Live Oak	Fair	9	9			R.O.W. / P.U.E.
6131	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
6132	Live Oak	Fair	16	16			R.O.W. / P.U.E.
6133	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
6134	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
6135	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
6136	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
6137	Cedar Elm	Very Poor	12.5		12.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
6138	Cedar Elm	Fair	8.5		8.5		
6139	Cedar Elm	Fair	8.5		8.5		
6140	Cedar Elm	Fair	8		8		
6141	Cedar Elm	Fair	9.5		9.5		
6142	Cedar Elm	Fair	8.5		8.5		
6143	Live Oak	Fair	13.5		13.5		
6144	Live Oak	Fair	13		13		
6145	Live Oak	Fair	8		8		
6146	Live Oak	Fair	11.5		11.5		
6147	Live Oak	Fair	8.5		8.5		
6148	Live Oak	Fair	8.5		8.5		
6149	Live Oak	Fair	9		9		
6150	Live Oak	Very Poor	9		9		
6151	Live Oak	Fair	10.5		10.5		
6152	Live Oak	Very Poor	8		8		
6153	Live Oak	Poor	9		9		
6154	Live Oak	Very Poor	8		8		
6155	Live Oak	Very Poor	9		9		
6156	Cedar Elm	Fair	10		10		
6157	Cedar Elm	Fair	8.5		8.5		
6158	Cedar Elm	Fair	8		8		
6159	Cedar Elm	Very Poor	8		8		
6160	Cedar Elm	Fair	9		9		
6161	Cedar Elm	Fair	8.5		8.5		
6162	Cedar Elm	Fair	9		9		
6163	Cedar Elm	Fair	9		9		
6164	Cedar Elm	Fair	8		8		
6165	Cedar Elm	Fair	9		9		
6166	Cedar Elm	Fair	10.5		10.5		
6167	Cedar Elm	Fair	9		9		
6168	Cedar Elm	Fair	8		8		
6169	Cedar Elm	Fair	8.5		8.5		
6170	Cedar Elm	Fair	8.5		8.5		
6171	Cedar Elm	Fair	9.5		9.5		
6172	Cedar Elm	Fair	9.5		9.5		
6173	Cedar Elm	Fair	8		8		
6174	Live Oak	Poor	21.5	21.5			R.O.W. / P.U.E.
6175	Live Oak	Very Poor	10.5		10.5		
6176	Live Oak	Fair	12	12			R.O.W. / P.U.E.
6177	Cedar Elm	Fair	11.5	11.5			R.O.W. / P.U.E.
6178	Live Oak	Very Poor	12.5		12.5		
6179	Live Oak	Fair	12.5		12.5		
6180	Live Oak	Fair	12	12			R.O.W. / P.U.E.
6181	Cedar Elm	Fair	8.5		8.5		
6182	Cedar Elm	Fair	8		8		
6183	Cedar Elm	Fair	8		8		
6184	Live Oak	Fair	8.5		8.5		
6185	Live Oak	Good	17		17		
6186	Live Oak	Fair	13.5		13.5		
6187	Cedar Elm	Fair	9		9		
6188	Cedar Elm	Fair	8		8		
6189	Live Oak	Fair	13.5		13.5		
6190	Live Oak	Fair	11.5		11.5		
6191	Cedar Elm	Fair	10		10		
6192	Live Oak	Fair	11		11		
6193	Live Oak	Fair	14.5		14.5		
6194	Live Oak	Fair	8		8		
6195	Live Oak	Fair	11.5		11.5		
6196	Live Oak	Fair	13.5		13.5		
6197	Live Oak	Fair	13.5		13.5		
6198	Live Oak	Fair	11.5		11.5		
6199	Post Oak	Good	13		13		
6200	Post Oak	Fair	10		10		
6201	Cedar Elm	Good	12		12		
6202	Cedar Elm	Fair	8		8		
6203	Cedar Elm	Fair	8		8		
6204	Cedar Elm	Good	11.5		11.5		
6205	Live Oak	Good	16.5		16.5		
6206	Live Oak	Fair	9.5		9.5		
6207	Post Oak	Good	17.5		17.5		
6208	Post Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
6209	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
6210	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
6211	Post Oak	Very Poor	8	8			R.O.W. / P.U.E.
6212	Post Oak	Fair	15	15			R.O.W. / P.U.E.
6213	Post Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
6214	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
6215	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
6216	Cedar Elm	Fair	10		10		
6217	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
6218	Post Oak	Very Poor	13	13			R.O.W. / P.U.E.
6219	Live Oak	Fair	11	11			R.O.W. / P.U.E.
6220	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.
6221	Live Oak	Fair	9	9			R.O.W. / P.U.E.
6222	Live Oak	Fair	12		12		
6223	Live Oak	Fair	12		12		
6224	Live Oak	Fair	10.5		10.5		
6225	Live Oak	Fair	8.5		8.5		
6226	Live Oak	Fair	10		10		
6227	Live Oak	Fair	9.5		9.5		
6228	Live Oak	Fair	11		11		
6229	Live Oak	Fair	13.5		13.5		
6230	Live Oak	Very Poor	9.5		9.5		
6231	Live Oak	Fair	16		16		
6232	Live Oak	Fair	12		12		
6233	Live Oak	Fair	10		10		
6234	Live Oak	Fair	15.5		15.5		
6235	Live Oak	Fair	12		12		
6236	Live Oak	Fair	27.5		27.5	Y	
6237	Cedar Elm	Fair	10.5		10.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER: A140-0422

TP39

SHEET NO. 66

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:47pm User Name: rbentley
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
6238	Live Oak	Fair	8.5		8.5		
6239	Live Oak	Fair	8		8		
6240	Live Oak	Fair	11		11		
6241	Live Oak	Fair	10.5		10.5		
6242	Live Oak	Fair	8		8		
6243	Live Oak	Fair	14.5		14.5		
6244	Live Oak	Fair	12		12		
6245	Live Oak	Fair	9		9		
6246	Live Oak	Fair	10		10		
6247	Live Oak	Fair	11		11		
6248	Live Oak	Fair	12		12		
6249	Live Oak	Fair	8.5		8.5		
6250	Live Oak	Fair	11.5		11.5		
6251	Cedar Elm	Fair	11.5		11.5		
6252	Live Oak	Fair	10		10		
6253	Live Oak	Fair	12		12		
6254	Cedar Elm	Fair	8.5		8.5		
6255	Cedar Elm	Fair	10		10		
6256	Live Oak	Fair	8.5		8.5		
6257	Live Oak	Fair	10.5		10.5		
6258	Live Oak	Fair	22.5		22.5		
6259	Live Oak	Fair	9		9		
6260	Cedar Elm	Fair	8		8		
6261	Live Oak	Fair	12		12		
6262	Live Oak	Good	16.5		16.5		
6263	Cedar Elm	Good	9		9		
6264	Cedar Elm	Fair	8.5		8.5		
6265	Live Oak	Fair	10.5		10.5		
6266	Cedar Elm	Fair	8.5		8.5		
6267	Live Oak	Fair	12.5		12.5		
6268	Cedar Elm	Fair	8		8		
6269	Live Oak	Fair	12		12		
6270	Live Oak	Fair	12		12		
6271	Live Oak	Fair	10.5		10.5		
6272	Cedar Elm	Fair	11.5		11.5		
6273	Cedar Elm	Fair	12		12		
6274	Cedar Elm	Fair	8.5		8.5		
6275	Live Oak	Fair	17		17		
6276	Live Oak	Fair	13		13		
6277	Live Oak	Fair	9.5		9.5		
6278	Live Oak	Fair	9		9		
6279	Live Oak	Fair	31.5		31.5	Y	
6280	Live Oak	Good	35.5		35.5	Y	
6281	Live Oak	Fair	11.5		11.5		
6282	Live Oak	Fair	11		11		
6283	Live Oak	Fair	12.5		12.5		
6284	Live Oak	Fair	9		9		
6285	Live Oak	Fair	9.5		9.5		
6286	Live Oak	Fair	18.5		18.5		
6287	Live Oak	Fair	8		8		
6288	Live Oak	Fair	14		14		
6289	Live Oak	Fair	11.5		11.5		
6290	Live Oak	Fair	17.5		17.5		
6291	Live Oak	Fair	12.5		12.5		
6292	Live Oak	Fair	12		12		
6293	Live Oak	Good	17.5		17.5		
6294	Live Oak	Fair	14		14		
6295	Live Oak	Fair	14.5		14.5		
6296	Live Oak	Good	17.5		17.5		
6297	Live Oak	Fair	14.5		14.5		
6298	Live Oak	Good	9		9		
6299	Live Oak	Good	13		13		
6300	Live Oak	Very Poor	8		8		
6301	Live Oak	Fair	14		14		
6302	Live Oak	Fair	11.5		11.5		
6303	Live Oak	Fair	26.5		26.5	Y	
6304	Live Oak	Fair	16		16		
6305	Live Oak	Fair	12		12		
6306	Live Oak	Poor	9		9		
6307	Live Oak	Fair	14		14		
6308	Live Oak	Very Poor	9.5		9.5		
6309	Live Oak	Very Poor	10.5		10.5		
6310	Live Oak	Fair	12.5		12.5		
6311	Live Oak	Fair	14.5		14.5		
6312	Live Oak	Fair	16		16		
6313	Live Oak	Fair	14		14		
6314	Live Oak	Fair	16		16		
6315	Live Oak	Fair	15		15		
6316	Live Oak	Fair	10.5		10.5		
6317	Live Oak	Very Poor	11.5		11.5		
6318	Live Oak	Fair	8		8		
6319	Live Oak	Good	33	33		Y	ROW / PUE
6320	Live Oak	Fair	17	17			ROW / PUE
6321	Live Oak	Fair	9	9			ROW / PUE
6322	Live Oak	Fair	17.5	17.5			ROW / PUE
6323	Live Oak	Fair	12	12			ROW / PUE
6324	Live Oak	Very Poor	10.5	10.5			ROW / PUE
6325	Live Oak	Fair	11.5	11.5			ROW / PUE
6326	Live Oak	Fair	9	9			ROW / PUE
6327	Live Oak	Fair	16.5	16.5			ROW / PUE
6328	Live Oak	Fair	11.5	11.5			ROW / PUE
6329	Live Oak	Fair	11	11			ROW / PUE
6330	Live Oak	Fair	14.5		14.5		
6331	Live Oak	Fair	10		10		
6332	Live Oak	Fair	13.5	13.5			ROW / PUE
6333	Live Oak	Fair	13.5	13.5			ROW / PUE
6334	Live Oak	Fair	13	13			ROW / PUE
6335	Live Oak	Fair	13.5	13.5			ROW / PUE
6336	Live Oak	Fair	12.5	12.5			ROW / PUE
6337	Live Oak	Fair	10	10			ROW / PUE
6338	Live Oak	Fair	8	8			ROW / PUE
6339	Live Oak	Fair	9.5	9.5			ROW / PUE
6340	Live Oak	Fair	10.5	10.5			ROW / PUE
6341	Live Oak	Fair	10	10			ROW / PUE
6342	Live Oak	Fair	8.5	8.5			ROW / PUE
6343	Live Oak	Fair	11.5	11.5			ROW / PUE
6344	Live Oak	Very Poor	17.5	17.5			ROW / PUE
6345	Live Oak	Fair	11	11			ROW / PUE
6346	Live Oak	Fair	11	11			ROW / PUE
6347	Live Oak	Fair	12	12			ROW / PUE
6348	Live Oak	Fair	15	15			ROW / PUE
6349	Live Oak	Fair	12.5	12.5			ROW / PUE
6350	Live Oak	Fair	8	8			ROW / PUE
6351	Live Oak	Fair	16.5	16.5			ROW / PUE
6352	American Elm	Fair	8		8		
6353	Cedar Elm	Fair	10		10		
6354	Cedar Elm	Good	13		13		
6355	Cedar Elm	Fair	8.5		8.5		
6356	Cedar Elm	Fair	11		11		
6357	Cedar Elm	Fair	13.5		13.5		
6358	Cedar Elm	Fair	11		11		
6359	Cedar Elm	Fair	8.5		8.5		
6360	Cedar Elm	Fair	10.5		10.5		
6361	Cedar Elm	Good	8.5		8.5		
6362	Cedar Elm	Fair	8		8		
6363	Western soapberry	Fair	10		10		
6364	Cedar Elm	Fair	10		10		
6365	Cedar Elm	Fair	8.5		8.5		
6366	Cedar Elm	Fair	9		9		
6367	Cedar Elm	Fair	10		10		
6368	Cedar Elm	Fair	10		10		
6369	Cedar Elm	Fair	9		9		
6370	Cedar Elm	Fair	9		9		
6371	Cedar Elm	Fair	8		8		
6372	Cedar Elm	Fair	8		8		
6373	Cedar Elm	Fair	11.5		11.5		
6374	Cedar Elm	Fair	17.5		17.5		
6375	Cedar Elm	Fair	11.5		11.5		
6376	Cedar Elm	Fair	11.5		11.5		
6377	Cedar Elm	Fair	9		9		
6378	Cedar Elm	Fair	12		12		
6379	Cedar Elm	Fair	10		10		
6380	Cedar Elm	Fair	8.5		8.5		
6381	Cedar Elm	Fair	8		8		
6382	Cedar Elm	Fair	8		8		
6383	Cedar Elm	Fair	8.5		8.5		
6384	Cedar Elm	Fair	9		9		
6385	Cedar Elm	Fair	9		9		
6386	Cedar Elm	Very Poor	12	12			ROW / PUE
6387	Cedar Elm	Fair	9.5		9.5		
6388	Cedar Elm	Very Poor	9		9		
6389	Cedar Elm	Fair	9.5	9.5			ROW / PUE
6390	Honey Locust	Very Poor	8.5		8.5		
6391	Honey Locust	Very Poor	10		10		
6392	Cedar Elm	Fair	8.5		8.5		
6393	Cedar Elm	Fair	8.5		8.5		
6394	Cedar Elm	Fair	9.5		9.5		
6395	Cedar Elm	Fair	9		9		
6396	Cedar Elm	Fair	8		8		
6397	Cedar Elm	Good	13	13			ROW / PUE
6398	Cedar Elm	Good	13.5	13.5			ROW / PUE
6399	Cedar Elm	Good	15	15			ROW / PUE
6400	Cedar Elm	Fair	14	14			ROW / PUE
6401	Cedar Elm	Fair	10	10			ROW / PUE
6402	Cedar Elm	Fair	12	12			ROW / PUE
6403	Post Oak	Fair	18	18			ROW / PUE
6404	Post Oak	Fair	12	12			ROW / PUE
6405	Post Oak	Fair	8	8			ROW / PUE
6406	Cedar Elm	Fair	9.5	9.5			ROW / PUE
6407	Post Oak	Fair	9.5	9.5			WQ/DET
6408	Post Oak	Fair	12	12			ROW / PUE
6409	Live Oak	Fair	8	8			ROW / PUE
6410	Live Oak	Fair	8	8			ROW / PUE
6411	Live Oak	Fair	8	8			ROW / PUE
6412	Live Oak	Fair	9	9			ROW / PUE
6413	Live Oak	Fair	9	9			ROW / PUE
6414	Live Oak	Fair	12.5	12.5			ROW / PUE
6415	Live Oak	Fair	9		9		
6416	Live Oak	Fair	8.5		8.5		
6417	Live Oak	Fair	8		8		
6418	Live Oak	Fair	8.5		8.5		
6419	Live Oak	Fair	8.5		8.5		
6420	Post Oak	Very Poor	8.5		8.5		
6421	Live Oak	Fair	10.5	10.5			ROW / PUE
6422	Live Oak	Fair	8	8			ROW / PUE
6423	Live Oak	Fair	10	10			ROW / PUE
6424	Live Oak	Fair	8.5	8.5			ROW / PUE
6425	Post Oak	Fair	20.5	20.5			ROW / PUE
6426	Cedar Elm	Poor	15.5	15.5			ROW / PUE
6427	Cedar Elm	Fair	8	8			ROW / PUE
6428	Cedar Elm	Fair	12.5	12.5			ROW / PUE
6429	Cedar Elm	Fair	11	11			ROW / PUE
6430	Cedar Elm	Fair	10	10			ROW / PUE
6431	Cedar Elm	Fair	9.5	9.5			ROW / PUE
6432	Post Oak	Fair	13	13			ROW / PUE
6433	Cedar Elm	Fair	12.5	12.5			ROW / PUE
6434	Cedar Elm	Fair	8.5	8.5			ROW / PUE
6435	Cedar Elm	Fair	13		13		
6436	Cedar Elm	Fair	13.5	13.5			ROW / PUE
6437	Post Oak	Good	16.5	16.5			ROW / PUE
6438	Cedar Elm	Fair	13	13			ROW / PUE
6439	Cedar Elm	Very Poor	15		15		
6440	Live Oak	Fair	10		10		
6441	Live Oak	Fair	10		10		
6442	Live Oak	Fair	10		10		
6443	Live Oak	Fair	9		9		
6444	Live Oak	Fair	10		10		
6445	Live Oak	Fair	10		10		
6446	Cedar Elm	Very Poor	14.5		14.5		
6447	Post Oak	Fair	19.5	19.5			ROW / PUE
6448	Cedar Elm	Fair	8.5	8.5			ROW / PUE
6449	Post Oak	Fair	19	19			ROW / PUE
6450	Post Oak	Fair	20	20			ROW / PUE
6451	Post Oak	Fair	12	12			ROW / PUE
6452	Post Oak	Fair	16	16			ROW / PUE
6453	Post Oak	Fair	8.5	8.5			ROW / PUE
6454	Post Oak	Fair	13		13		
6455	Cedar Elm	Fair	9	9			ROW / PUE
6456	Cedar Elm	Fair	10		10		
6457	Cedar Elm	Fair	9		9		
6458	Cedar Elm	Fair	13	13			Utilities
6459	Cedar Elm	Fair	10	10			Utilities
6460	Live Oak	Good	19	19			Utilities
6461	Live Oak	Fair	16	16			Utilities
6462	Cedar Elm	Fair	12	12			Utilities
6463	Cedar Elm	Fair	12.5	12.5			Utilities
6464	Cedar Elm	Fair	13.5	13.5			Utilities
6465	Cedar Elm	Fair	12	12			Utilities
6466	Live Oak	Fair	16.5	16.5			Utilities
6467	Cedar Elm	Fair	10.5	10.5			Utilities
6468	Live Oak	Fair	11	11			Utilities
6469	Live Oak	Fair	13	13			Utilities
6470	Live Oak	Fair	15	15			Utilities
6471	Live Oak	Fair	10	10			Utilities
6472	Live Oak	Fair	11	11			Utilities
6473	Live Oak	Fair	9.5	9.5			Utilities
6474	Live Oak	Fair	13.5	13.5			Utilities
6475	Live Oak	Fair	14	14			Utilities
6476	Live Oak	Fair	14	14			Utilities
6477	Live Oak	Fair	8.5	8.5			Utilities
6478	Live Oak	Fair	10.5	10.5			Utilities
6479	Live Oak	Fair	8	8			Utilities
6480	Live Oak	Fair	10.5	10.5			Utilities
6481	Live Oak	Fair	12.5	12.5			Utilities
6482	Live Oak	Fair	14.5	14.5			Utilities
6483	Live Oak	Fair	10.5	10.5			Utilities
6484	Live Oak	Fair	11		11		
6485	Live Oak	Good	16	16			ROW / PUE
6486	Live Oak	Fair	13.5		13.5		
6487	Live Oak	Fair	16.5		16.5		
6488	Cedar Elm	Fair	8		8		
6489	Live Oak	Very Poor	21.5	21.5			ROW / PUE
6490	Live Oak	Fair	10	10			ROW / PUE
6491	Live Oak	Fair	18	18			ROW / PUE
6492	Live Oak	Fair	18	18			ROW / PUE
6493	Live Oak	Fair	9	9			ROW / PUE
6494	Live Oak	Fair	8		8		
6495	Live Oak	Fair	9		9		
6496	Live Oak	Poor	21		21		
6497	Live Oak	Fair	18.5	18.5			ROW / PUE
6498	Live Oak	Fair	22	22			ROW / PUE
6499	Live Oak	Very Poor	10	10			ROW / PUE
6500	Live Oak	Fair	11.5	11.5			ROW / PUE
6701	Post Oak	Fair	16		16		
6702	Live Oak	Fair	8.5		8.5		
6703	Cedar Elm	Good	14.5		14.5		
6704	Cedar Elm	Fair	17.5		17.5		
6705	Cedar Elm	Good	18.5		18.5		
6706	Cedar Elm	Fair	9.5		9.5		
6707	Cedar Elm	Fair	9.5		9.5		
6708	Red Oak	Very Poor	11.5	11.5			ROW / PUE
6709	Live Oak	Fair	15.5	15.5			ROW / PUE
6710	Live Oak	Fair	9	9			ROW / PUE
6711	Red Oak	Good	19.5	19.5			ROW / PUE
6712	Live Oak	Fair	8	8			ROW / PUE
6713	Live Oak	Fair	13	13			ROW / PUE
6714	Live Oak	Fair	10.5	10.5			ROW / PUE
6715	Post Oak	Fair	9.5		9.5		
6716	Post Oak	Fair	9.5		9.5		
6717	Live Oak	Fair	18		18		
6718	Live Oak	Fair	12		12		
6719	Live Oak	Fair	17		17		
6720	Live Oak	Fair	9		9		
6721	Cedar Elm	Fair	8		8		
6722	Cedar Elm	Fair	9	9			WQ/DET
6723	Live Oak	Fair	13	13			ROW / PUE
6724	Pecan	Fair	11		11		
6725	Pecan	Good	28		28	Y	
6726	Live Oak	Fair	10.5	10.5			ROW / PUE
6727	Live Oak	Fair	17	17			ROW / PUE
6728	Live Oak	Fair	8.5		8.5		
6729	Live Oak	Fair	9		9		
6730	Live Oak	Fair	20		20		
6731	Cedar Elm	Good	17.5		17.5		
6732	Live Oak	Fair	13.5		13.5		
6733	Live Oak	Fair	13		13		
6734	Live Oak	Fair	19		19		
6735	Live Oak	Fair	10		10		
6736	Live Oak	Fair	9.5		9.5		
6737	Live Oak	Fair	8.5		8.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY:	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER: A140-0422

TP40

SHEET NO. 67

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:47pm
User Name: rbentley
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
6738	Live Oak	Fair	9.5		9.5		
6739	Live Oak	Fair	11.5		11.5		
6740	Live Oak	Fair	8.5		8.5		
6741	Live Oak	Fair	9		9		
6742	Live Oak	Fair	9		9		
6743	Live Oak	Fair	9.5		9.5		
6744	Live Oak	Fair	9		9		
6745	Live Oak	Fair	11.5		11.5		
6746	Live Oak	Fair	11		11		
6747	Live Oak	Fair	10.5		10.5		
6748	Live Oak	Fair	8		8		
6749	Live Oak	Fair	11		11		
6751	Post Oak	Fair	14.5	14.5			R.O.W. / P.U.E
6752	Post Oak	Fair	13	13			R.O.W. / P.U.E
6753	Post Oak	Fair	14	14			R.O.W. / P.U.E
6754	Live Oak	Fair	8		8		
6755	Live Oak	Fair	9		9		
6756	Live Oak	Fair	10		10		
6757	Live Oak	Fair	11		11		
6758	Live Oak	Fair	9		9		
6759	Live Oak	Fair	9.5		9.5		
6760	Live Oak	Fair	9		9		
6761	Live Oak	Fair	13.5		13.5		
6762	Live Oak	Fair	10.5		10.5		
6763	Live Oak	Fair	14.5		14.5		
6764	Live Oak	Fair	8.5		8.5		
6765	Live Oak	Fair	8.5		8.5		
6766	Live Oak	Fair	10		10		
6767	Live Oak	Fair	8		8		
6768	Live Oak	Fair	12		12		
6769	Live Oak	Fair	11.5		11.5		
6770	Live Oak	Fair	10		10		
6771	Live Oak	Fair	10.5		10.5		
6772	Live Oak	Fair	9.5		9.5		
6773	Live Oak	Fair	13		13		
6774	Live Oak	Fair	9		9		
6775	Cedar Elm	Fair	8		8		
6776	Live Oak	Fair	20.5		20.5		
6777	Live Oak	Fair	22		22		
6778	Live Oak	Fair	19		19		
6779	Live Oak	Fair	19.5		19.5		
6780	Live Oak	Fair	15.5		15.5		
6781	Live Oak	Very Poor	17		17		
6782	Live Oak	Fair	23		23		
6783	Cedar Elm	Fair	15		15		
6784	Cedar Elm	Fair	10.5		10.5		
6785	Cedar Elm	Poor	10.5		10.5		
6786	Cedar Elm	Fair	10		10		
6787	Live Oak	Fair	20.5		20.5		
6788	Cedar Elm	Poor	8.5		8.5		
6789	Live Oak	Fair	18.5		18.5		
6790	Live Oak	Fair	9.5		9.5		
6791	Live Oak	Fair	8		8		
6792	Live Oak	Fair	14.5	14.5			Grading
6793	Live Oak	Fair	22	22			Grading
6794	Live Oak	Fair	10	10			Grading
6795	Live Oak	Fair	12.5	12.5			Grading
6796	Live Oak	Fair	15	15			Grading
6797	Live Oak	Fair	14	14			Grading
6798	Live Oak	Fair	12	12			Grading
6799	Live Oak	Fair	45		45	Y	
6800	Live Oak	Fair	17.5		17.5		
7501	Live Oak	Poor	32		32	Y	
7502	Live Oak	Fair	17	17			R.O.W. / P.U.E
7503	Cedar Elm	Good	10	10			R.O.W. / P.U.E
7504	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
7505	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7506	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7507	Live Oak	Fair	10.5		10.5		
7508	Live Oak	Fair	9		9		
7509	Live Oak	Fair	8		8		
7510	Live Oak	Fair	9		9		
7511	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
7512	Live Oak	Fair	25		25		
7513	Live Oak	Good	15		15		
7514	Live Oak	Fair	23		23		
7515	Live Oak	Good	12		12		
7516	Live Oak	Fair	8		8		
7517	Live Oak	Poor	8		8		
7518	Live Oak	Fair	8.5		8.5		
7519	Live Oak	Fair	8		8		
7520	Live Oak	Fair	8.5		8.5		
7521	Live Oak	Fair	9.5		9.5		
7522	Live Oak	Poor	9.5		9.5		
7523	Live Oak	Fair	9.5		9.5		
7524	Live Oak	Poor	9		9		
7525	Live Oak	Fair	8.5		8.5		
7526	Live Oak	Poor	10		10		
7527	Live Oak	Fair	10.5		10.5		
7528	Live Oak	Fair	10.5		10.5		
7529	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7530	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7531	Live Oak	Poor	9	9			R.O.W. / P.U.E
7532	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7533	Live Oak	Poor	16.5		16.5		
7534	Live Oak	Fair	10.5		10.5		
7535	Live Oak	Fair	10.5		10.5		
7536	Live Oak	Good	24.5		24.5		
7537	Live Oak	Fair	19.5		19.5		
7538	Live Oak	Fair	12.5		12.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
7539	Cedar Elm	Good	11.5		11.5		
7540	Live Oak	Fair	9.5		9.5		
7541	Live Oak	Fair	8.5		8.5		
7542	Live Oak	Fair	8		8		
7543	Live Oak	Fair	9		9		
7544	Live Oak	Fair	9.5		9.5		
7545	Live Oak	Fair	11		11		
7546	Live Oak	Fair	12		12		
7547	Live Oak	Fair	9.5		9.5		
7548	Live Oak	Fair	11.5		11.5		
7549	Live Oak	Fair	11.5		11.5		
7550	Live Oak	Fair	8.5		8.5		
7551	Live Oak	Fair	9.5		9.5		
7552	Live Oak	Fair	12.5		12.5		
7553	Live Oak	Fair	10.5		10.5		
7554	Live Oak	Fair	8.5		8.5		
7555	Live Oak	Poor	9.5		9.5		
7556	Live Oak	Fair	10	10			R.O.W. / P.U.E
7557	Live Oak	Fair	9		9		
7558	Live Oak	Fair	9		9		
7559	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
7560	Live Oak	Fair	8	8			R.O.W. / P.U.E
7561	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7562	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7563	Live Oak	Fair	8	8			R.O.W. / P.U.E
7564	Live Oak	Fair	9	9			R.O.W. / P.U.E
7565	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7566	Live Oak	Fair	10	10			R.O.W. / P.U.E
7567	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
7568	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
7569	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7570	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7571	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
7572	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7573	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
7574	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7575	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
7576	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7577	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
7579	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7580	Live Oak	Fair	9	9			R.O.W. / P.U.E
7581	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
7582	Live Oak	Fair	10.5	10.5			Grading
7583	Live Oak	Fair	9	9			Grading
7584	Live Oak	Fair	12.5	12.5			Grading
7585	Live Oak	Very Poor	12		12		
7586	Red Oak	Very Poor	20	20			R.O.W. / P.U.E
7587	Live Oak	Fair	13	13			R.O.W. / P.U.E
7588	Live Oak	Fair	17.5	17.5			R.O.W. / P.U.E
7589	Live Oak	Fair	14	14			R.O.W. / P.U.E
7590	Live Oak	Fair	18		18		
7591	Live Oak	Fair	8		8		
7592	Live Oak	Fair	8	8			R.O.W. / P.U.E
7593	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7594	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7595	Live Oak	Fair	10	10			R.O.W. / P.U.E
7596	Live Oak	Fair	11	11			R.O.W. / P.U.E
7597	Live Oak	Poor	8	8			R.O.W. / P.U.E
7598	Live Oak	Fair	8	8			R.O.W. / P.U.E
7599	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7600	Live Oak	Fair	12	12			R.O.W. / P.U.E
7601	Live Oak	Poor	9.5	9.5			R.O.W. / P.U.E
7602	Live Oak	Poor	8	8			R.O.W. / P.U.E
7603	Live Oak	Poor	9	9			R.O.W. / P.U.E
7604	Live Oak	Fair	8	8			R.O.W. / P.U.E
7605	Live Oak	Poor	8	8			R.O.W. / P.U.E
7607	Live Oak	Fair	8	8			R.O.W. / P.U.E
7608	Live Oak	Fair	11	11			R.O.W. / P.U.E
7609	Live Oak	Fair	11.5	11.5			Grading
7610	Live Oak	Fair	9.5	9.5			Grading
7611	Live Oak	Fair	9.5	9.5			Grading
7612	Live Oak	Fair	9.5	9.5			Grading
7613	Live Oak	Fair	11	11			Grading
7614	Live Oak	Fair	8	8			Grading
7615	Live Oak	Fair	8	8			Grading
7616	Live Oak	Fair	9	9			Grading
7617	Live Oak	Fair	8.5	8.5			Grading
7618	Live Oak	Fair	8.5	8.5			Grading
7619	Live Oak	Fair	8	8			Grading
7620	Live Oak	Good	19	19			Grading
7621	Live Oak	Good	17.5	17.5			Grading
7622	Live Oak	Poor	8.5	8.5			R.O.W. / P.U.E
7623	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7624	Live Oak	Poor	8	8			R.O.W. / P.U.E
7625	Live Oak	Fair	10	10			R.O.W. / P.U.E
7626	Live Oak	Fair	9	9			R.O.W. / P.U.E
7627	Live Oak	Fair	8	8			R.O.W. / P.U.E
7628	Live Oak	Fair	9	9			R.O.W. / P.U.E
7629	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E
7630	Live Oak	Poor	8.5	8.5			R.O.W. / P.U.E
7631	Live Oak	Good	29		29	Y	
7632	Live Oak	Good	17		17		
7633	Live Oak	Good	16.5		16.5		
7634	Live Oak	Fair	13		13		
7635	Live Oak	Good	21		21		
7636	Live Oak	Good	17.5		17.5		
7637	Live Oak	Very Poor	9.5		9.5		
7638	Live Oak	Fair	23.5	23.5			R.O.W. / P.U.E
7639	Live Oak	Poor	19	19			R.O.W. / P.U.E
7640	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
7641	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
7642	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E
7643	Live Oak	Fair	12	12			R.O.W. / P.U.E
7644	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E
7645	Live Oak	Fair	13	13			R.O.W. / P.U.E
7646	Live Oak	Very Poor	13.5	13.5			R.O.W. / P.U.E
7647	Live Oak	Poor	17.5		17.5		
7648	Live Oak	Fair	9.5		9.5		
7649	Live Oak	Fair	23.5		23.5		
7650	Live Oak	Fair	19.5		19.5		
7651	Live Oak	Fair	11.5		11.5		
7652	Live Oak	Fair	9.5		9.5		
7653	Live Oak	Poor	9.5		9.5		
7654	Live Oak	Poor	10		10		
7655	Live Oak	Poor	9	9			R.O.W. / P.U.E
7656	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7657	Live Oak	Poor	13.5	13.5			R.O.W. / P.U.E
7658	Live Oak	Poor	13.5	13.5			R.O.W. / P.U.E
7659	Live Oak	Very Poor	9	9			R.O.W. / P.U.E
7660	Live Oak	Fair	16	16			R.O.W. / P.U.E
7661	Live Oak	Fair	14	14			R.O.W. / P.U.E
7662	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E
7663	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
7664	Live Oak	Poor	16	16			R.O.W. / P.U.E
7665	Live Oak	Poor	16.5	16.5			R.O.W. / P.U.E
7666	Live Oak	Very Poor	9	9			R.O.W. / P.U.E
7667	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7668	Live Oak	Fair	14	14			R.O.W. / P.U.E
7669	Live Oak	Poor	11.5	11.5			R.O.W. / P.U.E
7670	Live Oak	Very Poor	14	14			R.O.W. / P.U.E
7671	Live Oak	Good	22	22			R.O.W. / P.U.E
7672	Live Oak	Fair	13	13			R.O.W. / P.U.E
7673	Live Oak	Fair	12	12			R.O.W. / P.U.E
7674	Live Oak	Fair	14	14			R.O.W. / P.U.E
7675	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
7676	Live Oak	Poor	9.5	9.5			R.O.W. / P.U.E
7677	Live Oak	Poor	12	12			R.O.W. / P.U.E
7678	Live Oak	Poor	8.5	8.5			R.O.W. / P.U.E
7679	Live Oak	Poor	8	8			R.O.W. / P.U.E
7680	Live Oak	Very Poor	15	15			R.O.W. / P.U.E
7681	Live Oak	Fair	14	14			R.O.W. / P.U.E
7682	Live Oak	Fair	14.5		14.5		
7683	Live Oak	Fair	9.5		9.5		
7684	Live Oak	Fair	15.5		15.5		
7685	Live Oak	Fair	11.5		11.5		
7686	Live Oak	Poor	11		11		
7687	Live Oak	Poor	13.5	13.5			R.O.W. / P.U.E
7688	Live Oak	Poor	10	10			R.O.W. / P.U.E
7689	Live Oak	Poor	12		12		
7690	Live Oak	Very Poor	8		8		
7691	Live Oak	Good	10		10		
7692	Live Oak	Poor	9.5		9.5		
7693	Red Oak	Good	9.5		9.5		
7694	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7695	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7696	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7697	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7698	Live Oak	Fair	18.5		18.5		
7699	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
7700	Live Oak	Poor	23.5	23.5			R.O.W. / P.U.E
7701	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7702	Live Oak	Poor	10.5	10.5			R.O.W. / P.U.E
7703	Live Oak	Poor	8	8			R.O.W. / P.U.E
7704	Live Oak	Fair	20.5	20.5			R.O.W. / P.U.E
7705	Live Oak	Poor	26.5		26.5	Y	
7706	Live Oak	Very Poor	18	18			R.O.W. / P.U.E
7707	Live Oak	Fair	15	15			R.O.W. / P.U.E
7708	Live Oak	Poor	10.5	10.5			R.O.W. / P.U.E
7709	Live Oak	Fair	8	8			R.O.W. / P.U.E
7710	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7711	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7712	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E
7713	Cedar Elm	Good	10.5	10.5			R.O.W. / P.U.E
7714	Live Oak	Fair	11	11			R.O.W. / P.U.E
7715	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E
7716	Live Oak	Fair	10	10			R.O.W. / P.U.E
7717	Live Oak	Fair	10	10			R.O.W. / P.U.E
7718	Live Oak	Poor	10.5	10.5			R.O.W. / P.U.E
7719	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E
7720	Live Oak	Very Poor	22	22			R.O.W. / P.U.E
7721	Red Oak	Fair	9	9			Grading
7722	Live Oak	Fair	15	15			Grading
7723	Live Oak	Fair	14	14			Grading
7724	Live Oak	Fair	29	29		Y	Grading
7725	Live Oak	Fair	20	20			Grading
7726	Red Oak	Poor	8.5	8.5			Grading
7727	Live Oak	Good	19.5	19.5			R.O.W. / P.U.E
7728	Live Oak	Fair	12	12			R.O.W. / P.U.E
7729	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E
7730	Live Oak	Fair	10	10			R.O.W. / P.U.E
7731	Pecan	Very Poor	19	19			R.O.W. / P.U.E
7732	Pecan	Very Poor	17.5	17.5			R.O.W. / P.U.E
7733	Pecan	Very Poor	30	30		Y	R.O.W. / P.U.E
7734	Live Oak	Poor	27		27	Y	
7735	Live Oak	Fair	16		16		
7736	Red Oak	Fair	11.5		11.5		
7737	Live Oak	Fair	18		18		
7738	Live Oak	Fair	18		18		
7739	Cedar Elm	Poor	11		11		
7740	Live Oak	Fair	9.5		9.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422-TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP41

SHEET NO.
68
OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:47pm
User Name : rbentley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422_TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
7741	Live Oak	Fair	19		19		
7742	Live Oak	Fair	11.5		11.5		
7743	Live Oak	Fair	11		11		
7744	Live Oak	Fair	13.5		13.5		
7745	Red Oak	Very Poor	26	26		Y	ROW / PUE
7746	Live Oak	Fair	20.5	20.5			ROW / PUE
7747	Live Oak	Fair	12.5	12.5			ROW / PUE
7748	Live Oak	Fair	8	8			ROW / PUE
7749	Live Oak	Poor	10.5	10.5			ROW / PUE
7750	Live Oak	Poor	22	22			ROW / PUE
7751	Live Oak	Fair	9	9			ROW / PUE
7752	Live Oak	Fair	8.5	8.5			ROW / PUE
7753	Live Oak	Fair	11.5	11.5			ROW / PUE
7754	Live Oak	Fair	12	12			ROW / PUE
7755	Live Oak	Fair	10	10			ROW / PUE
7756	Live Oak	Fair	9	9			ROW / PUE
7757	Live Oak	Fair	12	12			ROW / PUE
7758	Live Oak	Fair	17.5	17.5			ROW / PUE
7759	Live Oak	Fair	14	14			ROW / PUE
7760	Live Oak	Fair	10	10			ROW / PUE
7761	Live Oak	Fair	12.5	12.5			ROW / PUE
7762	Live Oak	Fair	11		11		
7763	Live Oak	Fair	11.5		11.5		
7764	Live Oak	Very Poor	19		19		
7765	Live Oak	Fair	12.5		12.5		
7766	Live Oak	Fair	20	20			ROW / PUE
7767	Live Oak	Fair	10.5		10.5		
7768	Live Oak	Fair	10	10			ROW / PUE
7769	Live Oak	Fair	14		14		
7770	Live Oak	Fair	13		13		
7771	Live Oak	Fair	20.5	20.5			ROW / PUE
7772	Live Oak	Fair	10.5		10.5		
7773	Live Oak	Fair	13		13		
7774	Live Oak	Poor	9		9		
7775	Live Oak	Poor	9.5		9.5		
7776	Live Oak	Fair	10.5		10.5		
7777	Cedar Elm	Poor	9		9		
7778	Live Oak	Fair	12.5		12.5		
7779	Live Oak	Fair	19		19		
7780	Live Oak	Fair	10.5		10.5		
7781	Live Oak	Fair	16		16		
7782	Live Oak	Fair	17.5		17.5		
7783	Live Oak	Fair	13.5		13.5		
7784	Live Oak	Fair	15.5		15.5		
7785	Live Oak	Fair	9.5		9.5		
7786	Live Oak	Fair	15		15		
7787	Live Oak	Fair	12		12		
7788	Live Oak	Fair	19		19		
7789	Live Oak	Good	34		34	Y	
7790	Live Oak	Poor	15.5		15.5		
7791	Live Oak	Fair	12		12		
7792	Live Oak	Fair	13.5		13.5		
7793	Live Oak	Fair	11.5		11.5		
7794	Live Oak	Fair	12		12		
7795	Live Oak	Fair	13		13		
7796	Live Oak	Fair	14		14		
7797	Live Oak	Fair	13		13		
7798	Live Oak	Fair	8		8		
7799	Live Oak	Fair	9		9		
7800	Live Oak	Fair	8		8		
7801	Live Oak	Fair	8		8		
7802	Live Oak	Fair	11		11		
7803	Live Oak	Good	22.5	22.5			ROW / PUE
7804	Live Oak	Fair	21		21		
7805	Live Oak	Fair	11		11		
7806	Live Oak	Fair	12		12		
7807	Live Oak	Poor	19.5		19.5		
7808	Live Oak	Fair	12		12		
7809	Live Oak	Fair	12.5		12.5		
7810	Live Oak	Fair	14		14		
7811	Live Oak	Very Poor	9.5		9.5		
7812	Live Oak	Fair	20		20		
7813	Live Oak	Fair	19.5		19.5		
7814	Live Oak	Fair	14		14		
7815	Live Oak	Fair	13.5		13.5		
7816	Live Oak	Fair	18.5		18.5		
7817	Live Oak	Fair	15		15		
7818	Live Oak	Fair	13.5	13.5			ROW / PUE
7819	Live Oak	Fair	12.5	12.5			ROW / PUE
7820	Live Oak	Fair	14.5	14.5			ROW / PUE
7821	Live Oak	Fair	14.5		14.5		
7822	Cedar Elm	Fair	11		11		
7823	Live Oak	Good	18.5		18.5		
7824	Live Oak	Very Poor	20.5		20.5		
7825	Live Oak	Fair	19		19		
7826	Live Oak	Fair	10		10		
7827	Cedar Elm	Poor	13.5		13.5		
7828	Cedar Elm	Fair	11	11			ROW / PUE
7829	Live Oak	Fair	10	10			ROW / PUE
7830	Live Oak	Fair	20.5	20.5			ROW / PUE
7831	Live Oak	Very Poor	21	21			ROW / PUE
7832	Live Oak	Fair	14.5		14.5		
7833	Live Oak	Fair	15	15			ROW / PUE
7834	Cedar Elm	Poor	11	11			ROW / PUE
7835	Cedar Elm	Good	13	13			ROW / PUE
7836	Live Oak	Fair	14		14		
7837	Live Oak	Fair	12		12		
7838	Live Oak	Fair	10.5		10.5		
7839	Live Oak	Fair	16		16		
7840	Live Oak	Fair	14		14		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
7841	Live Oak	Fair	12		12		
7842	Live Oak	Fair	11		11		
7843	Live Oak	Fair	12		12		
7844	Cedar Elm	Good	10		10		
7845	Live Oak	Poor	10.5		10.5		
7846	Live Oak	Fair	25.5		25.5		
7847	Live Oak	Good	30		30	Y	
7848	Live Oak	Fair	13.5		13.5		
7849	Live Oak	Fair	14		14		
7850	Live Oak	Fair	16.5		16.5		
7851	Live Oak	Poor	16	16			ROW / PUE
7852	Cedar Elm	Good	14.5	14.5			ROW / PUE
7853	Live Oak	Fair	15	15			ROW / PUE
7854	Live Oak	Fair	15.5	15.5			ROW / PUE
7855	Live Oak	Fair	12.5	12.5			ROW / PUE
7856	Live Oak	Fair	12.5	12.5			ROW / PUE
7857	Live Oak	Fair	16		16		
7858	Live Oak	Fair	16		16		
7859	Live Oak	Fair	17		17		
7860	Live Oak	Fair	16		16		
7861	Live Oak	Fair	17		17		
7862	Live Oak	Fair	8	8			ROW / PUE
7863	Live Oak	Fair	9.5	9.5			ROW / PUE
7864	Live Oak	Fair	9	9			ROW / PUE
7865	Cedar Elm	Good	13	13			ROW / PUE
7866	Live Oak	Fair	15	15			ROW / PUE
7867	Live Oak	Fair	10.5	10.5			ROW / PUE
7868	Live Oak	Fair	11		11		
7869	Live Oak	Fair	11		11		
7870	Live Oak	Poor	8.5		8.5		
7871	Live Oak	Poor	8		8		
7872	Cedar Elm	Good	8		8		
7873	Live Oak	Poor	9.5		9.5		
7874	Live Oak	Fair	12		12		
7875	Live Oak	Fair	8		8		
7876	Live Oak	Fair	13		13		
7877	Live Oak	Fair	12.5		12.5		
7878	Live Oak	Fair	13.5	13.5			ROW / PUE
7879	Live Oak	Fair	14	14			ROW / PUE
7880	Live Oak	Fair	10.5		10.5		
7881	Live Oak	Fair	10		10		
7882	Live Oak	Poor	9	9			ROW / PUE
7883	Cedar Elm	Good	10.5		10.5		
7884	Live Oak	Fair	10.5		10.5		
7885	Live Oak	Fair	8		8		
7886	Live Oak	Fair	9.5		9.5		
7887	Live Oak	Fair	10		10		
7888	Live Oak	Fair	11		11		
7889	Live Oak	Fair	8		8		
7890	Live Oak	Fair	9.5		9.5		
7891	Live Oak	Fair	9.5		9.5		
7892	Live Oak	Fair	9.5		9.5		
7893	Honey Locust	Fair	8.5	8.5			ROW / PUE
7894	Live Oak	Poor	8.5	8.5			ROW / PUE
7895	Live Oak	Fair	11	11			ROW / PUE
7896	Live Oak	Poor	9	9			ROW / PUE
7897	Live Oak	Fair	11	11			ROW / PUE
7898	Live Oak	Fair	11	11			ROW / PUE
7899	Live Oak	Fair	11	11			ROW / PUE
7900	Live Oak	Fair	10	10			ROW / PUE
7901	Live Oak	Fair	11.5	11.5			ROW / PUE
7902	Live Oak	Poor	10.5	10.5			ROW / PUE
7904	Pecan	Fair	10	10			ROW / PUE
7905	Pecan	Fair	10.5	10.5			ROW / PUE
7906	Cedar Elm	Fair	11		11		
7907	Cedar Elm	Fair	8	8			ROW / PUE
7908	Cedar Elm	Fair	10.5	10.5			ROW / PUE
7909	Cedar Elm	Fair	12	12			ROW / PUE
7910	Pecan	Fair	16.5	16.5			ROW / PUE
7911	Pecan	Fair	11.5	11.5			ROW / PUE
7912	Live Oak	Fair	10		10		
7913	Live Oak	Good	37		37	Y	
7914	Cedar Elm	Fair	10		10		
7915	Live Oak	Fair	11.5		11.5		
7916	Live Oak	Fair	14.5		14.5		
7917	Live Oak	Fair	13		13		
7918	Live Oak	Fair	12		12		
7919	Live Oak	Fair	14.5		14.5		
7920	Live Oak	Fair	12		12		
7921	Cedar Elm	Fair	11		11		
7922	Cedar Elm	Good	10		10		
7923	Cedar Elm	Fair	8		8		
7924	Live Oak	Fair	10.5		10.5		
7925	Live Oak	Fair	8.5		8.5		
7926	Live Oak	Fair	8		8		
7927	Live Oak	Fair	8.5		8.5		
7928	Live Oak	Fair	9		9		
7929	Live Oak	Fair	11.5		11.5		
7930	Live Oak	Fair	12		12		
7931	Cedar Elm	Fair	12		12		
7932	Cedar Elm	Fair	8.5		8.5		
7933	Live Oak	Poor	8.5		8.5		
7934	Live Oak	Fair	10.5		10.5		
7935	Live Oak	Fair	11		11		
7936	Cedar Elm	Fair	9		9		
7937	Cedar Elm	Very Poor	9		9		
7938	Cedar Elm	Fair	9.5		9.5		
7939	Live Oak	Fair	9.5		9.5		
7940	Live Oak	Fair	14.5		14.5		
7941	Live Oak	Fair	11		11		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
7942	Live Oak	Fair	10.5		10.5		
7943	Live Oak	Fair	13.5		13.5		
7944	Live Oak	Poor	9		9		
7945	Cedar Elm	Fair	10		10		
7946	Cedar Elm	Fair	12.5		12.5		
7947	Cedar Elm	Fair	10		10		
7948	Live Oak	Good	21		21		
7949	Live Oak	Fair	12		12		
7950	Live Oak	Fair	12.5		12.5		
7951	Live Oak	Poor	8		8		
7952	Live Oak	Fair	8		8		
7953	Post Oak	Fair	16		16		
7954	Live Oak	Poor	9.5		9.5		
7955	Live Oak	Fair	15.5		15.5		
7956	Post Oak	Fair	18		18		
7957	Post Oak	Fair	12		12		
7958	Post Oak	Fair	14		14		
7959	Post Oak	Fair	14		14		
7960	Post Oak	Fair	16		16		
7961	Post Oak	Fair	13.5		13.5		
7962	Post Oak	Fair	15		15		
7963	Post Oak	Fair	15		15		
7964	Live Oak	Fair	8		8		
7965	Live Oak	Poor	9.5		9.5		
7966	Live Oak	Fair	10		10		
7967	Live Oak	Poor	8		8		
7968	Cedar Elm	Fair	8.5		8.5		
7969	Cedar Elm	Fair	13		13		
7970	Cedar Elm	Fair	11		11		
7971	Cedar Elm	Fair	8		8		
7972	Cedar Elm	Fair	8.5		8.5		
7973	Cedar Elm	Good	14.5		14.5		
7974	Live Oak	Poor	11.5		11.5		
7975	Live Oak	Very Poor	13.5		13.5		
7976	Live Oak	Fair	11		11		
7977	Cedar Elm	Fair	8		8		
7978	Live Oak	Fair	9		9		
7979	Live Oak	Fair	10.5		10.5		
7980	Live Oak	Fair	11.5		11.5		
7981	Live Oak	Good	18		18		
7982	Live Oak	Fair	12		12		
7983	Live Oak	Very Poor	8.5		8.5		
7984	Live Oak	Fair	17		17		
7985	Live Oak	Fair	15.5		15.5		
7986	Pecan	Fair	12	12			ROW / PUE
7987	Pecan	Fair	8.5	8.5			ROW / PUE
7988	Live Oak	Fair	15		15		
7989	Live Oak	Fair	14		14		
7990	Live Oak	Fair	21	21			ROW / PUE
7991	Live Oak	Fair	17	17			ROW / PUE
7992	Live Oak	Good	39.5	39.5		Y	ROW / PUE
7993	Live Oak	Good	16.5		16.5		
7994	Cedar Elm	Fair	9		9		
7995	Live Oak	Fair	9.5		9.5		
7996	Cedar Elm	Fair	8		8		
7997	Cedar Elm	Fair	8	8			ROW / PUE
7998	Live Oak	Fair	17		17		
7999	Live Oak	Very Poor	9.5	9.5			ROW / PUE
8000	Live Oak	Fair	19	19			ROW / PUE
8501	Live Oak	Fair	17.5		17.5		
8502	Live Oak	Fair	14.5		14.5		
8503	Live Oak	Fair	15.5		15.5		
8504	Live Oak	Fair	22		22		
8505	Live Oak	Good	25.5		25.5		
8506	Live Oak	Fair	26.5		26.5	Y	
8507	Live Oak	Fair	28		28	Y	
8508	Live Oak	Fair	22		22		
8509	Red Oak	Fair	9		9		
8510	Live Oak	Fair	18	18			ROW / PUE
8511	Live Oak	Fair	18.5	18.5			ROW / PUE
8512	Live Oak	Fair	20	20			ROW / PUE
8513	Live Oak	Fair	12	12			ROW / PUE
8514	Live Oak	Fair	13	13			ROW / PUE
8515	Live Oak	Fair	8.5	8.5			ROW / PUE
8516	Live Oak	Fair	10		10		
8517	Live Oak	Fair	8.5		8.5		
8518	Live Oak	Fair	22.5		22.5		
8519	Live Oak	Very Poor	28		28	Y	
8520	Live Oak	Fair	25		25		
8521	Live Oak	Fair	14.5		14.5		
8522	Live Oak	Fair	14.5		14.5		
8523	Live Oak	Fair	23		23		
8524	Live Oak	Fair	22.5		22.5		
8525	Live Oak	Fair	10		10		
8526	Live Oak	Fair	9.5		9.5		
8527	Live Oak	Poor	8.5		8.5		
8528	Live Oak	Fair	9		9		
8529	Live Oak	Fair	10		10		
8530	Live Oak	Fair	21.5		21.5		
8531	Live Oak	Fair	25.5		25.5		
8532	Live Oak	Fair	8		8		
8533	Live Oak	Good	24	24			ROW / PUE
8534	Live Oak	Fair	8		8		
8535	Live Oak	Fair	8.5		8.5		
8536	Cedar Elm	Good	12	12			ROW / PUE
8537	Live Oak	Fair	20		20		
8538	Live Oak	Very Poor	20.5	20.5			ROW / PUE
8539	Live Oak	Fair	16	16			ROW / PUE
8540	Live Oak	Very Poor	20.5	20.5			ROW / PUE
8541	Live Oak	Fair	16.5		16.5		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER: A140-0422

TP42

SHEET NO. 69

OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:49pm User Name: rbentley
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
8542	Live Oak	Fair	15.5		15.5		
8543	Live Oak	Good	19	19			R.O.W. / P.U.E.
8544	Live Oak	Fair	22.5		22.5		
8545	Cedar Elm	Fair	11		11		
8546	Cedar Elm	Fair	12		12		
8547	Cedar Elm	Fair	11.5		11.5		
8548	Cedar Elm	Fair	11.5		11.5		
8549	Live Oak	Fair	16.5	16.5			R.O.W. / P.U.E.
8550	Post Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
8551	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
8552	Live Oak	Fair	9		9		
8553	Live Oak	Fair	10		10		
8554	Live Oak	Fair	10.5		10.5		
8555	Live Oak	Fair	11.5		11.5		
8556	Live Oak	Fair	9.5		9.5		
8557	Live Oak	Fair	8		8		
8558	Live Oak	Fair	13.5		13.5		
8559	Live Oak	Fair	8.5		8.5		
8560	Live Oak	Fair	8.5		8.5		
8561	Live Oak	Fair	13		13		
8562	Live Oak	Fair	8.5		8.5		
8563	Live Oak	Fair	8		8		
8564	Live Oak	Fair	9		9		
8565	Cedar Elm	Fair	10.5		10.5		
8566	Cedar Elm	Fair	10.5		10.5		
8567	Cedar Elm	Fair	8.5		8.5		
8568	Cedar Elm	Fair	9		9		
8569	Live Oak	Fair	13.5		13.5		
8570	Cedar Elm	Fair	8		8		
8571	Live Oak	Fair	18		18		
8572	Live Oak	Fair	17		17		
8573	Live Oak	Very Poor	8.5		8.5		
8574	Live Oak	Fair	9.5		9.5		
8575	Live Oak	Fair	19		19		
8576	Live Oak	Fair	10		10		
8577	Cedar Elm	Fair	10		10		
8578	Live Oak	Fair	10		10		
8579	Live Oak	Fair	11.5		11.5		
8580	Live Oak	Fair	19.5		19.5		
8581	Live Oak	Fair	16		16		
8582	Live Oak	Fair	11		11		
8583	Live Oak	Fair	8.5		8.5		
8584	Live Oak	Fair	9.5		9.5		
8585	Live Oak	Fair	12		12		
8586	Live Oak	Fair	9.5		9.5		
8587	Live Oak	Fair	12		12		
8588	Live Oak	Fair	10.5		10.5		
8589	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
8590	Live Oak	Fair	11.5		11.5		
8591	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
8592	Live Oak	Fair	9	9			R.O.W. / P.U.E.
8593	Live Oak	Fair	15	15			R.O.W. / P.U.E.
8594	Cedar Elm	Fair	13.5		13.5		
8595	Live Oak	Fair	12.5		12.5		
8596	Live Oak	Fair	13.5		13.5		
8597	Live Oak	Fair	17.5		17.5		
8598	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8599	Live Oak	Fair	12	12			R.O.W. / P.U.E.
8600	Live Oak	Fair	22	22			R.O.W. / P.U.E.
8601	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
8602	Live Oak	Fair	10.5	10.5			R.O.W. / P.U.E.
8603	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8604	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
8605	Live Oak	Fair	15	15			R.O.W. / P.U.E.
8606	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
8607	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8608	Live Oak	Fair	14.5	14.5			R.O.W. / P.U.E.
8609	Cedar Elm	Fair	13	13			R.O.W. / P.U.E.
8610	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
8611	Live Oak	Fair	9		9		
8612	Cedar Elm	Fair	9.5		9.5		
8613	Live Oak	Fair	22.5		22.5		
8614	Live Oak	Fair	16		16		
8615	Live Oak	Fair	13.5		13.5		
8616	Live Oak	Fair	30.5		30.5	Y	
8617	Cedar Elm	Fair	8.5		8.5		
8618	Live Oak	Good	25.5		25.5		
8619	Cedar Elm	Fair	9		9		
8620	Cedar Elm	Fair	15		15		
8621	Live Oak	Fair	9	9			R.O.W. / P.U.E.
8622	Live Oak	Fair	12	12			R.O.W. / P.U.E.
8623	Live Oak	Fair	15	15			R.O.W. / P.U.E.
8624	Cedar Elm	Fair	14.5		14.5		
8625	Live Oak	Fair	8		8		
8626	Cedar Elm	Fair	10		10		
8627	Cedar Elm	Fair	10		10		
8628	Live Oak	Fair	10.5		10.5		
8629	Live Oak	Fair	10.5		10.5		
8630	Live Oak	Fair	11		11		
8631	Live Oak	Fair	9		9		
8632	Live Oak	Fair	10.5		10.5		
8633	Live Oak	Fair	10.5		10.5		
8634	Live Oak	Fair	13.5		13.5		
8635	Live Oak	Fair	29		29	Y	
8636	Cedar Elm	Fair	13		13		
8637	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
8638	Live Oak	Fair	29	29		Y	R.O.W. / P.U.E.
8639	Live Oak	Fair	24		24		
8640	Cedar Elm	Fair	11		11		
8641	Live Oak	Very Poor	25.5		25.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
8642	Cedar Elm	Fair	17		17		
8643	Cedar Elm	Fair	17.5		17.5		
8644	Live Oak	Good	32		32	Y	
8645	Live Oak	Fair	15.5		15.5		
8646	Live Oak	Fair	9.5		9.5		
8647	Cedar Elm	Fair	8		8		
8648	Cedar Elm	Fair	15.5		15.5		
8649	Live Oak	Fair	25.5		25.5		
8650	Live Oak	Fair	11		11		
8651	Live Oak	Fair	8		8		
8652	Live Oak	Fair	21	21			R.O.W. / P.U.E.
8653	Cedar Elm	Fair	10.5	10.5			R.O.W. / P.U.E.
8654	Live Oak	Fair	9.5	9.5			R.O.W. / P.U.E.
8655	Live Oak	Fair	8	8			R.O.W. / P.U.E.
8656	Live Oak	Fair	14		14		
8657	Live Oak	Fair	10		10		
8658	Live Oak	Fair	11.5		11.5		
8659	Cedar Elm	Fair	13.5		13.5		
8660	Live Oak	Fair	14		14		
8661	Live Oak	Fair	14.5		14.5		
8662	Cedar Elm	Fair	16		16		
8663	Live Oak	Fair	12.5		12.5		
8664	Live Oak	Very Poor	20		20		
8665	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
8666	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
8667	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
8668	Live Oak	Fair	19.5		19.5		
8669	Live Oak	Fair	19.5		19.5		
8670	Live Oak	Fair	16		16		
8671	Live Oak	Fair	19		19		
8672	Live Oak	Fair	19		19		
8673	Cedar Elm	Fair	10.5		10.5		
8674	Cedar Elm	Fair	15.5		15.5		
8675	Live Oak	Fair	12.5		12.5		
8676	Live Oak	Fair	19.5		19.5		
8677	Live Oak	Poor	17		17		
8678	Live Oak	Fair	23		23		
8679	Live Oak	Fair	15		15		
8680	Live Oak	Fair	9		9		
8681	Cedar Elm	Fair	15.5		15.5		
8682	Live Oak	Fair	22.5		22.5		
8683	Live Oak	Poor	30.5		30.5	Y	
8684	Live Oak	Fair	27.5		27.5	Y	
8685	Live Oak	Very Poor	26.5		26.5	Y	
8686	Live Oak	Good	21		21		
8687	Live Oak	Very Poor	17	17			R.O.W. / P.U.E.
8688	Live Oak	Fair	22.5	22.5			R.O.W. / P.U.E.
8689	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
8690	Live Oak	Fair	16	16			R.O.W. / P.U.E.
8691	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
8692	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
8693	Cedar Elm	Fair	12.5	12.5			R.O.W. / P.U.E.
8694	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
8695	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
8696	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
8697	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8698	Live Oak	Fair	11.5	11.5			R.O.W. / P.U.E.
8699	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
8700	Cedar Elm	Fair	13.5	13.5			R.O.W. / P.U.E.
8701	Live Oak	Fair	9	9			R.O.W. / P.U.E.
8702	Cedar Elm	Fair	9.5	9.5			R.O.W. / P.U.E.
8703	Cedar Elm	Fair	10	10			R.O.W. / P.U.E.
8704	Cedar Elm	Fair	11	11			R.O.W. / P.U.E.
8705	Live Oak	Fair	11.5		11.5		
8706	Live Oak	Fair	11		11		
8707	Live Oak	Fair	12.5		12.5		
8708	Live Oak	Fair	13.5		13.5		
8709	Cedar Elm	Fair	8		8		
8710	Live Oak	Fair	9		9		
8711	Live Oak	Fair	10		10		
8712	Live Oak	Fair	11.5		11.5		
8713	Live Oak	Fair	16		16		
8714	Live Oak	Fair	9.5		9.5		
8715	Live Oak	Fair	8.5	8.5			
8716	Live Oak	Poor	8.5		8.5		
8717	Live Oak	Fair	11		11		
8718	Live Oak	Fair	21	21			
8719	Cedar Elm	Fair	14	14			R.O.W. / P.U.E.
8720	Live Oak	Fair	14	14			R.O.W. / P.U.E.
8721	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
8722	Cedar Elm	Fair	9	9			R.O.W. / P.U.E.
8723	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
8724	Cedar Elm	Fair	8	8			R.O.W. / P.U.E.
8725	Cedar Elm	Fair	8.5	8.5			R.O.W. / P.U.E.
8726	Cedar Elm	Fair	9.5		9.5		
8727	Cedar Elm	Fair	9		9		
8728	Live Oak	Fair	17.5		17.5		
8729	Live Oak	Fair	15.5		15.5		
8730	Live Oak	Fair	12	12			R.O.W. / P.U.E.
8731	Cedar Elm	Poor	11.5	11.5			R.O.W. / P.U.E.
8732	Live Oak	Fair	18.5	18.5			R.O.W. / P.U.E.
8733	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
8734	Live Oak	Poor	17.5	17.5			R.O.W. / P.U.E.
8735	Live Oak	Fair	14	14			R.O.W. / P.U.E.
8736	Live Oak	Fair	14.5		14.5		
8737	Cedar Elm	Fair	12	12			R.O.W. / P.U.E.
8738	Live Oak	Fair	13.5	13.5			R.O.W. / P.U.E.
8739	Cedar Elm	Very Poor	9	9			R.O.W. / P.U.E.
8740	Cedar Elm	Poor	9	9			R.O.W. / P.U.E.
8741	Live Oak	Fair	15.5	15.5			R.O.W. / P.U.E.

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
8742	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
8743	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
8744	Live Oak	Fair	13	13			R.O.W. / P.U.E.
8745	Live Oak	Fair	15	15			R.O.W. / P.U.E.
8746	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
8747	Live Oak	Fair	8	8			R.O.W. / P.U.E.
8748	Live Oak	Fair	20	20			R.O.W. / P.U.E.
8749	Live Oak	Fair	9	9			R.O.W. / P.U.E.
8750	Live Oak	Fair	8.5		8.5		
8751	Live Oak	Fair	8.5		8.5		
8752	Live Oak	Fair	8.5		8.5		
8753	Live Oak	Fair	8		8		
8754	Post Oak	Fair	19.5		19.5		
8755	Cedar Elm	Fair	10.5		10.5		
8756	Cedar Elm	Fair	11.5		11.5		
8757	Live Oak	Fair	14	14			R.O.W. / P.U.E.
8758	Live Oak	Fair	15	15			R.O.W. / P.U.E.
8759	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
8760	Live Oak	Fair	16	16			R.O.W. / P.U.E.
8761	Live Oak	Fair	17	17			R.O.W. / P.U.E.
8762	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8763	Cedar Elm	Fair	14.5		14.5		
8764	Live Oak	Fair	8.5		8.5		
8765	Live Oak	Fair	14.5	14.5			Grading
8766	Live Oak	Fair	16		16		
8767	Live Oak	Very Poor	12		12		
8768	Cedar Elm	Very Poor	9		9		
8769	Live Oak	Fair	8	8			
8770	Live Oak	Fair	8	8			
8771	Live Oak	Fair	8	8			Grading
8772	Live Oak	Very Poor	23	23			
8773	Red Oak	Very Poor	10.5	10.5			
8774	Live Oak	Fair	15		15		
8775	Live Oak	Fair	9.5	9.5			
8776	Live Oak	Fair	9.5		9.5		
8777	Live Oak	Very Poor	10		10		
8778	Live Oak	Poor	10	10			
8779	Live Oak	Fair	25.5		25.5		
8780	Live Oak	Fair	8		8		
8781	Live Oak	Poor	8.5		8.5		
8782	Live Oak	Poor	10.5	10.5			Grading
8783	Live Oak	Fair	10	10			Grading
8784	Live Oak	Fair	12.5	12.5			Grading
8785	Live Oak	Fair	10	10			Grading
8786	Live Oak	Fair	10		10		
8787	Live Oak	Fair	8		8		
8788	Live Oak	Good	29	29		Y	R.O.W. / P.U.E.
8789	Cedar Elm	Fair	10		10		
8790	Live Oak	Fair	12.5		12.5		
8791	Live Oak	Fair	9		9		
8792	Cedar Elm	Fair	10		10		
8793	Live Oak	Fair	8	8			Grading
8794	Live Oak	Fair	9.5	9.5			Grading
8795	Live Oak	Fair	8	8			
8796	Live Oak	Fair	17.5	17.5			Grading
8797	Live Oak	Fair	13	13			Grading
8798	Live Oak	Fair	11		11		
8799	Live Oak	Very Poor	19.5	19.5			R.O.W. / P.U.E.
8800	Live Oak	Fair	27.5	27.5		Y	R.O.W. / P.U.E.
8801	Live Oak	Fair	9		9		
8802	Live Oak	Fair	9		9		
8803	Live Oak	Poor	11.5	11.5			Grading
8804	Live Oak	Fair	15.5	15.5			
8805	Live Oak	Fair	8		8		
8806	Live Oak	Fair	18	18			
8807	Live Oak	Fair	17	17			
8808	Cedar Elm	Fair	10.5	10.5			Grading
8809	Live Oak	Very Poor	10.5	10.5			Grading
8810	Live Oak	Fair	12	12			Grading
8811	Live Oak	Fair	12	12			Grading
8812	Live Oak	Fair	10	10			
8813	Live Oak	Fair	9	9			Grading
8814	Live Oak	Fair	17.5	17.5			Grading
8815	Live Oak	Poor	14	14			Grading
8816	Cedar Elm	Fair	8		8		
8817	Cedar Elm	Fair	13		13		
8818	Cedar Elm	Fair	10		10		
8819	Cedar Elm	Fair	10		10		
8820	Live Oak	Poor	12.5		12.5		
8821	Live Oak	Fair	15.5		15.5		
8822	Post Oak	Very Poor	17		17		
8823	Live Oak	Poor	12.5		12.5		
8824	Cedar Elm	Fair	10		10		
8825	Post Oak	Fair	15		15		
8826	Cedar Elm	Fair	8		8		
8827	Cedar Elm	Poor	9		9		
8828	Live Oak	Poor	19		19		
8829	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8830	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8831	Live Oak	Fair	11	11			R.O.W. / P.U.E.
8832	Live Oak	Fair	10	10			R.O.W. / P.U.E.
8833	Live Oak	Fair	25.5	25.5			R.O.W. / P.U.E.
8834	Live Oak	Fair	23	23			R.O.W. / P.U.E.
8835	Live Oak	Fair	8.5	8.5			R.O.W. / P.U.E.
8836	Live Oak	Fair	12.5	12.5			R.O.W. / P.U.E.
8837	Live Oak	Fair	11	11			R.O.W. / P.U.E.
8838	Live Oak	Fair	24	24			R.O.W. / P.U.E.
8839	Live Oak	Fair	10	10			WQ/DET
8840	Cedar Elm	Fair	8.5		8.5		
8841	Live Oak	Fair	21		21		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP43

SHEET NO. 70

OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:49pm User Name: rbentley
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
8842	Live Oak	Poor	10		10		
8843	Live Oak	Fair	8		8		
8844	Live Oak	Fair	8.5		8.5		
8845	Live Oak	Fair	8		8		
8846	Live Oak	Fair	8.5		8.5		
8847	Live Oak	Fair	11		11		
8848	Cedar Elm	Fair	8		8		
8849	Live Oak	Fair	8		8		
8850	Live Oak	Fair	8.5		8.5		
8851	Live Oak	Fair	10		10		
8852	Live Oak	Fair	18		18		
8853	Live Oak	Fair	16.5		16.5		
8854	Live Oak	Very Poor	19.5		19.5		
8855	Live Oak	Fair	22.5		22.5		
8856	Live Oak	Fair	9		9		
8857	Live Oak	Fair	8		8		
8858	Live Oak	Fair	9.5		9.5		
8859	Live Oak	Poor	10		10		
8860	Live Oak	Fair	8.5		8.5		
8861	Live Oak	Fair	9		9		
8862	Live Oak	Fair	8		8		
8863	Live Oak	Fair	9		9		
8864	Live Oak	Fair	8		8		
8865	Live Oak	Fair	8.5		8.5		
8866	Live Oak	Fair	8		8		
8867	Live Oak	Fair	9		9		
8868	Live Oak	Fair	8.5		8.5		
8869	Live Oak	Fair	8.5		8.5		
8870	Live Oak	Fair	10.5		10.5		
8871	Live Oak	Fair	10.5		10.5		
8872	Live Oak	Fair	8.5		8.5		
8873	Live Oak	Fair	8.5	8.5			Grading
8874	Cedar Elm	Fair	9		9		
8875	Live Oak	Fair	8		8		
8876	Live Oak	Fair	8.5		8.5		
8877	Live Oak	Fair	8.5		8.5		
8878	Live Oak	Fair	8		8		
8879	Live Oak	Fair	8		8		
8880	Cedar Elm	Fair	9		9		
8881	Cedar Elm	Fair	8		8		
8882	Live Oak	Fair	23.5	23.5			WQ/DET
8883	Live Oak	Fair	12	12			WQ/DET
8884	Live Oak	Very Poor	12	12			WQ/DET
8885	Live Oak	Fair	11.5		11.5		
8886	Live Oak	Fair	10		10		
8887	Live Oak	Fair	12.5		12.5		
8888	Live Oak	Fair	8.5		8.5		
8889	Live Oak	Fair	11		11		
8890	Live Oak	Fair	12		12		
8891	Live Oak	Fair	8		8		
8892	Live Oak	Fair	10.5		10.5		
8893	Live Oak	Fair	11		11		
8894	Live Oak	Fair	16		16		
8895	Live Oak	Poor	9.5		9.5		
8896	Live Oak	Fair	9.5		9.5		
8897	Live Oak	Fair	9		9		
8898	Live Oak	Fair	8		8		
8899	Live Oak	Fair	11.5		11.5		
8900	Live Oak	Poor	8.5		8.5		
8901	Live Oak	Fair	9.5		9.5		
8902	Cedar Elm	Fair	9.5		9.5		
8903	Live Oak	Fair	14.5		14.5		
8904	Live Oak	Fair	14.5		14.5		
8905	Live Oak	Fair	21.5		21.5		
8906	Live Oak	Fair	8		8		
8907	Live Oak	Fair	9		9		
8908	Live Oak	Fair	10.5		10.5		
8909	Live Oak	Fair	12.5		12.5		
8910	Live Oak	Very Poor	10		10		
8911	Live Oak	Poor	12		12		
8912	Live Oak	Fair	9.5		9.5		
8913	Live Oak	Fair	12		12		
8914	Live Oak	Fair	10		10		
8915	Live Oak	Fair	9.5		9.5		
8916	Live Oak	Fair	9		9		
8917	Live Oak	Fair	11		11		
8918	Live Oak	Fair	11.5		11.5		
8919	Live Oak	Fair	8		8		
8920	Live Oak	Fair	9		9		
8921	Live Oak	Fair	9		9		
8922	Live Oak	Fair	10		10		
8923	Live Oak	Fair	31	31		Y	ROW / PUE
8924	Live Oak	Fair	8.5	8.5			ROW / PUE
8925	Cedar Elm	Good	8	8			ROW / PUE
8926	Live Oak	Fair	8	8			ROW / PUE
8927	Live Oak	Fair	9.5	9.5			ROW / PUE
8928	Live Oak	Fair	10		10		
8929	Live Oak	Fair	9.5		9.5		
8930	Live Oak	Fair	11.5	11.5			ROW / PUE
8931	Live Oak	Fair	13	13			ROW / PUE
8932	Live Oak	Poor	9.5		9.5		
8933	Live Oak	Very Poor	11.5		11.5		
8934	Live Oak	Poor	15		15		
8935	Live Oak	Very Poor	10		10		
8936	Live Oak	Fair	11		11		
8937	Live Oak	Fair	11		11		
8938	Cedar Elm	Fair	8		8		
8939	Cedar Elm	Fair	9.5		9.5		
8940	Live Oak	Fair	16		16		
8941	Live Oak	Fair	14.5		14.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
8942	Live Oak	Poor	13.5		13.5		
8943	Live Oak	Poor	11.5		11.5		
8944	Live Oak	Fair	14		14		
8945	Live Oak	Fair	10.5		10.5		
8946	Live Oak	Fair	17.5		17.5		
8947	Live Oak	Very Poor	10		10		
8948	Live Oak	Fair	9		9		
8949	Live Oak	Fair	10.5		10.5		
8950	Live Oak	Fair	13		13		
8951	Live Oak	Poor	22.5	22.5			R.O.W / P.U.E
8952	Live Oak	Fair	12	12			R.O.W / P.U.E
8953	Live Oak	Poor	12.5	12.5			
8954	Live Oak	Fair	11.5	11.5			R.O.W / P.U.E
8955	Live Oak	Fair	10	10			R.O.W / P.U.E
8956	Live Oak	Fair	11	11			R.O.W / P.U.E
8957	Live Oak	Fair	8		8		
8958	Live Oak	Fair	9		9		
8959	Cedar Elm	Fair	11	11			R.O.W / P.U.E
8960	Cedar Elm	Fair	8	8			R.O.W / P.U.E
8961	Live Oak	Very Poor	17	17			R.O.W / P.U.E
8962	Live Oak	Very Poor	10	10			R.O.W / P.U.E
8963	Live Oak	Very Poor	12	12			R.O.W / P.U.E
8964	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
8965	Live Oak	Fair	22	22			R.O.W / P.U.E
8966	Live Oak	Fair	18	18			R.O.W / P.U.E
8967	Live Oak	Fair	17.5	17.5			R.O.W / P.U.E
8968	Live Oak	Fair	17	17			R.O.W / P.U.E
8969	Live Oak	Fair	15	15			R.O.W / P.U.E
8970	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
8971	Live Oak	Fair	18.5	18.5			R.O.W / P.U.E
8972	Live Oak	Fair	33	33		Y	R.O.W / P.U.E
8973	Live Oak	Fair	13.5		13.5		
8974	Live Oak	Fair	15.5		15.5		
8975	Live Oak	Fair	12.5		12.5		
8976	Live Oak	Fair	10		10		
8977	Live Oak	Fair	11		11		
8978	Live Oak	Fair	11.5		11.5		
8979	Live Oak	Poor	8.5		8.5		
8980	Live Oak	Fair	15		15		
8981	Cedar Elm	Very Poor	8		8		
8982	Cedar Elm	Fair	9		9		
8983	Cedar Elm	Fair	8		8		
8984	Cedar Elm	Fair	9.5		9.5		
8985	Cedar Elm	Fair	8		8		
8986	Live Oak	Fair	13		13		
8987	Live Oak	Very Poor	11		11		
8988	Live Oak	Poor	14		14		
8989	Live Oak	Poor	13		13		
8990	Live Oak	Poor	13		13		
8991	Live Oak	Fair	14		14		
8992	Live Oak	Poor	11		11		
8993	Live Oak	Fair	12.5		12.5		
8994	Live Oak	Poor	14.5		14.5		
8995	Live Oak	Very Poor	8		8		
8996	Live Oak	Fair	15		15		
8997	Live Oak	Poor	9.5		9.5		
8998	Live Oak	Fair	20		20		
8999	Live Oak	Fair	10.2		10.2		
9000	Live Oak	Fair	8		8		
9201	Live Oak	Good	48		48	Y	
9202	Live Oak	Very Poor	33		33	Y	
9203	Live Oak	Fair	27		27	Y	
9204	Live Oak	Very Poor	40	40		Y	
9205	Live Oak	Fair	24.5	24.5			ROW / PUE
9206	Live Oak	Fair	20	20			
9207	Live Oak	Fair	11	11			
9208	Live Oak	Fair	19	19			
9209	Live Oak	Fair	13		13		
9210	Live Oak	Fair	13.5		13.5		
9211	Live Oak	Fair	19.5		19.5		
9212	Live Oak	Very Poor	27.5		27.5	Y	
9213	Live Oak	Poor	18.5		18.5		
9214	Live Oak	Fair	14.5		14.5		
9215	Live Oak	Fair	23		23		
9216	Live Oak	Fair	39		39	Y	
9217	Cedar Elm	Fair	10		10		
9218	Cedar Elm	Fair	9.5		9.5		
9219	Live Oak	Fair	20	20			
9220	Live Oak	Fair	30	30		Y	ROW / PUE
9221	Live Oak	Very Poor	11	11			
9222	Live Oak	Fair	31	31		Y	ROW / PUE
9223	Live Oak	Very Poor	17		17		
9224	Live Oak	Fair	32.5		32.5	Y	
9225	Live Oak	Fair	16.5		16.5		
9226	Live Oak	Fair	16.5		16.5		
9227	Live Oak	Fair	17		17		
9228	Live Oak	Poor	28.5		28.5	Y	
9229	Live Oak	Fair	25.5		25.5		
9230	Cedar Elm	Fair	8.5		8.5		
9231	Live Oak	Fair	15.5	15.5			ROW / PUE
9232	Cedar Elm	Fair	10		10		
9233	Cedar Elm	Fair	9.5		9.5		
9234	Cedar Elm	Fair	8.5		8.5		
9235	Cedar Elm	Fair	11		11		
9236	Cedar Elm	Fair	12		12		
9237	Pecan	Fair	11	11			ROW / PUE
9238	Pecan	Fair	13	13			ROW / PUE
9239	Cedar Elm	Fair	8		8		
9240	Black Willow	Fair	18.5		18.5		
9241	Live Oak	Fair	15		15		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
9242	Live Oak	Fair	14		14		
9243	Cedar Elm	Fair	8.5		8.5		
9244	Cedar Elm	Fair	8.5		8.5		
9245	Cedar Elm	Fair	11		11		
9246	Live Oak	Fair	22		22		
9247	Live Oak	Fair	40		40	Y	
9248	Cedar Elm	Fair	9		9		
9249	Cedar Elm	Fair	11.5		11.5		
9250	Cedar Elm	Fair	10		10		
9251	Green Ash	Fair	12		12		
9252	Cedar Elm	Fair	9		9		
9253	Cedar Elm	Poor	8.5		8.5		
9254	Cedar Elm	Fair	8		8		
9255	Live Oak	Fair	24		24		
9256	Live Oak	Fair	31.5		31.5	Y	
9257	Green Ash	Very Poor	8.5		8.5		
9258	Cedar Elm	Very Poor	10.5		10.5		
9259	Cedar Elm	Fair	8		8		
9260	Cedar Elm	Fair	9.5		9.5		
9261	Live Oak	Fair	26.5		26.5	Y	
9262	Live Oak	Fair	14.5		14.5		
9263	Cedar Elm	Very Poor	14		14		
9264	Live Oak	Fair	15.5		15.5		
9265	Live Oak	Fair	13.5		13.5		
9266	Live Oak	Good	34		34	Y	
9267	Cedar Elm	Fair	8		8		
9268	Green Ash	Fair	10.5		10.5		
9269	Live Oak	Fair	32		32	Y	
9270	Live Oak	Fair	18.5		18.5		
9271	Live Oak	Fair	16.5		16.5		
9272	Live Oak	Poor	54		54	Y	
9273	Live Oak	Fair	20		20		
9274	Cedar Elm	Fair	9.5		9.5		
9275	Live Oak	Fair	23.5		23.5		
9276	Red Oak	Fair	12.5		12.5		
9277	Red Oak	Fair	10		10		
9278	Red Oak	Fair	13.5		13.5		
9279	Red Oak	Fair	12		12		
9280	Green Ash	Fair	9		9		
9281	Green Ash	Fair	9.5		9.5		
9282	Live Oak	Fair	22		22		
9283	Black Walnut	Fair	9		9		
9284	Green Ash	Very Poor	10.5		10.5		
9285	Cedar Elm	Fair	10		10		
9286	Red Oak	Fair	11		11		
9287	Black Walnut	Fair	9		9		
9288	Cedar Elm	Very Poor	16		16		
9289	Red Oak	Fair	8.5		8.5		
9290	Red Oak	Fair	12		12		
9291	Cedar Elm	Fair	18		18		
9292	Black Walnut	Fair	19		19		
9293	Black Walnut	Fair	12		12		
9294	Black Walnut	Fair	9.5		9.5		
9295	Cedar Elm	Fair	10.5		10.5		
9296	Cedar Elm	Fair	8.5		8.5		
9297	Cedar Elm	Fair	8.5		8.5		
9298	Green Ash	Fair	12		12		
9299	Green Ash	Fair	13		13		
9300	Cedar Elm	Fair	8		8		
9301	Cedar Elm	Fair	14		14		
9302	Pecan	Fair	19.5		19.5		
9303	Black Walnut	Fair	14		14		
9304	Green Ash	Fair	20.5		20.5		
9305	Black Walnut	Fair	26.5		26.5	Y	
9306	Black Walnut	Fair	16		16		
9307	Cedar Elm	Fair	19		19		
9308	Cedar Elm	Fair	10		10		
9309	Cedar Elm	Fair	16.5		16.5		
9310	Cedar Elm	Very Poor	16		16		
9311	Green Ash	Fair	15		15		
9312	Green Ash	Fair	11.5		11.5		
9313	Green Ash	Fair	9		9		
9314	Green Ash	Fair	11.5		11.5		
9315	Live Oak	Fair	26.5		26.5	Y	
9316	Black Walnut	Fair	21.5		21.5		
9317	Cedar Elm	Fair	14		14		
9318	Cedar Elm	Fair	13		13		
9319	Cedar Elm	Fair	11.5		11.5		
9320	Cedar Elm	Fair	16		16		
9321	Live Oak	Fair	24		24		
9322	Live Oak	Good	27.5		27.5	Y	
9323	Cedar Elm	Very Poor	8		8		
9324	Cedar Elm	Fair	17		17		
9325	Live Oak	Fair	18		18		
9326	Live Oak	Fair	9.5		9.5		
9327	Black Walnut	Fair	13		13		
9328	Cedar Elm	Fair	9.5		9.5		
9329	Live Oak	Fair	24.5		24.5		
9330	Cedar Elm	Fair	8.5		8.5		
9331	Black Walnut	Fair	11		11		
9332	American Elm	Fair	19.5		19.5		
9333	Green Ash	Fair	19		19		
9334	Cedar Elm	Fair	9.5		9.5		
9335	Cedar Elm	Fair	12		12		
9336	Cedar Elm	Very Poor	8.5		8.5		
9337	Cedar Elm	Fair	8		8		
9338	Black Walnut	Fair	11		11		
9339	Live Oak	Good	29		29	Y	
9340	Live Oak	Fair	25.5		25.5		
9341	Live Oak	Fair	17		17		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

TREE LIST

BURLESON TRACT
PP-24-0060

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TRN-F-1386

JOB NUMBER: A140-0422

TP44

SHEET NO. 71

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:48pm
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM\...Sheet Files\A140-0422 TP25.dwg
User Name: rbottley

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
9342	Live Oak	Poor	21		21		
9343	Live Oak	Very Poor	17.5		17.5		
9344	Cedar Elm	Fair	10.5		10.5		
9345	Cedar Elm	Fair	10		10		
9346	Cedar Elm	Fair	9		9		
9347	Cedar Elm	Fair	11		11		
9348	Black Walnut	Fair	14		14		
9349	Black Walnut	Fair	14		14		
9350	Cedar Elm	Fair	9.5		9.5		
9351	Live Oak	Fair	22.5		22.5		
9352	Live Oak	Fair	25		25		
9353	Live Oak	Fair	26.5		26.5	Y	
9354	Cedar Elm	Poor	8.5		8.5		
9355	Black Walnut	Poor	9.5		9.5		
9356	Cedar Elm	Fair	9		9		
9357	Cedar Elm	Good	8.5		8.5		
9358	Cedar Elm	Fair	12.5		12.5		
9359	Cedar Elm	Fair	16.5		16.5		
9360	Cedar Elm	Fair	16.5		16.5		
9361	Live Oak	Poor	24.5		24.5		
9362	Live Oak	Fair	25.5		25.5		
9363	Live Oak	Fair	24.5		24.5		
9364	Cedar Elm	Fair	8		8		
9365	Cedar Elm	Fair	8		8		
9366	Live Oak	Fair	11		11		
9367	Live Oak	Fair	15		15		
9368	Live Oak	Fair	8		8		
9369	Live Oak	Fair	8		8		
9370	Live Oak	Fair	11		11		
9371	Cedar Elm	Fair	10		10		
9372	Live Oak	Poor	8.5		8.5		
9373	Cedar Elm	Fair	11.5		11.5		
9374	Cedar Elm	Fair	10		10		
9375	Cedar Elm	Fair	8		8		
9376	Cedar Elm	Fair	13		13		
9377	Cedar Elm	Fair	17.5		17.5		
9378	Cedar Elm	Fair	12		12		
9379	Cedar Elm	Fair	9.5		9.5		
9380	Cedar Elm	Fair	9		9		
9381	Cedar Elm	Fair	11		11		
9382	Cedar Elm	Fair	9.5		9.5		
9383	Cedar Elm	Fair	8		8		
9384	Cedar Elm	Fair	8.5		8.5		
9385	Cedar Elm	Fair	10.5		10.5		
9386	Cedar Elm	Fair	11		11		
9387	Cedar Elm	Fair	11.5		11.5		
9388	Cedar Elm	Fair	11		11		
9389	Cedar Elm	Fair	14.5		14.5		
9390	Cedar Elm	Fair	8		8		
9391	Cedar Elm	Fair	9		9		
9392	Cedar Elm	Fair	11.5		11.5		
9393	Cedar Elm	Fair	15		15		
9394	Cedar Elm	Fair	13		13		
9395	Cedar Elm	Fair	15		15		
9396	Cedar Elm	Fair	15		15		
9397	Cedar Elm	Fair	8.5		8.5		
9398	Cedar Elm	Fair	11		11		
9399	Cedar Elm	Fair	11.5		11.5		
9400	Red Oak	Very Poor	26		26	Y	
9401	Live Oak	Very Poor	25.5		25.5		
9402	Live Oak	Very Poor	17.5		17.5		
9403	Live Oak	Fair	18		18		
9404	Live Oak	Fair	16.5	16.5			R.O.W / P.U.E
9405	Live Oak	Fair	11	11			R.O.W / P.U.E
9406	Cedar Elm	Fair	16	16			R.O.W / P.U.E
9407	Live Oak	Fair	13.5	13.5			R.O.W / P.U.E
9408	Live Oak	Fair	12.5		12.5		
9409	Live Oak	Good	26.5		26.5	Y	
9410	Live Oak	Fair	14		14		
9411	Live Oak	Fair	16.5		16.5		
9412	Live Oak	Fair	13		13		
9413	Live Oak	Fair	14.5		14.5		
9414	Live Oak	Fair	12		12		
9415	Live Oak	Fair	9.5		9.5		
9416	Live Oak	Fair	13.5	13.5			R.O.W / P.U.E
9417	Live Oak	Fair	13.5	13.5			R.O.W / P.U.E
9418	Live Oak	Fair	13.5	13.5			R.O.W / P.U.E
9419	Live Oak	Fair	14	14			R.O.W / P.U.E
9420	Live Oak	Fair	9.5	9.5			R.O.W / P.U.E
9421	Cedar Elm	Very Poor	12	12			R.O.W / P.U.E
9422	Live Oak	Fair	11	11			R.O.W / P.U.E
9423	Cedar Elm	Poor	12	12			R.O.W / P.U.E
9424	Live Oak	Fair	24.5	24.5			R.O.W / P.U.E
9425	Live Oak	Fair	18	18			R.O.W / P.U.E
9426	Live Oak	Poor	38	38		Y	R.O.W / P.U.E
9427	Cedar Elm	Fair	13.5	13.5			R.O.W / P.U.E
9428	Cedar Elm	Fair	13	13			R.O.W / P.U.E
9429	Live Oak	Fair	16		16		
9430	Live Oak	Fair	17		17		
9431	Live Oak	Poor	14		14		
9432	Post Oak	Fair	14.5		14.5		
9433	Cedar Elm	Fair	11.5		11.5		
9434	Live Oak	Fair	16.5		16.5		
9435	Live Oak	Fair	32		32	Y	
9436	Live Oak	Fair	17		17		
9437	Live Oak	Fair	18		18		
9438	Live Oak	Fair	27		27	Y	
9439	Cedar Elm	Very Poor	11.5		11.5		
9440	Live Oak	Very Poor	20.5		20.5		
9441	Live Oak	Fair	21.5		21.5		

TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
9442	Live Oak	Fair	18		18		
9443	Live Oak	Fair	17.5		17.5		
9444	Live Oak	Fair	16		16		
9445	Live Oak	Fair	15.5		15.5		
9446	Live Oak	Fair	17.5		17.5		
9447	Live Oak	Fair	13		13		
9448	Live Oak	Fair	15.5		15.5		
9449	Live Oak	Poor	19		19		
9450	Cedar Elm	Fair	8.5		8.5		
9451	Live Oak	Fair	16.5		16.5		
9452	Live Oak	Very Poor	17		17		
9453	Live Oak	Fair	24		24		
9454	Live Oak	Fair	8.5		8.5		
9455	Cedar Elm	Poor	10		10		
9456	Cedar Elm	Fair	10		10		
9457	Live Oak	Fair	18.5		18.5		
9458	Live Oak	Fair	8		8		
9459	Live Oak	Fair	8.5		8.5		
9460	Live Oak	Fair	8		8		
9461	Live Oak	Fair	15.5		15.5		
9462	Live Oak	Fair	12		12		
9463	Live Oak	Fair	9.5		9.5		
9464	Live Oak	Very Poor	8		8		
9465	Live Oak	Fair	8	8			R.O.W / P.U.E
9466	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
9467	Live Oak	Poor	10	10			R.O.W / P.U.E
9468	Live Oak	Fair	8	8			R.O.W / P.U.E
9469	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
9470	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
9471	Live Oak	Fair	19	19			R.O.W / P.U.E
9472	Cedar Elm	Fair	11	11			R.O.W / P.U.E
9473	Live Oak	Poor	10.5	10.5			R.O.W / P.U.E
9474	Live Oak	Fair	14.5	14.5			R.O.W / P.U.E
9475	Live Oak	Fair	11	11			R.O.W / P.U.E
9476	Live Oak	Fair	17	17			R.O.W / P.U.E
9477	Live Oak	Fair	10	10			R.O.W / P.U.E
9478	Live Oak	Fair	9.5	9.5			R.O.W / P.U.E
9479	Live Oak	Fair	8.5	8.5			R.O.W / P.U.E
9480	Live Oak	Fair	13.5	13.5			R.O.W / P.U.E
9481	Live Oak	Fair	15.5	15.5			R.O.W / P.U.E
9482	Live Oak	Fair	10.5	10.5			R.O.W / P.U.E
9483	Live Oak	Fair	11.5	11.5			R.O.W / P.U.E
9484	Live Oak	Fair	11.5	11.5			R.O.W / P.U.E
9485	Live Oak	Poor	11.5	11.5			Grading
9486	Live Oak	Fair	11	11			Grading
9487	Live Oak	Fair	10	10			Grading
9488	Live Oak	Fair	15.5	15.5			R.O.W / P.U.E
9489	Live Oak	Fair	9.5	9.5			R.O.W / P.U.E
9490	Live Oak	Fair	10.5	10.5			R.O.W / P.U.E
9491	Live Oak	Fair	16	16			R.O.W / P.U.E
9492	Live Oak	Fair	18.5	18.5			R.O.W / P.U.E
9493	Live Oak	Fair	14	14			R.O.W / P.U.E
9494	Live Oak	Fair	16.5	16.5			R.O.W / P.U.E
9495	Live Oak	Fair	11	11			R.O.W / P.U.E
9496	Live Oak	Fair	15.5	15.5			R.O.W / P.U.E
9497	Live Oak	Fair	17.5	17.5			R.O.W / P.U.E
9498	Live Oak	Fair	17		17		
9499	Live Oak	Fair	8		8		
9500	Live Oak	Poor	13		13		
63631	Cedar Elm	Fair	24		24		

LEGEND:

HERITAGE TREE REMOVED

SIGNIFICANT TREE REMOVED

BURLESON TRACT
PP-24-0060

TREE LIST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP25.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP45

SHEET NO. 72

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:48pm
User Name: rbentley
Path\Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP25.dwg

VOL. 23

JOURNEY PKWY

EX. 12" WL

CULVERT (48"x60")

97.21'
N20° 01' 47"W

98.83'
N20° 01' 47"W

100.44'
N20° 01' 47"W

10.74'
N24° 33' 17"E

FL=885.55'

FL=884.60'

237.05'
N69° 52' 06"E

R REAGAN BLVD

31.56'
N20° 07' 54"W

30.07'
N69° 48' 09"E

PHASE
5

LOT 1
GC-3-A
5.17 AC

LOT 2
LC-2-B
8.36 AC

BUFFER ZONE/DE

PROPOSED
FLOODPLAIN
(TYP)

MATCHLINE TP47

187.23'
N69° 26' 03"E

1216

890

888

886

884

882

880

878

876

874

BARLEY ROAD

(R.O.W 82')

1180

1181

1188

877

876

1236

852

186.96'
N69° 52' 11"E

15' WASTE

MATCHLINE TP51

N

0 40 80

1" = 40'

LEGEND:

BOUNDARY LINE

R.O.W. LINE

LOT LINE

1234 HERITAGE TREE TO BE SAVED

1234 HERITAGE TREE TO BE REMOVED

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422-TP-46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP46

SHEET NO.
73

OF 97 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

DateTime: Thu, 30 Jan 2025 - 12:49pm
User Name: rbentley
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CALLED 58.69 ACRES
VOL. 2377, PG. 695, D.R.W.C.T.

MATCHLINE TP46

MATCHLINE TP48

JOURNEY PKWY

EX. 12" WL

EX. 12" WL

1843.38'
N70° 16' 45"E

101.95'
N20° 01' 47"W

103.70'
N20° 01' 39"W

105.32'
N20° 01' 47"W

FL=875.00'

FL=872.75'
FL=872.89'

FL=875.01'

FL=872.33'
FL=872.27'

PHASE
7

PHASE
8

BLOCK A

LOT 3
LC-2-B
6.27 AC

BUFFER ZONE/DE

PROPOSED
FLOODPLAIN
(TYP)

333

BARLEY ROAD
(R.O.W. 74')

PHASE 1

32

LOT 1

MATCHLINE TP52

N

0 40 80
1" = 40'

LEGEND:

BOUNDARY LINE

R.O.W. LINE

LOT LINE

1234 HERITAGE TREE TO BE SAVED

1234 HERITAGE TREE TO BE REMOVED

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY:	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP47

SHEET NO.
74
OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:49pm
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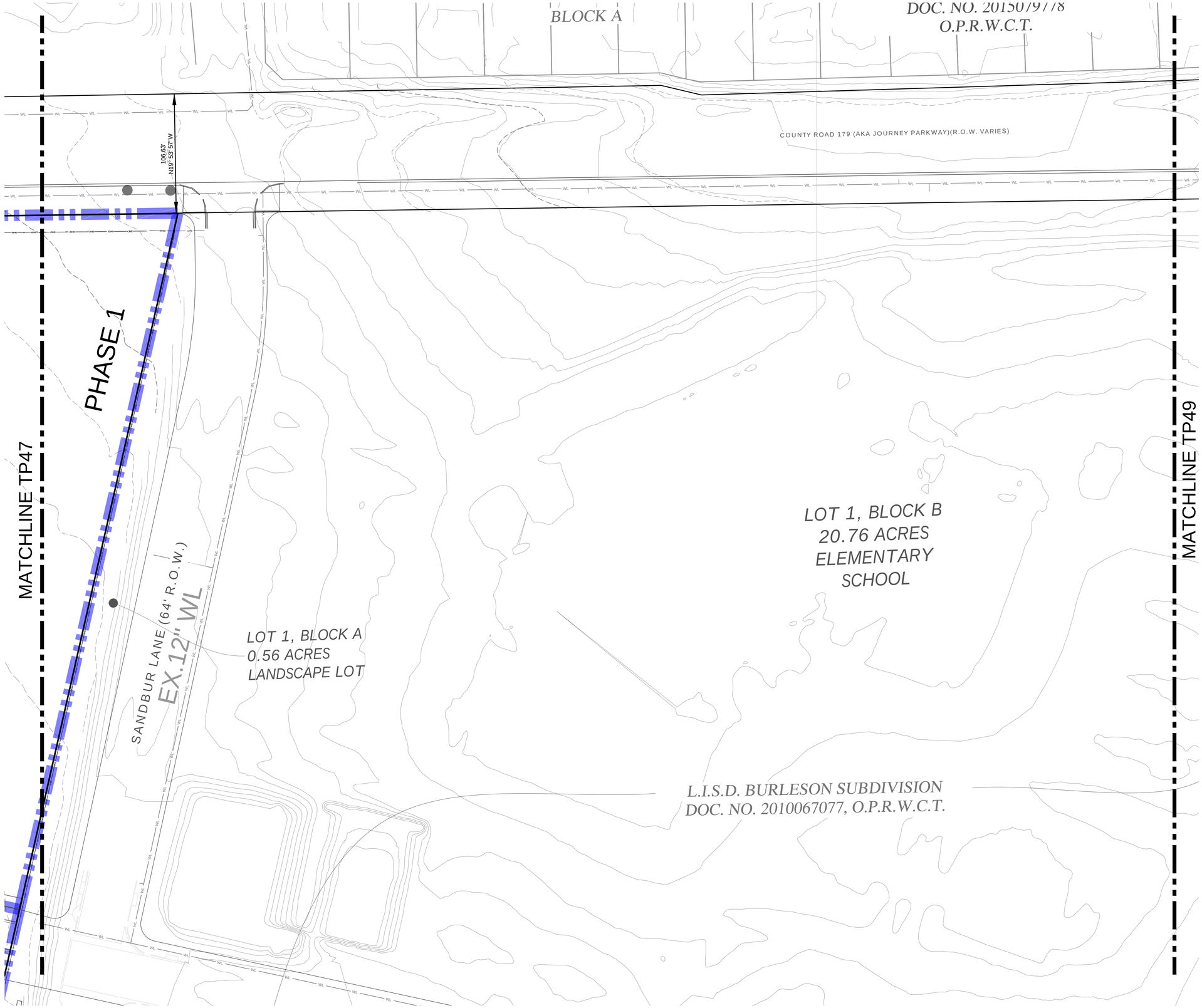

N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422-TP-48-HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP48

SHEET NO. 75

OF 97 SHEETS

DateTime : Thu, 30 Jan 2025 - 12:49pm User Name : rbentley
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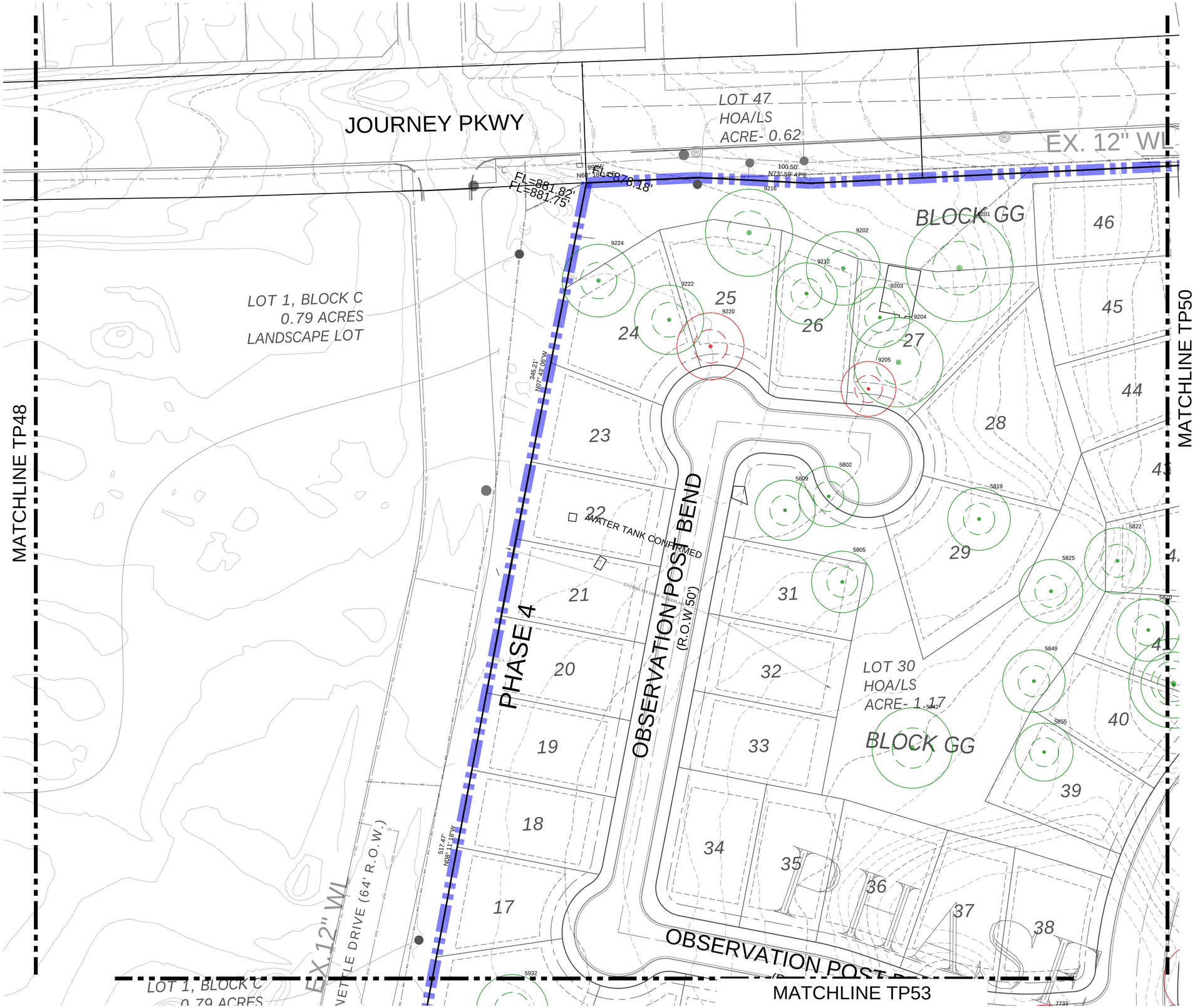


0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

NO.	DESCRIPTION	BY	DATE
REVISIONS			

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP-48 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

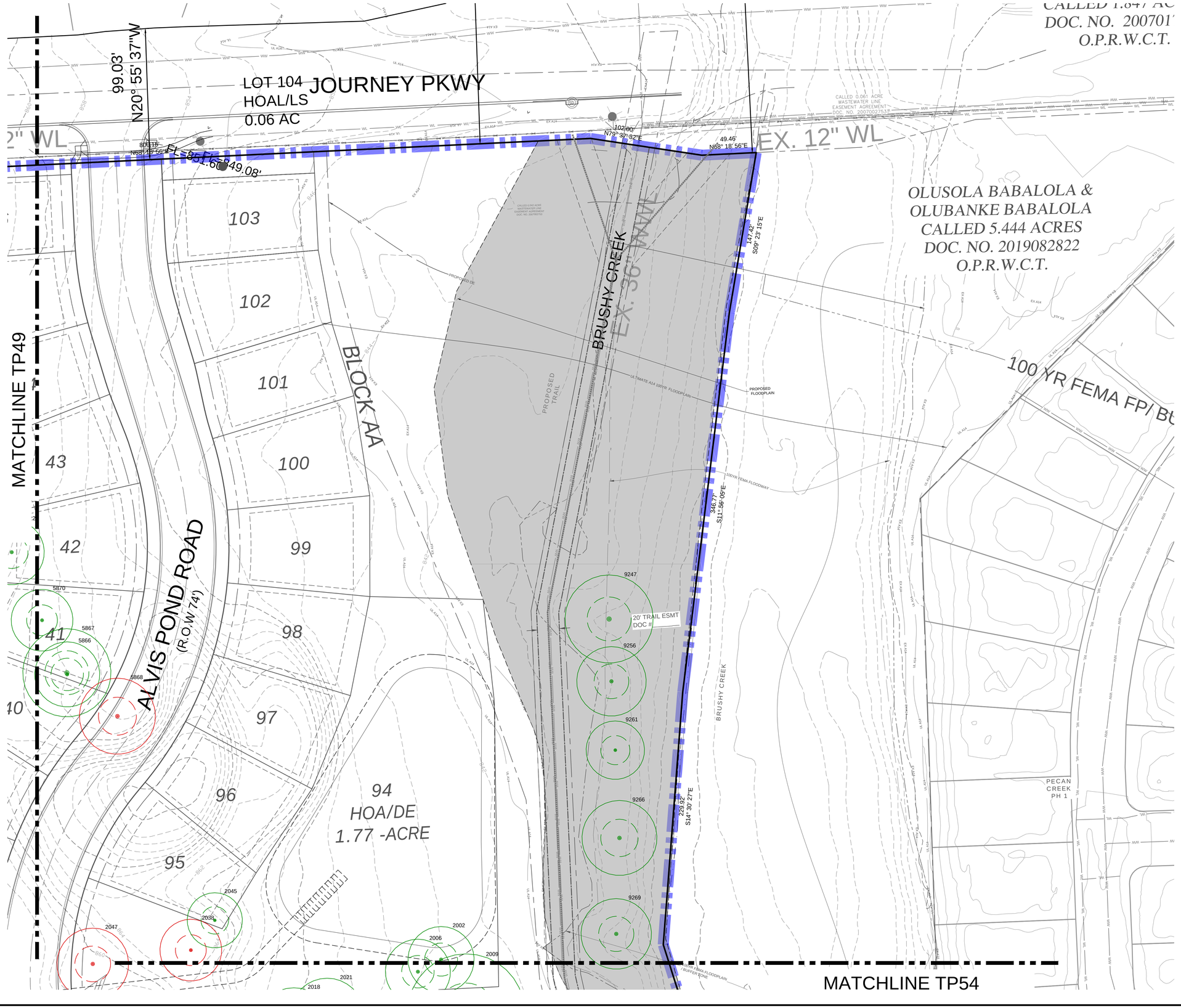
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP49

SHEET NO. 76 OF 97 SHEETS

Date\Time: Thu, 30 Jan 2025 - 12:49pm User Name: rbentley
Path\Name: G:\JA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422-TP-48 HERITAGE.dwg



N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- PROPOSED TRAIL (BRUSHY CREEK)
- PROPOSED TRAIL (OTHER)
- HERITAGE TREE TO BE SAVED (1234)
- HERITAGE TREE TO BE REMOVED (1234)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

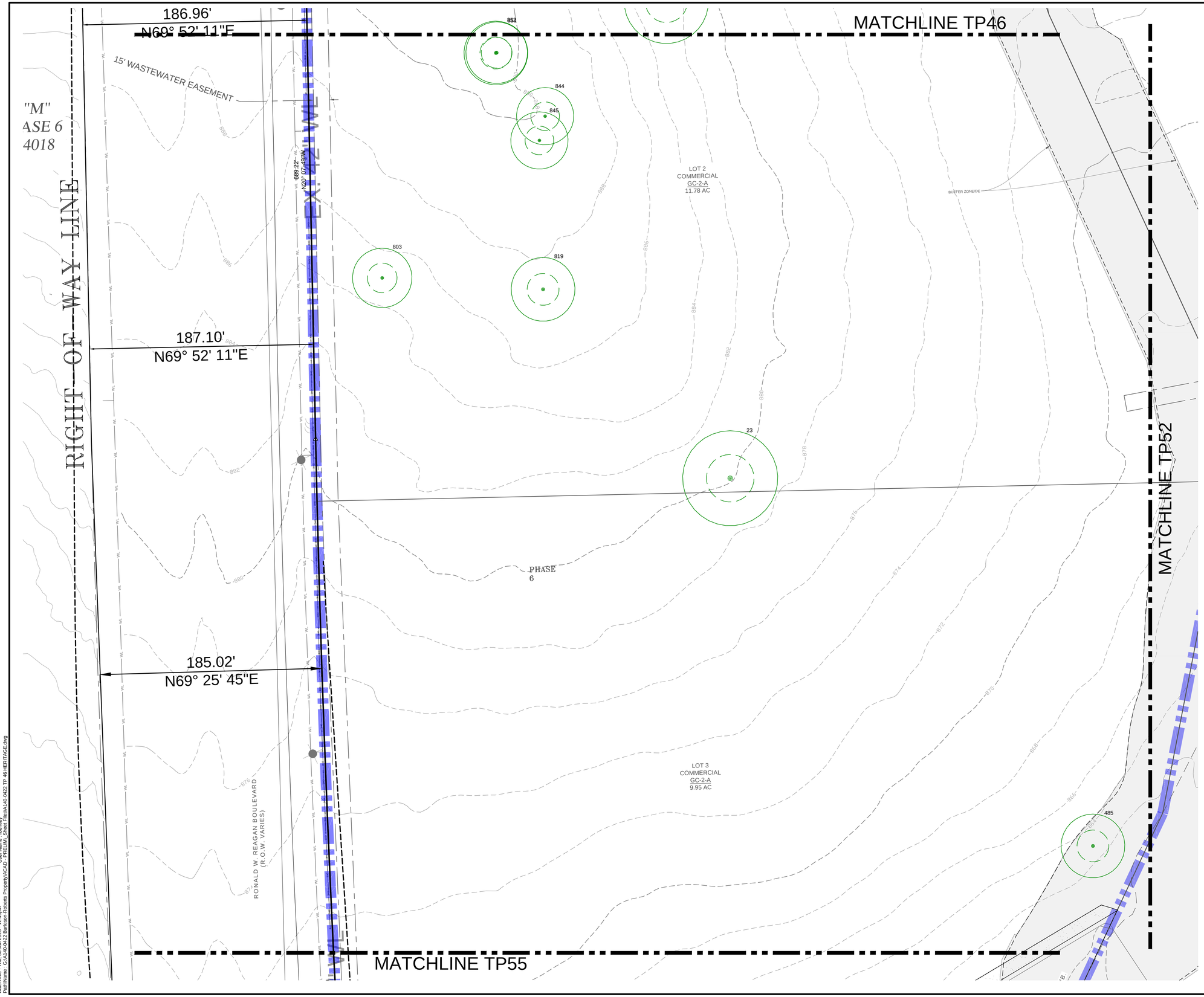
JOB NUMBER: A140-0422

TP50

SHEET NO. 77

OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:49pm
User Name : rbentley
Path/Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg



N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: ...\A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER: A140-0422

TP51

SHEET NO. 78
OF 97 SHEETS

Date\Time: Thu, 30 Jan 2025 - 12:49pm
User Name: dendley
Path\Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP47

MATCHLINE TP51

MATCHLINE TP56

LOT 1
COMMERCIAL
GC-2-A
5.71 AC

BLOCK B

15' WASTEWATER EASEMENT

LOT 33
6.14 AC
HOA/DE/LS/PAE

BUFFER ZONE/DE

BLOCK B

ROBERTS INDIGO ROAD
(R.O.W 50')

PHASE 1

BLOCK D

MILLWORK BEND
(R.O.W 50')

DE/HOA LOT
0.19
3

1372.21'
S06° 07' 25"E

LISD BURLESON
SUB, BLOCK D,
ACRES 37.81

LOT 1, BLOCK D
(MIDDLE SCHOOL)

PROPOSED
FLOODPLAIN
(TYP)

32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

485 765 5152

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
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JOB NUMBER:
A140-0422

TP52

SHEET NO.
79
OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:49pm
User Name : dbordley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP48

OBSERVATION POST BEND
(R.O.W 50')

BULL NETTLE DR

LOT 1, BLOCK C
0.79 ACRES
LANDSCAPE LOT

LOT 1, BLOCK B
(ELEMENTARY SCHOOL)

LISD BURLESON
BLOCK B, ACRES
20.76

BARLEY ROAD
(R.O.W 74')

BLOCK GG

PHASE 4

WINDMILL CONFIRMED

ALVIS POND RUN
(R.O.W 74')

MATCHLINE TP54

LISD BURLESON
SUB., BLOCK D,
ACRES 37.81

LOT 1, BLOCK D
(MIDDLE SCHOOL)

BLOCK D

PHASE 4

PHASE 3

BARLEY BAR DRIVE
(R.O.W 74')

BLOCK FF

DESERT POND PASS
(R.O.W 50')

MATCHLINE TP57

5932 7733 5873 5949 5991 5882 7631 6017 5980 7705 7847 7734 8683 8685 8644 8638 7501 7789 7792

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 48 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1-30-25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
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FRN-F-1386

JOB NUMBER:
A140-0422

TP53

SHEET NO.
80
OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:49pm
User Name: rbordley
Path\Name: G:\A140\0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 48 HERITAGE.dwg

MATCHLINE TP50

MATCHLINE TP53

MATCHLINE TP59

ALVIS POND ROAD
(R.O.W 74')

ALVIS POND ROAD
(R.O.W 50')

BARLEY ROAD
(R.O.W 50')

WILDLIFE POND PASS
(R.O.W 50')

BLOCK AA

BLOCK CC

22
28.58 AC
PUBLIC PARK

PARCEL 5
SFS12-B
APPROX. 200.95 AC
NEIGHBORHOOD
RESIDENTIAL

30' WASTEWATER
UTILITY AND ACCESS
EASEMENT AGREEMENT
DOC. NO. 2013009359

30' WASTEWATER
EASEMENT AGREEMENT
DOC. NO. 2006100756
CORRECTED IN
DOC. NO. 2007002753

EX. 36" WWL

100YR FEMA FLOODPLAIN
/BUFFER ZONE

BLOCK "B"
PECAN CREEK
PHASE 1
DOC. NO. 2013083158
O.P.R.W.C.T.

N 13° 36' 55" E
3.50

S 23° 56' 49" E
206.54

S 23° 05' 36" E
208.68

S 66° 16' 47" E
45.83

S 66° 21' 06" E
307.14

S 66° 08' 05" E
1081.05

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- PROPOSED TRAIL (BRUSHY CREEK)
- PROPOSED TRAIL (OTHER)
- HERITAGE TREE TO BE SAVED (1234)
- HERITAGE TREE TO BE REMOVED (1234)

0 40 80
1" = 40'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY:	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP54

SHEET NO.
81
OF 97 SHEETS

DateTime : Thu, 30 Jan 2025 - 12:49pm User Name : rbentley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP51

186.13'
N68° 09' 59"E

183.83'
N68° 44' 48"E

183.26'
N68° 58' 52"E

185.96'
N69° 25' 11"E

MATCHLINE TP60

RONALD REAGAN BLVD

BURLESON FARM BOULEVARD
(R.O.W 82')

FUTURE WILLIAMSON COUNTY ROW LINE

BLOCK B

UN-NAMED TRIB

DRAINAGE EASEMENT
DOC#

PROPOSED FLOODPLAIN (TYP)

150' BUFFER ZONE/DE

LOT 4
COMMERCIAL
GC-2-A
6.93 AC

LOT 33
6.14 AC
HOA/DE/LS/PAE

LOT 10
6.88 AC

FL=853.01'

FL=850.31'

FL=851.67'

MPANY, LTD

MPANY, LTD
0

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP55

SHEET NO. 82 OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:49pm User Name: rbentley
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM\...Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP52

MATCHLINE TP55

MATCHLINE TP57

MATCHLINE TP61

PHASE 1

BLOCK C

BLOCK B

BLOCK E

BLOCK N

MILLWORK BEND (R.O.W 50')

MIDDLE PASTURE ROAD (R.O.W 50')

ROBERTS INDIGO ROAD (R.O.W 50')

TEXAS WINTERBERRY WAY (R.O.W 50')

COASTAL BERMUDA DRIVE (R.O.W 50')

LISD BURLESON SUB, BLOCK D, ACRES 37.81

LOT 1, BLOCK D (MIDDLE SCHOOL)

LOT 5 HOA/LS/PAE AC-0.07

LOT 9 HOA/LS AC-0.06

150' BUFFER ZONE/DE

1250 5188 5229 5239 5141 6303 6319 4422

N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- HERITAGE TREE TO BE SAVED (1234)
- HERITAGE TREE TO BE REMOVED (1234)

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
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JOB NUMBER: A140-0422

TP56

SHEET NO. 83

OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:49pm
User Name: dbentley
Path/Name: C:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MIDDLE SCHOOL

MATCHLINE TP56

MATCHLINE TP58

LISD BURLESON SUB., BLOCK D, ACRES 37.81

LOT 1, BLOCK D (MIDDLE SCHOOL)

BLOCK D

23 24 25 26 27 28 29 30 31

7913

1354.93'
N87° 39' 43"E

PHASE 3

25' DE

EX. 12" WWL

MIDDLE PASTURE ROAD
(R.O.W 50')

4153

20' WASTEWATER EASEMENT
DOC. NO. 2019024664
TO BE VACATED & RELOCATED

LOT 32
4.67 AC
HOA/AMENITY/DE/PAE

PHASE 1

PHASE 3

BLOCK O

1 2 3 4 5 6 7

MATCHLINE TP62

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY:	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1-30-25

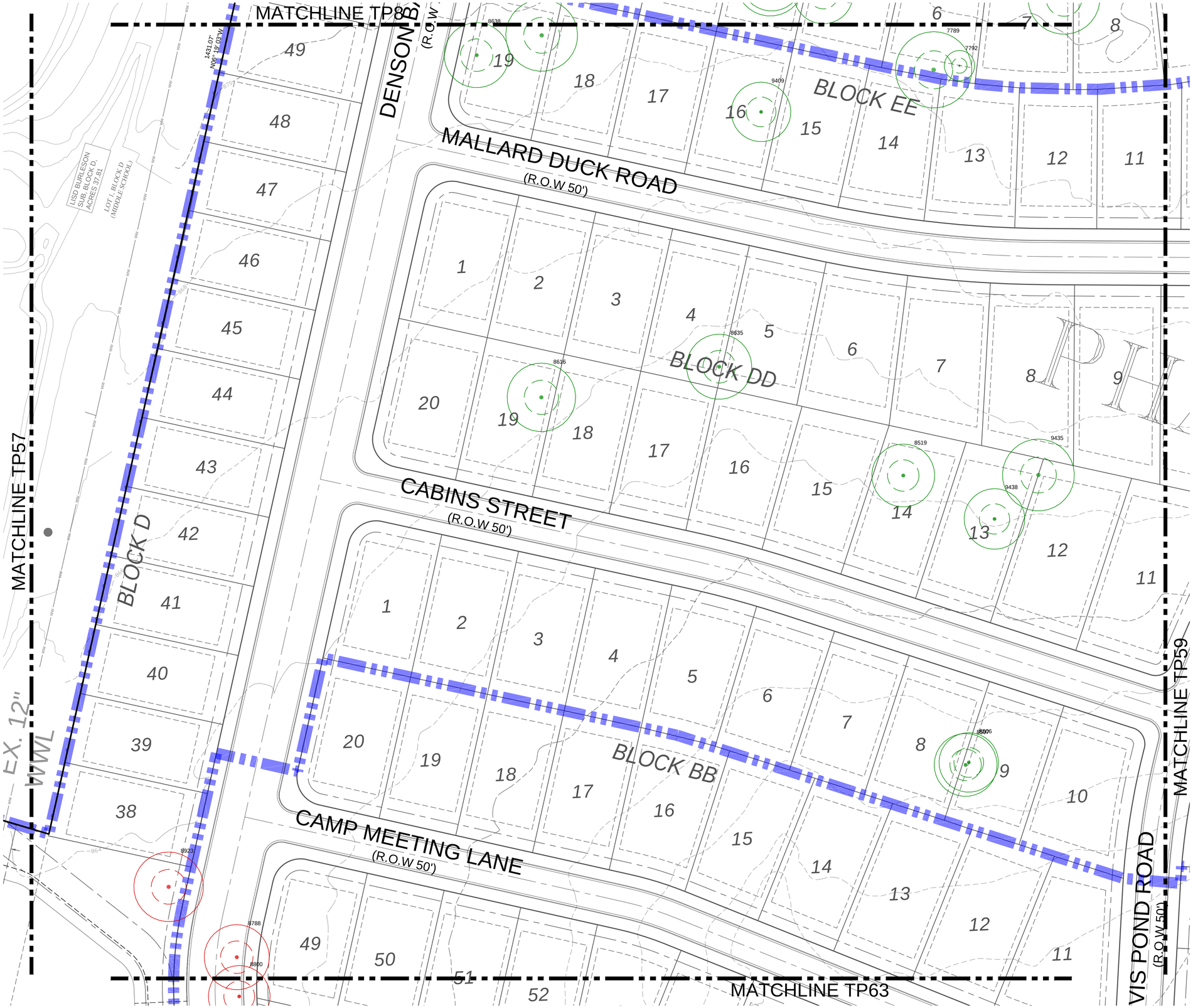
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

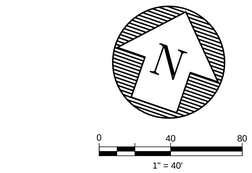
JOB NUMBER:
A140-0422

TP57

SHEET NO.
84
OF 97 SHEETS

DateTime: Thu, 30 Jan 2025 - 12:49pm User Name: rbottley
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg





LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 — HERITAGE TREE TO BE SAVED
- 1234 — HERITAGE TREE TO BE REMOVED

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PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

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2700 La Frontera Blvd.
Suite 200
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Phone 512.439.4700
Fax 512.439.4716
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JOB NUMBER: A140-0422

TP58

SHEET NO. 85

OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:49pm
User Name : rbentley
PathName : G:\A140-0422 Burleson-Roberts Property\ACAD\ - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP54

MATCHLINE TP58

MATCHLINE TP64

VISTA POND ROAD (R.O.W. 50')

BLOCK CC

BLOCK AA

PROPOSED FLOODPLAIN

PROPOSED TRAIL

22
28.58 AC
PUBLIC PARK/DE

67
HOA/DE
AC- 2.78

20' TRAIL ESMT
DOC.#

20' WATER LINE EASEMENT AGREEMENT DOC. NO. 2006100756 CORRECTED IN

S26° 08' 05"E 288.03'

S17° 53' 55"W 57.63'

S28° 27' 30"E

S12° 22' 30"E 140.41'

S02° 16' 12"W 110.31'

S26° 07' 27"E 98.30'

S26° 16' 36"E 186.66'

S29° 51' 06"E 196.22'

N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- PROPOSED TRAIL (BRUSHY CREEK)
- PROPOSED TRAIL (OTHER)
- HERITAGE TREE TO BE SAVED (1234)
- HERITAGE TREE TO BE REMOVED (1234)

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP-46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED ENGINEER
1/30/25

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2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER: A140-0422

TP59

SHEET NO. 86
OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:50pm
Path\Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP-46 HERITAGE.dwg
User Name: rdenley

MATCHLINE TP55

L=261.67'
185.96'
N69° 25' 11"E

FUTURE
R. REAGAN ROW

LOT 11
GC-2-A
2.61 AC

PHASE
1

LOT 10
6.88 AC
HOA/LS/DE/PAE

BLOCK G

9
8
12
13
14
15
16
17
18
19
20

MATCHLINE TP61

RONALD REAGAN BLVD

188.66'
N69° 25' 35"E

291.79'
S70° 14' 15"W

80.74'
N19° 49' 03"W

180.47'
N22° 05' 43"W

147.59'
N32° 29' 37"E

180.45'
N28° 16' 42"E

FL=840.12'
FL=836.29'
FL=836.40'
FL=836.61'

10' DRAINAGE EASEMENT
DOC. NO. 2002095301

10' DRAINAGE EASEMENT
DOC. NO. 2004058037

FUTURE RONALD
REAGON ROW PER
ROW PER WILCO
SCHEMATIC

WNG2 BL
WNG2 EL

4631
2691
2529

MARY FRANCES
RLESON ROBERTS
LLED 1.512 ACRES
OC. NO. 2002088459
O.P.R.T.C.T

LC
32409

NER LLC
3589

288.56'
N68° 53' 40"E

MATCHLINE TP65

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS		
NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

TP60

SHEET NO.
87
OF 97 SHEETS

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DateTime : Thu, 30 Jan 2025 - 12:50pm
User Name : rbentley
PathName : G:\A140-0422 Burleson-Roberts Property\ACAD \ PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP56

MATCHLINE TP60

MATCHLINE TP62

MATCHLINE TP66

BURLESON FARM BOULEVARD (R.O.W 74')

COAST...

HORSE PASTURE LA... (R.O.W 50')

INDIAN BELT BEND (R.O.W 50')

BUFFALO WALLOW WAY (R.O.W 50')

COASTAL BERMUDA DRIVE (R.O.W 50')

BEE BUSH LANE (R.O.W 50')

...ANCO DRIVE

BLOCK F

BLOCK G

BLOCK H

BLOCK J

BLOCK K

BLOCK L

BLOCK M

LOT 9
HOA/LS
AC-0.06

LOT 12
HOA/LS/PAE
AC-0.07

LOT 8
HOA/LS/PAE
AC-0.08

LOT 6
HOA/LS/PAE
AC-0.075

LOT 8
HOA/LS
AC-0.05

LOT 5
HOA/LS/P...
AC-0.12

522

4674

4272

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

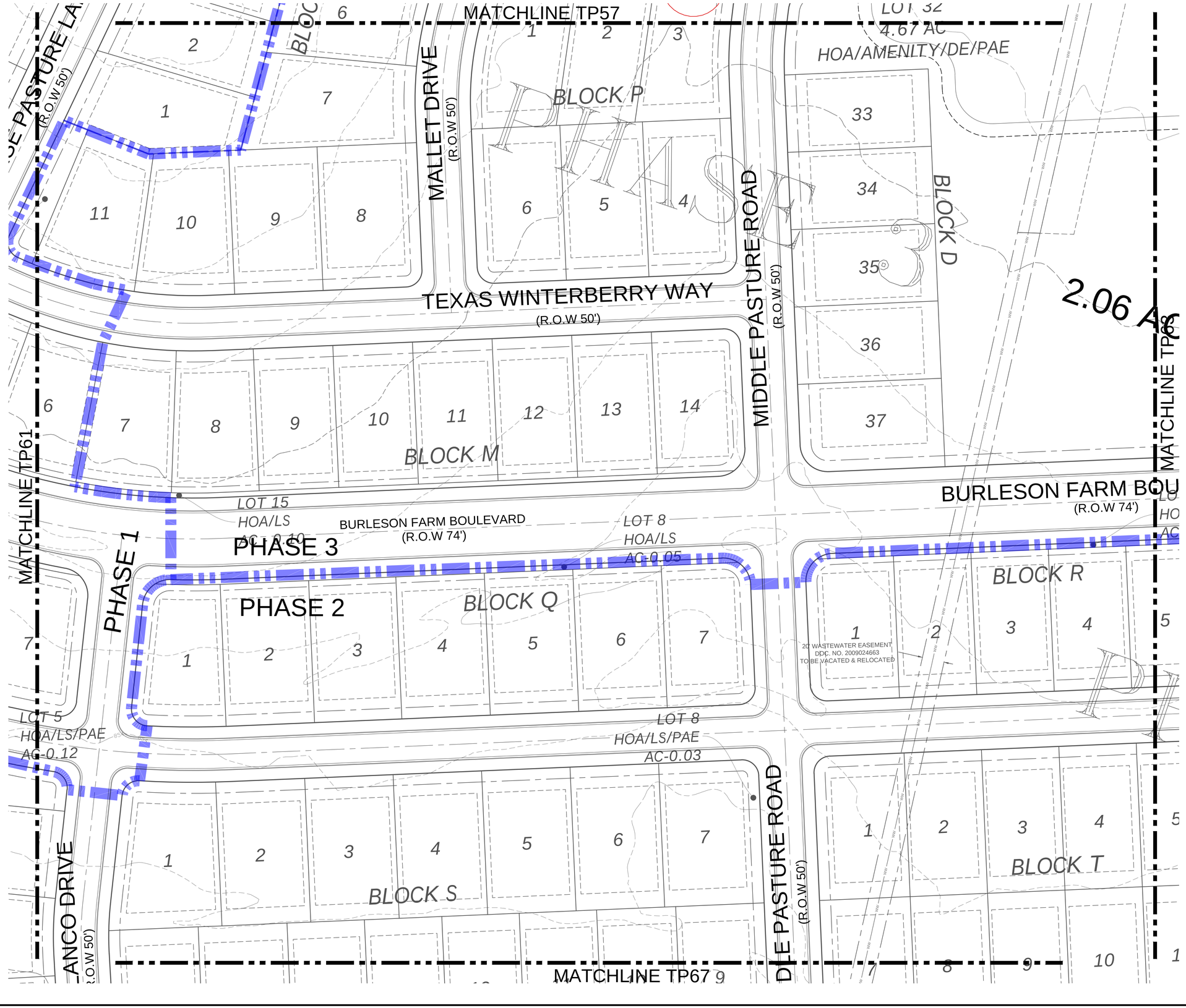
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TRN-F-1386

JOB NUMBER:
A140-0422

TP61

SHEET NO.
88
OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:50pm
User Name: dbentley
PathName: C:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM\..Sheet Files\A140-0422 TP 46 HERITAGE.dwg



N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP-48 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

JOB NUMBER: A140-0422

TP62

SHEET NO. 89
OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:50pm
User Name : rbentley
Path/Name : G:\JA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP-48 HERITAGE.dwg

MATCHLINE TP58

MATCHLINE TP62

MATCHLINE TP64

MATCHLINE TP68

ALVIS PC (R.O.

BLOCK AA

22
28.58 AC
PUBLIC PARK/DE

DE (WIDTH VARIES, 25' MIN.)

6. AC.

LOT 7
HOA/LS
AC 0.04

PHASE 3

PHASE 2

BOULEVARD

DENSON BAR DRIVE
(R.O.W 50')

BUFFALO WALLOW COURT
(R.O.W 50')

BUFFALO WALLOW
(R.O.W 50')

DIPPING VAT DRIVE
(R.O.W 50')

BLOCK KK

BLOCK AA

DEVELOPED A/F 100YR FLOODPLAIN

8800
8972
4023
4038
6236

49 50 51 52 53 54 55 56 57 58 59 60

43 44 42 41 45 46 47 48 40 39 38 37 36 35 34 33 32

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

5 6 5 6 11 12 16 15 14 13 12 11 10 9 16 15 14

0

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- PROPOSED TRAIL (BRUSHY CREEK)
- PROPOSED TRAIL (OTHER)
- HERITAGE TREE TO BE SAVED (1234)
- HERITAGE TREE TO BE REMOVED (1234)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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PP-24-0060

HERITAGE TREE PROTECTION PLAN

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP-48 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TRN-F-1386

JOB NUMBER:
A140-0422

TP63

SHEET NO.
90
OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:50pm
Path/Name : G:\LA\140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP-48 HERITAGE.dwg
User Name : rbentley

MATCHLINE TP59

ALVIS PC (R.O.

CAMP MEETING LANE
(R.O.W 50')

WILDLIFE POND (R.O.W 50')

1 36 68

60 61 62 63 64 65 66

Min.)

BLOCK AA

29 30 28 31 27 26 17 25 18 24 19 23

MATCHLINE TP63

VALLOW WAY
O.W 50')

BUFFALO GEM ROAD
(R.O.W 50')

20

MATCHLINE TP69

30' WASTEWATER EASEMENT AGREEMENT DOC. NO. 2006100756 CORRECTED IN DOC. NO. 2007002753

EX. 36" WWL

PROPOSED FLOODPLAIN

PROPOSED DE

PROPOSED TRAIL

9400 2241 3432 2119 3408 2090 2078 2072 2070

307.08' S04° 40' 44"E

264.66' S05° 15' 20"E

269.55' S24° 00' 45"W

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- PROPOSED TRAIL (BRUSHY CREEK)
- PROPOSED TRAIL (OTHER)
- HERITAGE TREE TO BE SAVED (1234)
- HERITAGE TREE TO BE REMOVED (1234)

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1-30-25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP64

SHEET NO. 91 OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:50pm
User Name: rbentley
Path\Name: G:\A140\0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP60

288.56'
N68° 53' 40"E

EX. 24" WWL

EX. 42" WL

BLOCKHOUSE CREEK

EX. 24" WWL

RONALD REAGAN BLVD

285.05'
N69° 31' 46"E

145.70'
N20° 18' 00"W

20' WASTEWATER LINE EASEMENT AGREEMENT DOC. NO. 2008023394

12' ROADWAY EASEMENT VOL. 402, PG. 204

365.97'
S68° 18' 24"W

128.01'
S85° 33' 23"W

59.08'
S68° 18' 00"W

13.30'
N26° 35' 29"W

46.88'
S43° 15' 29"W

24.19'
S63° 41' 27"W

MATCHLINE TP66

LOT 25
GC-2-A
3.88 AC

PHASE 1

21

22

2533
2569
2575
2581
2580
2613

WNG2 BL
WNG2 EL
WNG3 BL

BUFFER ZONE/DE

RIGHT-OF-WAY LINE

P.O.B. *(NORTH TRACT)*

P.O.C. *(SOUTH TRACT)*

GRID N: 10,173,675.19
GRID E: 3,095,494.79

BLOCK HOUSE CREEK

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS		
NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP-46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL ENGINEER
1-30-25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP65

SHEET NO. 92 OF 97 SHEETS

Date/Time: Thu, 30 Jan 2025 - 12:50pm
User Name: rbentley
Path/Name: G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg

MATCHLINE TP61

INDIAN BELT BEND
(R.O.W 50')

ROBLE BLANCO

MATCHLINE TP65

MATCHLINE TP67

MANADA TRAIL
(R.O.W 50')

MANADA TRAIL
(50' R.O.W.)

BLOCK HOUSE CREEK

PHASE 1

PHASE 2

BLOCK G

BLOCK I

LOT 11
HOA/LS/PAE
AC-0.83

BLOCK K, CABALLO RANCH SECTION 4
DOC. 2013066448
O.P.R.W.C.T.

BLOCK N, CABALLO RANCH SECTION 4
DOC. 2013066448, O.P.R.W.C.T.

BLOCK N
REPLAT
OF LOTS
86-89,
BLOCK A,
LOTS 7-11,
BLOCK N
& LOTS
1-12,
BLOCK O,
CABALLO
RANCH
SECTION 5
DOC. NO.
2015043115
P.R.W.C.T.

368.66'
S69° 37' 00"W

191.39'
S77° 13' 28"W

N

0 40 80
1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 46 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
PROFESSIONAL
ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A140-0422

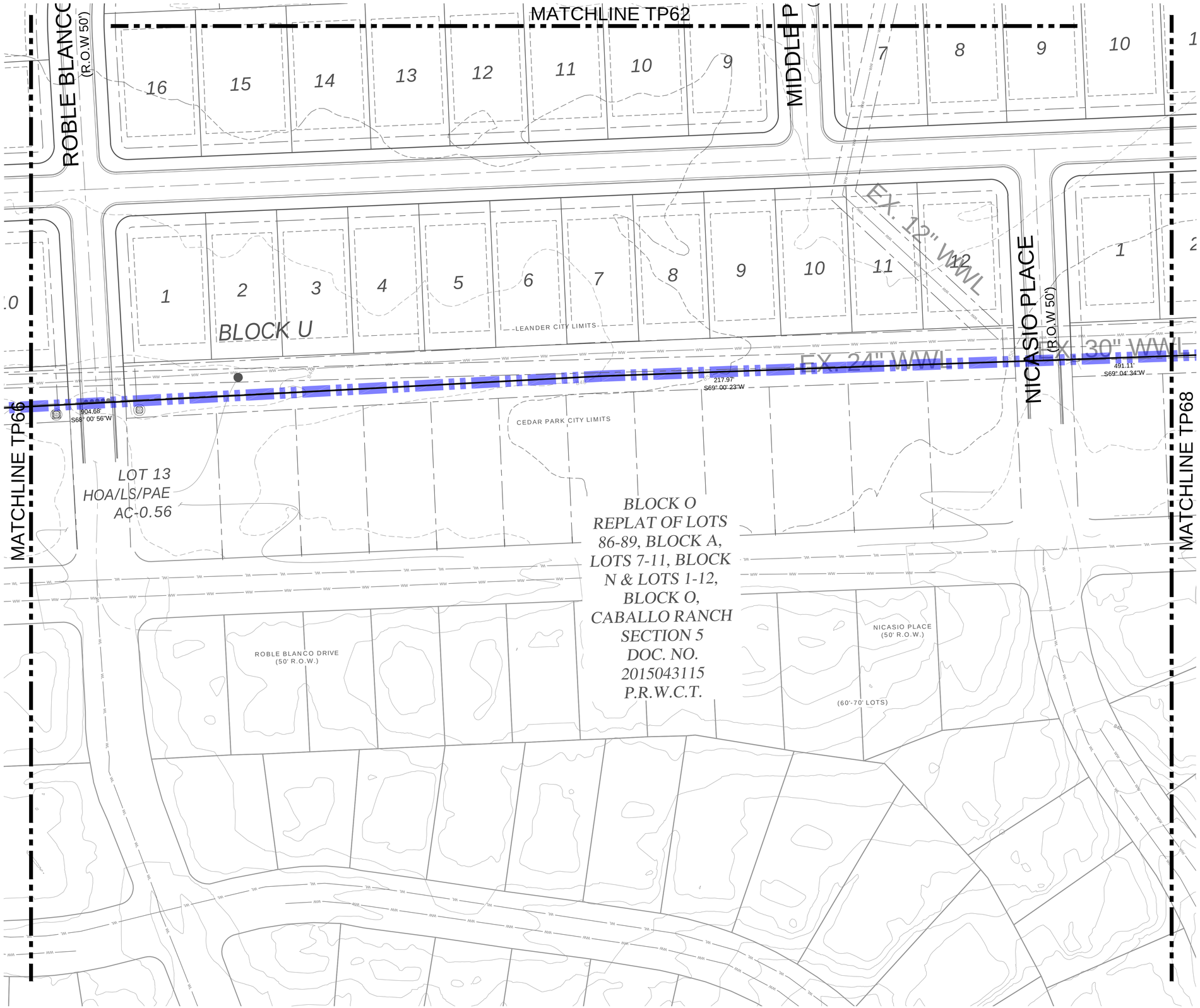
TP66

SHEET NO.
93
OF 97 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

DateTime : Thu, 30 Jan 2025 - 12:50pm
User Name : rbentley
PathName : G:\A140-0422 Burleson-Roberts Property\ACAD\ - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg



N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 66 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
1/30/25

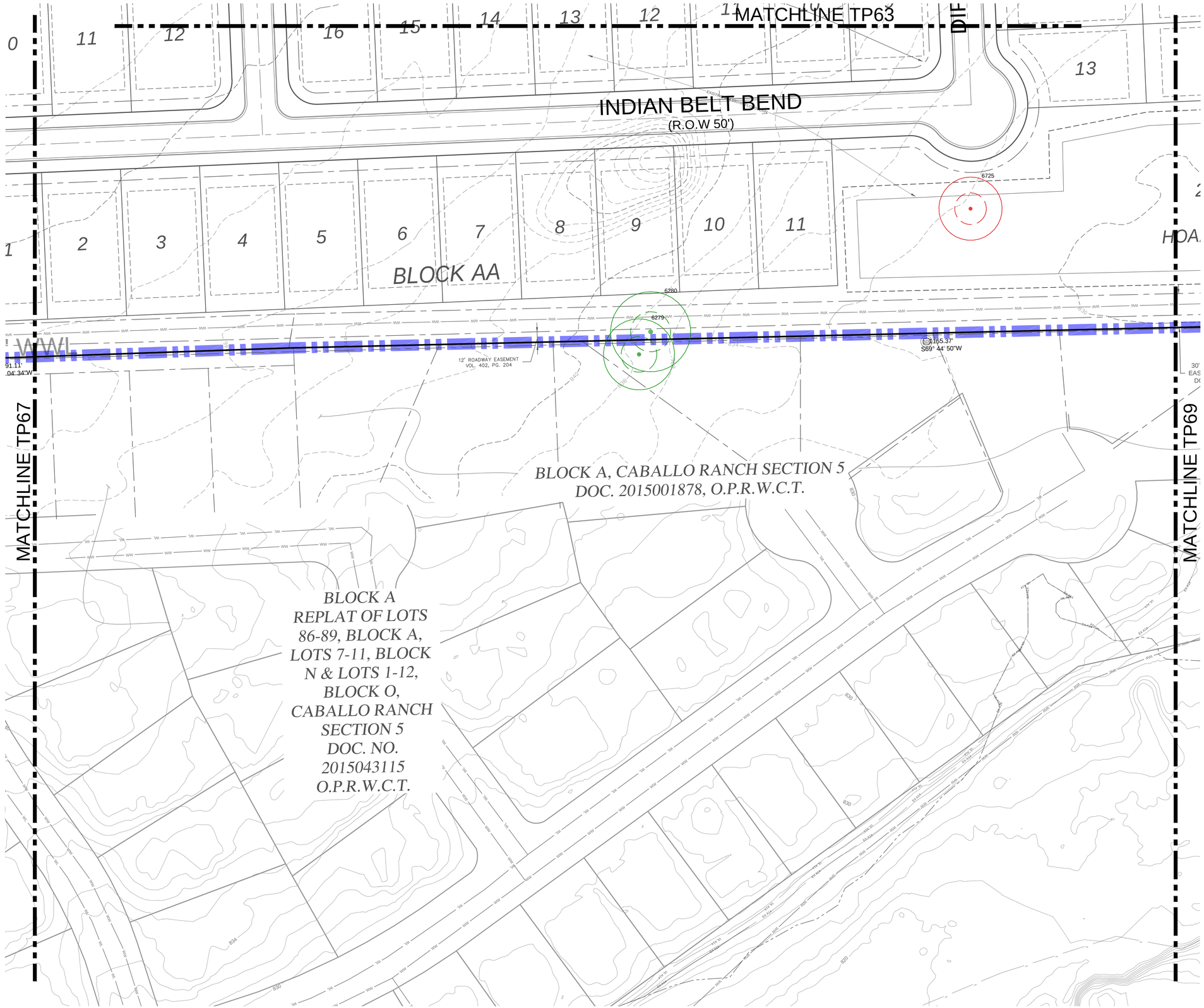
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP67

SHEET NO. 94 OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:50pm
User Name : dbentley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 66 HERITAGE.dwg



N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 68 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A140-0422

TP68

SHEET NO. 95 OF 97 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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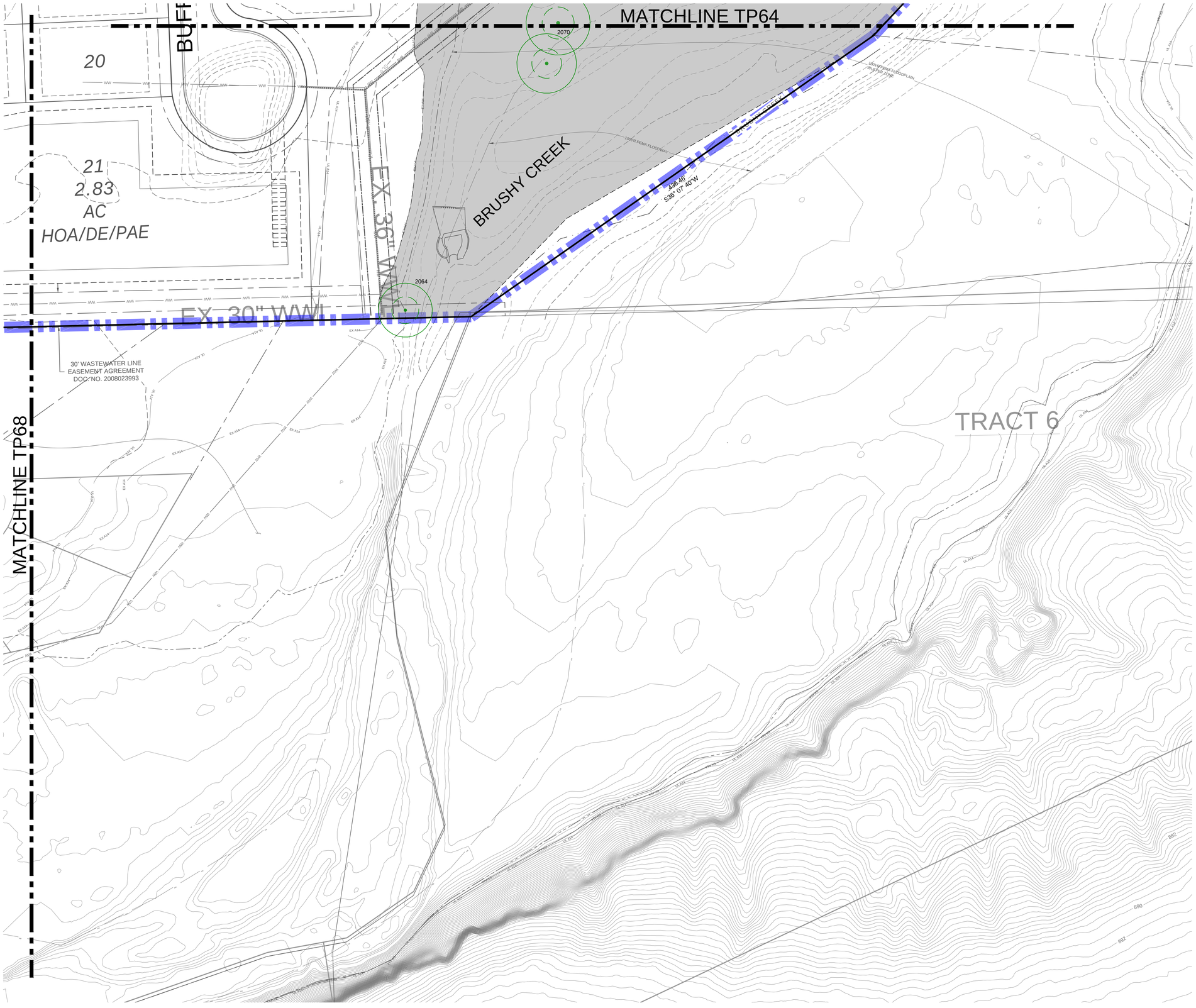
DateTime : Thu, 30 Jan 2025 - 12:50pm
User Name : rbentley
Path\Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 46 HERITAGE.dwg



N

0 40 80

1" = 40'

LEGEND:

- BOUNDARY LINE
- R.O.W. LINE
- LOT LINE
- 1234 HERITAGE TREE TO BE SAVED
- 1234 HERITAGE TREE TO BE REMOVED

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BURLESON TRACT
PP-24-0060

HERITAGE TREE PROTECTION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 1/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A140-0422 TP 48 HERITAGE.dwg

STATE OF TEXAS
T. W. HOYSA
100072
LICENSED PROFESSIONAL ENGINEER
1/30/25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

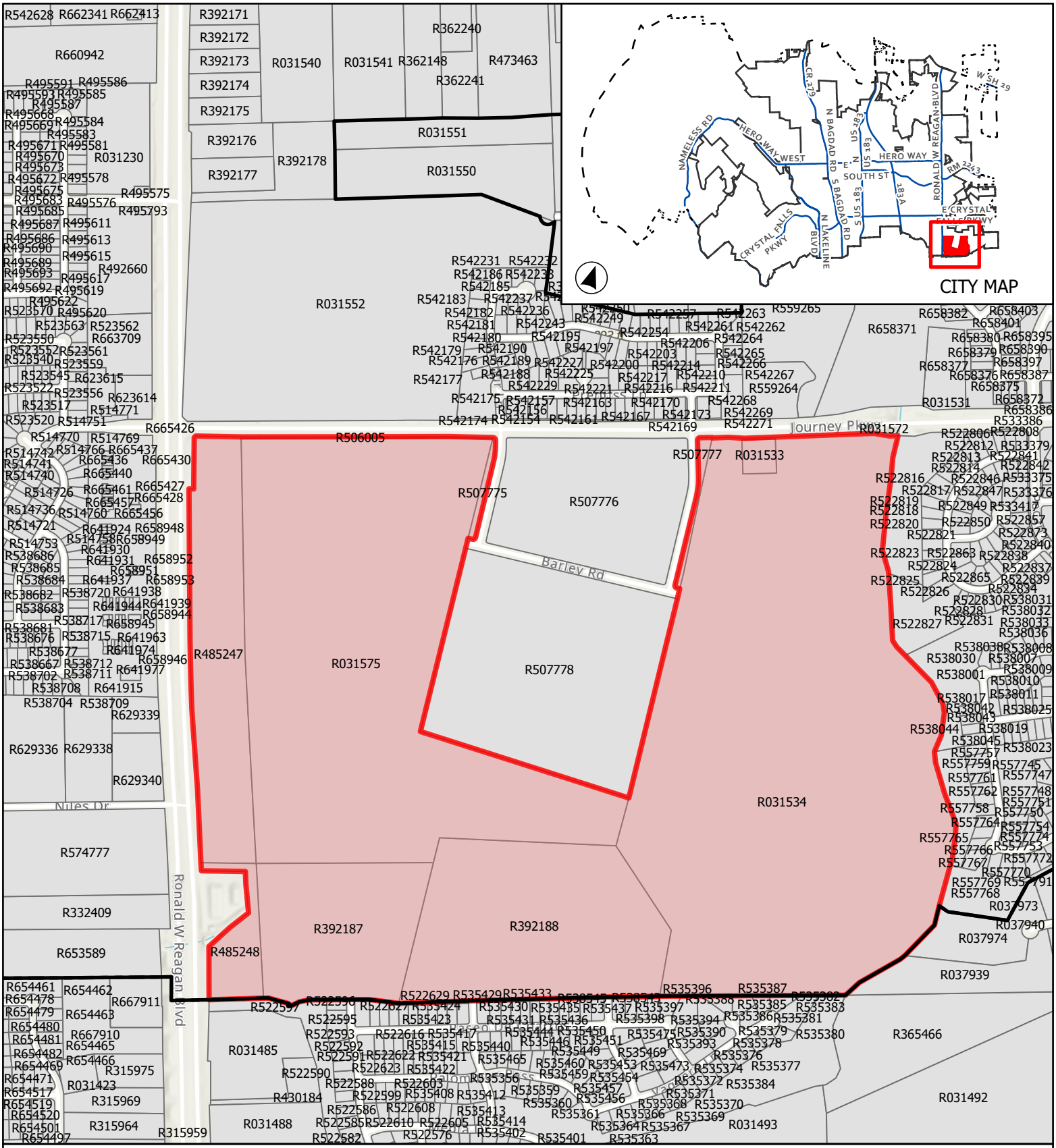
JOB NUMBER: A140-0422

TP69

SHEET NO. 96

OF 97 SHEETS

Date/Time : Thu, 30 Jan 2025 - 12:50pm User Name : rbentley
Path/Name : G:\A140-0422 Burleson-Roberts Property\ACAD - PRELIM_Sheet Files\A140-0422 TP 48 HERITAGE.dwg



CASE: PP-24-0060 **ATTACHMENT 2** **BURLESON TRACT**

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

0 325 650

Feet

City Limits
ETJ
Subject Boundary
Parcels

MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 13, 2025
Regular Meeting at 6:00 PM

Place 1 – Donnie Mahan	**Place 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip**
Place 3 – Vacant	**Place 7 –Scott Calame, Vice-Chair**
Place 4 – Tara LeDay	**Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.

   Meeting was called to order at 6:00 p.m.

2. Roll Call.

   All present except Commissioner Donnie Mahan.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the February 6, 2025 meeting.

4. Review of meeting protocol.

5. Public comments on items not listed in the agenda.

   Public comments on items listed in the agenda will be heard at the time each item is discussed.

   [All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

   No one wished to speak.

CONSENT AGENDA: ACTION

[Chair Oliver stated that Items 8-9 were pulled from the consent agenda and will be considered separately.]

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member LeDay

Vote: 5 - 0

6. Approval of the minutes for meeting held on January 23, 2025.

7. Approval of the extension of the application approval expiration for Subdivision Case PP-23-0034 Crystal Village Phase 3 Preliminary Plat; more particularly described by Williamson Central Appraisal District Parcels R031201, R080605, R031200, R631050, R328187, and R432786, generally located southeast of the intersection of Crystal Falls Parkway and 183A Toll Road, Leander, Williamson County, Texas.

[Board Member LeDay recused herself and left the room.]

Motion to approve consent agenda items 8-9.

By: Board Member Morales
Seconded: Board Member Calame

Vote: 4 - 0

8. Approval of the extension of the application expiration for Site Development Case SD-23-0104 Vic at Travisso Retail Center; more particularly described by Travis Central Appraisal District Parcel 842650, commonly known as 2840 Travisso Parkway, Leander, Travis County, Texas.

9. Approval of the extension of the application expiration for Site Development Case SD-23-0105 Travisso Village C-Store; more particularly described by Travis Central Appraisal District Parcel 842650, commonly known as 2940 Travisso Parkway, Leander, Travis County, Texas.

[Board Member LeDay returned to the Dias.]

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Zoning Case Z-24-0124 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to SFR-2-B (Single Family Rural) on seven (7) parcels of land approximately 337.292 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.

    - Discuss and consider action regarding Zoning Case Z-24-0124 as described above.

Public hearing opened at 6:10 p.m.; Public hearing closed at 6:10 p.m.

No one spoke in favor or opposition of the request.

Motion to approve Zoning Case Z-24-0124.

By: Board Member Calame
Seconded: Board Member Lantrip

Vote: 5 - 0

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0159 to amend the current zoning of SFR-1-B (Single-Family Rural) to adopt the VFW Post 1042 Minor Planned Unit Development with the base zoning district of LC-2-A (Local Commercial) on three (3) parcels of land approximately 22.409 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas. ***Postponed due to Notification Issues***

REGULAR AGENDA

12. Discuss and consider action on Significant and Heritage Tree Removal requests associated with Subdivision Case PP-24-0060 regarding Burleson Tract Preliminary Plat on seven (7) parcels of land approximately 289 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and generally located southeast of the intersection of Ronald W. Reagan Boulevard and Journey Parkway, Leander, Williamson County, Texas.

    Motion to approve Tree Removal request associated with Subdivision Case PP-24-0060.

    By: Board Member Morales
    Seconded: Board Member Calame

    Vote: 5 - 0

13. Adjournment

    Meeting adjourned at 6:21 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Discuss and consider action on directing staff on the implementation and communications plan of a city-wide community survey for the City of Leander.

BACKGROUND:
At the January 2, 2025, City Council meeting, the City Council approved funding in the amount of $40,500 for fiscal year 2025 and authorizing the City Manager to execute an agreement with Policy Confluence, Inc. (Polco) to develop, implement, and analyze a city-wide community survey for the City of Leander.

Polco administers the National Community Survey (NCS) for cities which includes standardized survey questions to evaluate a community's livability including safety; mobility; community design; inclusivity and engagement; health and wellness; economy; utilities; parks and recreation; natural environment; and education, arts and culture. The NCS also allows for custom survey questions and offers over 6,500 language translations. The NCS is used to evaluate services, enhance communication, measure quality of life, build public trust, plan capital investments, inform budgeting, monitor performance, and support strategic planning. Polco recommends conducting the NCS every two years to measure various impacts and identify changes within the community from any actions taken as a result from the NCS results.

Staff would like feedback and direction from the City Council for the following:

1. Survey Questions - Attached is the standardized set of questions for the National Community Survey (NCS) that will be used as the survey results will be compared to other cities' data. In addition to these set of questions, the City has the ability to add a half-page of custom questions. Staff is seeking direction from the City Council regarding the type of standardized or custom survey questions to include in the community survey.

2. Proposed Timeline - Polco has provided the attached proposed timeline to administer the community survey. Polco will be collecting and analyzing survey data in two segments: 1) statistically sampled distribution of 3,000 households and 2) full community distribution. Polco would plan to send out a postcard survey invitation to the sampled distribution group on April 14, 2025. The survey for this first segment will also open on April 14, 2025. Following this, Polco will send out a postcard survey invitation to the rest of the fully community on April 21, 2025. The survey for this second segment will open on May 5, 2025. The survey for both segments will close on May 19, 2025. Polco anticipates to have a report on the survey results on June 16, 2025. The City has the ability to extend the time length of the survey participation process if the City Council is interested in allowing more time for residents to complete the survey.

3. Postcard Mailer - Polco has provided the attached draft of a postcard mailer that will be sent to the entire community. The postcard mailer will be updated with the City's logo and relevant information. Staff is seeking direction from the City Council regarding the design and information to include in the postcard mailer.

4. Communications Plan - Staff has prepared the attached draft of a communications plan detailing marketing and

outreach strategies to promote the community survey. Staff is seeking direction from the City Council on any other areas to target as part of the communications plan to encourage survey participation.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Kent Souriyasak, Assistant to the City Manager/Innovation Coordinator

---

Fiscal Impact

Attachments:

1. Standard National Community Survey (NCS) Survey Questions
2. Proposed Timeline for Community Survey
3. Postcard Template
4. Communications Plan for Community Survey (Draft)

The XYZ of ABC 2022 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in ABC.

	Excellent	Good	Fair	Poor	Don't know
ABC as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
ABC as a place to raise children	1	2	3	4	5
ABC as a place to work	1	2	3	4	5
ABC as a place to visit	1	2	3	4	5
ABC as a place to retire	1	2	3	4	5
The overall quality of life in ABC	1	2	3	4	5
Sense of community	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to ABC as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall economic health of ABC	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in ABC	1	2	3	4	5
Overall design or layout of ABC's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in ABC (water, sewer, storm water, electric/gas, broadband)	1	2	3	4	5
Overall feeling of safety in ABC	1	2	3	4	5
Overall quality of natural environment in ABC	1	2	3	4	5
Overall quality of parks and recreation opportunities	1	2	3	4	5
Overall health and wellness opportunities in ABC	1	2	3	4	5
Overall opportunities for education, culture, and the arts	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Don't know
Recommend living in ABC to someone who asks	1	2	3	4	5
Remain in ABC for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day	1	2	3	4	5	6
In ABC's downtown/commercial area during the day	1	2	3	4	5	6
From property crime	1	2	3	4	5	6
From violent crime	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the ABC community does at each of the following.

	Excellent	Good	Fair	Poor	Don't know
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	1	2	3	4	5

6. Please rate each of the following in the ABC community.

	Excellent	Good	Fair	Poor	Don't know
Overall quality of business and service establishments in ABC	1	2	3	4	5
Variety of business and service establishments in ABC	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in ABC	1	2	3	4	5
Overall image or reputation of ABC	1	2	3	4	5

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7. Please also rate each of the following in the ABC community.

	Excellent	Good	Fair	Poor	Don't know
Traffic flow on major streets	1	2	3	4	5
Ease of public parking	1	2	3	4	5
Ease of travel by car in ABC	1	2	3	4	5
Ease of travel by public transportation in ABC	1	2	3	4	5
Ease of travel by bicycle in ABC	1	2	3	4	5
Ease of walking in ABC	1	2	3	4	5
Well-planned residential growth	1	2	3	4	5
Well-planned commercial growth	1	2	3	4	5
Well-designed neighborhoods	1	2	3	4	5
Preservation of the historical or cultural character of the community	1	2	3	4	5
Public places where people want to spend time	1	2	3	4	5
Variety of housing options	1	2	3	4	5
Availability of affordable quality housing	1	2	3	4	5
Overall quality of new development in ABC	1	2	3	4	5
Overall appearance of ABC	1	2	3	4	5
Cleanliness of ABC	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.)	1	2	3	4	5
Air quality	1	2	3	4	5
Availability of paths and walking trails	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)	1	2	3	4	5
Recreational opportunities	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care	1	2	3	4	5
Availability of preventive health services	1	2	3	4	5
Availability of affordable quality mental health care	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts	1	2	3	4	5
Availability of affordable quality childcare/preschool	1	2	3	4	5
K-12 education	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride	1	2	3	4	5
Neighborliness of residents in ABC	1	2	3	4	5
Opportunities to participate in social events and activities	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	No	Yes
Contacted the XYZ of ABC (in-person, phone, email, or web) for help or information	1	2
Contacted ABC elected officials (in-person, phone, email, or web) to express your opinion	1	2
Attended a local public meeting (of local elected officials like XYZ Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting	1	2
Volunteered your time to some group/activity in ABC	1	2
Campaigned or advocated for a local issue, cause, or candidate	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving	1	2

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9. Please rate the quality of each of the following services in ABC.

	Excellent	Good	Fair	Poor	Don't know
Public information services	1	2	3	4	5
Economic development	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning	1	2	3	4	5
Street lighting	1	2	3	4	5
Snow removal	1	2	3	4	5
Sidewalk maintenance	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility	1	2	3	4	5
Utility billing	1	2	3	4	5
Police/Sheriff services	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
ABC open space	1	2	3	4	5
Recycling	1	2	3	4	5
Yard waste pick-up	1	2	3	4	5
XYZ parks	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by ABC employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of ABC government performance.

	Excellent	Good	Fair	Poor	Don't know
The value of services for the taxes paid to ABC	1	2	3	4	5
The overall direction that ABC is taking	1	2	3	4	5
The job ABC government does at welcoming resident involvement	1	2	3	4	5
Overall confidence in ABC government	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest	1	2	3	4	5
Being open and transparent to the public	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

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11. Overall, how would you rate the quality of the services provided by each of the following?

	Excellent	Good	Fair	Poor	Don't know
The XYZ of ABC	1	2	3	4	5
The Federal Government	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the ABC community to focus on each of the following in the coming two years.

	Essential	Very important	Somewhat important	Not at all important
Overall economic health of ABC	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in ABC	1	2	3	4
Overall design or layout of ABC's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in ABC (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in ABC	1	2	3	4
Overall quality of natural environment in ABC	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in ABC	1	2	3	4
Overall opportunities for education, culture, and the arts	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

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Our last questions are about you and your household.
Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	1	2	3	4	5	6
Use or check email	1	2	3	4	5	6
Share your opinions online	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Please rate your overall health.

❍ Excellent ❍ Very good ❍ Good ❍ Fair ❍ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

❍ Very positive ❍ Somewhat positive ❍ Neutral ❍ Somewhat negative ❍ Very negative

D4. How many years have you lived in ABC?

❍ Less than 2 years
❍ 2-5 years
❍ 6-10 years
❍ 11-20 years
❍ More than 20 years

D5. Which best describes the building you live in?

❍ One family house detached from any other houses
❍ Building with two or more homes (duplex, townhome, apartment, or condominium)
❍ Mobile home
❍ Other

D6. Do you rent or own your home?

❍ Rent
❍ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

❍ Less than $500
❍ $500 to $999
❍ $1,000 to $1,499
❍ $1,500 to $1,999
❍ $2,000 to $2,499
❍ $2,500 to $2,999
❍ $3,000 to $3,499
❍ $3,500 or more

D8. Do any children 17 or under live in your household?

❍ No ❍ Yes

D9. Are you or any other members of your household aged 65 or older?

❍ No ❍ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

❍ Less than $25,000
❍ $25,000 to $49,999
❍ $50,000 to $74,999
❍ $75,000 to $99,999
❍ $100,000 to $149,999
❍ $150,000 or more

D11. Are you Spanish, Hispanic or Latino?

❍ No, not Spanish, Hispanic, or Latino
❍ Yes, I consider myself to be Spanish, Hispanic, or Latino

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

❑ American Indian or Alaskan Native
❑ Asian, Asian Indian, or Pacific Islander
❑ Black or African American
❑ White
❑ Other

D13. In which category is your age?

❍ 18-24 years
❍ 25-34 years
❍ 35-44 years
❍ 45-54 years
❍ 55-64 years
❍ 65-74 years
❍ 75 years or older

D14. What is your gender?

❍ Woman
❍ Man
❍ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

❍ Agender/I don't identify with any gender
❍ Genderqueer/gender fluid
❍ Non-binary
❍ Transgender man
❍ Transgender woman
❍ Two-spirit
❍ Identify in another way

Thank you! Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

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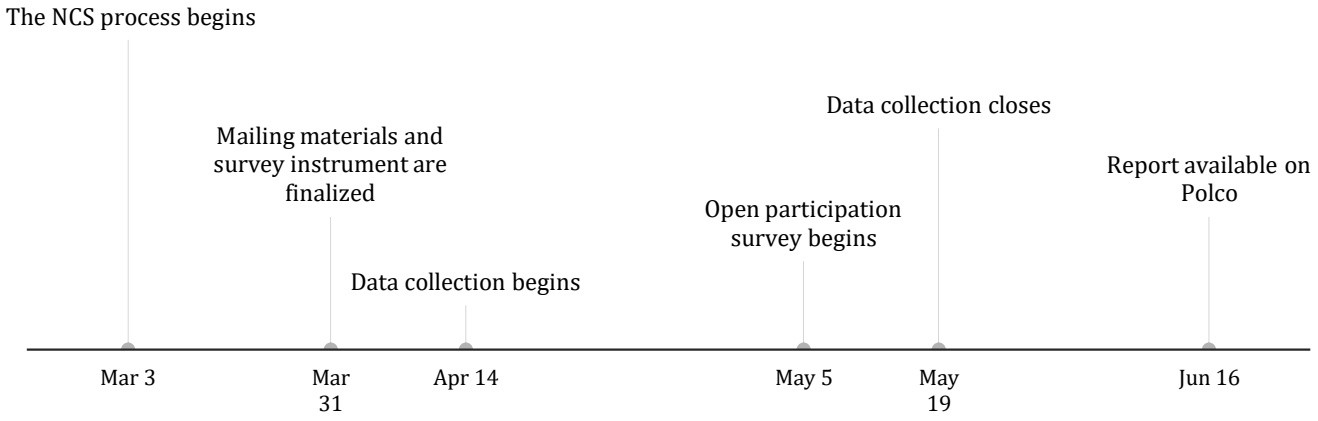
Timeline for The National Community Survey™



Item	Date
Preparing for the Survey - Average of 6 Weeks	
Project Manager sends The NCS instrument for review	Mar 3
Send Project Manager drafts of **optional** custom questions to add to the survey	Mar 10
Mailing materials and survey instrument are finalized	Mar 31
Project Manager generates sample of representative households in your community	Mar 31
Polco prints materials, prepare mailings and sets up the survey online	Mar 31 to Apr 14
Survey Administration, Analysis, and Reporting - 10 Weeks	
Data collection is open for The NCS - track real-time responses on Polco!	Apr 14 to May 19
1st postcard survey invitations sent	Apr 14
2nd postcard survey invitations sent	Apr 21
Open participation survey begins (Project Manager will provide link)	May 5
Data collection closes for the random sample survey and open participation survey	May 19
Send Project Manager final count of returned postcards	May 19
Survey analysis and report writing	May 19 to Jun 16
Project Manager provides link to report on Polco	Jun 16
After the Survey	
After your community has completed The NCS, stay engaged with your community members by posting additional surveys and polls on Polco!	

Polcoville Resident,

Join us in shaping the future of Polcoville! You've been randomly selected to participate in the 2025 Polcoville Community Survey. Your feedback is important - it will impact decisions that affect our community.

To hear from a representative group of residents, the adult 18 or older in your household who most recently had a birthday should complete this survey.

Please do not share your survey link. This survey is for randomly selected households only. Go online now and complete the confidential survey at:

polco.us/xxplaceholder

If you have any other questions about the survey, please call the City at 303-555-1234.

Thank you for your time and insights,

John Smith

John Smith
Mayor

City of Polcoville
505 Polco Dr.

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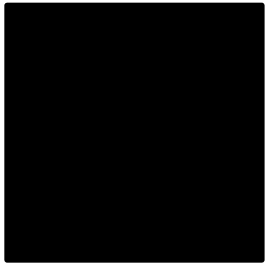
Tell us what you think! Complete the Polcoville community survey.



Communications Plan for City of Leander Community Survey

1. Publish articles in Leander Connection for March, April, and May
2. Publish news post on the city website
3. Add notes about survey on utility bill mailing statements for March and April
4. Prepare/distribute digital marketing materials to post on all city social media accounts (Facebook, Instagram, Twitter, etc.) and share with:
    a. City Council
    b. City departments
    c. City boards/commissions
    d. Homeowners and neighborhood associations
    e. Schools
    f. Businesses
    g. Churches
5. Prepare/distribute printed marketing materials for:
    a. Front desks at city facilities/customer service front desks
        i. City Hall, Utility Billing, Permits, Municipal Court, Library, Fire, Police, Parks & Rec, Leander Activity Center, Crystal Falls Golf Club, etc.
    b. City Council
    c. City boards/commissions
    d. Homeowners and neighborhood associations
    e. Schools
    f. Businesses
    g. Churches
6. Establish City info table to market survey at community events in March, April, and May

Marketing Timeline for City of Leander Community Survey

Item	**Date**
Public news post on the City website Publish article in Leander Connection Post marketing post on city social media accounts Share digital marketing materials Distribute printed marketing materials	March 3, 2025
Add survey notes to utility bill mailing statements Attend city/community events and set up city info table	March 2025
Republish article in Leander Connection Repost marketing post on city social media accounts Add survey notes to utility bill mailing statements Attend city/community events and set up city info table	April 2025
Republish article in Leander Connection Repost marketing post on city social media accounts Add survey notes to utility bill mailing statements Attend city/community events and set up city info table	May 2025

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Discuss and consider action on a Resolution adopting the 2025 State Legislative Program for the City of Leander, Texas; directing the City Manager to act with regard to the City's 2025 State Legislative Program; and providing an effective date.

BACKGROUND:
At the February 6 City Council meeting, staff provided an update regarding the 89th Texas Legislative Session including legislation timelines, filed bills, and priorities for consideration. Staff has developed the 2025 State Legislative Program in which the purpose is to protect the City of Leander by advocating for the best interests of the Leander community, including all citizens and businesses. The Leander City Council should establish legislative priorities to take a position in support or opposition of legislation that may positively or negatively impact the City of Leander. Staff will actively monitor state legislation and promote legislative priorities in collaboration with state legislators. The City can take appropriate action, when required, to protect its best interests and local legislative authority. The City of Leander's 2025 State Legislative Program provides a structure to empower community leaders and partners to advocate for the citizens and businesses of Leander.

The Leander City Council should consider approving a resolution adopting the City's State Legislative Program and directing the City Manager to act with regard to the City's legislative priorities. The resolution includes an exhibit identified as the City of Leander 2025 State Legislative Program which is a guide for the City's legislative interests, positions, and priorities. The 2025 State Legislative Program outlines the City's priorities related to Self-Governance, Financial Stability, Development Authority, Essential Public Infrastructure, and High Qualify of Life.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of adopting the 2025 State Legislative Program for the City of Leander and directing the City Manager to act with regard to the City's 2025 State Legislative Program.

PRESENTER:
Kent Souriyasak, Assistant to the City Manager/Innovation Coordinator

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Fiscal Impact

Attachments:

1. Resolution and Exhibit Adopting Legislative Program

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS, ADOPTING THE 2025 STATE LEGISLATIVE PROGRAM FOR THE CITY OF LEANDER, TEXAS; DIRECTING THE CITY MANAGER TO ACT WITH REGARD TO THE CITY'S 2025 STATE LEGISLATIVE PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Legislative activities are ongoing in Congress and the State Legislature; and

WHEREAS, it is anticipated that many legislative issues affecting local government will be considered; and

WHEREAS, City Staff prepared the recommended 2025 State Legislative Program attached hereto and incorporated herein as Exhibit "A" and the 2025 State Legislative Program has been reviewed by the City Council of the City of Leander; and

WHEREAS, the City Council is of the opinion that such 2025 State Legislative Program is in the best interest of the City and the Leander community (i.e. residents and businesses), should be adopted, and should be forwarded for consideration by the Legislature; and

WHEREAS, the City Council is of the further opinion that the City Manager or his designee should be directed to take action with regard to the 2025 State Legislative Program as outlined below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. The 2025 State Legislative Program that is attached hereto and incorporated herein as "Exhibit A" is hereby adopted and approved as the 2025 State Legislative Program for the City of Leander.

SECTION 2. The City Manager or his designee is directed to communicate the items included in the 2025 State Legislative Program to members of Congress, the Texas Legislature, in general, and/or to the appropriate legislative committees, committee members and others designated by the City Manager.

SECTION 3. For those items designated as "support" by the City Council, the City Manager or his designee is directed to actively pursue passage of the appropriate legislation if it is introduced by some other entity. The City Manager's efforts to obtain passage of the legislation may include drafting appropriate legislation, seeking a sponsor, and actively pursuing passage of such legislation by providing testimony and through other means.

SECTION 4. For those items designated as "oppose" by the City Council, the City Manager or his designee is directed to attempt to impede the passage of any such legislation.

SECTION 5. It is recognized that this policy will often be implemented in the context of great numbers of legislative proposals being considered within short time periods. City representatives, under the direction of the City Manager, shall be authorized to act on behalf of the City consistent with the necessary broad policy concerns set forth in this program.

This Resolution shall become effective immediately upon its passage.

DULY PASSED and approved on this the 20 day of February, 2025.

ATTEST: **APPROVED:**

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

2025 State Legislative Program

The City of Leander has adopted the 2025 State Legislative Program which is a guide for the City's legislative interests, positions, and priorities. The purpose of the legislative program is to protect the City of Leander by advocating for the best interests of the Leander community including all citizens and businesses. The Leander City Council has established legislative priorities to take a position in support or opposition of legislation that may positively or negatively impact the City of Leander. The City of Leander will actively monitor state legislation and promote legislative priorities in collaboration with state legislators. The City of Leander will take appropriate action, when required, to protect its best interests and local legislative authority. The City of Leander's 2025 State Legislative Program provides a structure to empower community leaders and partners to advocate for the citizens and businesses of Leander.

Self-Governance

- Support the City of Leander's right to local government control and home rule authority.
- Support the rights of locally elected officials to enact laws and regulations that are in the best interest of the City of Leander.
- Support the City of Leander's ability to advocate on behalf of the entire community through government relations and special interest groups or associations.
- Oppose legislation that erodes the City of Leander's authority in any way, impose an unfunded mandate, and provide state preemption of municipal authority.

Financial Stability

- Support the City of Leander's responsibility for property tax decisions and appraisals.
- Support legislation that allows for local sourcing of sales and use taxes for internet orders.
- Support legislation that maintains or improves the current revenue structure of the City of Leander.
- Oppose legislation that imposes new property or sales tax exemptions that would substantially erode the City of Leander's tax base.
- Oppose legislation that seeks to remove local property tax decision making authority from locally elected officials.

Development Authority

- Support the City of Leander's authority and responsibility for land use, zoning, development, annexation, eminent domain, takings, building codes, tree preservation, short-term rentals, extraterritorial jurisdictions, manufactured housing, parkland dedication, and impact fees.
- Oppose legislation that preempts the City of Leander's authority to regulate accessory dwelling units and accessory buildings.
- Oppose legislation that erodes a municipality's authority to be compensated for franchise fees and/or the use, management and control of its rights-of-way.

Essential Public Infrastructure

- Support legislation that enhances the investment in essential public infrastructure including water systems, transportation systems, roadway improvements, public safety, parks, and libraries.
- Support legislation that increases funding for local and regional transportation projects.
- Support legislation that allows for greater flexibility by local governments to fund transportation projects.
- Support legislation that increases funding for water supply construction, expansion, and/or improvement projects.

High Quality of Life

- Support legislation that promotes a strong, healthy, vibrant, and economically resilient community where all people of different ages and interests can live, work, and play.
- Support legislation that enhances economic development programs and does not create a disadvantage to municipalities like the City of Leander that provide dedicated sales tax revenue for regional and metropolitan rapid transit services.
- Support amendments to state laws that would allow funding and/or rebates to municipalities for use in the development of hotels, convention centers, sport arenas, sport facilities, retail centers, parks, trails, and tourist attractions.
- Support legislation that promotes digital infrastructure and technology including broadband, cellular service, artificial intelligence, and self-service technologies that will enhance communities.

AGENDA ITEM # 30

EXECUTIVE SUMMARY
2/20/2025

AGENDA SUBJECT:
Discuss and consider action on the appointment of Councilmember Michael Herrera as City Council Liaison to the Economic Development Committee

BACKGROUND:
The advisory boards and commissions including the Historic Preservation Commission, Parks and Recreation Advisory Board, Public Arts and Culture Commission, and Economic Development Committee each have a Council member liaison, in addition to a Staff liaison, appointed by the City Council to attend regularly scheduled meetings.

The role of the City Council Liaison is to facilitate communication from the Council to the Board by providing information about Council actions and related discussions and to serve in a support-role to the Staff Liaison without superseding or overriding the Staff Liaison's authority. Council Liaisons do not have voting or agenda setting privileges on the Board. Although Council Liaisons may participate in Board discussion, they should not advocate positions before the Board, nor should they attempt to influence Board decisions.

Former Councilmember Esme Mattke Longoria, previously served as the Council Liaison to the Economic Development Committee. Councilmember Michael Herrera has expressed an interest in serving as the Council Liaison to the Economic Development Committee.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Council Directive

Fiscal Impact

Attachments: