AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 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 – Karen Lewis	**Place 7 –Vacant, Vice-Chair**
Place 4 – Vacant	**Staff Liaison – Robin Griffin**

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 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.]
6. Swearing in of Planning & Zoning Commissioners Karen Lewis, James Oliver, Jay Coats, and Tyler Bray.
7. Election of Chair.

   a. Nomination for position of Chair.
   b. Discussion of Nominees.
   c. Election of Chair.
8. Election of Vice Chair.

   a. Nomination for position of Vice Chair.
   b. Discussion of Nominees.
   c. Election of Vice Chair.
9. Review of Board Reference Book including Rules of Procedure adopted by the City Council.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on October 9, 2025.

11. Approval of the extension of the application expiration for Subdivision Case FP-23-0129 Villas at Speaking Rock Final Plat; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

12. Approval of the extension of the application expiration for Subdivision Case FP-24-0150 Leander ISD Elementary School #30 Final Plat; on one (1) parcel of land 31.417 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R624045, generally located northwest of the intersection of San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.

13. Approval of the extension of the application expiration for Subdivision Case PICP-23-0112 Villas at Speaking Rock Construction Plan; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

14. Approval of the extension of the application expiration for Subdivision Case PICP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) Parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

15. Conduct a Public Hearing regarding Special Use Case Z-25-0167 to consider action on a Special Use Permit to allow for Outdoor Entertainment and Special Event Space, a Farmer's Market, and a Mobile Food Establishment Park, on three (3) parcels of land approximately 1.56 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R302875, R036054, and R565244; and generally located at the western terminus of E. Broade Street and N. Gabriel Street, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Special Use Case Z-25-0167 as described above.

    a. Staff Presentation
    b. Applicant Presentation
    c. Open Public Hearing
    d. Close Public Hearing
    e. Discussion
    f. Consider Action

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0179 to amend the current zoning of GC-3-C (General Commercial) to adopt the Crossroads PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on three (3) parcels of land approximately 20.726 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032150, R032157, and R462464; and generally located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-25-0179 as described above.

    a. Staff Presentation
    b. Applicant Presentation
    c. Open Public Hearing
    d. Close Public Hearing

e. Discussion
f. Consider Action

17. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land approximately 0.36 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0183 as described above.

a. Staff Presentation
b. Applicant Presentation
c. Open Public Hearing
d. Close Public Hearing
e. Discussion
f. Consider Action

18. Conduct a Public Hearing regarding Zoning Case Z-25-0198 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to GC-3-B (General Commercial) on one (1) parcel of land approximately one (1) acre ± in size, more particularly described by Williamson Central Appraisal District Parcel R341531; and generally located east of CR 269, approximately 300 feet south of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0198 as described above.

a. Staff Presentation
b. Applicant Presentation
c. Open Public Hearing
d. Close Public Hearing
e. Discussion
f. Consider Action

19. Conduct a Public Hearing regarding Special Use Case Z-24-0122 to consider action on a Special Use Permit to allow for a Mobile Food Establishment Park on one (1) parcel of land approximately 0.54 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035495; and generally located at 703 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0122 as described above.

a. Staff Presentation
b. Applicant Presentation
c. Open Public Hearing
d. Close Public Hearing
e. Discussion
f. Consider Action

REGULAR AGENDA

20. Discuss and consider action regarding Tree Removal Case TRP-25-0038 regarding the removal of multiple Significant and Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), generally located at the eastern terminus of Private Road 921, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation

c. Discussion
d. Consider Action

21. Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located at southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation
    c. Discussion
    d. Consider Action

22. Adjournment

CERTIFICATION

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 Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 5th day of November 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar, Secretary

AGENDA ITEM # 10

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Approval of the minutes for meeting held on October 9, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 10-9-2025 P & Z minutes

MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, October 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 – Karen Lewis	**Place 7 – Vacant**
Place 4 – Vacant	**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 were present.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the September 18, 2025 and October 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 6-12.

By: Board Member Morales
Seconded: Board Member Lewis

Vote: 5 - 0

6. Approval of the minutes for meeting held on September 11, 2025.

7. Approval of the Subdivision and Site Development Application Forms pursuant to Article II, Section 20 (f) of the Subdivision Ordinance and Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.

8. Approval of the extensions of the application expiration for Subdivision Case FP-23-0079 Russi Replat; on one (1) parcel of land 9.186 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 354066, generally located approximately 2,500 feet east of the intersection of Round Mountain Road and Flukes Lane, Leander, Travis County, Texas.

9. Approval of the extension of the application expiration for Subdivision Case FP-23-0081 Gabriels Horn Development; on five (5) parcels of land 16.372 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R022218, R655765, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Subdivision Case PICP-23-0079 regarding Gabriels Horn Development on five (5) parcels of land 16.372 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R473804, R500871, R022218, R755765, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

11. Approval of the extension of the application expiration for Site Development Case SD-24-0196 Harvest Retreat; on one (1) parcel of land 9.996 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R332409, commonly known as 14751 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

12. Approval of the extension of the application expiration for Site Development Case SD-24-0212 Founders Classical Academy Leander School Addition; on three (3) parcels of land 9.02 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R036500, R036501, and R036502, commonly known as 1303 Leander Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0192 to amend the Journey Bible Church Planned Unit Development (PUD) with base zoning of LO-2-A (Local Office) to include a base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land approximately 3.0 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R668974 and R668975; and generally located approximately 300 feet east of the intersection of Bull Nettle Drive and Journey Parkway, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-25-0192 as described above.

Public Hearing opened at 6:03 p.m.; Public Hearing closed at 6:03 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0192.

By: Board Member Lantrip
Seconded: Board Member Lewis

Vote: 5 - 0

14. Conduct a Public Hearing and consider action on the Fiscal Year 2026 Capital Improvement Program (CIP).

    - Discuss and consider action regarding Fiscal Year 2026 Capital Improvement Program (CIP).

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:14 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve the Fiscal Year 2026 Capital Improvement Program (CIP).

Vote: 5 - 0

REGULAR AGENDA

15. Adjournment
Meeting adjourned at 6:28 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case FP-23-0129 Villas at Speaking Rock Final Plat; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the final plat for Villas at Speaking Rock, which is a 10.756 acre residential subdivision including twenty-one (21) residential lots.

Article II, Section 24 (g) includes the following provisions.

(g) **Application Expiration.**
(1) The Final Plat 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 final plat is 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 final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat 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 allow the applicant additional time to coordinate approvals with LCRA and allow the PICP to be approved. The applicant has also made some significant design changes to the plat that warrant additional review.

HISTORY/TIMELINE:
03/14/2025 - Final Plat Application Expired
09/14/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:
Rao's Consulting Engineers (Rao Vasamesetti) on behalf of Speaking Rock Ventures, LLC. (Naveen Valeti).

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 final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to March 14, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0129 Att 1 Villas at Speaking Rock - Extension Request
2. FP-23-0129 Villas at Speaking Rock - Location Map

RCE
RAO'S CONSULTING ENGINEERS
TBPE Registered Engineering Firm No. F-17655
210.549.7557 512.856.4595 www.raosengineering.com
P.O.BOX NO: 592991, SAN ANTONIO, TX 78258
Land Development | Water Resources | Environmental | Transportation

Date: 25th September 2025

Development Services
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Re: **FP-23-0129 Villas at Speaking Rock Final Plat**
Request for Extension of Expiration Date

I am writing to formally request an extension of the Final Plat review period for the Villas at Speaking Rock project. Due to coordination with LCRA, and approval of the PICP, we require additional time to address outstanding comments and finalize the necessary approvals.

We respectfully request an extension of the review period of 6 additional months to allow for the completion of the review process. We appreciate the City of Leander's continued support and are committed to meeting all required conditions for approval.

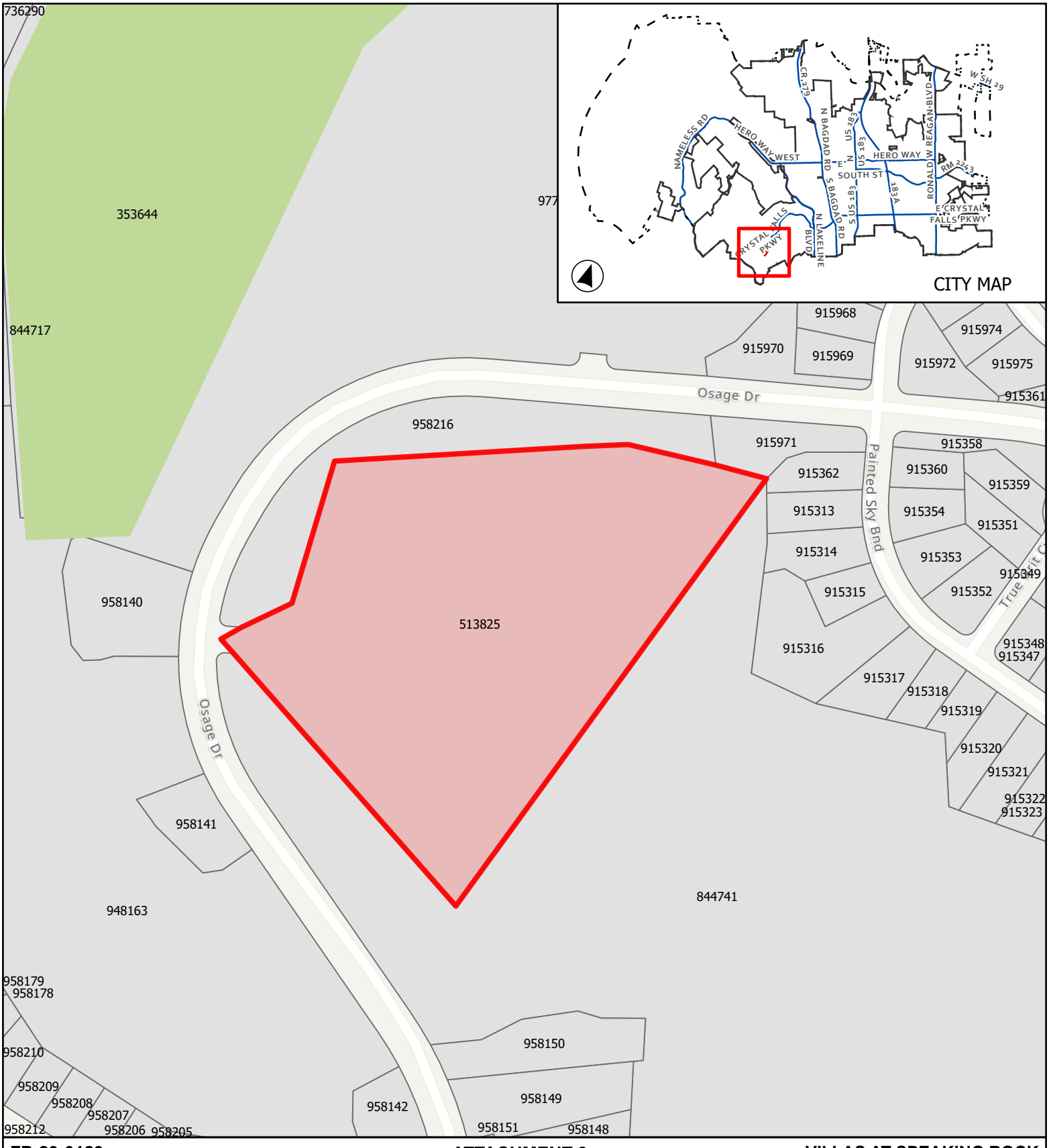
Please let us know if there are any additional steps or fees required to process this extension.

Thank you for your time and consideration.

If you have any questions or need any additional information, please call me at 210-549-7550

Respectfully,
Rao's Consulting Engineers, LLC.
Texas Board of Professional Engineers Firm Registration #17655

Rao Vasamsetti, P.E.
Principal



FP-23-0129 **ATTACHMENT 2** **VILLAS AT SPEAKING ROCK**

Location Map

City Limits

ETJ

Subject Boundary

0 95 190

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.

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case FP-24-0150 Leander ISD Elementary School #30 Final Plat; on one (1) parcel of land 31.417 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R624045, generally located northwest of the intersection of San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the final plat for Leander ISD Elementary School #30 Final Plat, which is a 31.417 acre subdivision including one lot for an elementary school.

Article II, Section 24 (g) includes the following provisions.

(g) **Application Expiration.**
(1) The Final Plat 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 final plat is 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 final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat 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 continue coordination with the City on a memorandum of agreement to address the delayed acceptance of the roads as part of the development.

HISTORY/TIMELINE:
03/13/2025 - Final Plat Application Expired
09/13/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:
AtkinsRealis (Michael Shangreux) on behalf of Leander Independent School District (Jeremy Trimble).

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 final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

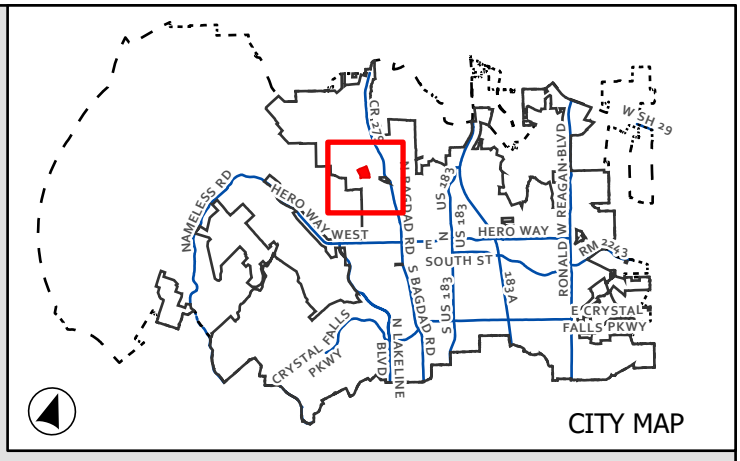
1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to March 13, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:
Karina Castillo, AICP, Planning Manager

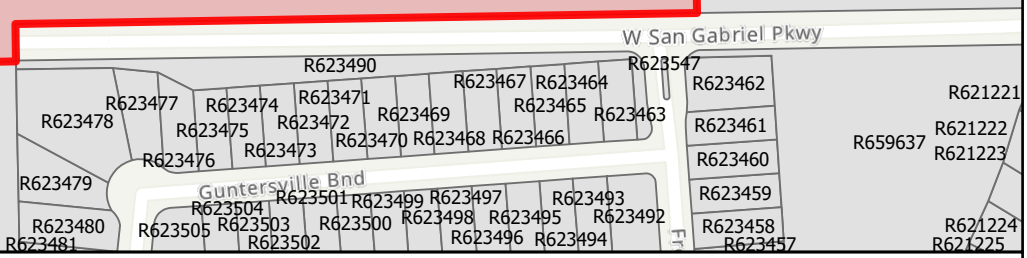
Attachments:

1. FP-24-0150 Leander ISD #30 - Location Map



R031683

R624045



FP-24-0150 **ATTACHMENT 1** **LEANDER ISD ELEMENTARY SCHOOL #30**

Location Map

City Limits

ETJ

Subject Boundary

0 112.5 225

Feet

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EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case PICP-23-0112 Villas at Speaking Rock Construction Plan; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the construction plan for Villas at Speaking Rock, which is a 10.756 acre residential subdivision including 21 residential lots.

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

(g) **Application Expiration.**
(1) The Construction Plans application shall expire nine months (9) 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-month (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission 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 allow the applicant additional time to coordinate approvals with LCRA and address some design constraints. The applicant has also made some significant design changes to the plat that warrant additional review.

HISTORY/TIMELINE:
01/18/2024 - Preliminary Plat Approved
03/21/2025 - Construction Plans Application Expired
09/21/2025 – Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:
Rao's Consulting Engineers (Rao Vasamesetti) on behalf of Speaking Rock Ventures, LLC. (Naveen Valeti).

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.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the construction plans. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to March 21, 2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-23-0112 Att 1 Villas at Speaking Rock - Extension Request
2. PICP-23-0112 Villas at Speaking Rock - Location Map

RCE
RAO'S CONSULTING ENGINEERS
TBPE Registered Engineering Firm No. F-17655
210.549.7557 512.856.4595 www.raosengineering.com
P.O.BOX NO: 592991, SAN ANTONIO, TX 78258
Land Development | Water Resources | Environmental | Transportation

Date: 25th Septmber 2025

Development Services
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Re: **PICP-23-0112 Villas at Speaking Rock Construction Plans**
Request for Extension of Expiration Date

I am writing to formally request an extension of the permit review period for the Villas at Speaking Rock project. Due to coordination with LCRA, other design constraints, we require additional time to address outstanding comments and finalize the necessary approvals.

We respectfully request an extension of the review period of 6 additional months to allow for the completion of the review process. We appreciate the City of Leander's continued support and are committed to meeting all required conditions for approval.

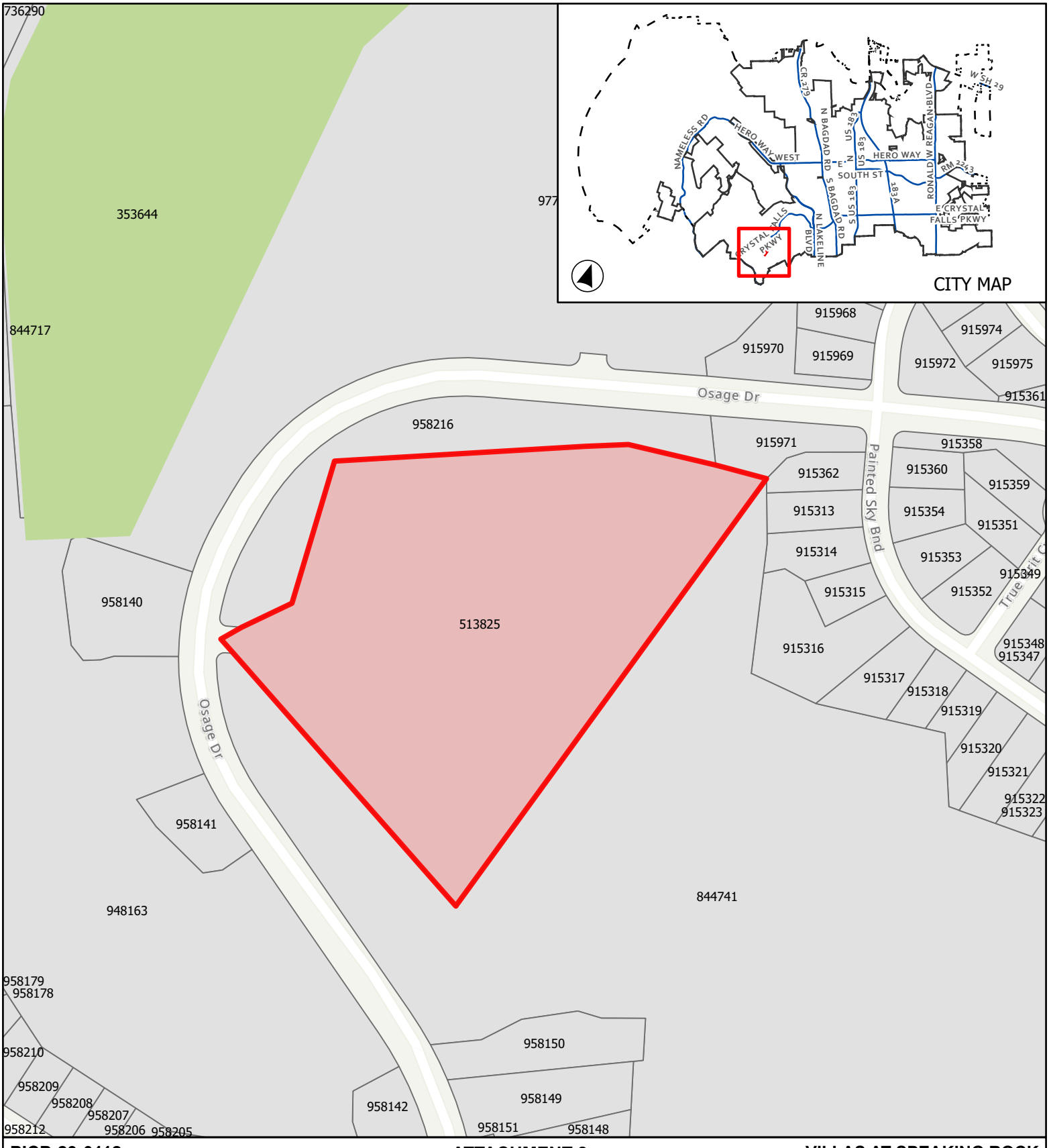
Please let us know if there are any additional steps or fees required to process this extension.

Thank you for your time and consideration.

If you have any questions or need any additional information, please call me at 210-549-7550

Respectfully,
Rao's Consulting Engineers, LLC.
Texas Board of Professional Engineers Firm Registration #17655

Rao Vasamsetti, P.E.
Principal



PICP-23-0112 **ATTACHMENT 2** **VILLAS AT SPEAKING ROCK**

Location Map

City Limits

ETJ

Subject Boundary

0 95 190

Feet

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EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case PICP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) Parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the construction plan for Leander Business Center Public Waterline, which includes the extension of the waterline.
Article II, Section 23(g) includes the following provisions.

(g) **Application Expiration.**
(1) The Construction Plans application shall expire nine months (9) 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-month (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission 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 allow the applicant additional time before starting construction.

HISTORY/TIMELINE:
05/22/2025 - Construction Plans Application Expired
11/22/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:
Carlson, Brigance & Doering, Inc. (Geoff Guerrero) on behalf of Leander Flex Interests, LLC. (Nick Greene).

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.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or

2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the construction plans. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to May 22, 2026, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-24-0139 Att 1 Leander Business Center - Extension Request
2. PICP-24-0139 Leander Business Center - Location Map

Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

October 20, 2025

City of Leander
Planning Department
Attn: Mrs. Robin Griffin, Executive Director of Development Services
201 N. Brushy Street
Leander, Texas 78641

RE: Leander Business Center Public Water Line
CBD Job # 5534 / City of Leander File # PICP-24-0139

Request for Extension of PICP Deadline 2

Dear Mrs. Griffin,

On behalf of our client, Carlson, Brigance & Doering, Inc. respectfully requests a six-month extension to the site plan review process in accordance with Section 24 of the City of Leander's Subdivision Ordinance.

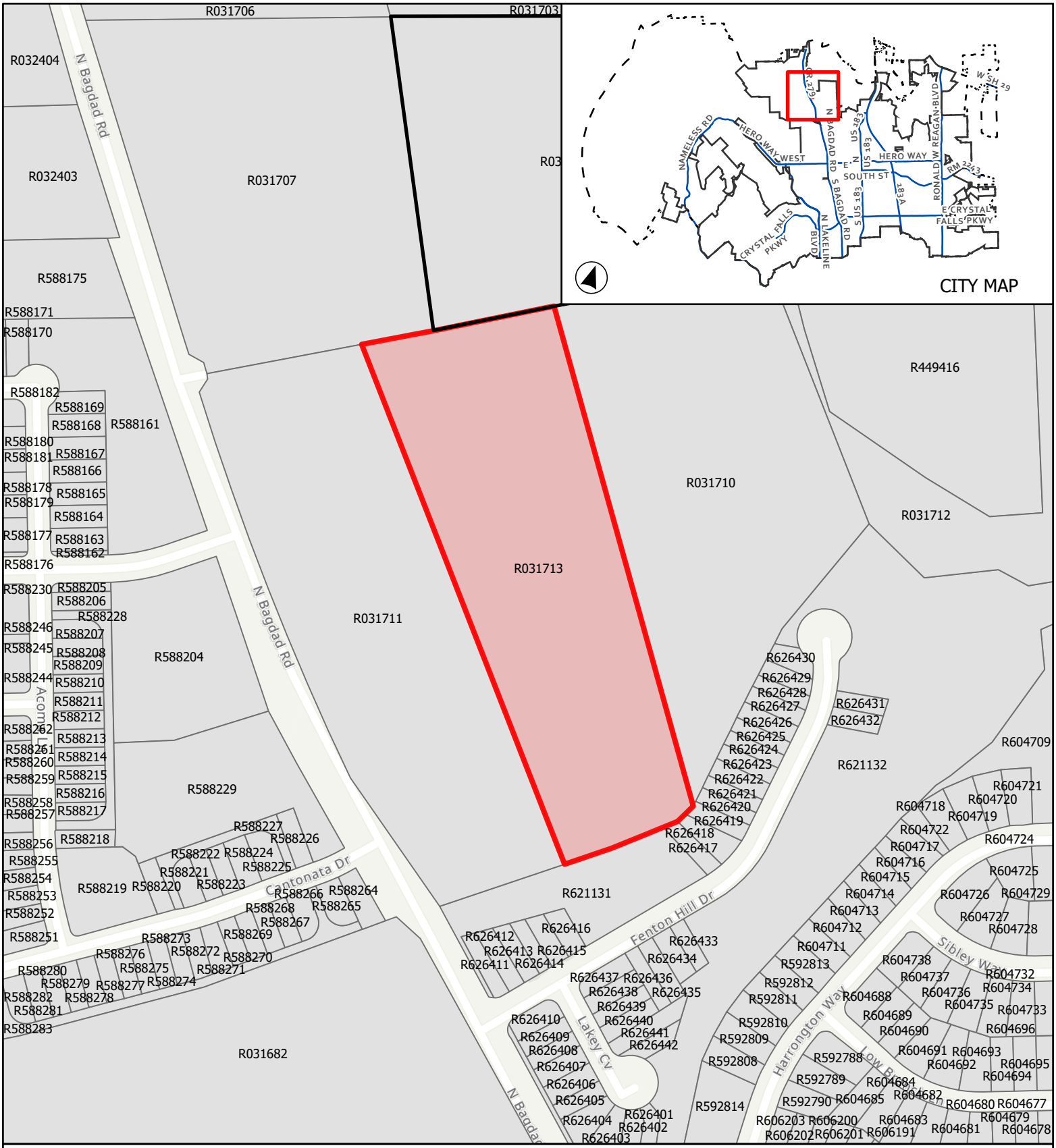
Construction plans for this project have been approved, signed and are uploaded to the Leander HubGo file. The remaining item to obtain a permit is to schedule the pre-construction meeting. At this time, our client is not prepared to start construction on this project prior to the upcoming expiration date of November 22, 2025. However, they anticipate moving forward with this project within the additional 6-month extension time if granted.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this request.

Respectfully,
Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Senior Planner

5501 W. William Cannon • Austin, Texas 78749 • Phone (512) 280-5160 • www.cbdeng.com



PICP-24-0139 **ATTACHMENT 2** **LEANDER BUSINESS CENTER**

Location Map

City Limits

ETJ

Subject Boundary

0 112.5 225

Feet

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EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Conduct a Public Hearing regarding Special Use Case Z-25-0167 to consider action on a Special Use Permit to allow for Outdoor Entertainment and Special Event Space, a Farmer's Market, and a Mobile Food Establishment Park, on three (3) parcels of land approximately 1.56 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R302875, R036054, and R565244; and generally located at the western terminus of E. Broade Street and N. Gabriel Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Case Z-25-0167 as described above.

BACKGROUND:
This request is the first step in the zoning process to approve a Special Use Permit (SUP). Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A SUP allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. The Mobile Food Establishment Park is permitted within the Local Office use district in accordance with the Composite Zoning Ordinance. However, Article IV, Section 10 requires a SUP for this use.

The applicant has submitted a request to adopt a SUP to allow for the operation of an outdoor entertainment and special event space, farmer's market, and mobile food establishment park. The ordinance currently allows for outdoor entertainment and special event space, farmer's market, and mobile food establishment park by right under the GC (General Commercial) use component with a Type 4 site component. This SUP request would allow for the outdoor entertainment, special event space, farmer's market, and mobile food establishment park to operate within the T5 Sector (Urban Center) and GC-3-C (General Commercial) zoning districts for a period of ten (10) years with the option to request an extension.

Outdoor Entertainment and Special Event Space means an outdoor gathering space, including a stage and tent.

Farmers' Market means the offering for sale of fresh agricultural products and Locally Produced goods directly to the customer at an open-air market event at which at least forty (40%) of the vendors are farmers or other food producers. The Farmer's Market may include vendors who are not farmers or food producers to include handmade products and artisan goods.

Mobile Food Establishment means a readily movable, motorized wheeled vehicle, or a towed wheeled vehicle, designed and equipped with heat producing equipment to cook, fry, or warm products to serve food and associated non-alcoholic beverages. This definition shall also apply to any associated uses such as seating, refuse containers, generators, or equipment associated with the mobile food establishment operation.

This property has two (2) different zoning classifications due to an additional parcel being acquired recently. The applicant has the option to designate this additional parcel as T5 Sector (Urban Core) to match the other parcels and comply with the standards in the Smart Code.

GENERAL INFORMATION:
Current Zoning: T5 (Urban Center) and GC-3-C (General Commercial)

Size and Location: The property is located on the east side of N US 183, within Old Town, including approximately 1.56 acres.

Surrounding Area: This property is located north of E. Broade Street and west of N. Gabriel Street, between residential homes on the north and east side.

COMPREHENSIVE PLAN:
Applicable Comprehensive Plan goal statements

- Encourage development and activity in Old Town with locally owned and unique shopping, dining, and entertainment opportunities.

Applicable Future Land Use categories:
Old Town

- Old Town as a future development category is intended for a mix of uses that keeps Leander historic center interesting and dynamic. New development and redevelopment within Old Town should be designed in harmony with the existing character that acknowledges Leander's heritage. This includes older buildings and historic, contributing structures along with a mix of new and adaptive reuse buildings.

Old Town buildings are to be activated towards the street, encouraging walkability, eating establishments, central gathering spaces, and civic conversation. Old Town is scaled-down urban without on-site parking requirements, high impervious cover yet green space, street tree canopy and safe mix of vehicles and pedestrians. Old Town character includes small businesses, professional office, entertainment, shopping, arts and culture elements, and civic activity, each contributing to daytime and evening buzz.

An assortment of residential is suitable and encouraged based on the context, focused on a balance of scale between building, site and streets. In the core, urban lofts and townhouses are appropriate; in the south and east districts, across US 183, attached and detached housing may be appropriate with design context and limitations.

PUBLIC NOTIFICATION:
In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, 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 five hundred (500') feet as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet are also required to be contacted.

Neighborhood outreach was conducted by mail in December of 2023. A total of thirteen (13) residents/property owners within five hundred (500') feet were informed and no responses were received. Following coordination with Staff during the review of the proposal, an additional letter was sent in January of 2024 with no updates received.

Please see the full report from the applicant attached as Exhibit 8.

HISTORY/TIMELINE:
09/22/2005 – TOD Zoning Approved

APPLICANT/AGENT:
Erin Lemovitz on behalf of 5th Element Brewing (Michael Brune)

RECOMMENDATION:
As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed SUP request;
2. Deny the proposed SUP request; or
3. Approve an alternative request that may include modifications to the SUP request such as limited hours of operations, different time frame, or alternative lighting.

Staff recommends Option 1 listed above – Approve the proposed SUP request. Staff made this recommendation based on compatible land use types with the Old Town district. The Old Town Master Plan describes this area as "Railway East," which delineates this district as to "…contain a mix of land uses, including ground-floor commercial land uses such as dining and shopping destinations." The proposed SUP would encourage a connection to the existing railroad line, while promoting Old Town, as it states in the Old Town Master Plan, as a "…destination with strong support in increasing nightlife, weekend activities, festivals, and events."

PRESENTER:
Sydnie Hansen, Assistant Planner

Attachments:

1. Z-25-0167 Att 1 Letter of Intent - 5th Element SUP
2. Z-25-0167 Att 2 Current Zoning - 5th Element SUP
3. Z-25-0167 Att 3 FLU Map - 5th Element SUP
4. Z-25-0167 Att 4 Public Notification Map - 5th Element SUP
5. Z-25-0167 Att 5 Aerial Map - 5th Element SUP
6. Z-25-0167 Att 6 Utilities Map - 5th Element SUP
7. Z-25-0167 Att 7 Conceptual Site and Layout Plan - 5th Element SUP
8. Z-25-0167 Att 8 Neighborhood Outreach Summary - 5th Element SUP

February 11, 2025

Erin Lemovitz

100 E Evans St Leander, TX, 78641

dug@pottopint.com

508-735-6491

City of Leander Residents, Council and Board members. 105 Brushy St, Leander, XT 78641

Subject: Letter of Intent for Old Town Community Gathering Space Development.

Dear City of Leander Residents, Council and Board members, I hope this letter finds you well. I am writing to express our sincere interest in contributing to the development of the Old Town community through the establishment of a vibrant gathering space with a unique Beer Garden, to be operated by 5th Element Brewing. Our vision for the Old Town community gathering space encompasses a multifaceted development aimed at fostering a sense of community and providing diverse recreational opportunities for residents and visitors alike. The key components of our proposed development include:

1. **Beer Garden by 5th Element Brewing: ** We propose to create a distinctive beer garden area that showcases the craftmanship of 5th Element Brewing. This space will serve as a hub for socializing and enjoying high-quality, locally brewed beverages.

2. **Outdoor Seating and Entertainment: * The gathering space will feature ample outdoor seating arrangements, creating a welcoming environment for people to relax, socialize, and enjoy the surroundings. Live music performances on a stage, Movie and Game nights will further enhance the entertainment experience. Providing a tent to protect our stage and local art work.

3. **Food Truck Park:-outdoor cooking space for cooking lessons or community events * A designated area will be allocated for food trucks offering a variety of culinary delights, ensuring a diverse range of dining options for the community

4. **Kids Park and Dog Park: * Family-friendly elements are integral to our vision, and we plan to include dedicated spaces for both children and pets. A well-designed kids park and dog park will cater to the needs of families and pet owners in the community.

5.Arcade space with games and various forms of family friendly entertainment

6.food providers

7 community garden and nursery for growing botanicals

CASE: Z-25-0167 **ATTACHMENT 2** **5TH ELEMENT BREWING SUP**

Current Zoning

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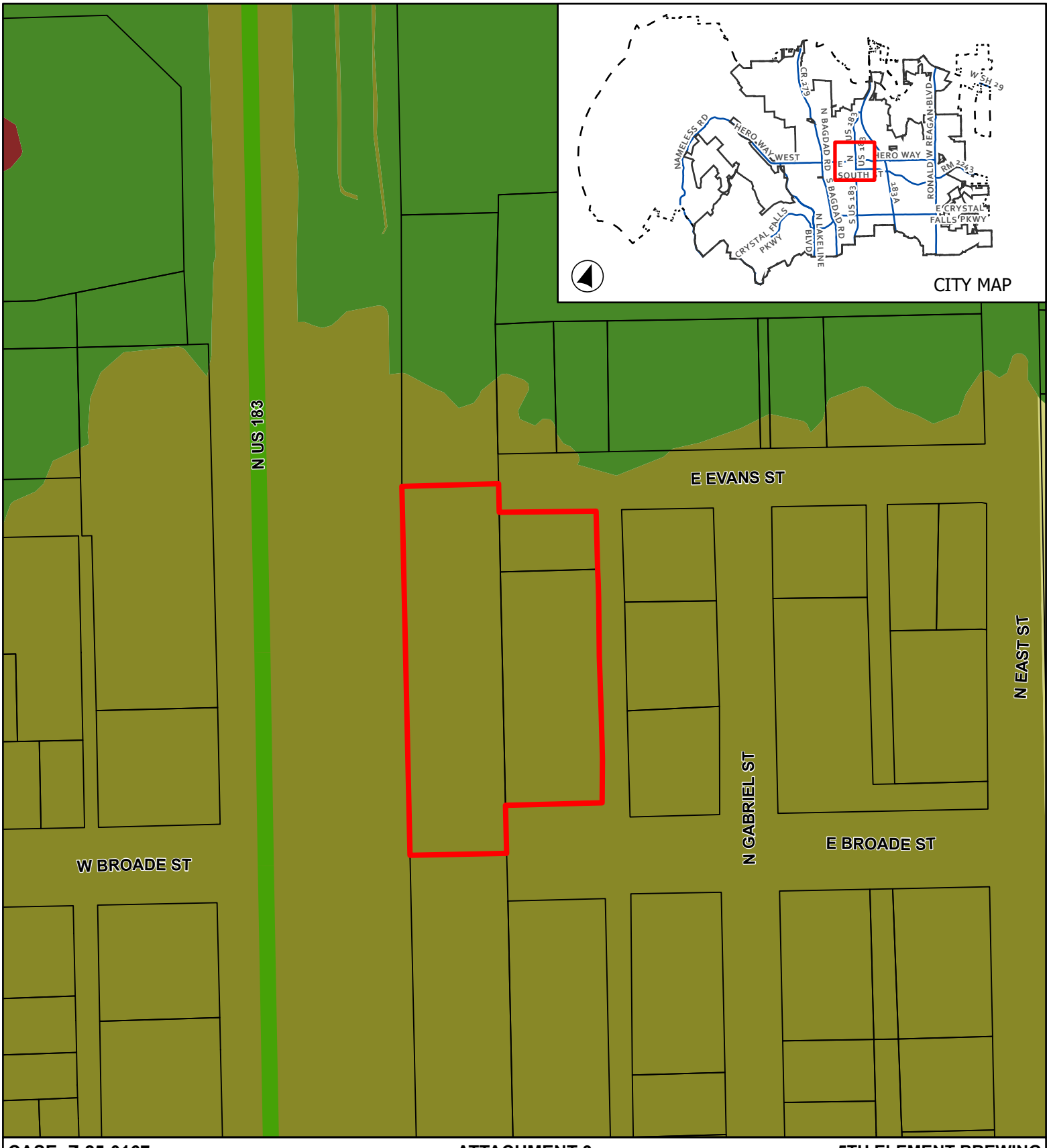
0 120 240

Feet

City Limits
ETJ
Subject Boundary

Current Zoning
GC - General Commercial

PUD - Local Commercial
OS - Open Space
S2 - Station Sector
T4 - Genral Urban
T5 - Urban Center



CASE: Z-25-0167 **ATTACHMENT 3** **5TH ELEMENT BREWING SUP**

Future Land Use Map

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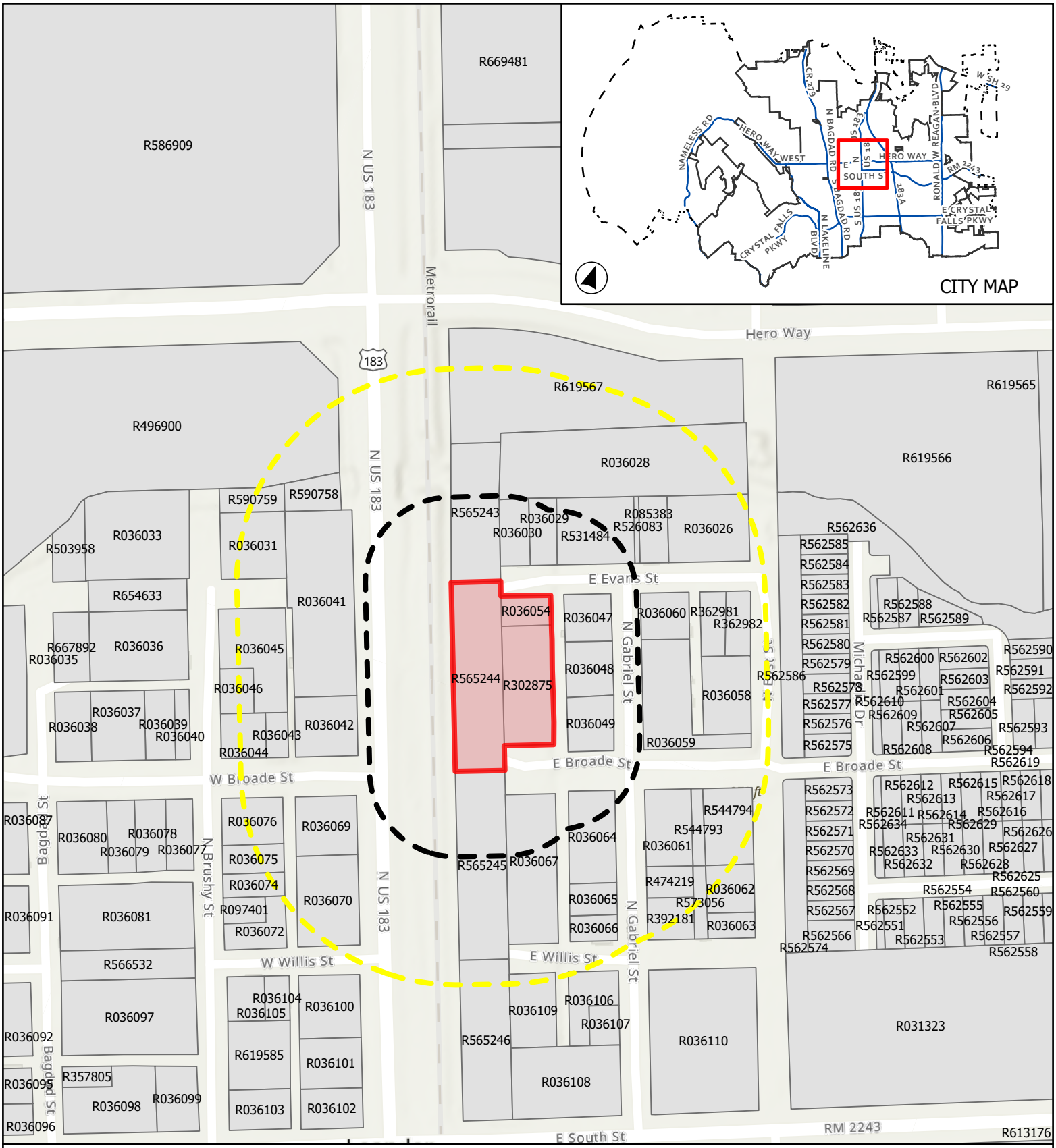
0 50 100
Feet

- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 6 Lane, Existing
- Activity Center
- Old Town
- Urban Mixed Use
- Greenway



CASE: Z-25-0167 **ATTACHMENT 4** **5TH ELEMENT BREWING SUP**

Public Notification

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0 105 210

Feet

City Limits

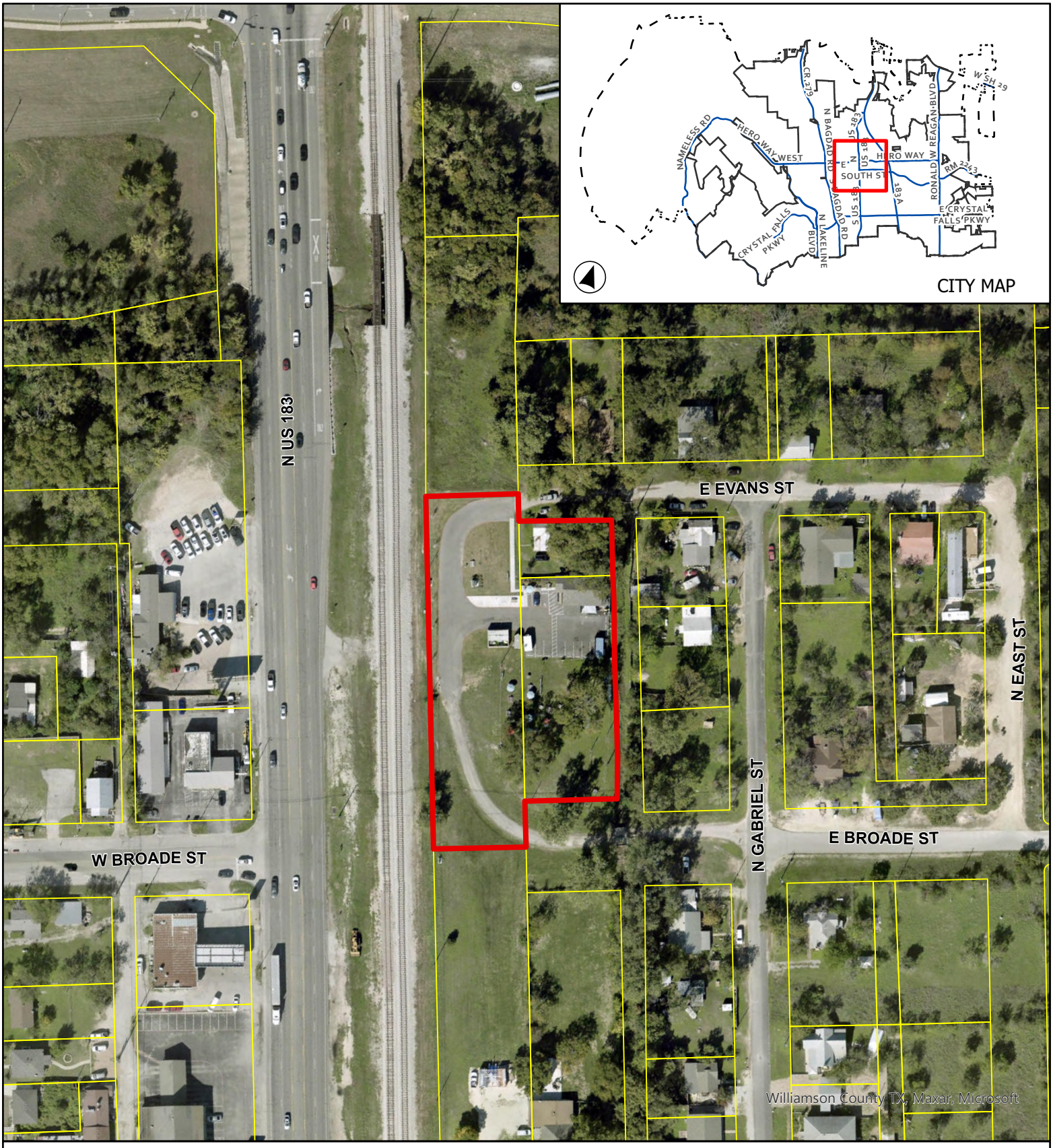
ETJ

Subject Boundary

Notification Buffer

200'

500'



CASE: Z-25-0167 **ATTACHMENT 5** **5TH ELEMENT BREWING SUP**

Aerial Map

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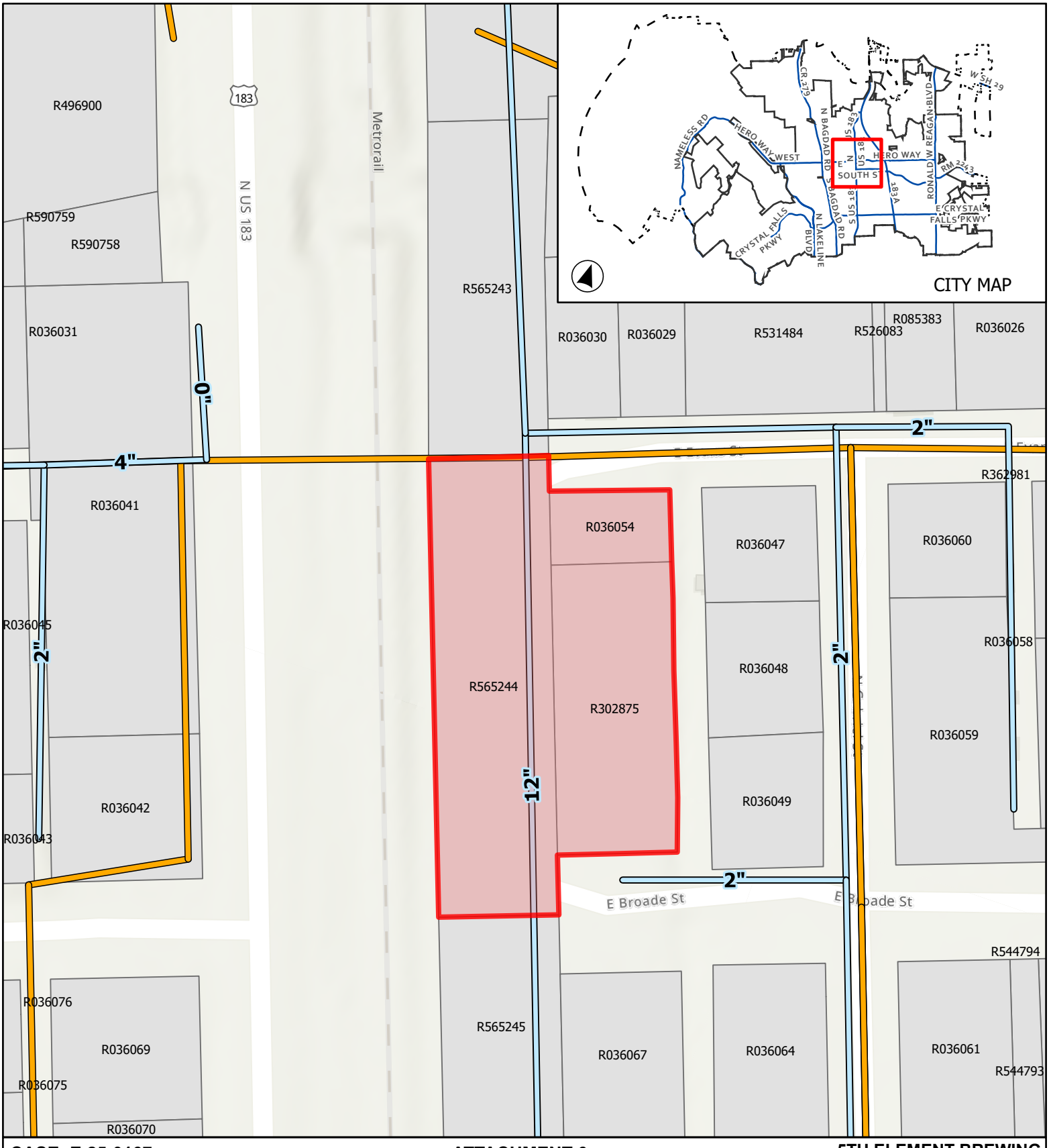
0 55 110

Feet

Leander City Limits

Subject Boundary



CASE: Z-25-0167 **ATTACHMENT 6** **5TH ELEMENT BREWING SUP**

Utilities Map

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0 45 90

Feet

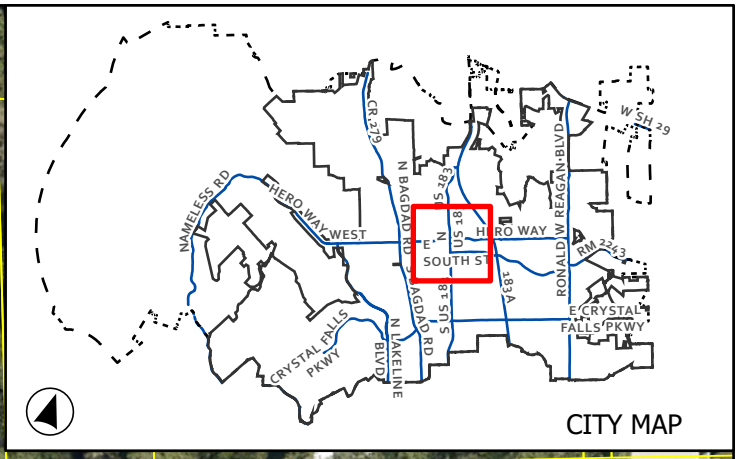
- City Limits
- ETJ
- Subject Boundary
- Waste Water Line
- Water Main Line

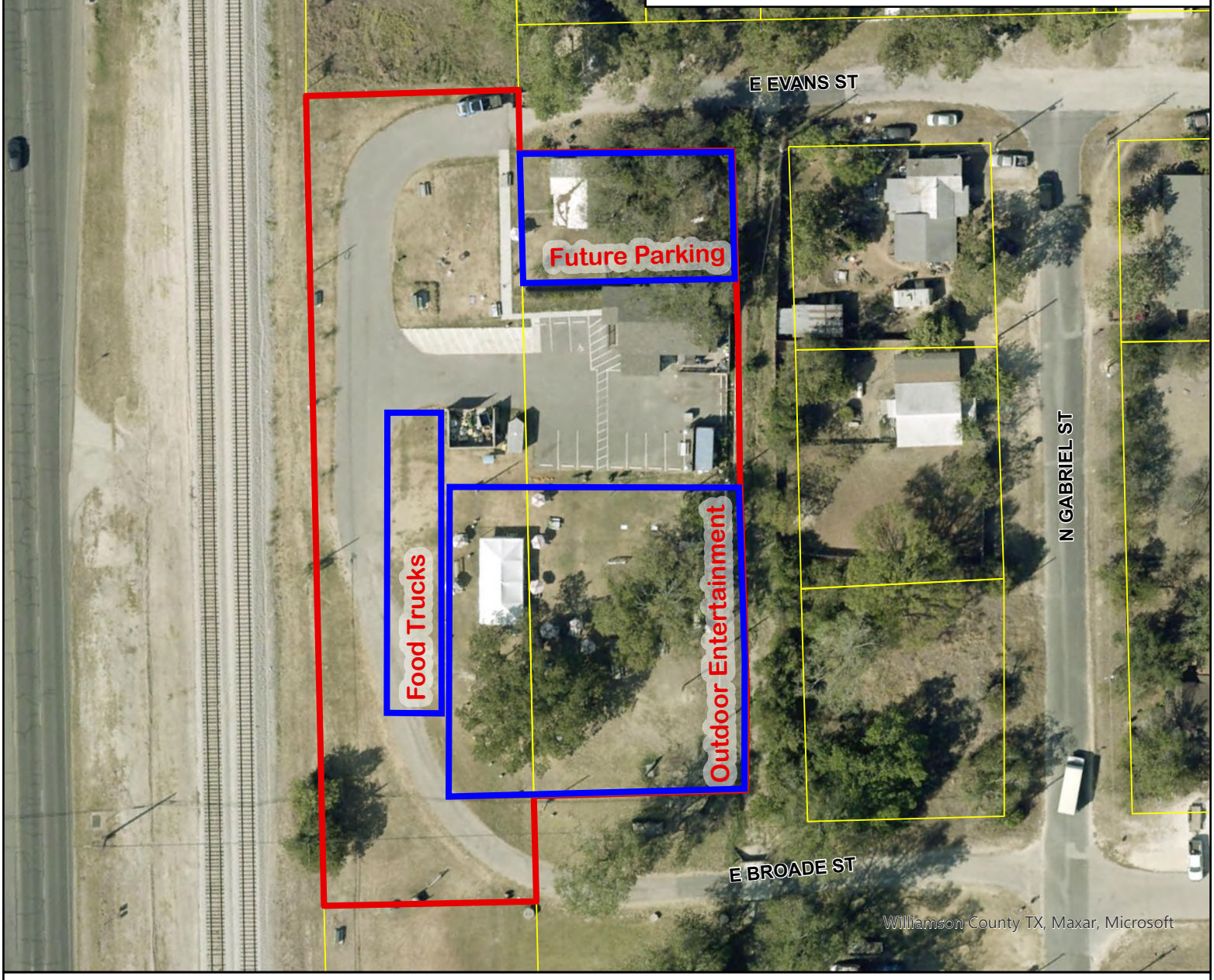
NOTE: This plan is conceptual and has not been reviewed for compliance with the Subdivision Ordinance, Composite Zoning Ordinance, or TOD Ordinance Requirements.

Permitted uses include:

1. Outdoor Entertainment and Special Event Space.
2. Farmer's market
3. Mobile Food Establishment Park

Time limit for this Special Use Permit shall be ten (10) years.





CASE: Z-25-0167

5TH ELEMENT BREWING
SPECIAL USE PERMIT

Conceptual Plan

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 25 50
Feet

- Leander City Limits
- Subject Boundary
- Conceptual Plan

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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.

total of 13 property owners within 500 ft of property were informed of the special use permit. December 28th 2023 @ 10:59am mail was sent to all property owners.

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.

13 property owners / located within 500ft of the property owned
via mail / letter has been uploaded to City Hub.
Letter requested to call w/ comments or concerns or to stop by the brewery and discuss.

3. What concerns were raised during these communications?

no concerns raised by property owners

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

None/Not Applicable

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

Signature: _____ Date 11 Feb 2025

Mike Brune 100 E Evans St
Leander, TX, 78641
Mike@5thelementbrewing.com 512-922-3849
01/22/2024
City of Leander Residents, Council and Board members. 105 Brushy St, Leander, XT 78641
Subject: Letter of Intent for Old Town Community Gathering Space Development.
Dear City
of Leander Residents, Council and
Board members,
I hope this letter finds you
well. I am writing to express our sincere interest
in contributing to the development of the Old Town community
through the establishment of a vibrant
gathering space with a unique Beer Garden, to
be operated by 5th Element Brewing
Our vision for the Old Town community gathering space encompasses a multifaceted development aimed at fostering a sense of community and providing diverse recreational opportunities for residents and visitors alike. The key components
of our proposed
development include:
1. **Beer Garden by 5th Element Brewing: **
We propose to create a distinctive beer garden area that showcases the craftmanship of 5th Element
Brewing. This space will
serve as a hub for socializing and enjoying high-
quality, locally brewed beverages.
2. **Outdoor Seating and Entertainment: *
The gathering space will feature ample outdoor seating arrangements, creating a welcoming environment for people to
relax, socialize, and enjoy the surroundings. Live music performances on a stage, Movie and Game nights will further enhance the
entertainment experience.
3.
**Food
Truck
Park: *
Adesignated area wil be allocated for food trucks offering avariety of culinary delights, ensuring a diverse range of dining options for the community

4. **Kids Park and Dog
Park: *
Family-friendly elements
are integral to our vision, and we plan to include
dedicated spaces

for both children and pets. A well-designed kids park and dog park will cater to the needs of families and pet owners in the community.

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0179 to amend the current zoning of GC-3-C (General Commercial) to adopt the Crossroads PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on three (3) parcels of land approximately 20.726 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032150, R032157, and R462464; and generally located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0179 as described above.

BACKGROUND:
This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to adopt a PUD (Planned Unit Development) that would incorporate uses that are allowed within the HC (Heavy Commercial) use component. The PUD would allow for additional outside storage located between the buildings and screened from view. The proposal complies with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Center identified by the Comprehensive Plan.

GENERAL INFORMATION:
Current Zoning: GC-3-C (General Commercial)
Proposed Zoning: Crossroads PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial)

Size and Location: The property is located near the intersection Bagdad Road and Hero Way West, including approximately 20.726 acres.

Surrounding Area: This property wraps around the Texaco and Leander Quick Mart at the intersection of Bagdad and Hero Way West. There is a daycare and senior center located along the east on Badgad Road, and more commercial and industrial uses are located across Bagdad Road.

Previous Zoning Cases:
The following zone cases were previously submitted for this property:

- 03-Z-017 requested a zone change from R-4 (Multi-Family Residential) to C-4 (Light Commercial Manufacturing and was approved on 12/18/2003.
- 04-Z-016 requested a zone change from R-1 (Single-Family Residential) to C-2 (Heavy Commercial) and was approved on 07/15/2004.
- 07-Z-015 requested a zone change from SFU-2-B (Single-Family Urban) to GC-3-C (General Commercial) and was approved on 07/19/2007.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) 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 square feet

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 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

1. A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.
2. This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
3. This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
4. Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: Three (3) or more architectural features.

Intent:

1. The Type C architectural component is intended to be utilized only in the LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components for intermediate quality development.
2. Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
3. This component is not intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those that may be adjacent to less restricted districts.

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

NEIGHBORHOOD CENTER

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

  Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

  Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

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 five hundred (500') feet 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.

The applicant sent letters to the property owners and HOA's within five hundred (500') feet on September 24, 2025. Following the submittal of the application, two residents have reached out with questions but no concerns have been shared.

Please see the full report from the applicant attached as Exhibit 9.

HISTORY/TIMELINE:
12/18/2003 - Zoning Approved (Parcels R462464, R524559, & R524558)
07/15/2004 – Zoning Approved (Parcel R032157)
07/19/2007 - Zoning Approved (Parcel R032150)

APPLICANT/AGENT:
Goode Faith Engineering (Anthony Goode) on behalf of Idea Public Schools (Kathleen Zimmermann).

RECOMMENDATION:
As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed zoning case;
2. Deny the proposed zoning case; or
3. Approve an alternative request that may include modifications to the allowed or prohibited uses or additional standards.

Staff recommends Option 1 listed above – approve the zoning request. Staff made this recommendation based on the proposal being compatible with the surrounding uses and the Future Land Use map.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-25-0179 Att 1 Letter of Intent - Crossroads PUD
2. Z-25-0179 Att 2 Current Zoning - Crossroads PUD
3. Z-25-0179 Att 3 FLU Map - Crossroads PUD
4. Z-25-0179 Att 4 Public Notification - Crossroads PUD
5. Z-25-0179 Att 5 Proposed Zoning - Crossroads PUD
6. Z-25-0179 Att 6 Aerial Map - Crossroads PUD
7. Z-25-0179 Att 7 Utilities Map - Crossroads PUD
8. Z-25-0179 Att 8 PUD Notes - Crossroads PUD
9. Z-25-0179 Att 9 Neighborhood Outreach - Crossroads PUD

September 2, 2025

City of Leander Planning
PO Box 319
Leander, TX 78641

RE: Crossroads PUD Zoning Change Letter of Intent (Z-25-0179)

Goode Faith Engineering is submitting a PUD Zoning application for Crossroads. This 21-acre property consists of three parcels and is located at the southwest corner of North Bagdad Road and Hero Way. This property is currently zoned GC-3-C, however the purchase agreement/sellers contract with our client does not allow for a more restrictive zoning therefore we are requesting a zoning change to include some of the Heavy Commercial (HC) uses included in the PUD notes.

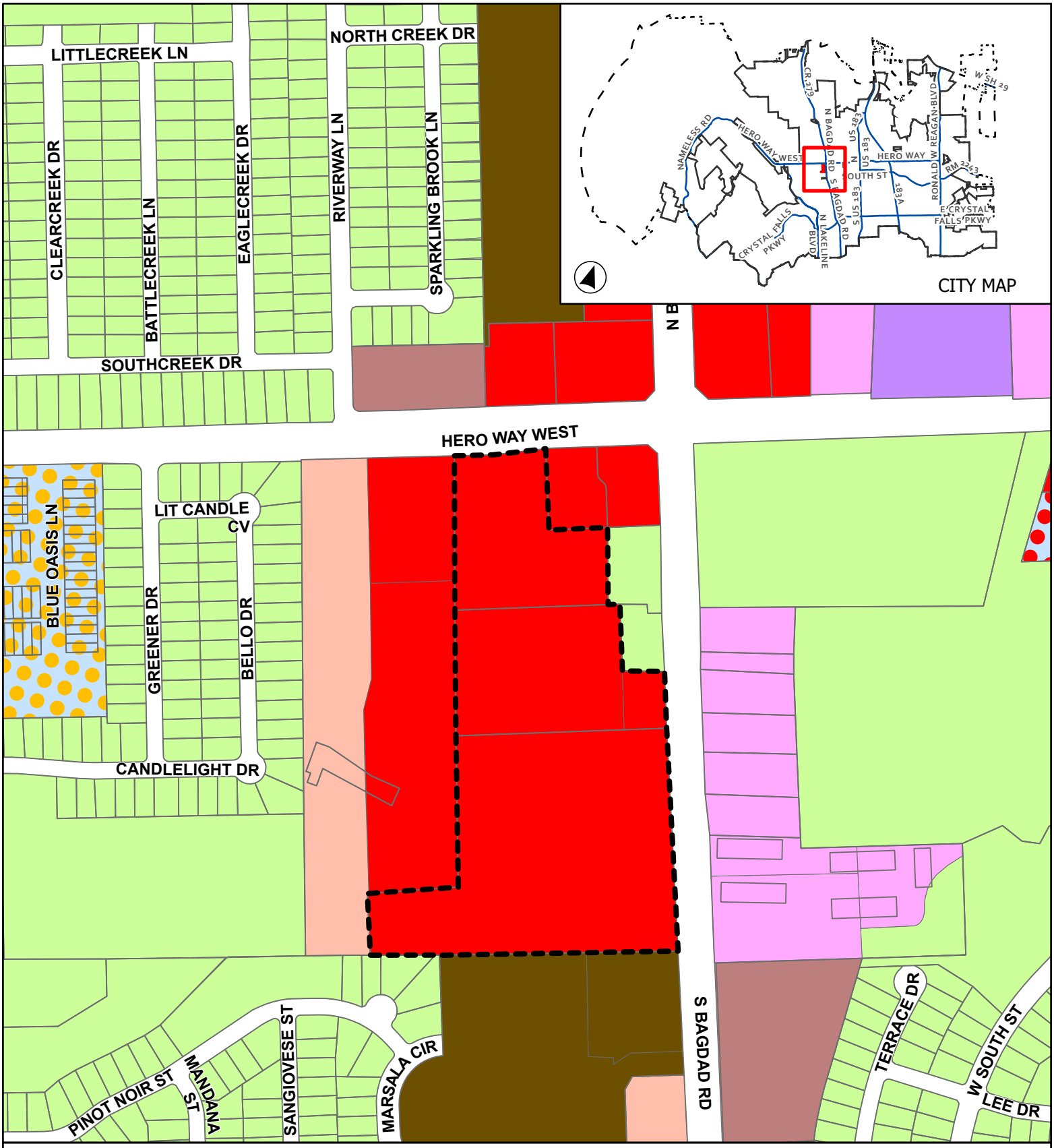
This PUD Zoning application includes Exhibit A describing the proposal and the property is shown in Exhibit B & C. It consists of 3 tracts of land that with approximately 280'of frontage on Hero with a shared driveway and then about 850' of frontage on Bagdad Road. Only about 300'of the Bagdad Frontage is usable as the rest is within a floodplain. The Floodplain bisects the southern portion of the property limiting the total developable area to about 13 acres. The site has a relative high point about 400' from Hero sending drainage to the north/Hero. The rest of the property drains to the creek/floodplain to the south. There are some large trees in the southern half of the tract but many appear to be diseased/dying/dead. The tracts are currently vacant and have not been used for agriculture/grazing for sometime (fences are down). There appears to have been a home on the site but that was removed in 2017+/-.

The intent of this Zoning change is to allow the proposed Flex development as seen in the schematic land plan (Exhibit C) requiring some Heavy Commercial uses as defined by the City of Leander Zoning Ordinances.

Please contact me at 972.822.1682 or anthony@goodefaitheng.com if you have any questions.

Sincerely,

Anthony Goode, PE



CASE: Z-25-0179 **ATTACHMENT 2** **CROSSROADS PUD**

Current Zoning

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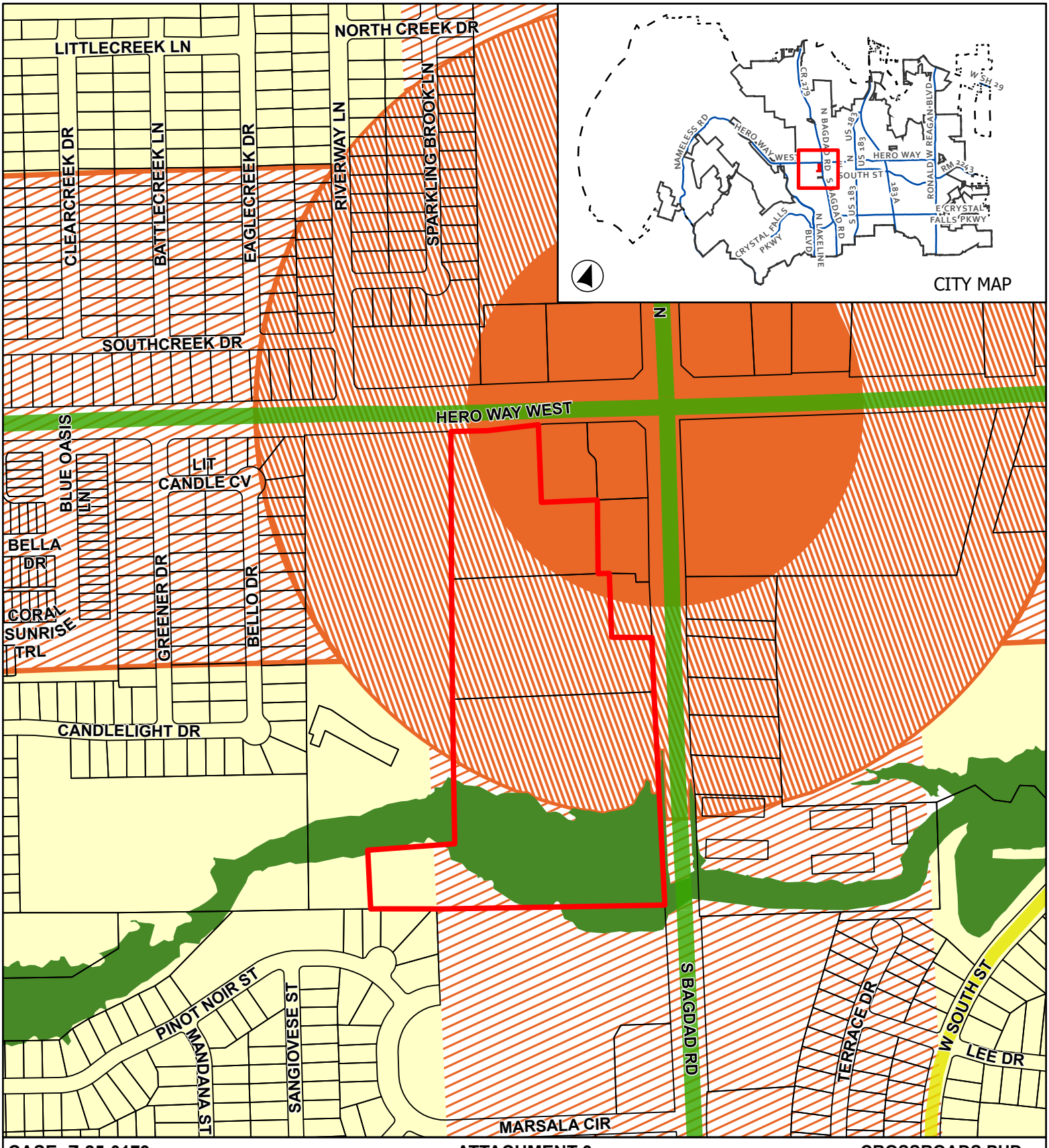
0 325 650

Feet

City Limits
ETJ
Subject Boundary

Current Zoning

SFU - Single-Family Urban
MF - Multi-Family
LO - Local Office
LC - Local Commercial
GC - General Commercial
HC - Heavy Commercial
HI - Heavy Industrial
PUD - Townhomes
PUD - General Commercial



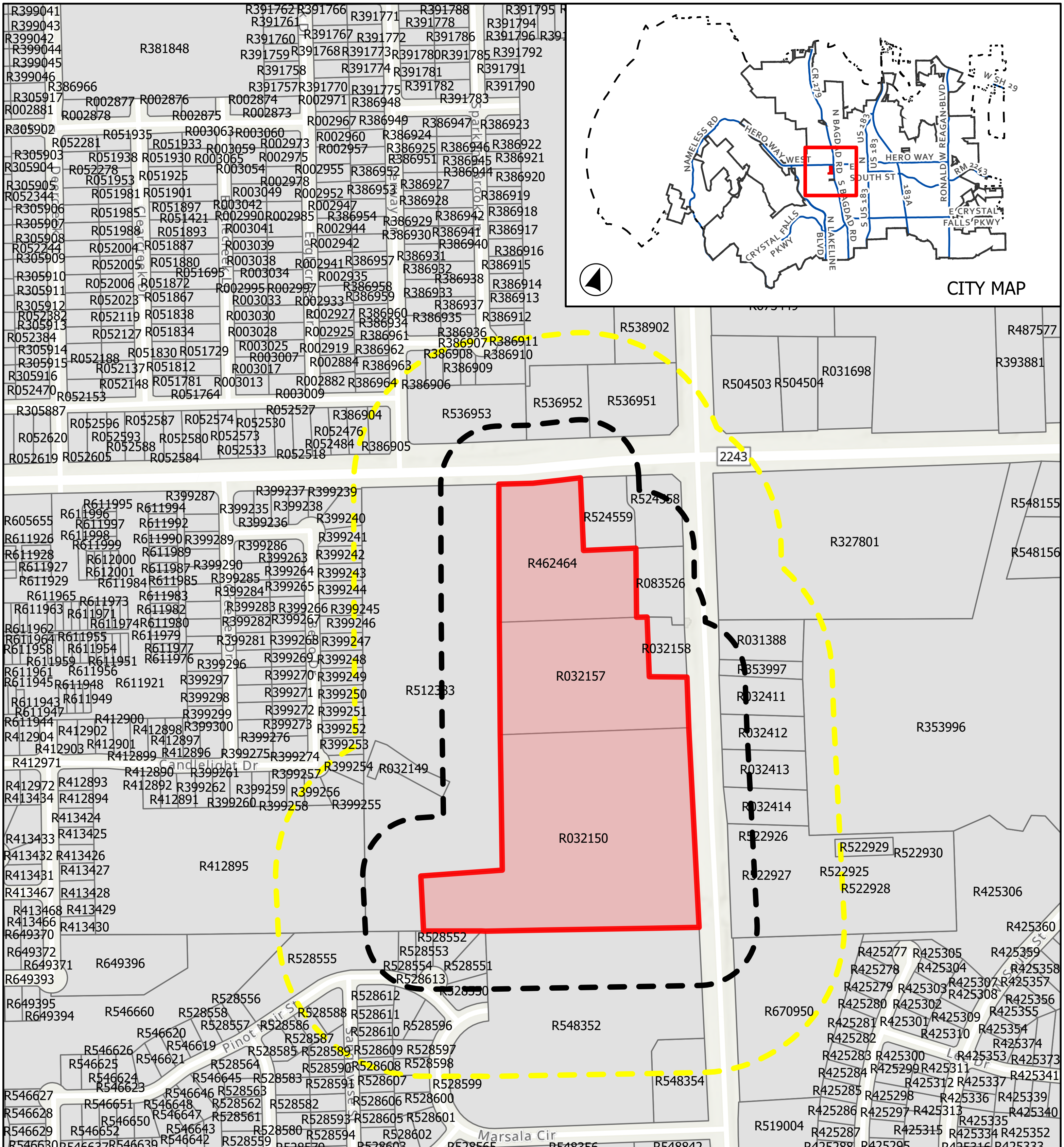
CASE: Z-25-0179 **ATTACHMENT 3** **CROSSROADS PUD**

Future Land Use 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

- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 6 Lane, Existing
- Collector, Existing
- Neighborhood Residential
- Neighborhood Center - Solid
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Greenway
- Parks and Preserves



CASE: Z-25-0179 | **ATTACHMENT 4** | **CROSSROADS**

Public Notification

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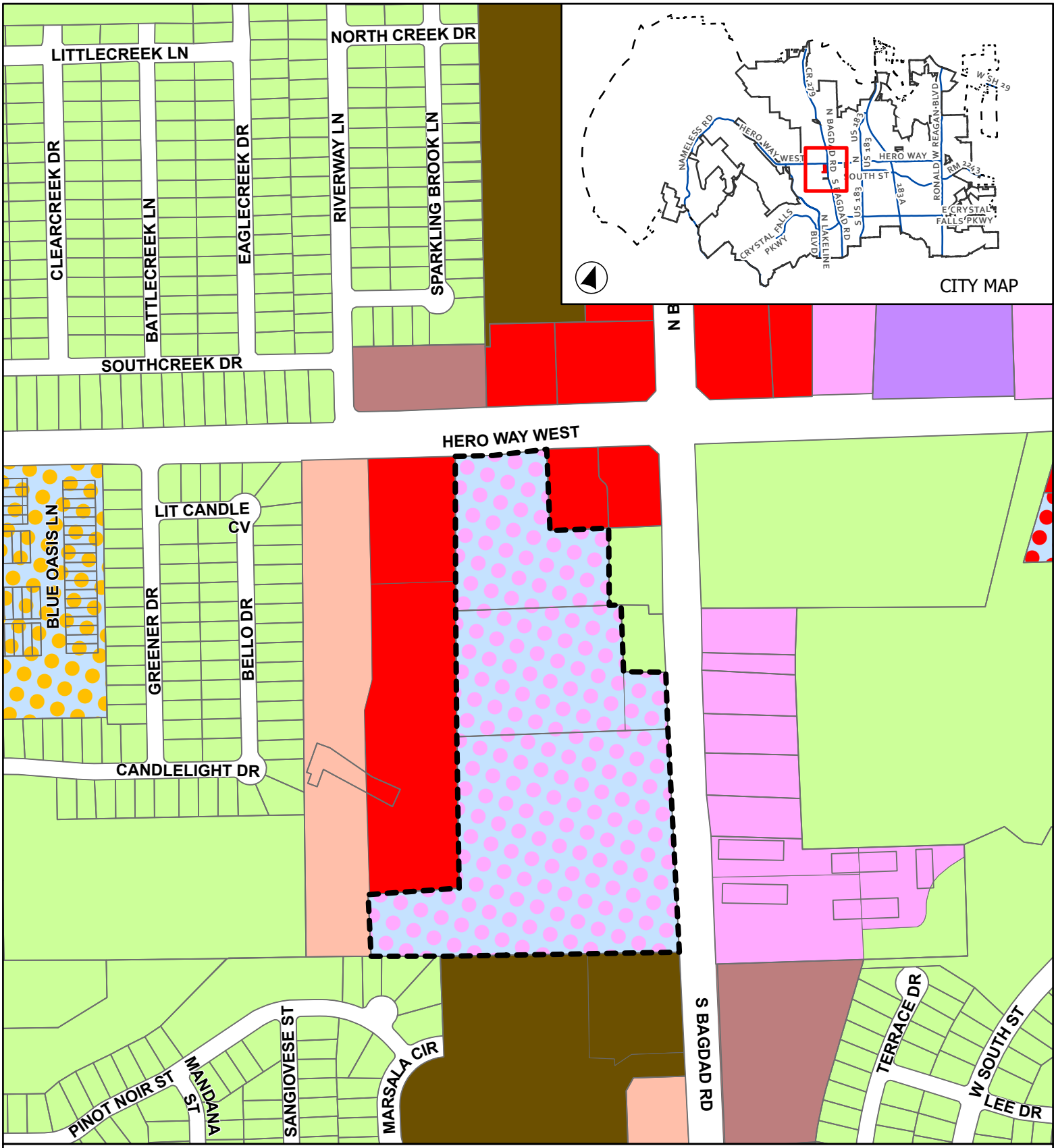
0 180 360
Feet

City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-25-0179 **ATTACHMENT 5** **CROSSROADS PUD**

Proposed Zoning

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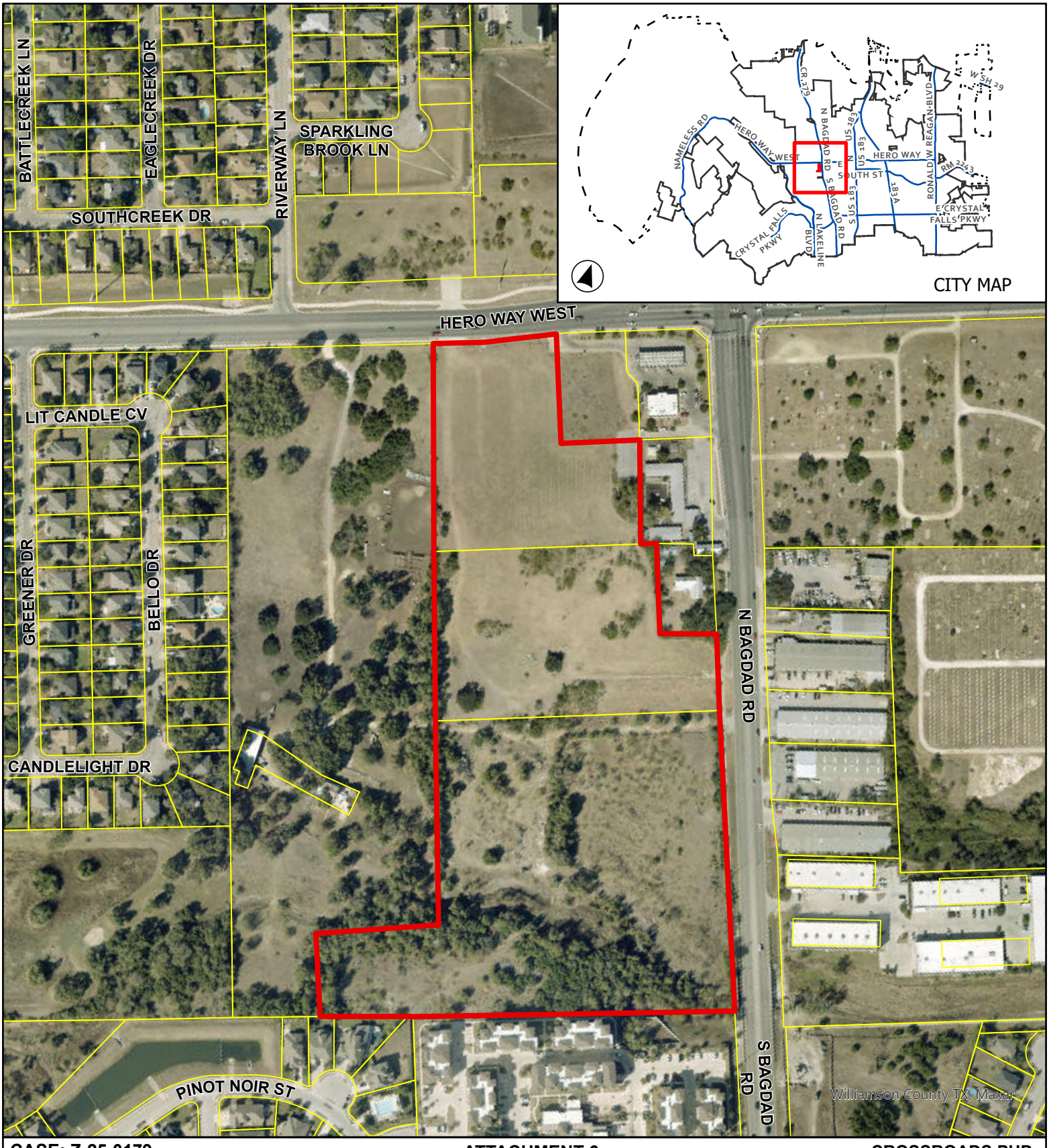
0 325 650

Feet

- City Limits
- ETJ
- Subject Boundary

Proposed Zoning

- SFU - Single-Family Urban
- MF - Multi-Family
- LO - Local Office
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Townhomes
- PUD - General Commercial
- PUD - Heavy Commercial



CASE: Z-25-0179 **ATTACHMENT 6** **CROSSROADS PUD**

Aerial Map

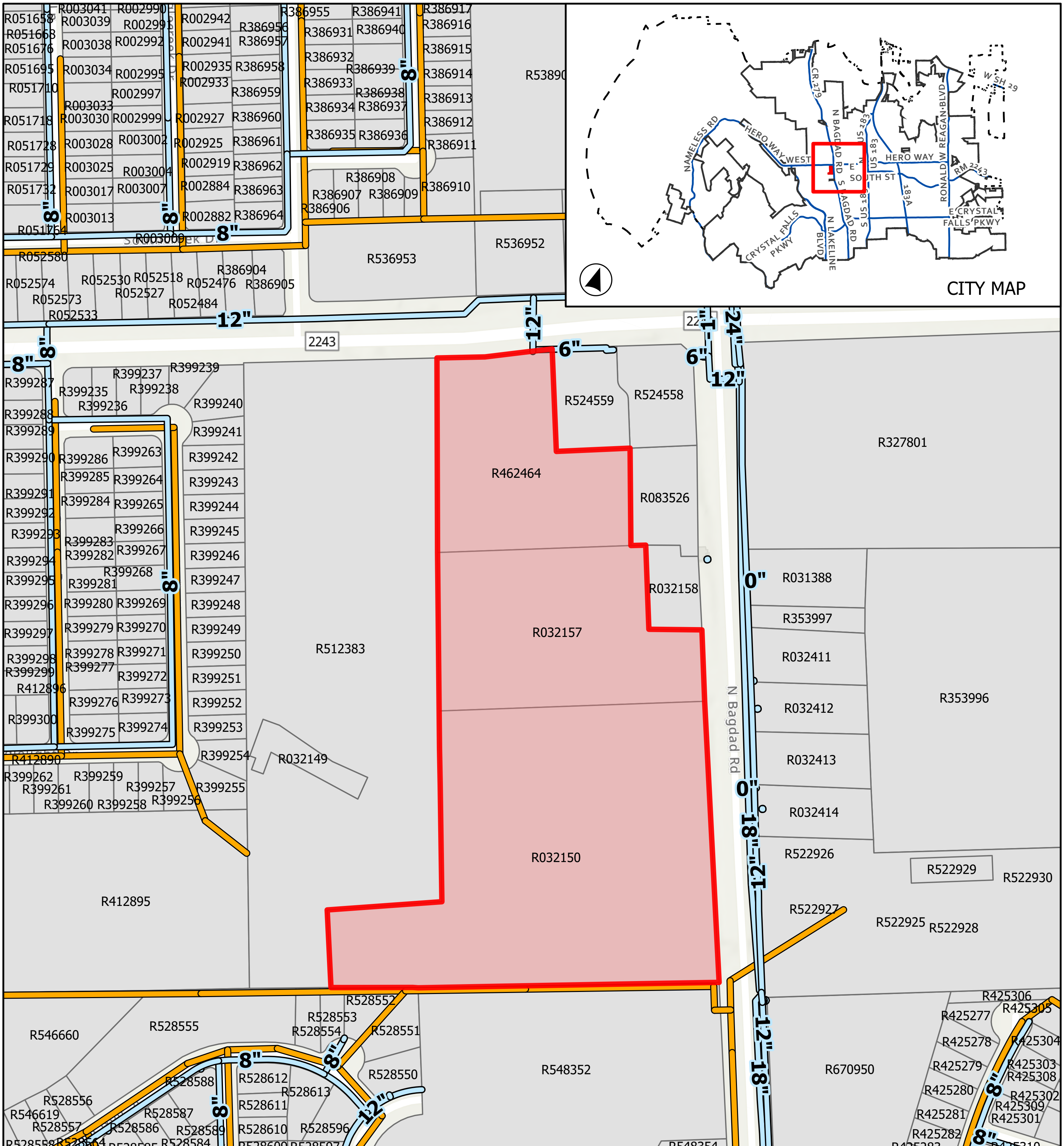
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

0 115 230

Feet

Leander City Limits

Subject Boundary



CASE: Z-25-0179

ATTACHMENT 7

CROSSROADS PUD

Utilities Map

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0 125 250

Feet

City Limits
ETJ
Subject Boundary
Waste Water Line
Water Main Line

EXHIBIT A

Crossroads Planned Unit Development

A. Purpose and Intent

1. The Crossroads PUD is comprised of approximately 21 acres, as shown in **Exhibit B.** The development of this property includes General Commercial uses with allowances for specific uses found in the heavy commercial zoning.

B. Applicability and Base Zoning

1. All aspects regarding 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 purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

   GC-3-C (General Commercial)

C. Conceptual Site Layout & Land Use Plan

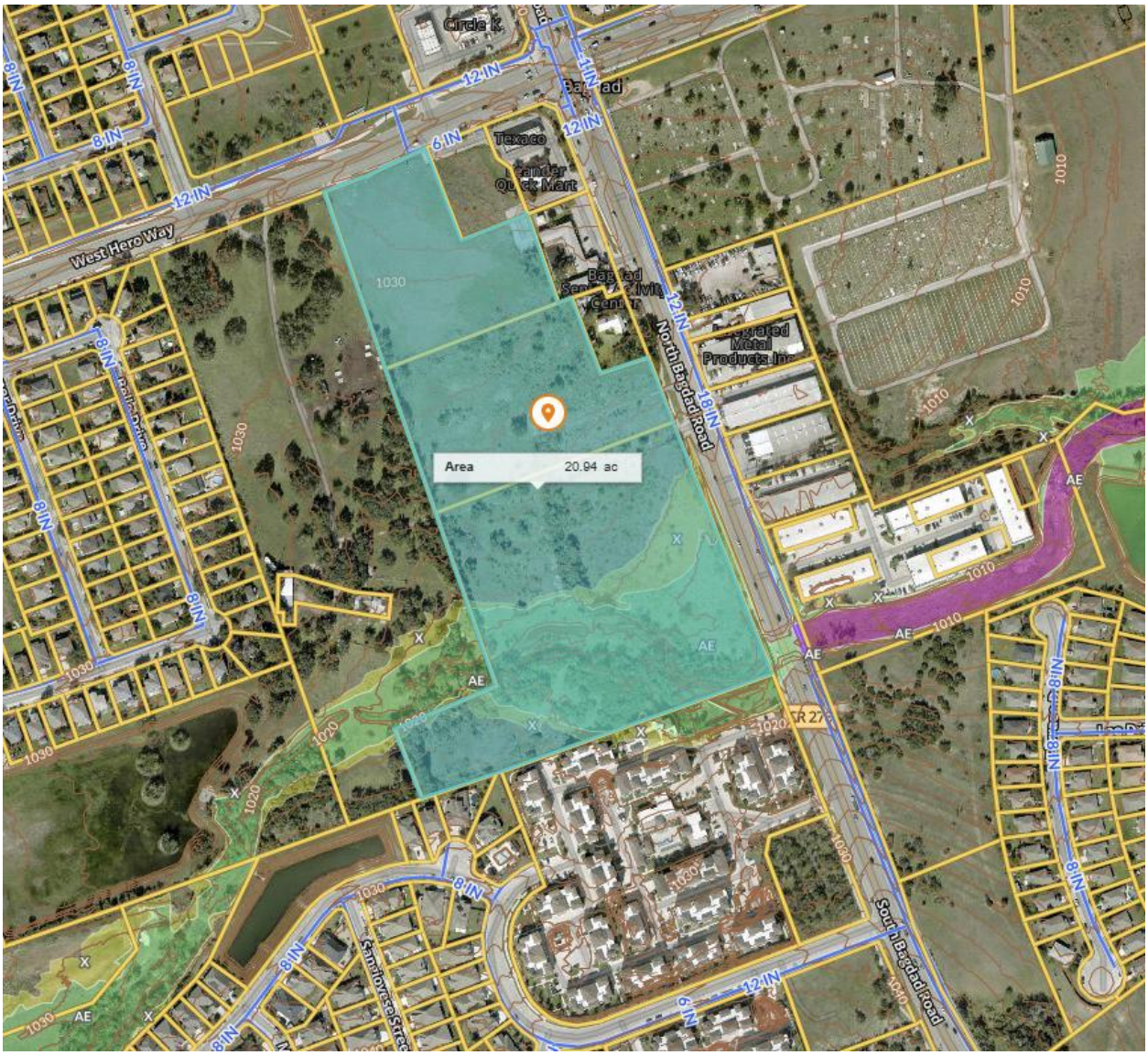
1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted with the GC (General Commercial) use component per the Leander Composite Zoning Ordinance and the follow uses shall also be allowed:
   a. Contractor and building material storage
   b. Manufacture, assembly or processing of materials not classified as hazardous by the Fire Chief
   c. Research, Testing, and Development Laboratory
   d. Retail Sales, second hand resale, and services
   e. Golf cart sales, rental or leasing, repair
   f. Warehouse and limited distribution such as local distribution
   g. Wholesale activities

2. Outdoor Storage in accordance with Type 4 site component as described in the Composite Zoning Ordinance is allowed internal to the site. The storage areas shall be located behind the buildings, where it is not visible from neighboring properties or the roadways.

EXHIBIT B


Area 20.94 ac
West Hero Way
North Baldad Road
South Baldad Road
Texaco
Circle K
12 IN
8 IN
6 IN
18 IN
1030
1020
1010
AE

HEADWATER

Exhibit C:
Conceptual Site Layout & Land Use Plan

Leander, TX

Bagdad Road

Hero Way

Building 1

Building 2

Building 3

Building 4

GC-3-C

Detention

TRUE NORTH

Graphic Scale: 1 inch = 150 feet

0 150' 300'

ALLIANCE ARCHITECTS

2025-09-22

" This plan is conceptual and has not been reviewed for compliance with the Subdivision Ordinance, Composite Zoning Ordinance, or TOD Ordinance Requirements

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.

   Letters will be sent via certified mail on September 24, 2025.

   See letter that was uploaded to HUB.

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.

   Property owners (see Excel list) and HOA's (shown below) were notified.

   CARNEROS RANCH RESIDENTIAL COMMUNITY INC

   WESTWOOD (LEANDER) HOMEOWNERS ASSOCIATION INC

3. What concerns were raised during these communications?

   No concerns have been raised to date.

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

   No concerns have been raised to date.

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

Signature: _____ Date 9/23/2025

September 23, 2025

Dear Neighbor,

Goode Faith Engineering has submitted a zoning change request on behalf of Headwater Companies for Property IDs R462464, R032157, & R032150. The 21-acre property is located at the SW corner of West Hero Way and North Bagdad Road with frontage on both streets (does not include the 4 smaller tracts at the corner totaling 3.5 acres) and is within 500 feet of your property. We are requesting to amend the current zoning of GC-3-C to a PUD with a base zoning of GC-4-C in the back and retain the front 150' as GC-3-C with allowances for the following uses from Heavy Commercial in the GC-4-C portion:

- Contractor and building material storage (not within 1st 150')
- Manufacture, assembly or processing of materials not classified as hazardous by the Fire Chief
- Research, Testing, and Development Laboratory
- Retail Sales, secondhand resale, and services
- Warehouse and distribution
- Wholesale activities

In the coming weeks you will receive a letter from the City of Leander regarding a Planning and Zoning Commission Public Hearing.

If you have any questions or would like more information about the project, please do not hesitate to contact me.

Sincerely,

Anthony Goode, PE
Anthony@GoodeFaithEng.com
972-822-1682

WEST HERO WAY
West Hero Way
NORTH BAGDAD ROAD
Area 20.94 ac
12-IN
8-IN
18-IN
AE

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land approximately 0.36 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0183 as described above.

BACKGROUND:
This request is the first step in the zoning process. This property was previously utilized as a day care center. The current property owner has since converted a portion of the structure to include residential in addition to the day care center and increased the height of the fencing along Bagdad Road. The applicant has submitted a request to change the designated zoning district of their property in order to allow for two (2) key modifications:

1. Installation of a fence taller than three (3) feet in height along Bagdad Road; and
2. Inclusion of one (1) single-family residential unit within the primary structure.

The PUD (Planned Unit Development) zoning district allows applicants to request alternative standards to support their proposed development. The proposed base zoning does comply with the Comprehensive Plan and is appropriate for properties located in a multi-use corridor identified by the Comprehensive Plan.

Under Article III, Section 14 (b)(12) of the Composite Zoning Ordinance, one (1) single-family residential unit may be located above the first floor by right as an accessory use. In this request, the residential use would be located on the first floor along with commercial use.

This PUD also includes specific development standards regarding fencing. The applicant requests that Article VI, Section 16 (e) of the Composite Zoning Ordinance not apply to the portion of the property fronting on S. Bagdad Road. The property is divided so that the commercial access is taken County Cork Lane and the residential access is from S. Bagdad Road. The applicant is treating this portion of the property as the backyard area and they would prefer a taller fence. This proposal would still prohibit fencing over three (3) feet within the site line visibility triangle where the driveway connects to S. Bagdad Road but would allow the owner to keep the current six (6) foot fence located on the front property line adjacent to S. Bagdad Road.

GENERAL INFORMATION:
Current Zoning: GC-3-C (General Commercial)
Proposed Zoning: PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial)

Size and Location: The property is located at 2100 S. Bagdad Road, including approximately 0.36 acres.

Surrounding Area: This property is located at the intersection of S. Bagdad Road and County Cork Lane, on the southeast corner of the intersection. The County Glen neighborhood is located to the east of the property and to the west is Bagdad Road. The properties north and south of the subject property are zoned General Commercial. The property to the south is being used as residential and to the north is being used as office space.

PROPOSED ZONING DISTRICT:

USE COMPONENT

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (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 provide for **one (1) single-family unit and alternative fencing standards.** The contents of this PUD 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 (Local Commercial) 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 square feet

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 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

1. A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.
2. This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
3. This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
4. Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: Three (3) or more architectural features.

Intent:

(1) The Type C architectural component is intended to be utilized only in the LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components for intermediate quality development.

(2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
(3) This component is not intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:
Applicable Comprehensive Plan goal statements

- Maintain and/or improve affordability and diversity in the housing market.

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.

PUBLIC NOTIFICATION:
In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, 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 five hundred (500') as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet are also required to be contacted.

The applicant sent letters to all residents within the five hundred (500') foot boundary. Per the application's report, twenty-seven (27) out of forty-two (42) responded in favor of the proposal, and fifteen (15) have not responded. No concerns or issues have been received to date.

Please see the full report from the applicant attached as Exhibit #8.

HISTORY/TIMELINE:
01/20/1978 – Annexation (Original Incorporation)

APPLICANT/AGENT:
Mark Gillespie (Owner)

RECOMMENDATION:
As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed zoning case;
2. Deny the proposed zoning case; or

3. Approve an alternative request that may include modifications to the development standards in regard to the fence or the allowed/prohibited uses.

Staff recommends Option 3 listed above – Approve an alternative request that may include modifications to the development standards to remove the request to not apply the fencing standardse. Staff made this recommendation based on intent of Article III, Section 14 (b)(12) of the Composite Zoning Ordinance, which permits one (1) single-family residential unit as an accessory use provided that it is located above the first floor. In this case, staff believe that allowing the accessory residential unit on the first floor with the commercial use, still aligns with the overall intent of the ordinance and supports a flexible, mixed use development.

However, staff does not support the proposed alternative fence standards. The request to maintain a six (6') foot fence along S. Bagdad Road frontage does not meet the intent of the ordinance would be inconsistent with adjacent properties and established standards throughout the city. Fencing along major arterials is generally discouraged unless it consists of a masonry wall adjacent to a residential neighborhood in compliance with the setback requirements. While fencing may be permitted in certain cases for screening purposes, it is typically required be setback from the roadway to preserve visual continuity and maintain corridor aesthetics.

PRESENTER:
Justin Hunt, Senior Planner

Attachments:

1. Z-25-0183 ATT 1 Letter of Intent - 2100 S BAGDAD RD
2. Z-25-0183 ATT 2 Current Zoning - 2100 S BAGDAD RD
3. Z-25-0183 ATT 3 FLU Map - 2100 S BAGDAD RD
4. Z-25-0183 ATT 4 Public Notification - 2100 S BAGDAD RD
5. Z-25-0183 ATT 5 Proposed Zoning - 2100 S BAGDAD RD
6. Z-25-0183 ATT 6 Aerial Map- 2100 S BAGDAD RD
7. Z-25-0183 ATT 7 PUD Notes - 2100 S Bagdad
8. Z-25-0183 ATT 8 Neighborhood Outreach- 2100 S BAGDAD RD1

Letter of Intent
Zoning Change
2100 S. Bagdad Rd, Leander

Date: September 11, 2025

Subject: Letter of Intent - Zoning Change

From: Mark Gillespie

Our property located at 2100 S. Bagdad Rd, Leander, is currently zoned commercial GC-3-C (General Commercial) to accommodate for a commercial business, **Cheryl's Children's Garden Preschool (est. 2003).**

The Preschool was licensed to provide childcare for 59 children. As a result of COVID, our client enrollment was reduced. After COVID, we elected to keep enrollment lower. Consequently, several classrooms were closed and not used. My wife and I decided to move into and reside in the unused portion (approximately 1054 SF). This decision was logical and effective use of our resources.

This ***Letter of Intent*** is a provided to:

1. Request us to use a portion of this property as residential use, and
2. Request a waiver to the requirement that limits the fence over 3 feet in the side setback.
    a. **Justification for waiver.** The fence in question is located 31 feet along S. Bagdad Rd.

       Establishing our business as a daycare changed the footprint of our property. The daycare's front and main entrance is located on County Cork Lane where a circle drive is located (per recommendation of City Planners after we purchased the property). Therefore, the configuration of the property land use "rotated" making the original front yard (on S. Bagdad) the side-yard; and what was once the side yard (east side of property) became the property's "backyard." With the exception of the half-circle driveway and a 71' x 19' area on the east side, which is now our backyard, the "yards" are used as playgrounds/small play areas and in most areas the fence height is 6 feet. We have a 31' x 14' (434 square feet) area closest to S. Bagdad Rd. that is/has been used as a play area for many years. For a number of years, the fence

height in question (31' along S. Bagdad) was 4 foot pickets but after safety and security concerns raised by client-parents we replaced the 4 foot picket fence with 6 foot privacy panels (along Bagdad).

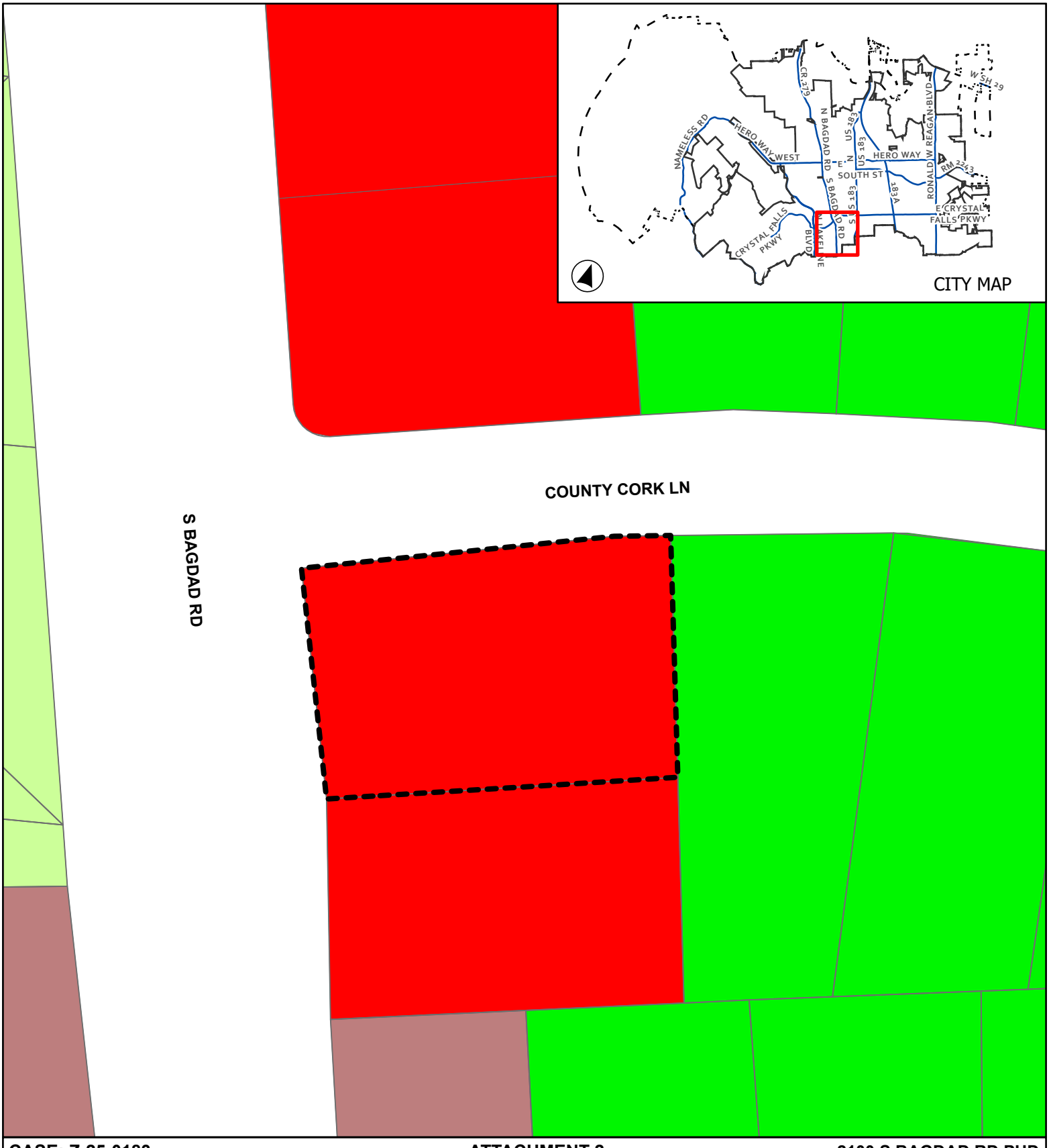
b. **Safety/Security Concerns.** It is important to point out that our property along S. Bagdad receives a lot of pedestrian foot and bike traffic along the grassy area extending onto our property:
    1. kids walking by and riding bikes on the grass, and
    2. older men who, almost daily, go to and from the corner store (on County Glenn) to make purchases.

    Also:
    - Vehicular traffic on S. Bagdad has increased exponentially.
    - Our next door neighbors (duplex) at 2102 S. Bagdad, park multiple cars and trucks (5-7) in their front yard and right up against my fence and property line which creates a tremendous eyesore! In the past, they have also driven in the grassy area between my fence and drainage ditch on S. Bagdad to access S. Bagdad because there were too many vehicles in their front yard for them to use their driveway. I have asked them to discontinue driving through my property and I eventually placed a concrete curb-stop between our properties to block their access.
    - Over the past 22 years, our mail box has been replaced 4 times – 2 times due to what appeared to be vehicles striking the mail box and two times due to what appeared to be vandalism by people using a pipe or bat.
    - We also frequently find broken bottles, trash and used syringes in the drainage ditch and pathway between the fence and ditch along S. Bagdad.

    For these reasons, we feel a 6 ft fence is warranted and is also desired by our client-parents.

Mark

Mark Gillespie



CASE: Z-25-0183 **ATTACHMENT 2** **2100 S BAGDAD RD PUD**

Current Zoning

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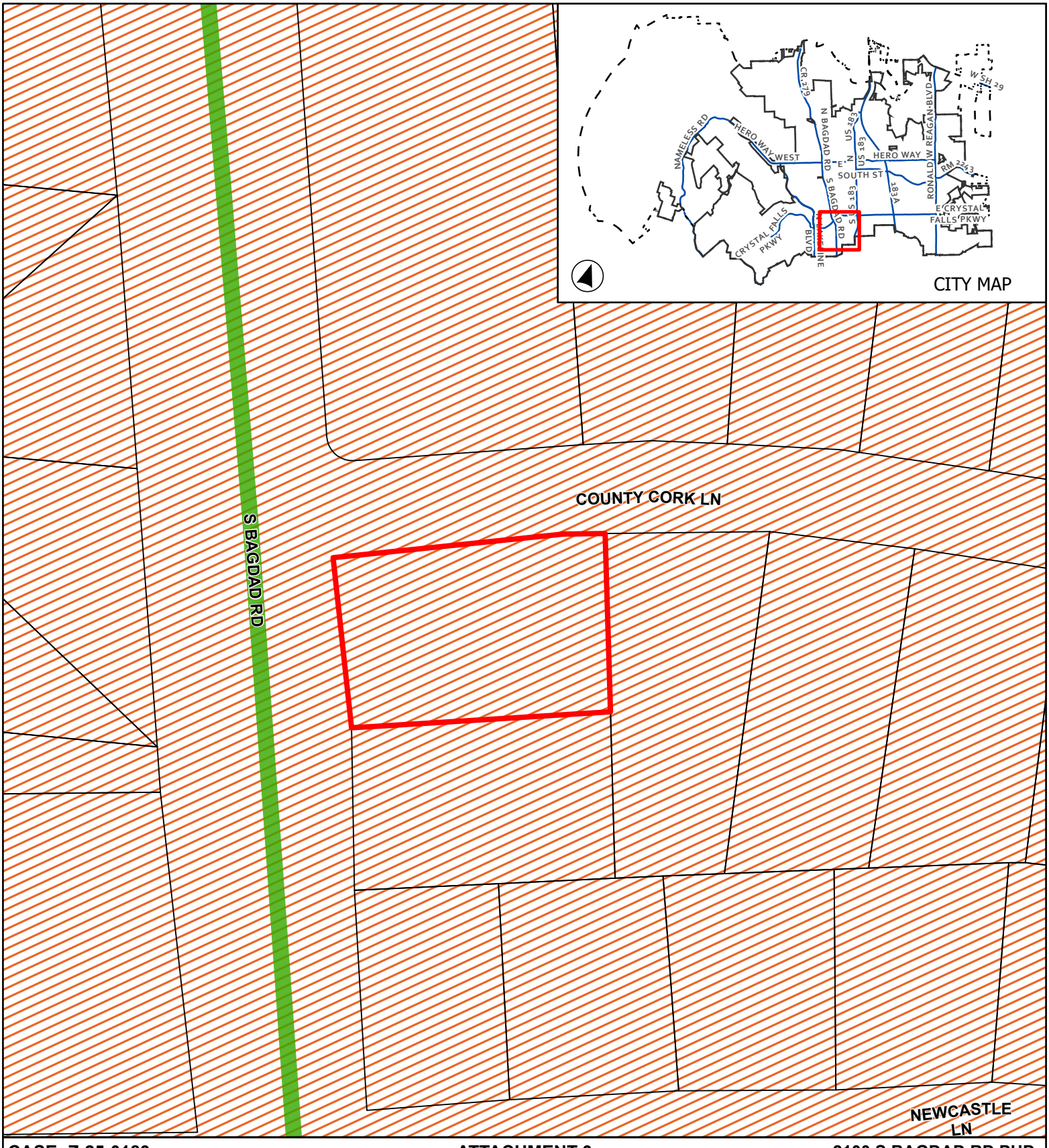
0 45 90

Feet

City Limits
ETJ
Subject Boundary

Current Zoning
SFE - Single-Family Estate
SFU - Single-Family Urban
LC - Local Commercial
GC - General Commercial



CASE: Z-25-0183 **ATTACHMENT 3** **2100 S BAGDAD RD PUD**

Future Land Use Map

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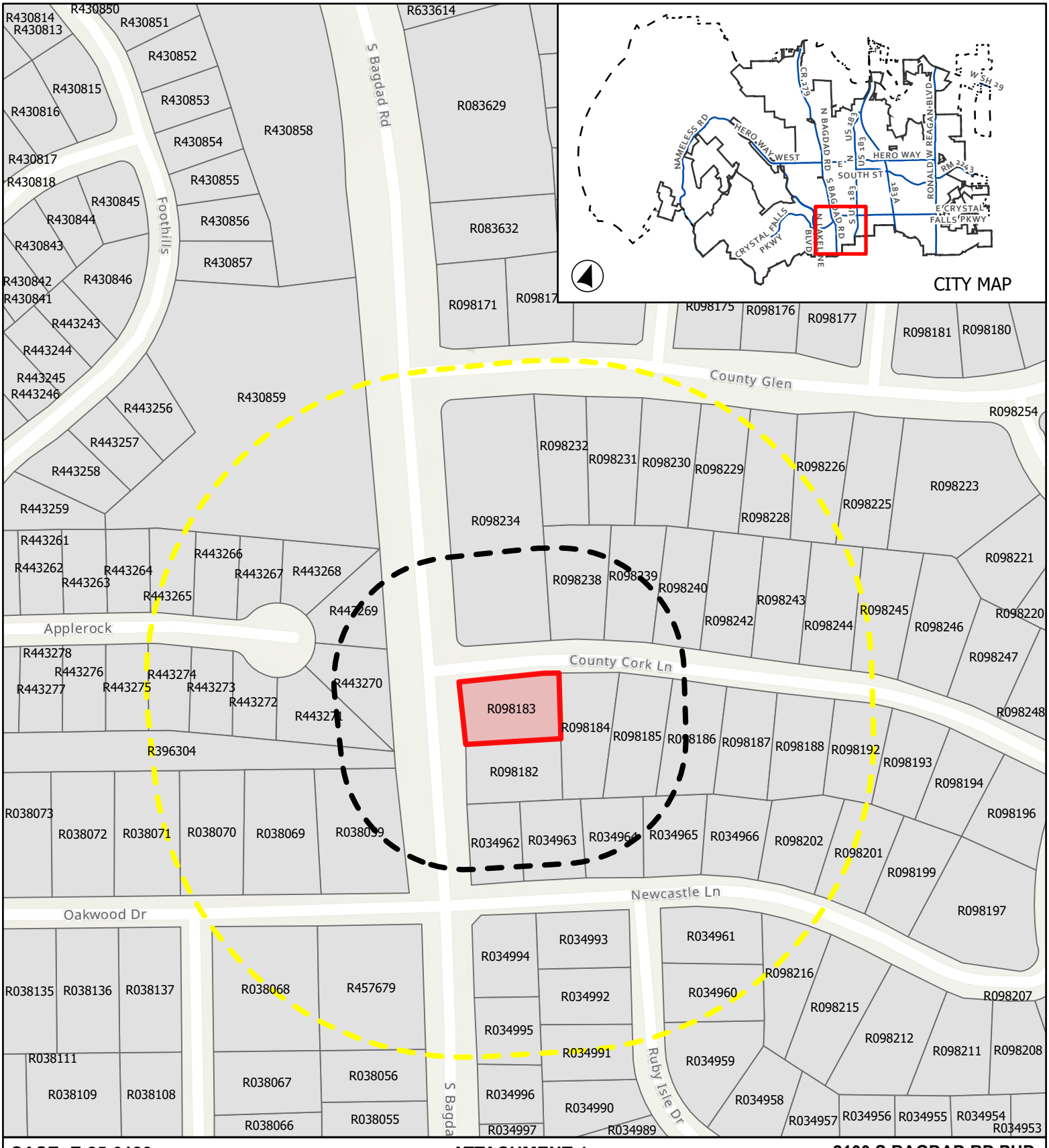
0 30 60
Feet

ETJ Boundary
Leander City Limits
Subject Boundary
Arterial 6 Lane, Existing
Multi-Use Corridor



CASE: Z-25-0183 **ATTACHMENT 4** **2100 S BAGDAD RD PUD**

Public Notification

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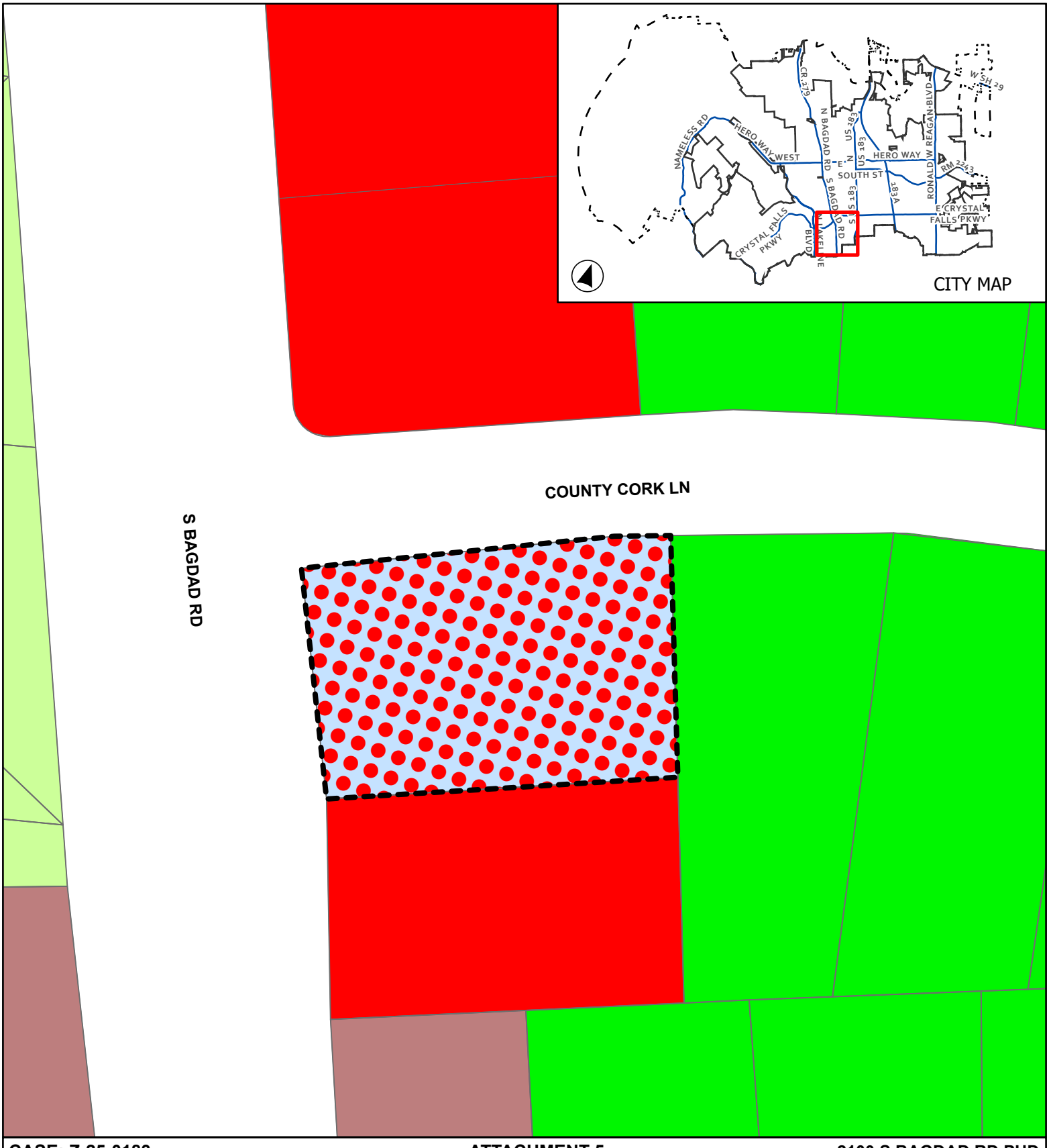
0 80 160
Feet

City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-25-0183 **ATTACHMENT 5** **2100 S BAGDAD RD PUD**

Proposed Zoning

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0 45 90

Feet

City Limits
ETJ
Subject Boundary

Proposed Zoning
SFE - Single-Family Estate

SFU - Single-Family Urban
LC - Local Commercial
GC - General Commercial
PUD - General Commercial

CASE: Z-25-0183 **ATTACHMENT 6** **2100 S BAGDAD RD PUD**

Aerial Map

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0 15 30

Feet

Leander City Limits

Subject Boundary

EXHIBIT A

2100 S. Bagdad Planned Unit Development

A. Purpose and Intent

1. The 2100 S. Bagdad PUD is comprised of approximately 0.36 acres, as shown in **Exhibit B.** The development of this property includes general commercial uses as well as a residential unit.

B. Applicability and Base Zoning

1. All aspects regarding 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 purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

   GC-3-C (General Commercial)

C. Conceptual Site Layout & Land Use Plan

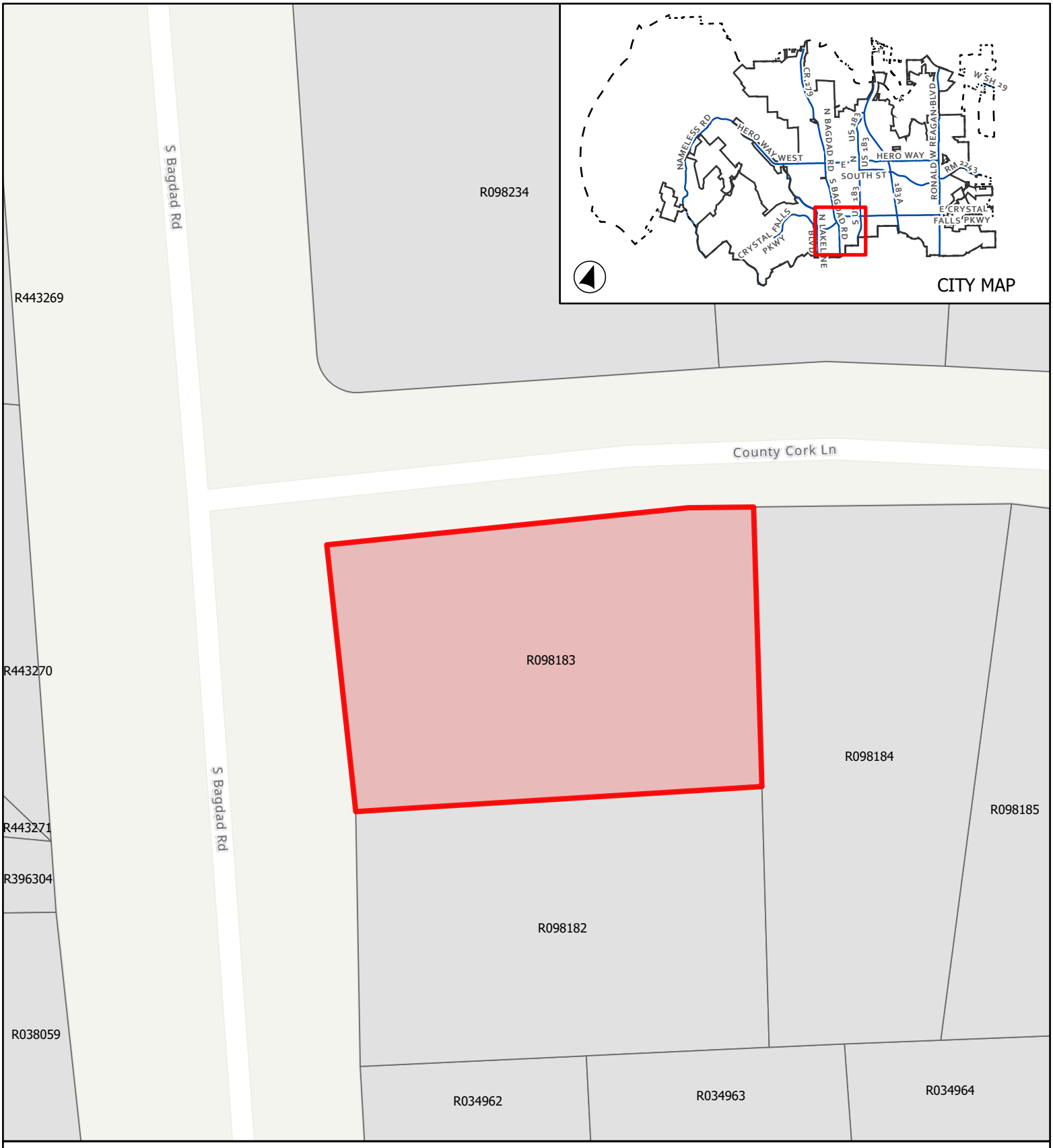
1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component and the additional use below:
   a. One single-family residential unit

E. Development Standards

1. Article VI, Section 16(e) of the Composite Zoning Ordinance shall not be applied to the portion along S. Bagdad Road. Fencing over three (3) feet in height shall not be permitted within the Site Line Visibility Triangle.



CASE: Z-25-0183 **EXHIBIT B** **2100 S BAGDAD RD PUD ZONING**

Location Map

City Limits
ETJ
Subject Boundary

0 20 40
Feet

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CASE: Z-25-0183

EXHIBIT C
CONCEPTUAL SITE LAYOUT & LAND USE PLAN

2100 S BAGDAD RD
PUD ZONING

Aerial Map

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0 20 40
Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels

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.

Letters were mailed on 5/13/25.
[illegible] for a [illegible] ked

AS OF 7/8/25 27 of 42 Respondents IN FAVOR - NO ISSUE
15 RESIDENTS HAVE NOT RESPONDED 2 MAILINGS

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.

See attached spreadsheet -

AS OF 7/8/25 - 27 of 42 have responded. NO HOA

3. What concerns were raised during these communications?

Awaiting Response. I'd be shocked if there were any negative comments

7/8/25 ALL POSITIVE NO OPPOSITION

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

None to date

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

Signature: [signature] Date 5-20-25
7-8-25

Date: May 13, 2025

Subject: **Zoning Change Application for 2100 S. Bagdad Rd, Leander, TX 78641**

To: Residential Property Owner Within 500 Feet of 2100 S. Bagdad Rd

My name is Mark Gillespie. My wife (Cheryl) and I have owned the property located at 2100 S. Bagdad Rd., Leander, TX 78641 since 2004. We purchased the property (a duplex) and turned it into a preschool (Cheryl's Children's Garden Preschool). When we purchased the property, it had been re-zoned as General Commercial (GC). Since COVID, we have downsized our preschool enrollment which created empty (unused) space. To better utilize a portion of the unused space, Cheryl and I moved in to this space and it is where we live. Therefore, we reside in approximately 1/3 of the building.

In accordance with City of Leander zoning ordinances, since we moved into the property zoned **commercial**, I must submit a zoning application for **residential/mixed-use.** The zoning application requires that I contact residential property owners within 500 feet of my property (such as yourself) and determine from them (you) if you are impacted by my zoning application.

If you will, please answer the following questions and comment if necessary. Use the SAS envelope and mail back to me as soon as possible. If you have any questions, call me at 512-680-5851.

1. I am not impacted by the zoning application described above. (True) False
2. I support the rezoning application as described above (True) False

Comments:

[redacted]

Thank you!

Mark Gillespie
2100 S. Bagdad Rd
Leander, TX 78641

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Conduct a Public Hearing regarding Zoning Case Z-25-0198 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to GC-3-B (General Commercial) on one (1) parcel of land approximately one (1) acre ± in size, more particularly described by Williamson Central Appraisal District Parcel R341531; and generally located east of CR 269, approximately 300 feet south of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0198 as described above.

BACKGROUND:
This request is the first step in the zoning process. The applicant has submitted a request to change the zoning district of their property to support commercial development. The subject property is currently designated with interim zoning and is surrounded by commercial and industrial uses. The intent is to incorporate this property into a broader commercial development in coordination with the commercially zoned property to the east. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center identified by the Comprehensive Plan.

GENERAL INFORMATION:
Current Zoning: Interim SFR-1-B (Single Family Rural)
Proposed Zoning: GC-3-B (General Commercial)

Size and Location: The property is located east of CR 269, approximately 300 feet south of Hero Way, including approximately one (1) acre.

Surrounding Area: This property is located south of Hero Way and east of CR 269. It is adjacent to Heavy Commercial and General Commercial zoned properties. The KOA RV Park is located to the easy and Brady's Bridge is located to the north. Northwest of the site is an Engineering office and some heavy industrial uses are located towards the south.

PROPOSED ZONING DISTRICT:
USE COMPONENT
GC – GENERAL COMMERCIAL:
Features: Any use in LC (Local Commercial) 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 square feet
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 3:

Features: Accessory buildings up to thirty (30%) of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:
A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.

1. This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
2. This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
3. Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT
TYPE B:
Features: Four (4) or more architectural features.
Intent:
(1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
(2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
(3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
(4) This component is intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those meeting the intent of the Type A or C architectural 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
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: 80-100% Non-Residential, 0-20% Residential

PUBLIC NOTIFICATION:
In addition to the notice mailed on behalf of the City to all property owners within two hundred (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 five hundred (500') as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') are also required to be contacted.

Property owners within five hundred (500 feet) were notified via certified mail sent out September 9, 2025. No concerns were expressed by any of the adjacent property owners.

Please see the full report from the applicant attached as Exhibit 8

HISTORY/TIMELINE:
10/20/2010 - Annexation

APPLICANT/AGENT:
DB Land Consulting, LLC (Diane Bernal) on behalf of Aum Ventures, LLC (Suneel K. Vallabhaneni)

RECOMMENDATION:
As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed zoning change;
2. Deny the proposed zoning change; or
3. Approve an alternative zoning that may include modifications to the use, site or architectural component.

Staff recommends Option 1 listed above – Approve the proposed zoning change to rezone the property to GC-3-B (General Commercial). Staff made this recommendation based on compatibility with the Employment Center and adjacent land uses.

PRESENTER:
Merrily Van Leuven, Planner

Attachments:

1. Z-25-0198 Att 1 Letter of Intent - 1531 CR 269
2. Z-25-0198 Att 2 Current Zoning - 1531 CR 269
3. Z-25-0198 Att 3 FLU MAP - 1531 CR 269
4. Z-25-0198 Att 4 Public Notification - 1531 CR 269
5. Z-25-0198 Att 5 Proposed Zoning - 1531 CR 269
6. Z-25-0198 Att 6 Aerial Map - 1531 CR 269
7. Z-25-0198 Att 8 Neighborhood Outreach - 1531 CR 269
8. Z-25-0198 Att 7 Utilities Map - 1531 CR 269

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

October 1, 2025

Planning Department
City of Leander
P.O. Box 319
Leander, Texas 78646

REF: Letter of Intent for rezoning

I have been retained by the property owner (AUM Ventures LLC) to request a rezoning of a property identified as AW0006 HARMON, E. D. SUR., ACRES 1.0 found in the Williamson County Appraisal District under parcel ID R341531. This property is located at 1531 CR 269 in Leander, Williamson County, Texas 78641. This Letter of Intent is provided to request rezoning from the currently zoned SFR-1-B to GC-3-B.

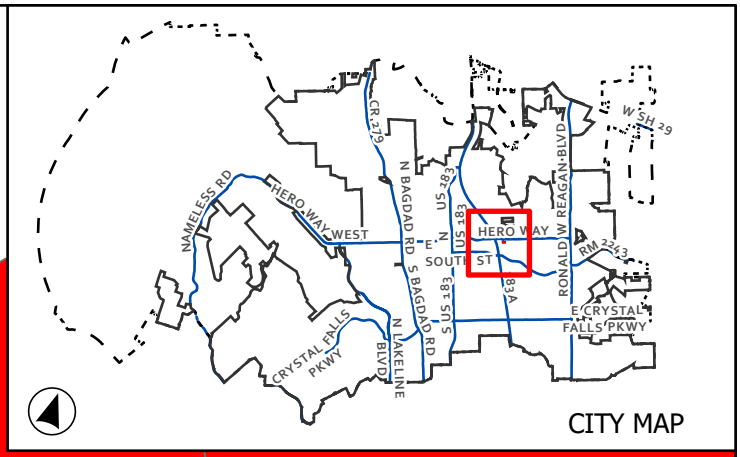
The intent of the zoning change is to coordinate development of properties owned by AUM Ventures, LLC. AUM ventures will propose a commercial development that includes the adjacent parcel to the East and contiguous to the subject tract and is currently zoned GC-3-B.

Please contact me at 512-215-1433 or by email at dianejbernal@gmail.com should you need additional clarification on this request.

Sincerely,

Diane Bernal

Diane Bernal
DB Land Consulting
11917 Oak Knoll Dr., Ste. C
Austin, Texas 78759



CR 269

CASE: Z-25-0198

ATTACHMENT 2

1531 CR 269
Zoning Change

Current Zoning

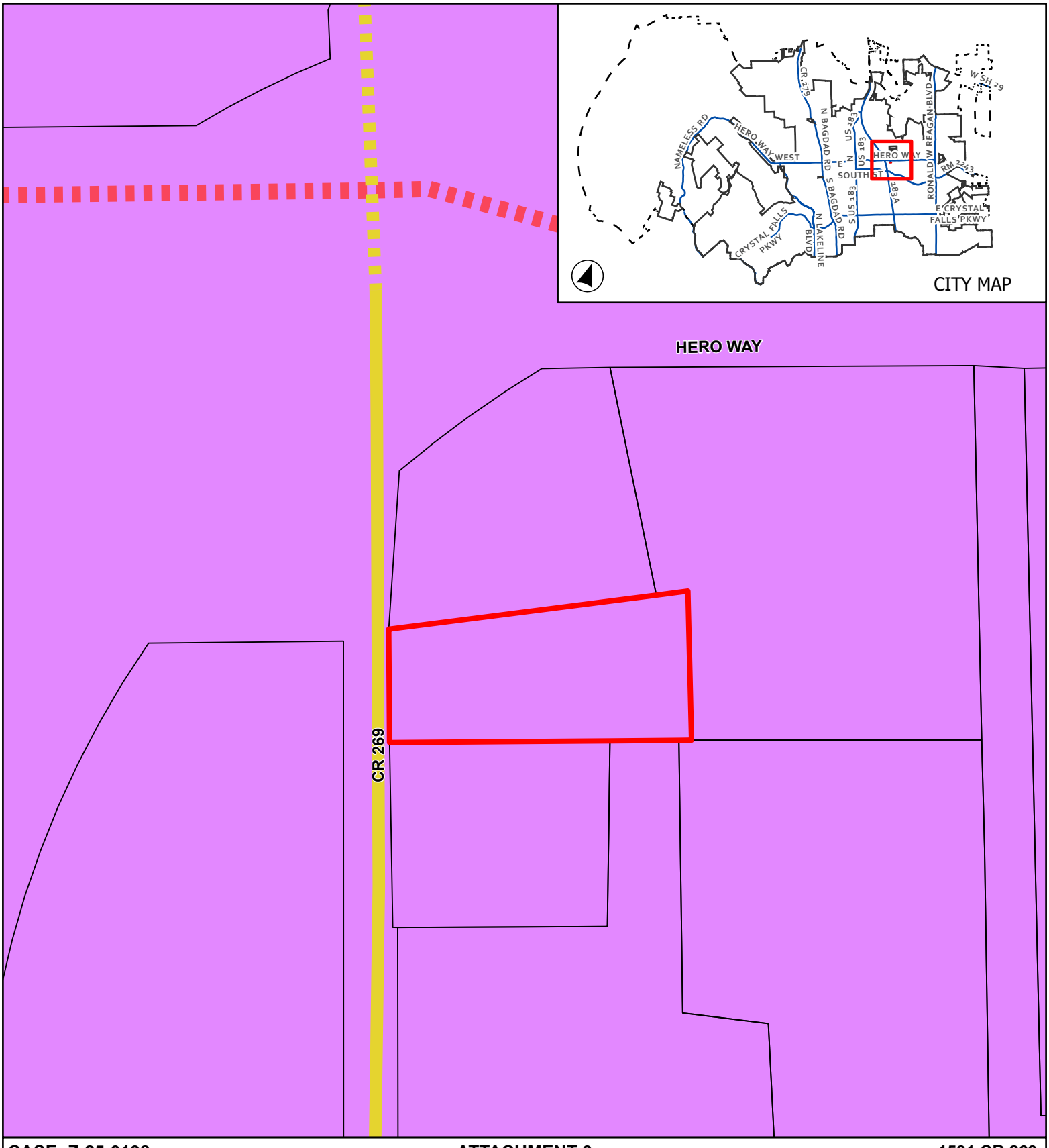
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

0 70 140
Feet

City Limits
ETJ
Subject Boundary

Current Zoning
SFR - Single-Family Rural

GC - General Commercial
HC - Heavy Commercial
PUD - General Commercial
CD - Conventional Sector



CASE: Z-25-0198 **ATTACHMENT 3** **1531 CR 269 Zoning Change**

Future Land Use Map

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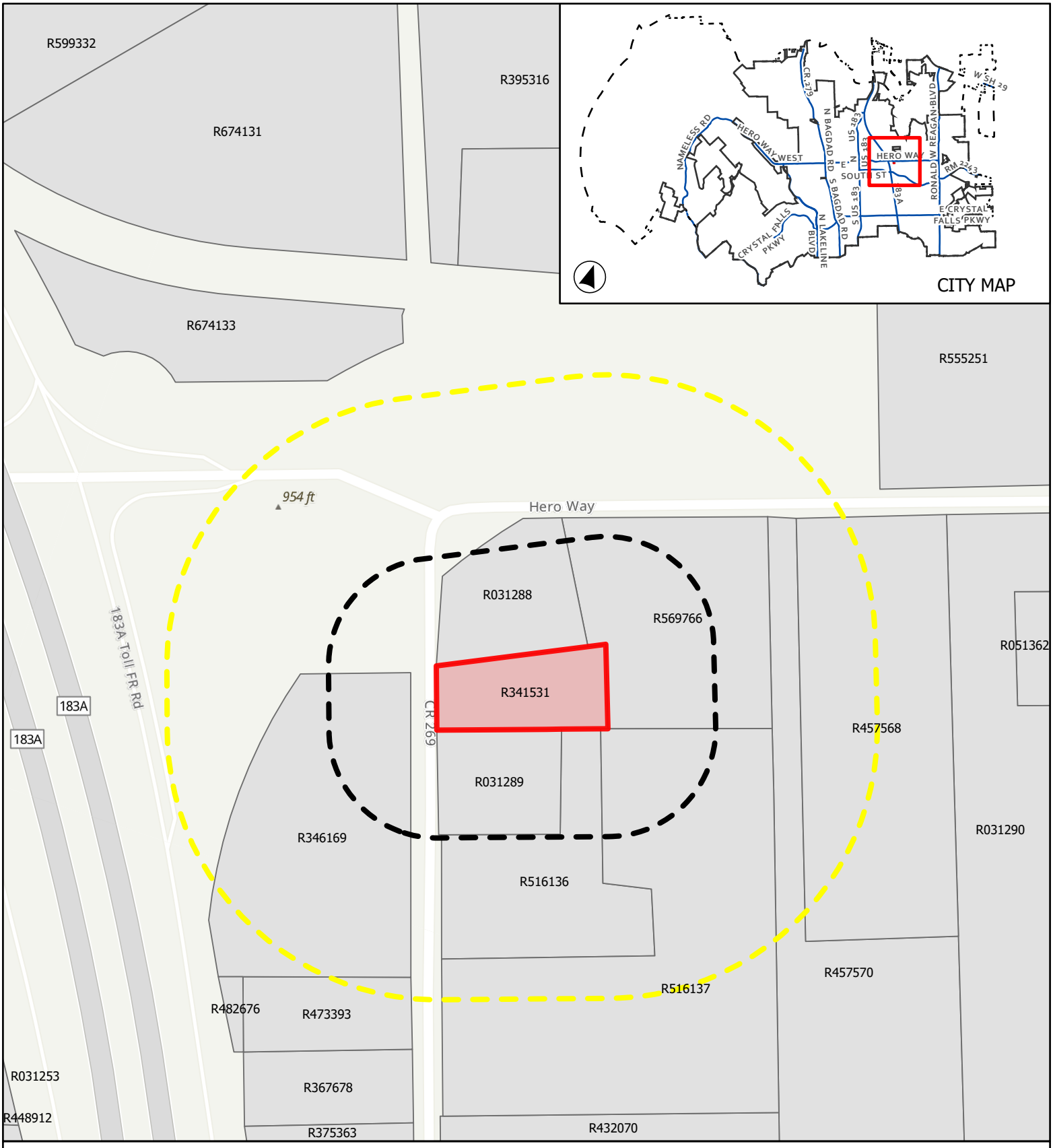
0 55 110

Feet

- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Collector, Existing
- Access Controlled, Proposed
- Collector, Proposed



CASE: Z-25-0198 **ATTACHMENT 4** **1531 CR 269 ZONING CHANGE**

Public Notification

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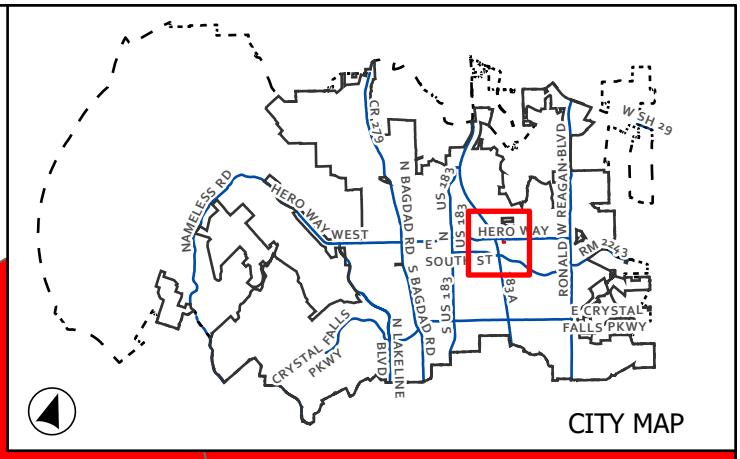
0 95 190
Feet

City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CR 269

CASE: Z-25-0198

ATTACHMENT 5

1531 CR 269
Zoning Change

Proposed Zoning

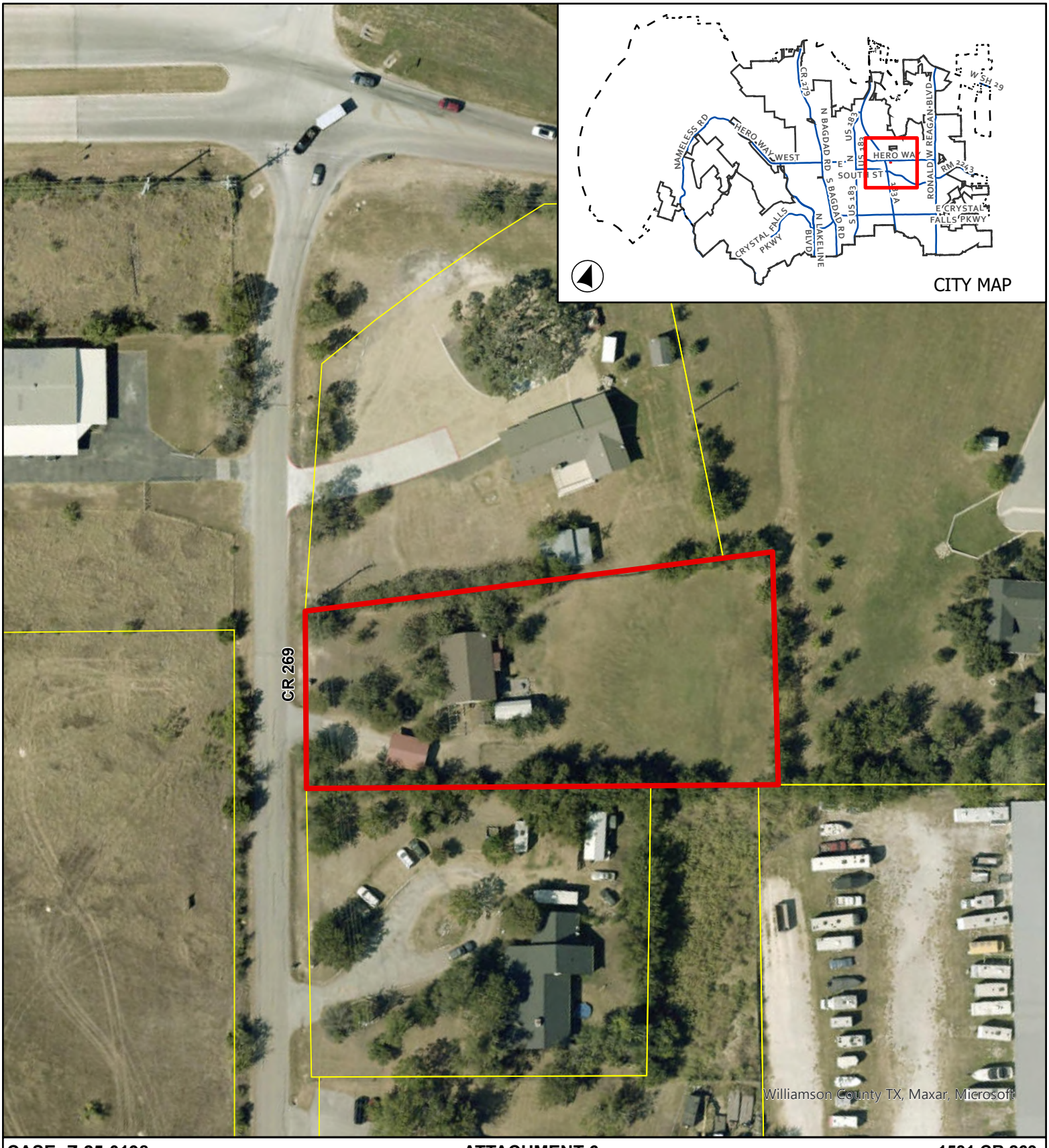
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

0 70 140
Feet

City Limits
ETJ
Subject Boundary

HC - Heavy Commercial
PUD - General Commercial
CD - Conventional Sector

Proposed Zoning
GC - General Commercial



CASE: Z-25-0198 **ATTACHMENT 6** **1531 CR 269 Zoning Change**

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 35 70
Feet

Leander City Limits
Subject Boundary

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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.

Property Owners within 500 feet were notified via certified mail / return receipt sent out September 9, 2025.

List of property owners is included with this application.

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.

Adjacent Property Owners

3. What concerns were raised during these communications?

No concerns were expressed by any of the adjacent property owners contacted

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

Mail-out only, contact received by one property owner that generally agreed with the applicants request.

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

Signature: Diane Bernal Date September 24, 2025

Rezoning Application Notification
1531 CR 269, Leander 78641

An application will be submitted to the City of Leander for a rezoning for the property located at 1531 CR 269, Leander, Texas 78641.

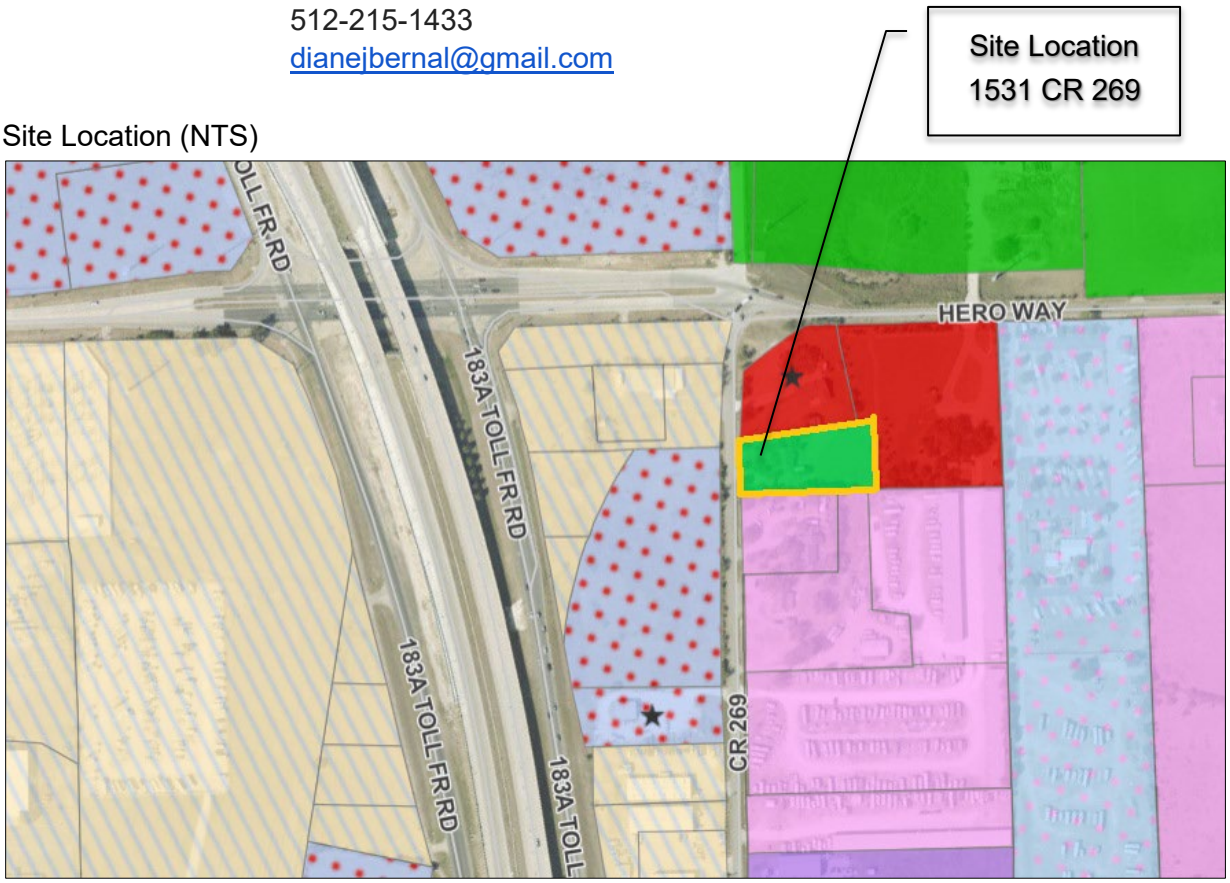
The property is zoned SFR-1B (Single Family Residential) according to the zoning maps from the City of Leander as seen in the image below. The property owner desires to commercially develop the lot in coordination with an adjacent property as seen in the attached colored rendering.

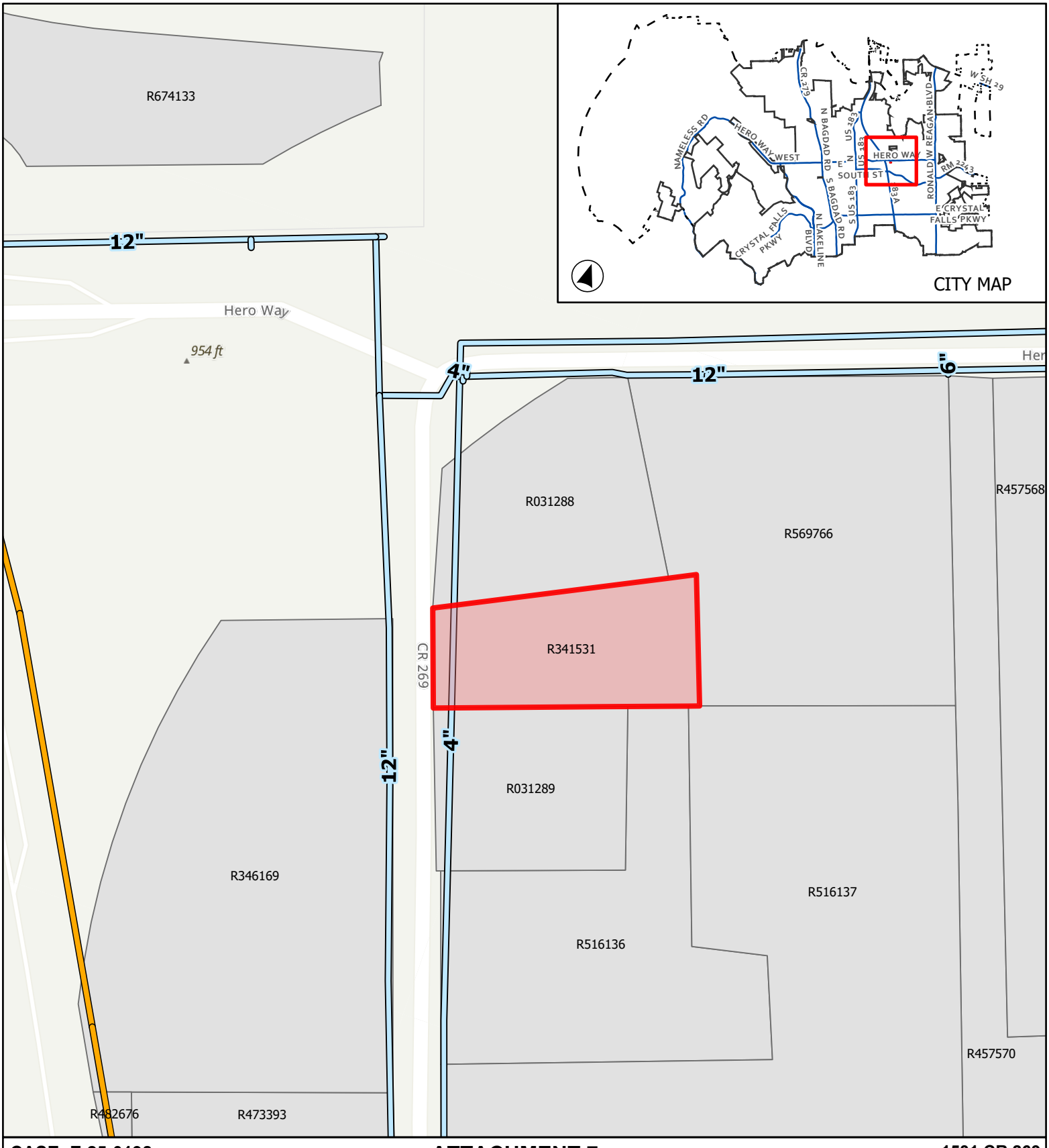
The commercial development is shown with future building locations and associated parking, drive aisles walking areas along with ingress and egress into the property. We would like to take this concept to the next available Planning and Zoning meeting following initial contact with all property owners within 500 feet of the property. The next available date will be November 13, 2025.

The developing team would like to seek input from property owners within 500'-0" of the property. All property owners within 500'-0" of the parcel property lines are invited and encouraged to send an email with questions or concerns to the project's agent, Diane Bernal. She can be reached at dianejbernal@gmail.com or by phone at 512-215-1433.

Developer's Agent: Diane Bernal
512-215-1433
dianejbernal@gmail.com

Site Location (NTS)





CASE: Z-25-0198

ATTACHMENT 7

1531 CR 269
ZONING CHANGE

Utilities Map

City Limits
ETJ
Subject Boundary
Waste Water Line
Water Main Line

0 60 120
Feet

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EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Conduct a Public Hearing regarding Special Use Case Z-24-0122 to consider action on a Special Use Permit to allow for a Mobile Food Establishment Park on one (1) parcel of land approximately 0.54 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035495; and generally located at 703 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0122 as described above.

BACKGROUND:
This request is the first step in the zoning process to adopt a Special Use Permit (SUP). Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A special use permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. The Mobile Food Establishment Park is permitted within the Local Office use district in accordance with the Composite Zoning Ordinance. However, Article IV, Section 10 requires a Special Use Permit for this use.

The applicant has submitted a request for a SUP on their property in order to allow for the operation of a permanent Mobile Food Establishment Park (aka food truck park). The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor identified by the Comprehensive Plan.

Per Article IV, Section 10(c) of the Composite Zoning Ordinance, a SUP is required where a property owner is requesting a permanent Mobile Food Establishment Park. The applicant's proposal includes:

1. Two (2) permanent food trucks,
2. A restroom facility,
3. A designated common area for customers, and
4. On-site parking.

Per the ordinance, Mobile Food Establishment Parks must be located a minimum of one hundred fifty (150') feet from any residential dwelling, measured from the property line of the dwelling unit to the closest point of the Mobile Food Establishment. The proposed site is adjacent to the High Chaparral Subdivision to the north and the applicant is requesting a waiver from the distance requirement with a five (5) year time limit.

GENERAL INFORMATION:
Current Zoning: GC-3-C (General Commercial)

Size and Location: The property is located at 703 Crystal Falls Parkway, including approximately 0.49 acres.

Surrounding Area and uses: This property is located northeast at the intersection of Crystal Falls Parkway and Tierra Alto Street.Surrounding uses include commercial and residential parcels to the north, general commercial to the east and south (across Crystal Falls) and two-family residential units to the west.

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

- 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 buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

PUBLIC NOTIFICATION:

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

Notifications were delivered through USPS and by hand delivery on August 5, 2024. No concerns were expressed during their community outreach.

Please see the full report from the applicant attached as Item 6.

HISTORY/TIMELINE:

01/20/1978 – Annexation (Original Incorporation)

APPLICANT/AGENT:

Emarat Corporation (Amin Vahdat) on behalf of Sri Kariakaliamman Inc (Loganathan Appavu).

RECOMMENDATION:

As part of the evaluation of this request, the Planning and Zoning Commission has the following options:

1. Approve the proposed SUP;

2. Deny the proposed SUP; or
3. Approve the SUP with modifications to the request such as adjusting the distance requirement to be measured from the property line residentially zoned property or the dwelling unit.

Staff recommends Option 2 as listed above. Denial of the request is based on the applicant not meeting the one hundred (150') foot distance requirement from the north residential home as defined per Zoning Ordinance.

PRESENTER:
Cory Dale, Senior Planner

Attachments:

1. Z-24-0122 Att 1 Letter of Intent - 703 Crystal Falls Food Truck Park
2. Z-24-0122 Att 2 Current Zoning - 703 Crystal Falls Pkwy SUP
3. Z-24-0122 Att 3 FLU Map - 703 Crystal Falls Pkwy SUP
4. Z-24-0122 Att 4 Public Notification - 703 Crystal Falls Food Truck Park
5. Z-24-0122 Att 5 Aerial Map - 703 Crystal Falls Pkwy SUP
6. Z-24-0122 Att 6 Outreach Summary - 703 Crystal Falls Food Truck Park
7. Z-24-0122 Att 7 Conceptual Site Plan - 703 Crystal Falls Food Truck Park
8. Z-24-0122 Att 8 Distance Exhibit - 703 Crystal Falls Food Truck Park

City of Leander
Development Services Department
P.O. Box 319
Leander, TX 78646

Dear Leander City Officials,

I am writing on behalf of Emarat Corporation to submit this letter of intent regarding our proposed project located at:
703 Crystal Falls Parkway Leander TX 78641

Legal Description: Lot 11, 0.54 Acres
Zoning: GC – General Commercial

We propose to design and develop a **site plan for two (2) food trucks, a shared common area with seating, and restroom facilities**. The intended use of the property is to provide a **community gathering space, commercial dining opportunities, and support for local businesses**. The food truck park will serve as a welcoming, family-friendly destination for residents and visitors.

We acknowledge and understand the City of Leander's zoning requirements, ordinances, and development standards. Our project fits within the **GC – General Commercial zoning district**, with the exception of one requirement: the minimum distance between the property line of the nearest dwelling and the closest point of the food truck establishment.

There is a residential dwelling located approximately **75 feet** from the proposed food truck park. For this reason, we respectfully request a **waiver** from the distance requirement. While close to a residence, this food truck park will not be loud or disruptive. Instead, it will be a **pleasant neighborhood destination** where nearby residents can easily walk to enjoy food and beverages. There is no timeframe as this is long term.

This project will provide:

- **New dining options** for residents and visitors
- A **family-friendly community gathering space**
- Increased **economic activity** and support for small businesses
- Alignment with Leander's vision for growth and vibrancy

We are confident this project will enhance the local area while maintaining a positive relationship with nearby residents. A letter was sent to all residents within 500 feet of the property.

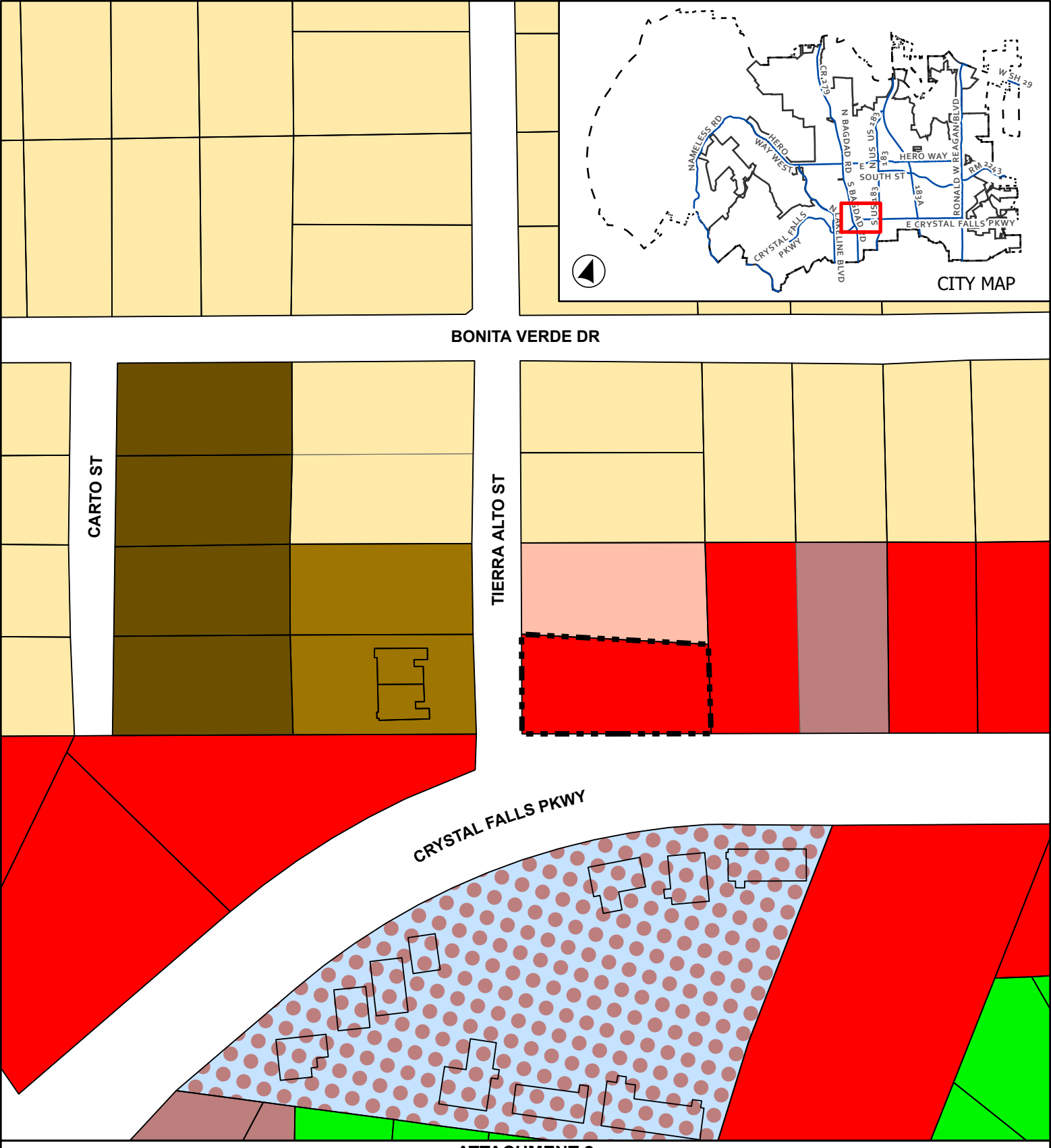
We are committed to working closely with City staff throughout the review process and welcome the opportunity to meet and discuss any concerns early on.

Thank you for your time and consideration of this request. We look forward to submitting our full application and collaborating with the City to make this project a success.

Sincerely,

Amin Vahdat

Amin Vahdat
President and CEO/Emarat Corporation
Amin@youremarat.com
(512) 766 7425



CASE: Z-24-0122

ATTACHMENT 2

703 CRYSTAL FALLS PKY
FOOD TRUCK PARK SUP

Current Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFE - Single-Family Estate
- SFU/MH - Single-Family Urban/Manufactured Home
- TF - Two Family
- MF - Multi-Family
- LO - Local Office
- LC - Local Commercial
- GC - General Commercial
- PUD - Local Commercial

0 50 100

Feet

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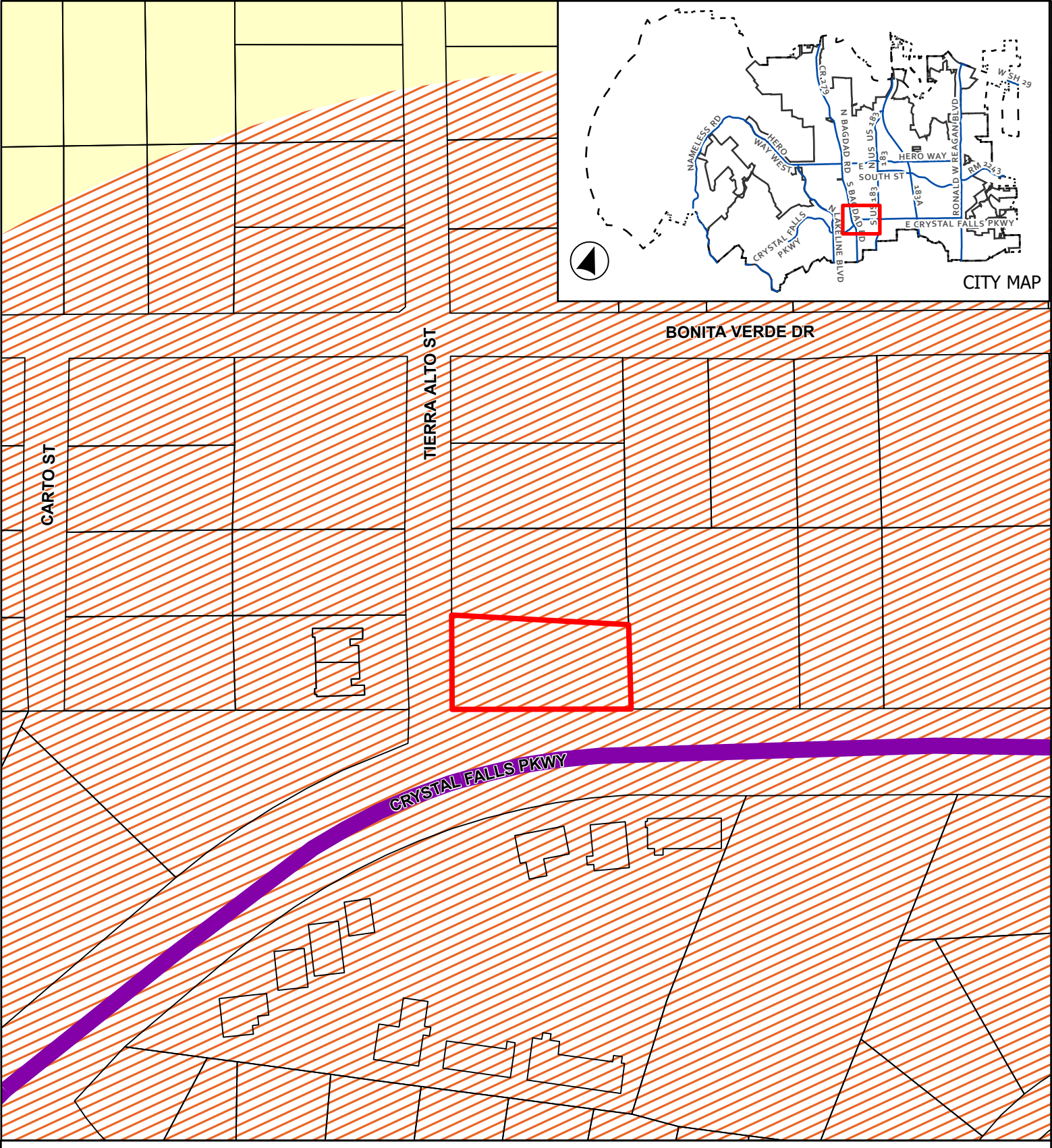


CASE: Z-24-0122 **ATTACHMENT 3** **703 CRYSTAL FALLS PKY FOOD TRUCK PARK SUP**

Future Land Use 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.

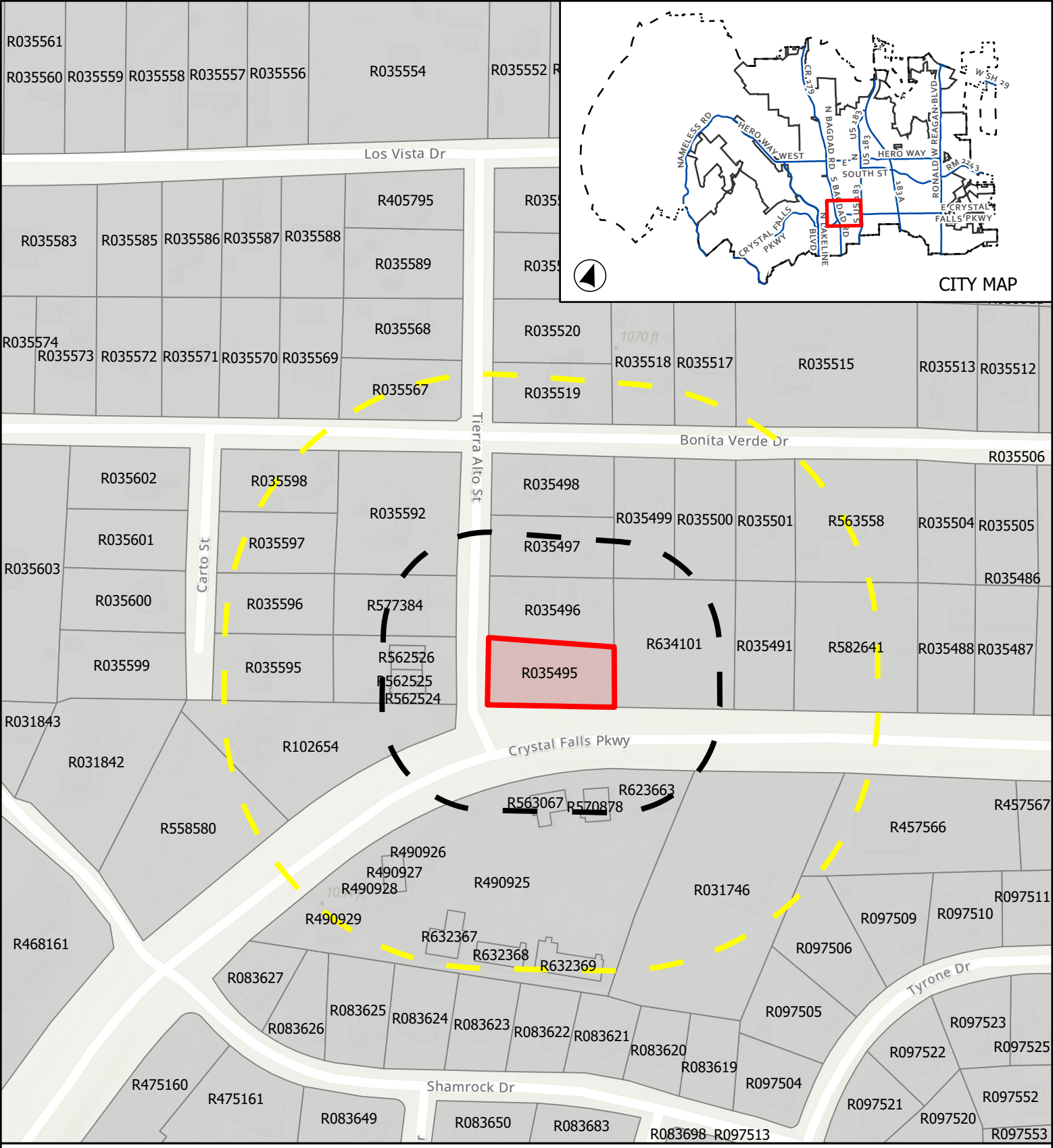
0 60 120
Feet

Leander City Limits
ETJ Boundary
Subject Boundary

Future Land Use
Neighborhood Residential

Multi-Use Corridor

Thoroughfare Plan
Arterial 4 Lane, Existing



CASE: Z-24-0122 | **ATTATCHMENT 4** | **703 CRYSTAL FALLS PKY FOOD TRUCK PARK SUP**

Public Notification

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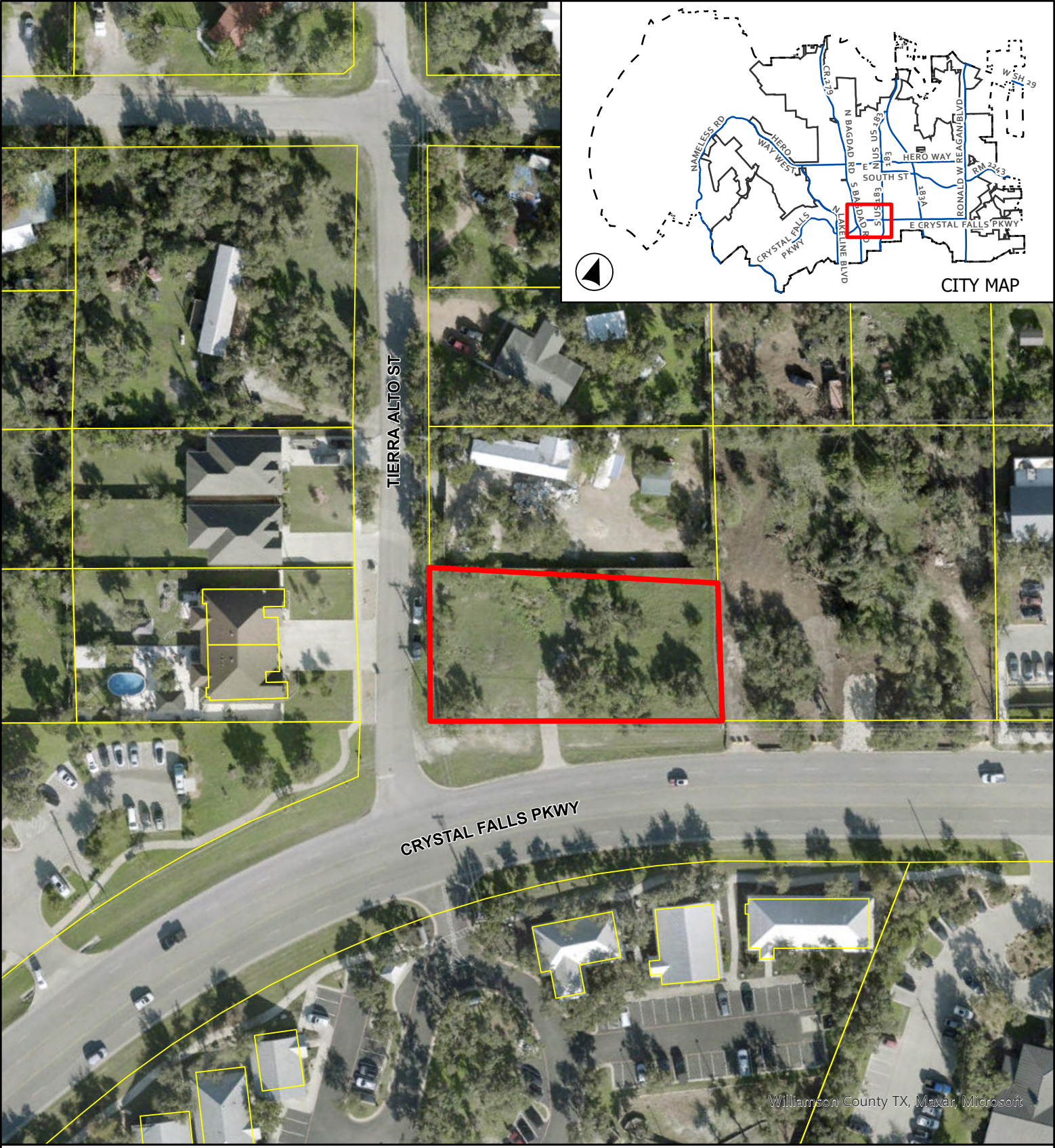
0 95 190
Feet

City Limits
ETJ Boundary
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-24-0122 | **ATTACHMENT 5** | **703 CRYSTAL FALLS PKY FOOD TRUCK PARK SUP**

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 40 80

Feet

Leander City Limits

Subject Boundary

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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.

A letter has been sent to all neighbors with the draft of the site plan on August 5th, 2024. A screenshot of the receipt has been attached.

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 for the property A letter was sent to all the neighbors within 500 ft of the property.

3. What concerns were raised during these communications?

No concerns have been raised since we sent it out on August 5, 2024.

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

No concerns were raised.

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

Signature: _____ Date 8/14/24

8/5/24

Dear Neighbors,

This letter describes the intent to build a food truck park at the property 703 Crystal Falls Pkwy, Leander, TX, 78641.

The proposed plan is attached. It is proposed to host up to 10 food trucks on the lot at any given day and the proposed hours of operations is Sunday to Thursday 11:00am to 9:00pm and Friday to Saturday 11:00am to 10:00pm. We are required to inform you of this project as you are one of the neighbors that is within 500 ft of the subject property.

The existing property is a flat land and with minimum site work, it will be ready for the purpose of the project. No building will be demolished to entertain this project. The project will bring food from different cultures to the neighborhood and creates a live and dynamic area with local presence.

Your feedback and comments are appreciated. If you have any questions or concerns, please contact me at lauren@youremarat.com or feel free to call (512) 766-7425.

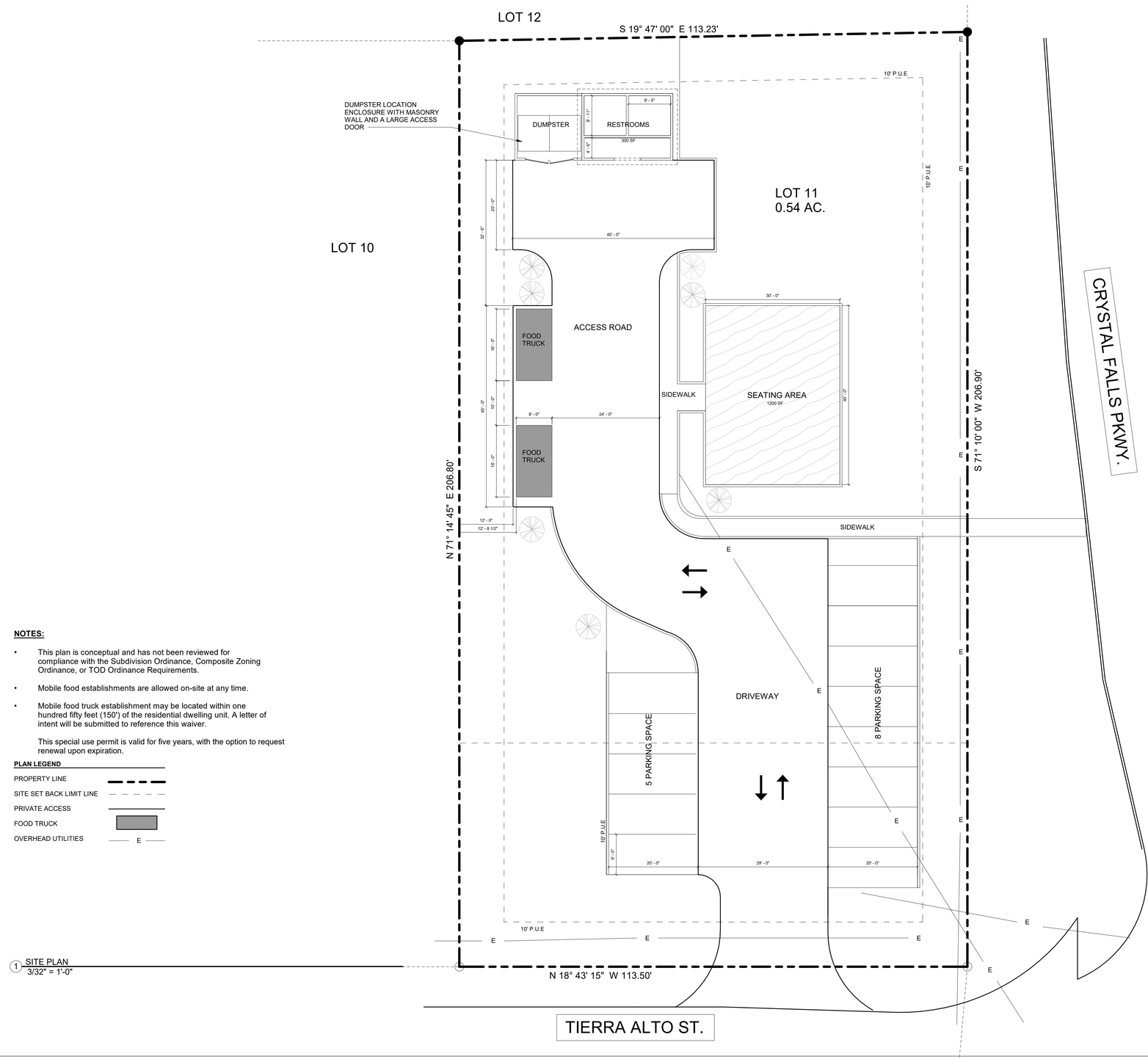
Regards,

Lauren Henry

Lauren Henry,

Emarat Corporation

8/5/24 8/5/24



TRUE NORTH

NOTES:

- This plan is conceptual and has not been reviewed for compliance with the Subdivision Ordinance, Composite Zoning Ordinance, or TOD Ordinance Requirements.
- Mobile food establishments are allowed on-site at any time.
- Mobile food truck establishment may be located within one hundred fifty feet (150') of the residential dwelling unit. A letter of intent will be submitted to reference this waiver.

  This special use permit is valid for five years, with the option to request renewal upon expiration.

PLAN LEGEND

PROPERTY LINE

SITE SET BACK LIMIT LINE

PRIVATE ACCESS

FOOD TRUCK

OVERHEAD UTILITIES — E —

1 SITE PLAN
3/32" = 1'-0"

FIRM NAME AND ADDRESS

EMARAT
YOUR HOUSE, YOUR WAY

13809 Research Blvd Suite 500,
Austin, TX 78750
P: (512)-766-7425

GENERAL NOTES

NO.	REVISION / ISSUE	DATE
1	A/FOR REVIEW	
2	B/FOR REVIEW	

PROJECT NAME AND ADDRESS

703 Crystal Falls Pkwy,
Leander, TX 78641

Conceptual Site & Layout Plan

Project NO. EMR-2025-1001

Date DATE

AS-01

Scale 3/32" = 1'-0"

FIRM NAME AND ADDRESS

EMARAT
YOUR HOUSE, YOUR WAY

13809 Research Blvd Suite 500,
Austin, TX 78750
P: (512)-766-7425

GENERAL NOTES

NO.	REVISION / ISSUE	DATE
1	A/FOR REVIEW	
2	B/FOR REVIEW	

PROJECT NAME AND ADDRESS

703 Crystal Falls Pkwy,
Leander, TX 78641

Distance Clarification

Project NO. EMR-2025-1001

Date DATE

AS-02

Scale 1" = 30'-0"

AGENDA ITEM # 20

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Discuss and consider action regarding Tree Removal Case TRP-25-0038 regarding the removal of multiple Significant and Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

BACKGROUND:
This request is the second step in the tree removal request process. The applicant has submitted a request to remove numerous Significant and Heritage Trees. Per the applicant, the Glory Hill subdivision public improvements contain extreme topographical challenges and require extensive grading for the roads and home sites. Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than eighteen (18) caliper inches requires the approval of the Planning & Zoning Commission. Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

Per the Composite Zoning Ordinance, a non-disturbance zone shall be maintained on single-family and two-family lots during the subdivision construction and building permit phases of development. A disturbance area no more than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved. If trees are proposed for removal at this stage, mitigation requirements shall apply.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to fifty (50%) percent of the caliper inches of Significant Trees between eight (8) and twenty-six (26) caliper inches may be removed without mitigation for single-family and two-family subdivisions.
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and eighteen (18) caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than eighteen (18) caliper inches and less than twenty-six (26) caliper inches.
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of $300.00 per caliper inch removed.
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to one hundred fifty dollars ($150) per caliper inch of replacement tree.

Applicant's Mitigation Proposal

- Applicant is removing 607 Significant Trees between eight (8) and eighteen (18) caliper inches totaling 97%, fifty-three (53) Significant Trees between eighteen (18) and twenty-six (26) caliper inches totaling 94%, and six (6) Heritage Trees totaling 86%. Applicant is proposing to save 20 Significant Trees

between eight (8) and eighteen (18) caliper inches totaling 3%, three (3) Significant Trees between eighteen (18) and twenty-six (26) caliper inches totaling 6%, and one (1) Heritage Tree being 14%.

- Mitigation is proposed through credit of two hundred sixteen (216) caliper inches of replacement trees as well as a payment in-lieu of replacement trees in the amount of $654,975.
- There is a Heritage Tree removal fee in the amount of $32,100 based off the removal of one hundred seven (107) caliper inches at a rate of $300 per inch.
- Mitigation fees will be paid with the PICP permit.
- The complete preservation plan is available as Attachment 4.

GENERAL INFORMATION:

Current Zoning: SFS-2-B (Single Family Suburban)

Size and Location: This property is generally located at the eastern terminus of Private Road 921, including approximately 15.15 acres.

Surrounding Area: This property is surrounded by residential subdivisions including Marbella Phases 1 and 2, Ridgmar Landing, and Rouse High School.

Physical and Natural Features: This property contains no floodplain and there is heavy tree cover throughout the tract.

HISTORY/TIMELINE:

01/17/2013 – Annexation Approved
11/02/2023 – Zoning Approved
07/02/2024 – Concept Plan Approved
09/20/2024 - Preliminary Plat Approved

APPLICANT/AGENT:

Doucet & Associates, Inc. (Victor Ostguin) on behalf of Tri Point Homes Texas, Inc (Pat Helgeson).

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the tree removal request.
2. Deny the tree removal request.

Staff recommends Option 2 listed above – Deny the tree removal request. This would require the applicant to continue to work with staff to modify the proposed mitigation and tree removal request.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. TRP-25-0038 Att 1 Letter of Intent - Glory Hill Subdivision
2. TRP-25-0038 Att 2 Location Map - Glory Hill Subdivision
3. TRP-25-0038 Att 3 Aerial Map - Glory Hill Subdivision
4. TRP-25-0038 Att 4 Tree Removal Exhibit - Glory Hill Subdivision

5. TRP-25-0038 Att 5 Tree Field Data - Glory Hill Subdivision

Entellus
3636 Executive Center Dr., Suite 209, Austin, Tx. 78731
(512) 917-1122 www.entellus.com

TREE MITIGATION SUMMARY

The Glory Hill subdivision is a proposed single family subdivision located at the end of East Woodview Drive, directly north of the Rouse High School. The proposed development consists of 43 single family lots, 2 access lots, and a detention/water quality pond lot. There is extensive topographical challenges on the site, and extensive grading is needed for the roads and home sites. Because of the necessary grading and infrastructure (streets, sidewalks, pond, etc), very few trees are able to be saved.

Existing trees will be preserved wherever possible, mostly along the edges of the property, utilizing small tree wells (dry-stack or mortared rock walls under 4' in height). Three trees will be planted on each home site, but these do not count towards mitigation. As many trees as possible will be planted along the south side of the entry, as well as around pond. The remainder of the mitigation required will be accomplished via payment in lieu of replacement trees because of the lack of space to do so.

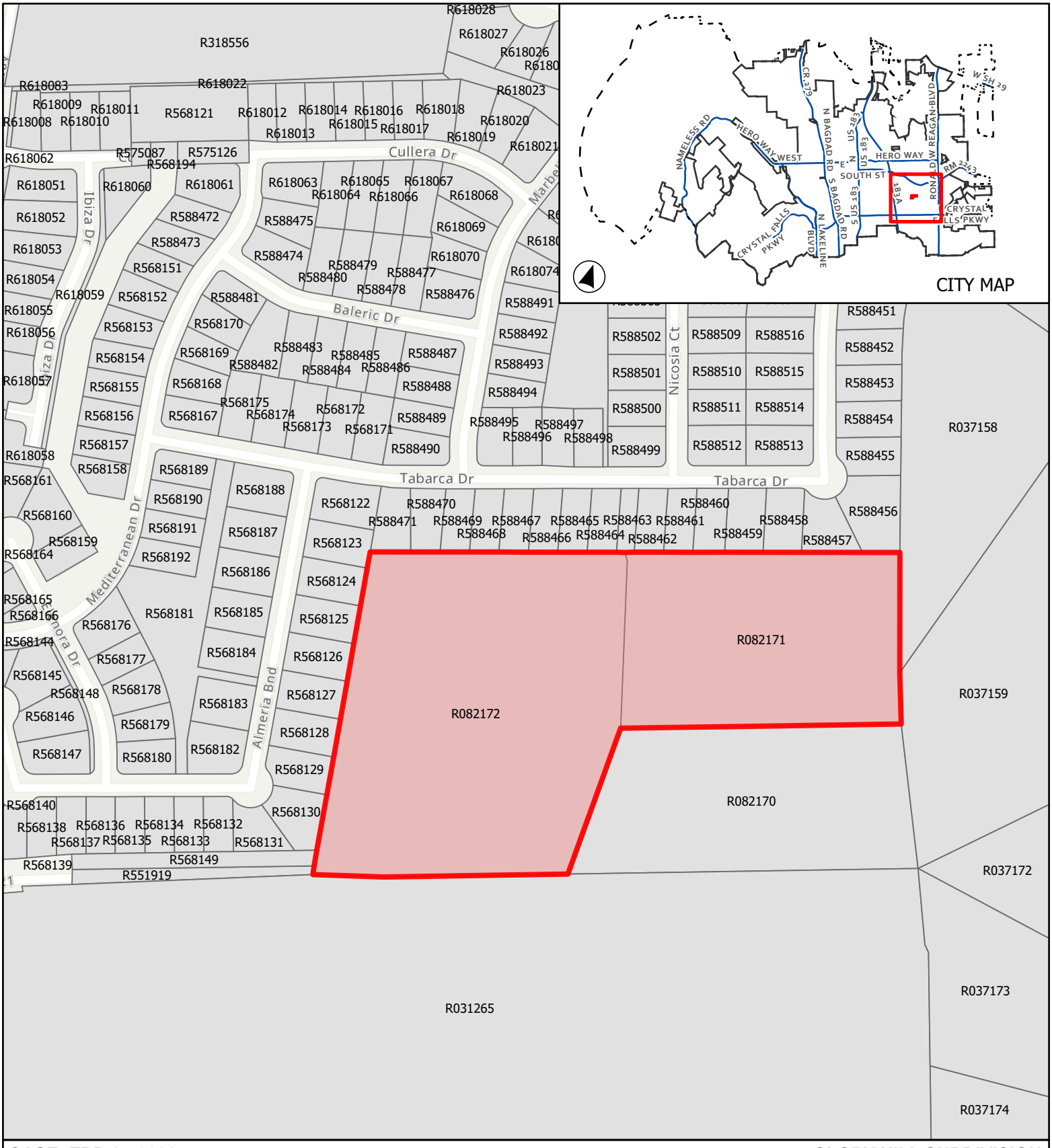
If you have any questions or concerns, please feel free to contact me at:
cgiles@entellus.com, and 512-294-3609.

Sincerely,

Casey Giles, P.E.

Engineer Signature and Seal

09/08/2025
Firm # 26613



CASE: TRP-25-0038 **ATTACHMENT 2** **GLORY HILL SUBDIVISION**

Location Map

City Limits

ETJ

Subject Boundary

0 115 230

Feet

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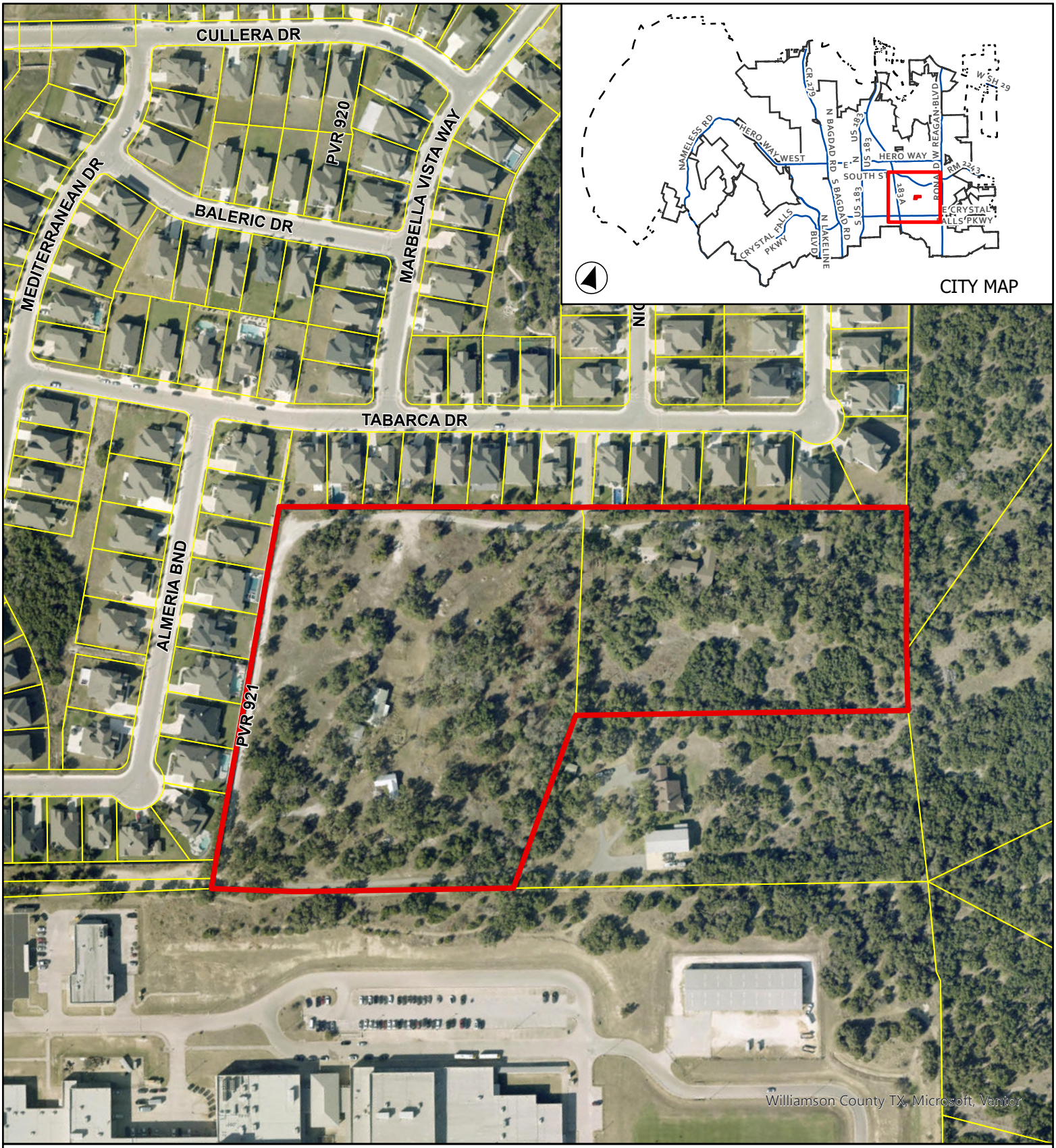

CASE: TRP-25-0038 **ATTACHMENT 3** **GLORY HILL SUBDIVISION**

Aerial Map

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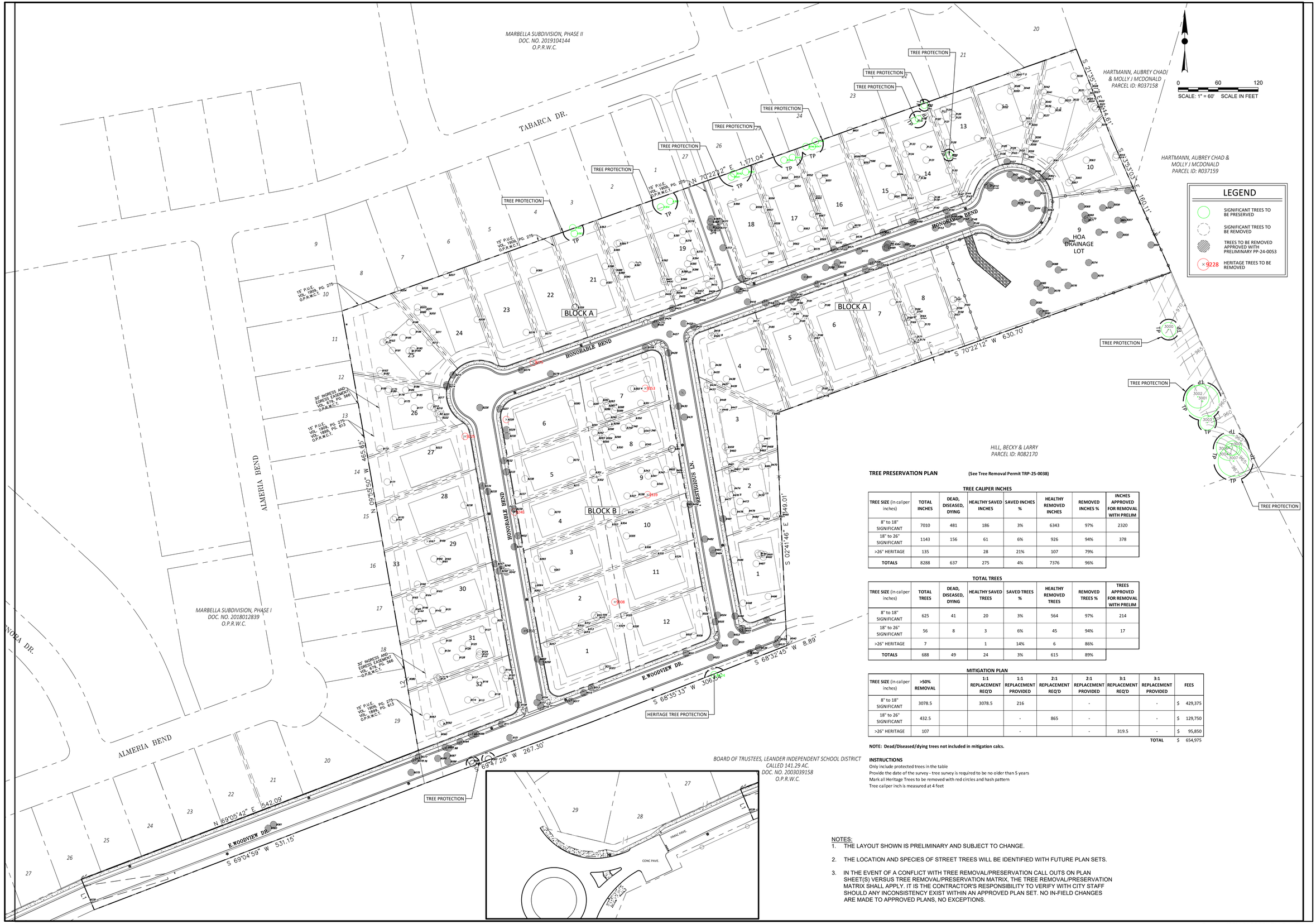
0 95 190
Feet

Leander City Limits
Subject Boundary
Williamson County Parcels



0 60 120
SCALE: 1" = 60' SCALE IN FEET

LEGEND

- SIGNIFICANT TREES TO BE PRESERVED
- SIGNIFICANT TREES TO BE REMOVED
- TREES TO BE REMOVED APPROVED WITH PRELIMINARY PP-24-0053
- ×9228 HERITAGE TREES TO BE REMOVED

TREE PRESERVATION PLAN

(See Tree Removal Permit TRP-25-0038)

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	DEAD, DISEASED, DYING	HEALTHY SAVED INCHES	SAVED INCHES %	HEALTHY REMOVED INCHES	REMOVED INCHES %	INCHES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	7010	481	186	3%	6343	97%	2320
18" to 26" SIGNIFICANT	1143	156	61	6%	926	94%	378
>26" HERITAGE	135		28	21%	107	79%	
TOTALS	8288	637	275	4%	7376	96%	

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	DEAD, DISEASED, DYING	HEALTHY SAVED TREES	SAVED TREES %	HEALTHY REMOVED TREES	REMOVED TREES %	TREES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	625	41	20	3%	564	97%	214
18" to 26" SIGNIFICANT	56	8	3	6%	45	94%	17
>26" HERITAGE	7		1	14%	6	86%	
TOTALS	688	49	24	3%	615	89%	

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL		1:1 REPLACEMENT REQ'D	1:1 REPLACEMENT PROVIDED	2:1 REPLACEMENT REQ'D	2:1 REPLACEMENT PROVIDED	3:1 REPLACEMENT REQ'D	3:1 REPLACEMENT PROVIDED	FEES
8" to 18" SIGNIFICANT	3078.5		3078.5	216		-		-	$ 429,375
18" to 26" SIGNIFICANT	432.5			-	865	-		-	$ 129,750
>26" HERITAGE	107			-		-	319.5	-	$ 95,850
								TOTAL	$ 654,975

NOTE: Dead/Diseased/dying trees not included in mitigation calcs.

INSTRUCTIONS

Only include protected trees in the table
Provide the date of the survey - tree survey is required to be no older than 5 years
Mark all Heritage Trees to be removed with red circles and hash pattern
Tree caliper inch is measured at 4 feet

NOTES:

1. THE LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. THE LOCATION AND SPECIES OF STREET TREES WILL BE IDENTIFIED WITH FUTURE PLAN SETS.
3. IN THE EVENT OF A CONFLICT WITH 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 ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF CASEY GILES, P.E., TBPE#91797 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

STATE OF TEXAS CASEY GILES 91797 LICENSED PROFESSIONAL ENGINEER

10/21/2025

Entellus™
Austin, Texas
Tel (512) 614-4466
www.entellus.com
Texas Registered Firm No. F-26613

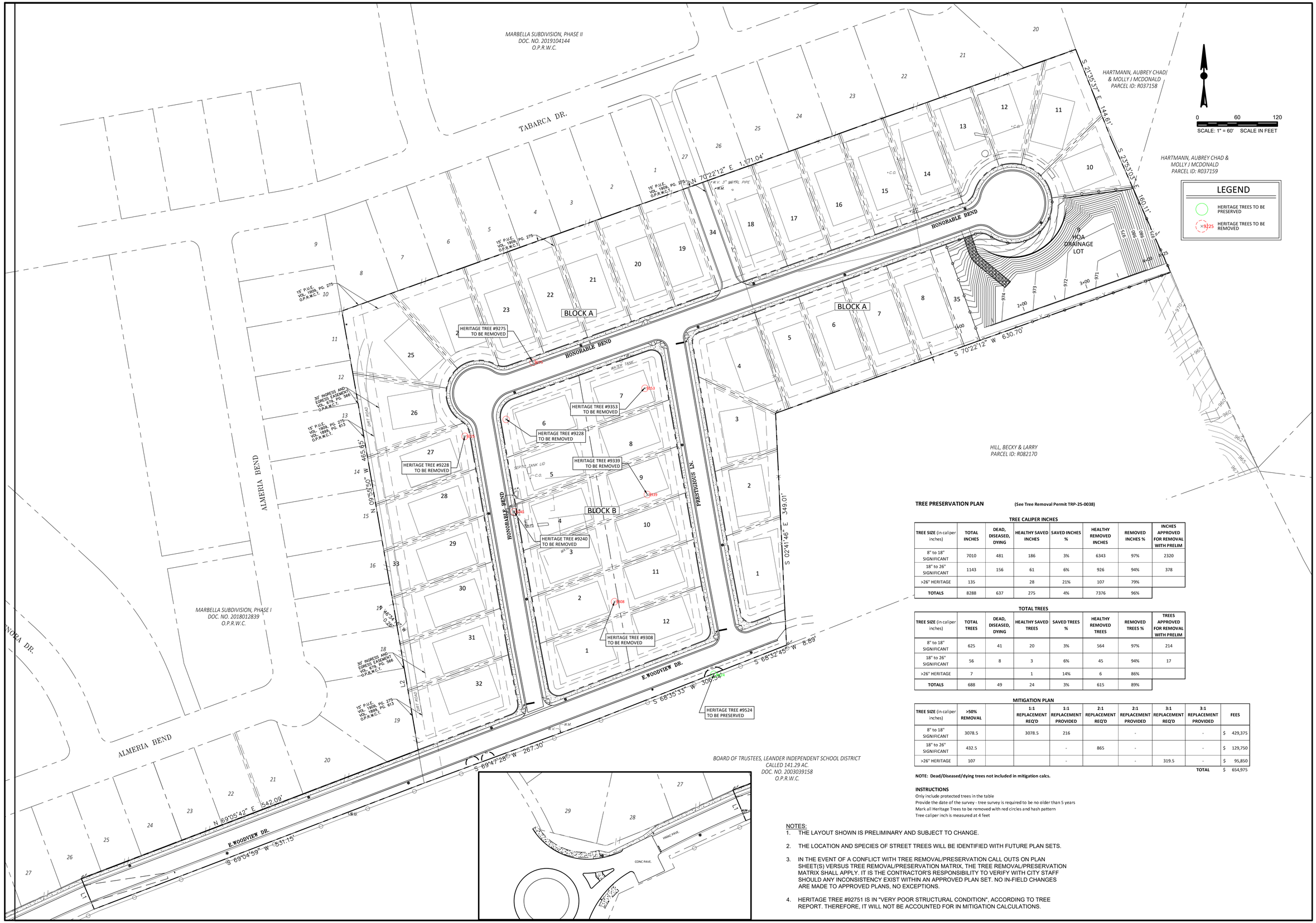
GLORY HILL SUBDIVISION
CITY OF LEANDER, TEXAS

TREE PROTECTION PLAN

DESIGNED: JS
DRAWN: JS
REVIEWED: CG
DATE: 08-19-2025

SHEET 10

Project No.: 20501.01



TREE PRESERVATION PLAN **(See Tree Removal Permit TRP-25-0038)**

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	DEAD, DISEASED, DYING	HEALTHY SAVED INCHES	SAVED INCHES %	HEALTHY REMOVED INCHES	REMOVED INCHES %	INCHES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	7010	481	186	3%	6343	97%	2320
18" to 26" SIGNIFICANT	1143	156	61	6%	926	94%	378
>26" HERITAGE	135		28	21%	107	79%	
TOTALS	8288	637	275	4%	7376	96%	

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	DEAD, DISEASED, DYING	HEALTHY SAVED TREES	SAVED TREES %	HEALTHY REMOVED TREES	REMOVED TREES %	TREES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	625	41	20	3%	564	97%	214
18" to 26" SIGNIFICANT	56	8	3	6%	45	94%	17
>26" HERITAGE	7		1	14%	6	86%	
TOTALS	688	49	24	3%	615	89%	

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL		1:1 REPLACEMENT REQ'D	1:1 REPLACEMENT PROVIDED	2:1 REPLACEMENT REQ'D	2:1 REPLACEMENT PROVIDED	3:1 REPLACEMENT REQ'D	3:1 REPLACEMENT PROVIDED	FEES
8" to 18" SIGNIFICANT	3078.5		3078.5	216		-		-	$ 429,375
18" to 26" SIGNIFICANT	432.5			-	865	-		-	$ 129,750
>26" HERITAGE	107			-		-	319.5	-	$ 95,850
								TOTAL	$ 654,975

NOTE: Dead/Diseased/dying trees not included in mitigation calcs.

INSTRUCTIONS
Only include protected trees in the table
Provide the date of the survey - tree survey is required to be no older than 5 years
Mark all Heritage Trees to be removed with red circles and hash pattern
Tree caliper inch is measured at 4 feet

NOTES:
1. THE LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. THE LOCATION AND SPECIES OF STREET TREES WILL BE IDENTIFIED WITH FUTURE PLAN SETS.
3. IN THE EVENT OF A CONFLICT WITH 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 ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.
4. HERITAGE TREE #92751 IS IN "VERY POOR STRUCTURAL CONDITION", ACCORDING TO TREE REPORT. THEREFORE, IT WILL NOT BE ACCOUNTED FOR IN MITIGATION CALCULATIONS.

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF CASEY GILES, P.E., TBPE#91797 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

STATE OF TEXAS CASEY GILES 91797 LICENSED PROFESSIONAL ENGINEER
10/21/2025

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Texas Registered Firm No. F-26613

GLORY HILL SUBDIVISION CITY OF LEANDER, TEXAS

TREE PROTECTION HERITAGE

DESIGNED: JS
DRAWN: JS
REVIEWED: CG
DATE: 08-19-2025

SHEET 11

Project No.: 20501.01

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
3001	13" LIVE OAK	13		13			Det/WQ pond	y
3005	10" LIVE OAK	10		10			Det/WQ pond	y
3006	13" LIVE OAK	13		13			Det/WQ pond	y
3007	10" LIVE OAK	10		10			Det/WQ pond	y
3009	12" LIVE OAK	12		12			Det/WQ pond	y
3010	12" LIVE OAK	12		12			Det/WQ pond	y
3012	8" LIVE OAK	8		8			Det/WQ pond	y
3014a	15" CEDAR ELM (11-8)	11		11			Street and lot grading	
3014b	15" CEDAR ELM (11-8)	8		8			Street and lot grading	
3015	10" CEDAR ELM	10		10			Street and lot grading	
3018	10" LIVE OAK	10		10			Street and lot grading	
3019	18" LIVE OAK	18		18			Street and lot grading	
3020	11" LIVE OAK (8-6)	8		8			Street and lot grading	
3023	8" LIVE OAK	8		8			House Pad	
3024	8" LIVE OAK	8		8			House Pad	
3025	8" LIVE OAK	8		8			House Pad	
3026a	18" LIVE OAK (10-9-6)	10		10			Street and lot grading	
3026b	18" LIVE OAK (10-9-6)	9		9			Street and lot grading	
3027	10" LIVE OAK	10	10	0			very poor, stem failure	
3028	14" CEDAR ELM	14		14			Street and lot grading	
3030a	20" LIVE OAK (13-13)	13		13			Street and lot grading	
3030b	20" LIVE OAK (13-13)	13	13	0			very poor structure/vigor	
3031	11" LIVE OAK (8-5)	8		8			Street and lot grading	
3032	13" LIVE OAK	13		13			House Pad	
3033	9" LIVE OAK	9		9			House Pad	
3037	14" LIVE OAK	14		14			House Pad	
3038	10" LIVE OAK	10		10			House Pad	
3039	9" LIVE OAK	9		9			House Pad	
3040	13" LIVE OAK (10-6)	10		10			House Pad	
3041	9" LIVE OAK	9		9			Street and lot grading	
3042	13" CEDAR ELM	13		13			Street and lot grading	
3045	12" CEDAR ELM	12	12	0			very poor structure	
3046	9" CEDAR ELM	9		9			Street and lot grading	
3047	11" CEDAR ELM	11	11	0			very poor structure	
3048	11" CEDAR ELM	11		11			House Pad	
3049	11" CEDAR ELM	11		11			Street and lot grading	
3050	10" CEDAR ELM	10		10			House Pad	
3052a	25" CEDAR ELM (11-10-9-9)	11		11			House Pad	
3052b	25" CEDAR ELM (11-10-9-9)	10		10			House Pad	
3052c	25" CEDAR ELM (11-10-9-9)	9		9			House Pad	
3052d	25" CEDAR ELM (11-10-9-9)	9		9			House Pad	
3053	11" LIVE OAK	11		11			House Pad	
3054	11" LIVE OAK	11		11			House Pad	
3055	9" LIVE OAK	9		9			Street and lot grading	
3056	14" LIVE OAK	14		14			Street and lot grading	
3057	12" LIVE OAK (9-5)	9		9			Street and lot grading	
3058	9" LIVE OAK	9		9			Street and lot grading	
3059	13" LIVE OAK	13		13			Street and lot grading	y
3060	14" LIVE OAK	14		14			Street and lot grading	y
3061	13" LIVE OAK	13		13			Street and lot grading	
3062	11" LIVE OAK	11		11			Street and lot grading	y
3063	8" LIVE OAK	8		8			House Pad	
3065	15" CEDAR ELM (12-5)	12		12			House Pad	
3067	18" LIVE OAK (8-6-5-4-4)	8		8			House Pad	
3068	11" LIVE OAK	11		11			Det/WQ pond	y
3069	14" LIVE OAK	14		14			Det/WQ pond	y
3070	13" LIVE OAK	13	13	0			poor condition/Pond	y
3071	15" LIVE OAK	15		15			Det/WQ pond	y
3072	14" LIVE OAK (10-7)	10		10			Det/WQ pond	y
3074	9" LIVE OAK	9		9			Det/WQ pond	y
3075	18" LIVE OAK	18		18			Det/WQ pond	y
3076	13" LIVE OAK (8-5-5)	8		8			Det/WQ pond	y
3077	13" LIVE OAK (10-5)	10		10			Det/WQ pond	y
3078	11" LIVE OAK (8-6)	8		8			Det/WQ pond	y
3080	10" LIVE OAK	10		10			Det/WQ pond	y
3081	9" LIVE OAK	9		9			Det/WQ pond	y
3082	9" LIVE OAK	9		9			Det/WQ pond	y
3084	11" LIVE OAK (8-6)	8		8			Det/WQ pond	y
3085	9" LIVE OAK	9		9			Det/WQ pond	y
3088	8" LIVE OAK	8		8			Det/WQ pond	y
3092	13" LIVE OAK (8-7-3)	8		8			Det/WQ pond	y
3093	18" LIVE OAK	18		18			Det/WQ pond	y
3094	16" LIVE OAK	16		16			Street/ROW/Sidewalk	y
3095	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3096	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3097	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3098	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3099	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
3100a	17" LIVE OAK (13-8)	13		13			Street/ROW/Sidewalk	y
3100b	17" LIVE OAK (13-8)	8		8			Street/ROW/Sidewalk	y
3101a	14" LIVE OAK (10-8)	10		10			Street/ROW/Sidewalk	y
3101b	14" LIVE OAK (10-8)	8		8			Street/ROW/Sidewalk	y
3102	12" LIVE OAK	12		12			Street and lot grading	y
3103	11" LIVE OAK	11		11			Street and lot grading	y
3104	13" LIVE OAK	13		13			Street and lot grading	y
3105	17" LIVE OAK	17		17			Street and lot grading	y
3106	11" LIVE OAK	11		11			Street and lot grading	y
3107	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
3108a	18" LIVE OAK (11-8-5)	11		11			Street/ROW/Sidewalk	y
3108b	18" LIVE OAK (11-8-5)	8		8			Street/ROW/Sidewalk	y
3109	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3110	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3114	16" LIVE OAK	16		16			Street/ROW/Sidewalk	y
3115	20" LIVE OAK	20		20			Street/ROW/Sidewalk	y
3118	16" LIVE OAK	16			16			
3119	16" LIVE OAK	16			16			
3120	16" LIVE OAK	16		16			Street and lot grading	
3121	17" LIVE OAK	17		17			House Pad	
3122	8" LIVE OAK	8			8			
3124	11" LIVE OAK	11		11			House Pad	
3125	11" LIVE OAK	11		11			House Pad	
3126a	17" LIVE OAK (11-11)	11		11			House Pad	
3126b	17" LIVE OAK (11-11)	11		11			House Pad	
3127	14" LIVE OAK	14		14			House Pad	
3128a	18" LIVE OAK (13-10)	13		13			House Pad	
3128b	18" LIVE OAK (13-10)	10		10			House Pad	
3129	17" LIVE OAK	17			17			
3130	17" LIVE OAK	17		17			Street and lot grading	
3131	16" CEDAR ELM	16		16			House Pad	
3132	13" LIVE OAK	13		13			House Pad	
3133	12" LIVE OAK	12		12			House Pad	
3134	15" CEDAR ELM	15		15			House Pad	
3135a	17" LIVE OAK (12-10)	12		12			House Pad	
3135b	17" LIVE OAK (12-10)	10		10			House Pad	
3136	12" CEDAR ELM	12		12			Street and lot grading	
3138	18" LIVE OAK	18		18			House Pad	
3139	16" LIVE OAK	16	16	0			very poor, decay, cracks	
3140	16" LIVE OAK	16		16			Street and lot grading	
3142	11" LIVE OAK	11		11			Street and lot grading	
3143	10" LIVE OAK	10		10			Street and lot grading	
3144	12" LIVE OAK	12		12			Street and lot grading	
3146a	14" LIVE OAK (10-8)	10		10			Street and lot grading	
3146b	14" LIVE OAK (10-8)	8		8			Street and lot grading	
3147	15" LIVE OAK (9-6-6)	9		9			Street and lot grading	
3148a	18" LIVE OAK (13-10)	13		13			Street and lot grading	
3148b	18" LIVE OAK (13-10)	10		10			Street and lot grading	
3148c	18" LIVE OAK (13-10)	10		10			Street and lot grading	
3149	18" LIVE OAK	18		18			Street and lot grading	
3151	9" LIVE OAK	9		9			Street and lot grading	
3153	22" LIVE OAK	22		22			Street/ROW/Sidewalk	y
3154	9" LIVE OAK	9		9			Street and lot grading	
3155	8" LIVE OAK	8		8			Street and lot grading	
3157a	20" LIVE OAK (9-8-7-6)	9		9			Street and lot grading	
3157b	20" LIVE OAK (9-8-7-6)	8		8			Street and lot grading	
3158	16" LIVE OAK (9-7-7)	9		9			Street and lot grading	
3159	8" LIVE OAK	8		8			Street and lot grading	
3160a	22" LIVE OAK (8-8-7-7-6)	8		8			Street and lot grading	
3160b	22" LIVE OAK (8-8-7-7-6)	8		8			Street and lot grading	
3161a	15" LIVE OAK (11-8)	11		11			Street and lot grading	
3161b	15" LIVE OAK (11-8)	8		8			Street and lot grading	
3163	8" LIVE OAK	8		8			House Pad	
3164	9" LIVE OAK	9		9			House Pad	
3165a	13" LIVE OAK (9-8)	9		9			House Pad	
3165b	13" LIVE OAK (9-8)	8		8			House Pad	
3166	8" LIVE OAK	8		8			House Pad	
3167	9" LIVE OAK	9		9			Street and lot grading	
3168	12" LIVE OAK	12	12	12			poor structure/vigor	
3169	8" LIVE OAK	8		8			Street and lot grading	
3170	9" LIVE OAK	9		9			House Pad	
3171	9" LIVE OAK	9		9			House Pad	
3172	13" LIVE OAK	13		0			blown over, laying on side.	
3173	9" LIVE OAK	9		9			Street and lot grading	
3175	10" LIVE OAK	10		10			Street and lot grading	
3177	8" LIVE OAK	8		8			Street and lot grading	
3178	13" LIVE OAK	13		13			Street and lot grading	
3179a	20" LIVE OAK (15-9)	15		15			Street and lot grading	
3179b	20" LIVE OAK (15-9)	9		9			Street and lot grading	
3180a	15" LIVE OAK (10-10)	10		10			Street and lot grading	
3180b	15" LIVE OAK (10-10)	10		10			Street and lot grading	
3182	19" LIVE OAK	19		19			Street/ROW/Sidewalk	y
3183	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
3184	10" LIVE OAK	10	10	0			poor condition, decay/ROW	y
3185	16" LIVE OAK	16		16			House Pad	

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
3186	17" LIVE OAK	17		17			Street and lot grading	
3188	10" LIVE OAK	10		0			poor condition/ROW	y
3189	14" LIVE OAK	14		14			Street and lot grading	
3190	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3191	12" LIVE OAK	12		12			Street and lot grading	
3192	19" LIVE OAK	19		19			House Pad	
3194	11" LIVE OAK	11		11			House Pad	
3195	25" LIVE OAK	25		25			House Pad	
3196	17" LIVE OAK	17		17			Street and lot grading	
3197	14" LIVE OAK	14		14			Street and lot grading	
3198	13" LIVE OAK	13		13			House Pad	
3199	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3201a	33" LIVE OAK (21-14-10)	21		21			Street/ROW/Sidewalk	y
3201b	33" LIVE OAK (21-14-10)	14		14			Street/ROW/Sidewalk	y
3201c	33" LIVE OAK (21-14-10)	10		10			Street/ROW/Sidewalk	y
3202a	16" LIVE OAK (12-8)	12		12			Street/ROW/Sidewalk	y
3202b	16" LIVE OAK (12-8)	8		8			Street/ROW/Sidewalk	y
3203	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
3204	18" LIVE OAK (8-7-7-6)	8		8			Street/ROW/Sidewalk	y
3205	10" LIVE OAK (7-6)	7		7			Street/ROW/Sidewalk	y
3206	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
9060	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9061	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9075	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
9076	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
9077	19" LIVE OAK (12-7-7)	12		12			Street/ROW/Sidewalk	y
9078	11" LIVE OAK (8-5)	8		8			Street/ROW/Sidewalk	y
9081	14" LIVE OAK	14		14			Street and lot grading	
9082a	18" LIVE OAK (14-8)	14		14			Street and lot grading	
9082b	18" LIVE OAK (14-8)	8		8			Street and lot grading	
9083	9" LIVE OAK	9		9			Street and lot grading	
9085	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
9086	13" LIVE OAK (9-7)	9		9			Street/ROW/Sidewalk	y
9087a	13" LIVE OAK (9-8)	9		9			Street/ROW/Sidewalk	y
9087b	13" LIVE OAK (9-8)	8		8			Street/ROW/Sidewalk	y
9088	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9089	15" LIVE OAK	15		15			Street/ROW/Sidewalk	y
9090	10" LIVE OAK	10		10			Street and lot grading	
9091	9" LIVE OAK	9		9			House Pad	
9092	10" LIVE OAK	10		10			House Pad	
9093	16" LIVE OAK	16		16			Street and lot grading	
9094	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y
9097	12" LIVE OAK (9-5)	9		9			Street/ROW/Sidewalk	y
9098	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
9101a	36" LIVE OAK (24-12-11)	24		0			Street/ROW/Sidewalk	y
9101b	36" LIVE OAK (24-12-11)	12		12			Street/ROW/Sidewalk	y
9101c	36" LIVE OAK (24-12-11)	11		11			Street/ROW/Sidewalk	y
9102	15" LIVE OAK	15		15			Street/ROW/Sidewalk	y
9103	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
9104	13" LIVE OAK (9-7)	9		9			Street/ROW/Sidewalk	y
9108	10" LIVE OAK (8-7-6-6)	8		8			Street/ROW/Sidewalk	y
9111	11" LIVE OAK (8-5)	8		8			Street and lot grading	
9113	20" LIVE OAK (13-7-6)	13		13			House Pad	
9114	12" LIVE OAK	12		12			House Pad	
9116	13" CEDAR ELM	13		13			Street and lot grading	
9117	15" LIVE OAK	15		15			House Pad	
9118	8" CEDAR ELM	8	8	0			very poor structure/vigor/in House Pad	
9119	15" LIVE OAK	15	15	0			damage/deadwood/decay	y
9120	8" LIVE OAK	8		8			Street and lot grading	y
9121	10" LIVE OAK	10		10			Street and lot grading	y
9122	8" LIVE OAK	8		8			House Pad	
9123a	13" LIVE OAK (9-8)	9		9			House Pad	
9123b	13" LIVE OAK (9-8)	8		8			House Pad	
9124	9" LIVE OAK	9		9			House Pad	
9125	14" CEDAR ELM	14		14			House Pad	
9126	11" CEDAR ELM	11		11			House Pad	
9128	12" LIVE OAK (8-7)	8		8			House Pad	
9129	11" LIVE OAK	11		11			Street and lot grading	
9130	10" LIVE OAK	10		10			Street and lot grading	
9131	9" LIVE OAK	9		9			Street and lot grading	
9134	14" LIVE OAK (8-6-6)	8		8			House Pad	
9135	16" LIVE OAK	16		16			House Pad	
9137a	18" CEDAR ELM (12-12)	12		12			House Pad	
9137b	18" CEDAR ELM (12-12)	12		12			House Pad	
9140	12" LIVE OAK	12	12	0			poor structure/vigor	
9141	11" LIVE OAK (8-5)	8		8			House Pad	
9143a	20" CEDAR (14-11)	14		14			House Pad	
9143b	20" CEDAR (14-11)	11		11			House Pad	
9144	12" LIVE OAK	12		12			House Pad	
9145	13" LIVE OAK	13		13			House Pad	
9146	11" LIVE OAK	11		11			House Pad	
9151	11" LIVE OAK	11		11			Street and lot grading	
9160	17" LIVE OAK	17		17			House Pad	
9161	13" LIVE OAK	13		13			House Pad	
9162	20" LIVE OAK	20		20			House Pad	
9163	11" LIVE OAK (8-5)	8		8			House Pad	
9164	12" CEDAR ELM (8-7)	8		8			House Pad	
9165	8" LIVE OAK	8		8			Street and lot grading	
9166	12" LIVE OAK (9-6)	9		9			Street and lot grading	
9167a	37" LIVE OAK (26-22)	26		26			House Pad	
9167b	37" LIVE OAK (26-22)	22		22			House Pad	
9168	10" CEDAR ELM	10		10			Street and lot grading	
9169	9" LIVE OAK	9		9			Street and lot grading	
9170	9" LIVE OAK	9		9			Street and lot grading	
9171	14" LIVE OAK	14		14			Street and lot grading	
9172	14" LIVE OAK	14		14			Street and lot grading	
9175	18" LIVE OAK (11-7-7)	11		11			House Pad	
9177	9" LIVE OAK	9		9			House Pad	
9178	21" LIVE OAK (16-6-4)	16	16	0			very poor structure/in House Pad	
9179	10" LIVE OAK	10		10			Street and lot grading	
9180	11" LIVE OAK	11		11			Street and lot grading	
9181	12" LIVE OAK	12		12			Street and lot grading	
9182	20" LIVE OAK	20	20	0			dieback, deadwood, decay	
9183	10" LIVE OAK	10		10			Street and lot grading	
9184	9" LIVE OAK	9		9			Street and lot grading	
9185	11" CEDAR ELM	11		11			Street and lot grading	
9186	13" LIVE OAK	13		13			Street and lot grading	
9187	12" CEDAR ELM	12		12			House Pad	
9188	20" LIVE OAK	20		20			House Pad	
9189	13" LIVE OAK (9-7)	9		9			House Pad	
9190	8" CEDAR ELM	8		8			House Pad	
9191	11" LIVE OAK	11		11			House Pad	
9192	13" LIVE OAK	13	13	0			dead	
9193	10" LIVE OAK	10		10			House Pad	
9194a	21" LIVE OAK (12-9-8)	12		12			House Pad	
9194b	21" LIVE OAK (12-9-8)	9		9			House Pad	
9194c	21" LIVE OAK (12-9-8)	8		8			House Pad	
9195	21" LIVE OAK	21	21	0			poor condition/decay/In house pad	
9196	9" LIVE OAK	9		9			Street and lot grading	
9198	9" LIVE OAK	9		9			Street and lot grading	
9200a	17" CEDAR ELM (12-9)	12		12			House Pad	
9200b	17" CEDAR ELM (12-9)	9		9			House Pad	
9201	12" LIVE OAK (9-6)	9		9			House Pad	
9202a	13" LIVE OAK (9-8)	9		9			Street and lot grading	
9202b	13" LIVE OAK (9-8)	8		8			Street and lot grading	
9203	8" LIVE OAK	8		8			House Pad	
9204	24" LIVE OAK	24			24		Street and lot grading	
9205	14" LIVE OAK	14			14		Street and lot grading	
9206	18" CEDAR ELM (12-11)	12		12			House Pad	
9206	18" CEDAR ELM (12-11)	11		11			Street and lot grading	
9207	13" LIVE OAK	13			13		Street and lot grading	
9209a	43" RED OAK (12-11-10-10-9-9)	12		12			House Pad	
9209b	43" RED OAK (12-11-10-10-9-9)	12	12	0			very poor condition/In house pad	
9209c	43" RED OAK (12-11-10-10-9-9)	11	11	0			very poor condition/In house pad	
9209d	43" RED OAK (12-11-10-10-9-9)	10	10	0			very poor condition/In house pad	
9209e	43" RED OAK (12-11-10-10-9-9)	10	10	0			very poor condition/In house pad	
9209f	43" RED OAK (12-11-10-10-9-9)	9	9	0			significant decay/in house pad	
9209g	43" RED OAK (12-11-10-10-9-9)	9	9	0			very poor condition/In house pad	
9211	11" CEDAR ELM	11		11			Street and lot grading	
9212a	17" CEDAR ELM (11-11)	11		11			Street and lot grading	
9212b	17" CEDAR ELM (11-11)	11		11			House Pad	
9213a	16" LIVE OAK (11-9)	11		11			Street/ROW/Sidewalk	y
9213b	16" LIVE OAK (11-9)	11	11	9			poor, large area of decay	y
9214	8" RED OAK	8		8			Street/ROW/Sidewalk	y
9215	16" RED OAK	16	16	0			very poor, decay, failure	
9217	11" CEDAR ELM	11		11			Street and lot grading	y
9218	10" LIVE OAK	10		10			House Pad	y
9219	9" LIVE OAK	9		9			House Pad	y
9220	8" LIVE OAK	8		8			House Pad	y
9221	11" LIVE OAK	11		11			Street and lot grading	y
9222	11" LIVE OAK	11		11			Street and lot grading	y
9223a	17" LIVE OAK (11-11)	11		11			House Pad	
9223b	17" LIVE OAK (11-11)	11		11			House Pad	
9225a	32" RED OAK (22-19)	22	22	0			very poor, decay, deadwood	y
9225bb	32" RED OAK (22-19)	19	19	0			very poor structure, decay	y
9226a	22" RED OAK (15-13)	15	15	0			very poor structure	y
9226b	22" RED OAK (15-13)	13	13	0			very poor, decay, failure	y
9227	25" LIVE OAK	25		25			Street/ROW/Sidewalk	y
9228	28" LIVE OAK	28.0		28		Y	Street and lot grading	
9229	9" CEDAR ELM	9		9			Street and lot grading	
9230	11" CEDAR ELM	11		11			Street and lot grading	
9232a	18" RED OAK (14-8)	14		14			Street and lot grading	
9232b	18" RED OAK (14-8)	18	18	0			poor, storm damage, decay	y
9233a	24" LIVE OAK (17-14)	17		17			Street/ROW/Sidewalk	y
9233b	24" LIVE OAK (17-14)	14		14			Street/ROW/Sidewalk	y
9234	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
9235	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
9236	20" LIVE OAK	20		20			House Pad	
9237	20" RED OAK	20	20	0			very poor, 75% dead, decay	y
9238	8" CEDAR ELM	8		8			House Pad	
9239	24" LIVE OAK	24		24			Street/ROW/Sidewalk	y
9240	32" LIVE OAK	31.5		31.5		Y	Street/ROW/Sidewalk	y
9242a	23" LIVE OAK (13-11-8)	13		13			Street/ROW/Sidewalk	y
9242b	23" LIVE OAK (13-11-8)	11		11			Street/ROW/Sidewalk	y
9242c	23" LIVE OAK (13-11-8)	8		8			Street/ROW/Sidewalk	y
9243	12" LIVE OAK	12		12			Street/ROW/Sidewalk	y
9244	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9245a	19" LIVE OAK (14-9)	14		14			Street/ROW/Sidewalk	y
9245b	19" LIVE OAK (14-9)	9		9			Street/ROW/Sidewalk	y
9246a	21" LIVE OAK (12-10-7)	12		12			Street/ROW/Sidewalk	y
9246	21" LIVE OAK (12-10-7)	10		10			Street/ROW/Sidewalk	y
9247	17" RED OAK (15-4)	15	15	0			very poor structure/hazard	y
9248	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9251	9" LIVE OAK	9		9			Street and lot grading	y
9257	17" LIVE OAK	17		17			Street and lot grading	
9258	25" LIVE OAK	25		25			Street/ROW/Sidewalk	y
9259	21" LIVE OAK	21		21			Street/ROW/Sidewalk	y
9260a	27" LIVE OAK (12-12-11-7)	12		12			Street/ROW/Sidewalk	y
9260b	27" LIVE OAK (12-12-11-7)	12		12			Street/ROW/Sidewalk	y
9260c	27" LIVE OAK (12-12-11-7)	11		11			Street/ROW/Sidewalk	y
9262	12" LIVE OAK (9-6)	9		9			Street and lot grading	y
9263	12" LIVE OAK	12		12			Street and lot grading	y
9264	9" LIVE OAK	9		9			Street and lot grading	y
9267	25.5" LIVE OAK	26		26			House Pad	
9270	14" PECAN	14		14			House Pad	
9271	17" CEDAR ELM	17		17			Street and lot grading	
9272	13" CEDAR ELM	13		13			House Pad	
9274	14" LIVE OAK	14		14			Street and lot grading	
9275a	38" LIVE OAK (27-22)	26.5		26.5		Y	Street/ROW/Sidewalk	y
9275b	38" LIVE OAK (27-22)	22		22			Street/ROW/Sidewalk	y
9276	18" RED OAK	18	18	0			very poor structure/vigor/in house pad	
9277	20" LIVE OAK	20		20			House Pad	
9278	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y
9280	11" CEDAR ELM	11		11			House Pad	
9281	25" LIVE OAK	25		25			Street and lot grading	
9282	8" CEDAR OAK	8		8			House Pad	
9283	13" CEDAR ELM	13		13			House Pad	
9284	8" LIVE OAK	8		8			House Pad	
9285	9" LIVE OAK	9		9			House Pad	
9286	10" CEDAR ELM	10		10			House Pad	
9288	11" LIVE OAK	11		11			House Pad	
9289	18" LIVE OAK	18		18			House Pad	
9290	12" CEDAR ELM	12		12			Street and lot grading	
9291	12" CEDAR ELM	12		12			Street and lot grading	
9292	18" LIVE OAK	18		18			Street and lot grading	
9293	12" CEDAR ELM	12		12			Street and lot grading	
9294	23" LIVE OAK	23		23			House Pad	
9295	17" LIVE OAK	17		17			House Pad	
9296	11" CEDAR ELM	11		11			House Pad	
9298a	15" LIVE OAK (11-8)	11		11			House Pad	
9298b	15" LIVE OAK (11-8)	8		8			House Pad	
9299	13" CEDAR ELM	13	13	0			dead	
9300	23" LIVE OAK	23		23			House Pad	
9301a	21" LIVE OAK (14-14)	14		14			Street and lot grading	
9301b	21" LIVE OAK (14-14)	14		14			Street and lot grading	
9302	17" CEDAR ELM	17	17	0			very poor, deadwood	
9303a	24" CEDAR ELM (20-8)	20		20			Street and lot grading	
9303b	24" CEDAR ELM (20-8)	8		8			Street and lot grading	
9304	12" CEDAR ELM	12		12			House Pad	
9305	13" CEDAR ELM	13		13			House Pad	
9306	10" CEDAR ELM	10		10			Street and lot grading	
9308	27" LIVE OAK	27		27		Y	House Pad	
9309	14" LIVE OAK	14		14			House Pad	
9310	22" LIVE OAK	22		22			House Pad	
9311	14" LIVE OAK	14		14			House Pad	
9312	17" LIVE OAK	17		17			House Pad	
9313	11" LIVE OAK	11		11			Street and lot grading	
9314	10" LIVE OAK	10		10			House Pad	
9315	12" LIVE OAK	12		12			House Pad	
9324a	28" LIVE OAK (20-15)	20		20			Street and lot grading	
9324b	28" LIVE OAK (20-15)	15		15			Street and lot grading	
9325	15" LIVE OAK	15		15			Street and lot grading	
9326a	18" LIVE OAK (13-10)	13		13			House Pad	
9326b	18" LIVE OAK (13-10)	10		10			House Pad	
9334	20" LIVE OAK	20		20			House Pad	
9335	23" LIVE OAK	23		23			Street and lot grading	
9336	18" LIVE OAK	18		18			Street and lot grading	
9337	11" CEDAR ELM	11		11			House Pad	
9338	18" LIVE OAK	18		18			House Pad	
9339	31" LIVE OAK	31		31		Y	House Pad	
9340	20" LIVE OAK	20		20			House Pad	
9341	22" LIVE OAK	22		22			House Pad	
9342	15" LIVE OAK	15		15			House Pad	
9343	15" CEDAR ELM	15		15			House Pad	
9345	18" CEDAR ELM	18		18			House Pad	
9346a	17" CEDAR ELM (12-10)	12		12			House Pad	
9346b	17" CEDAR ELM (12-10)	10		10			House Pad	
9347	9" CEDAR ELM	9		9			House Pad	
9348	13" LIVE OAK	13		13			House Pad	
9349	11" CEDAR ELM	11		11			House Pad	
9350	17" LIVE OAK	17		17			Street and lot grading	
9351	11" CEDAR ELM	11		11			House Pad	
9353	26" LIVE OAK	26.5		26.5		Y	in house pad, poor cond.	
9354	22" LIVE OAK	22		22			House Pad	
9355	13" LIVE OAK	13		13			House Pad	
9356	8" CEDAR ELM	8		8			House Pad	
9357	22" LIVE OAK	22		22			Street and lot grading	
9358	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
9359	10" RED OAK	10		10			Street and lot grading	
9360a	21" RED OAK (15-12)	15		15			House Pad	
9360b	21" RED OAK (15-12)	12		12			Street and lot grading	
9361	10" RED OAK	10			0		very poor, mostly dead	
9362a	19" RED OAK (13-12)	13			13			
9362b	19" RED OAK (13-12)	12			12			
9363	12" RED OAK	12		12			Street and lot grading	
9364	11" CEDAR ELM	11			11			
9365	18" LIVE OAK	18			18			
9366	9" CEDAR ELM	9		9			House Pad	
9367a	19" LIVE OAK (12-8-6)	12		12			Street/ROW/Sidewalk	y
9367b	19" LIVE OAK (12-8-6)	8		8			Street/ROW/Sidewalk	y
9368	12" LIVE OAK (9-5)	9		9			Street/ROW/Sidewalk	y
9369	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
9370a	21" LIVE OAK (14-13)	14		14			Street/ROW/Sidewalk	y
9370b	21" LIVE OAK (14-13)	13		13			Street/ROW/Sidewalk	y
9371	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
9372	11" CEDAR ELM (8-6)	8		8			Street/ROW/Sidewalk	y
9373	8" CEDAR ELM	8		8			Street and lot grading	
9374a	13" CEDAR ELM (9-8)	9		9			Street and lot grading	
9374b	13" CEDAR ELM (9-8)	8		8			Street and lot grading	
9375	13" LIVE OAK	13		13			Street and lot grading	
9376	15" LIVE OAK	15		15			Street and lot grading	
9377	13" CEDAR ELM	13		13			Street and lot grading	
9378	11" CEDAR ELM	11		11			Street and lot grading	
9381	11" CEDAR ELM	11		11			Street and lot grading	
9383	10" RED OAK	10		10			House Pad	
9384	13" RED OAK (13)	13	13	0			very poor, almost dead, in house pad	
9385	10" RED OAK	10		10			House Pad	
9386	18" RED OAK	18	18	0			very poor, mostly dead, in house pad	
9387a	20" LIVE OAK (14-11)	14		14			House Pad	
9387b	20" LIVE OAK (14-11)	11		11			House Pad	
9388	11" RED OAK	11		11			Street and lot grading	
9389	10" RED OAK	10		10			Street and lot grading	
9390	13" RED OAK	13	13	0			very poor, decay, bad lean, in house pad	
9391	12" RED OAK	12		12			House Pad	
9392	12" CEDAR ELM	12		12			Street and lot grading	
9394	9" CEDAR ELM	9		9			House Pad	
9395	9" CEDAR ELM	9		9			House Pad	
9396a	17" LIVE OAK (12-10)	12		12			House Pad	
9396b	17" LIVE OAK (12-10)	10		10			House Pad	
9397	11" CEDAR ELM	11		11			House Pad	
9398	9" CEDAR ELM	9		9			House Pad	
9399	10" CEDAR ELM	10		10			Street and lot grading	
9400	13" CEDAR ELM (10-6)	10		10			Street and lot grading	
9401	11" LIVE OAK	11		11			House Pad	
9402	16" RED OAK	16		16			House Pad	
9403	15" LIVE OAK (11-7)	11		11			Street and lot grading	
9404	10" CEDAR ELM	10		10			Street and lot grading	
9405	10" RED OAK	10	10	0			very poor, decay, dying	
9406	10" CEDAR ELM	10		10			Street and lot grading	
9407	18" LIVE OAK (16-4)	16		16			Street and lot grading	
9408	13" CEDAR ELM (9-7)	9		9			Street/ROW/Sidewalk	y
9409	16" LIVE OAK	16		16			Street and lot grading	
9410	12" CEDAR ELM	12		12			Street and lot grading	

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
9411	9" CEDAR ELM	9		9			House Pad	
9412a	17" LIVE OAK (13-8)	13		13			Street and lot grading	
9412b	17" LIVE OAK (13-8)	8		8			Street/ROW/Sidewalk	y
9413	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
9414	12" LIVE OAK	12		12			Street and lot grading	y
9415	23" LIVE OAK	23		23			Street and lot grading	
9416a	13" CEDAR ELM (9-8)	9		9			Street and lot grading	
9416b	13" CEDAR ELM (9-8)	8		8			Street and lot grading	
9417	17" LIVE OAK	17		17			Street and lot grading	
9418	12" LIVE OAK	12		12			Street and lot grading	
9419	10" LIVE OAK	10		10			Street and lot grading	
9420	18" LIVE OAK	18		18			Street and lot grading	
9421a	17" CEDAR ELM (12-10)	12		12			Street and lot grading	
9421b	17" CEDAR ELM (12-10)	10		10			Street and lot grading	
9422	14" CEDAR ELM (10-7)	10		10			Street/ROW/Sidewalk	Y
9423a	19" CEDAR ELM (10-10-7)	10		10			Street/ROW/Sidewalk	y
9423b	19" CEDAR ELM (10-10-7)	10		10			Street/ROW/Sidewalk	y
9424	9" CEDAR ELM	9		9			Street/ROW/Sidewalk	y
9425	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9426	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
9427	13" CEDAR ELM (10-6)	10		10			Street/ROW/Sidewalk	y
9428	13" RED OAK	13	13	0			almost dead	
9430a	14" LIVE OAK (9-9)	9	9	0			very poor, hazard	y
9430b	14" LIVE OAK (9-9)	9	9	0			very poor, hazard	y
9431	12" CEDAR ELM	12		12			Street/ROW/Sidewalk	y
9432a	27" CEDAR ELM (12-11-7-7-5)	12		12			Street and lot grading	
9432b	27" CEDAR ELM (12-11-7-7-5)	11		11			Street and lot grading	
9433	12" LIVE OAK	12		12			Street and lot grading	
9434a	18" CEDAR ELM (13-10)	13		13			Street and lot grading	
9434b	18" CEDAR ELM (13-10)	10		10			Street and lot grading	
9435	13" CEDAR ELM (11-4)	11		11			Street and lot grading	
9436a	13" CEDAR ELM (9-8)	9		9			Street and lot grading	
9436b	13" CEDAR ELM (9-8)	8		8			Street and lot grading	
9437	11" CEDAR ELM	11		11			Street and lot grading	
9438	12" CEDAR ELM	12		12			Street and lot grading	
9439	19" LIVE OAK	19		19			Street and lot grading	
9440a	20" RED OAK (10-10-9)	10	10	0			very poor structure/vigor/in house pad	
9440b	20" RED OAK (10-10-9)	10	10	0			very poor, decaying, deadwood, in house pad	
9440c	20" RED OAK (10-10-9)	9	9	0			poor structure/vigor/in house pad	
9441	11" CEDAR ELM	11		11			House Pad	
9444a	23" LIVE OAK (17-12)	17		17			Street and lot grading	
9444b	23" LIVE OAK (17-12)	12		12			Street and lot grading	
9445	15" LIVE OAK	15		15			Street and lot grading	
9447	9" CEDAR ELM	9		9			House Pad	
9448	11" CEDAR ELM	11		11			Street and lot grading	
9449a	32" LIVE OAK (21-11-10)	21		21			House Pad	
9449b	32" LIVE OAK (21-11-10)	11		11			Street and lot grading	
9449c	32" LIVE OAK (21-11-10)	10		10			Street and lot grading	
9451	15" LIVE OAK	15		15			Street and lot grading	
9452a	17" LIVE OAK (12-10)	12		12			Street and lot grading	
9452b	17" LIVE OAK (12-10)	10		10			Street and lot grading	
9453	20" LIVE OAK	20		20			Street and lot grading	
9454	10" RED OAK	10		10			Street and lot grading	
9455	15" LIVE OAK	15		15			Street and lot grading	
9456	18" LIVE OAK	18		18			Street and lot grading	
9459	9" CEDAR ELM	9		9			House Pad	
9460	9" CEDAR ELM	9		9			Street and lot grading	
9461	9" CEDAR ELM	9		9			Street and lot grading	
9462a	18" LIVE OAK (12-12)	12		12			House Pad	
9462b	18" LIVE OAK (12-12)	12		12			House Pad	
9463	10" CEDAR ELM	10		10			House Pad	
9464	11" CEDAR ELM	11		11			House Pad	
9465	11" CEDAR ELM (8-6)	8		8			Street and lot grading	
9466	10" CEDAR ELM	10		10			Street and lot grading	
9467	11" CEDAR ELM	11		11			Street and lot grading	
9468	9" CEDAR ELM	9		9			Street and lot grading	
9469	9" CEDAR ELM	9		9			Street and lot grading	
9470	8" CEDAR ELM	8	8	0			almost dead	
9471	14" LIVE OAK	14		14			House Pad	
9472	23" LIVE OAK	23		23			House Pad	
9473	9" CEDAR ELM	9		9			House Pad	
9474	9" CEDAR ELM	9		9			House Pad	
9475	8" CEDAR ELM	8		8			House Pad	
9476	8" CEDAR ELM	8		8			House Pad	
9477a	16" CEDAR ELM (11-10)	11		11			Street and lot grading	
9477b	16" CEDAR ELM (11-10)	10		10			Street and lot grading	
9478	14" CEDAR ELM (10-7)	10		10			House Pad	
9479	11" CEDAR ELM	11		11			House Pad	
9480	11" CEDAR ELM	11		11			House Pad	
9481	23" LIVE OAK	23		23			Street and lot grading	
9482	21" LIVE OAK	21		21			Street and lot grading	
9483	12" LIVE OAK	12		12			Street and lot grading	
9484	16" LIVE OAK	16		16			Street and lot grading	
9486	17" RED OAK	17	17	0			very poor, decaying	
9487	8" CEDAR ELM	8		8			House Pad	
9488	10" LIVE OAK	10		10			House Pad	
9489	15" LIVE OAK (11-7)	11		11			House Pad	
9490	10" LIVE OAK	10		10			House Pad	
9491	14" LIVE OAK	14		14			House Pad	
9492a	20" LIVE OAK (12-8-7)	12		12			House Pad	
9492b	20" LIVE OAK (12-8-7)	8		8			House Pad	
9493	20" LIVE OAK	20		20			House Pad	
9494	12" LIVE OAK	20		20			Street and lot grading	
9495	20" LIVE OAK	12		12			Street and lot grading	
9496	9" CEDAR ELM	20		20			House Pad	
9497a	20" LIVE OAK (15-9)	15		15			Street and lot grading	
9497b	20" LIVE OAK (15-9)	9		9			Street and lot grading	
9498	11" CEDAR ELM	11		11			Street and lot grading	
9499a	15" LIVE OAK (9-8-4)	9		9			Street and lot grading	
9499b	15" LIVE OAK (9-8-4)	8		8			Street and lot grading	
9500	8" LIVE OAK	8	8	0			very poor structure/vigor	
9501	9" LIVE OAK	9	9	0			very poor structure/vigor	
9503	14" LIVE OAK (9-5-4)	9		9			Street and lot grading	
9504	13" LIVE OAK (9-7)	9		9			Street and lot grading	
9505	9" CEDAR ELM	9		9			Street and lot grading	
9506	11" LIVE OAK	11		11			Street and lot grading	
9507	10" LIVE OAK	10		10			House Pad	
9508a	17" RED OAK (11-11)	11	11	0			very poor structure/vigor/in house pad	
9508b	17" RED OAK (11-11)	11	11	0			very poor structure/vigor/in house pad	
9513	8" LIVE OAK	8		8			Street and lot grading	
9515	18" LIVE OAK (10-10-6)	10		10			Street and lot grading	
9517a	19" LIVE OAK (14-10)	14		14			Street and lot grading	
9517b	19" LIVE OAK (14-10)	10		10			Street and lot grading	
9521	8" LIVE OAK	8		8			Street and lot grading	
9523	17" CEDAR ELM (8-7-6-4)	8		8			Street and lot grading	
9524	28" LIVE OAK	28			28	Y		
9530a	12" LIVE OAK (8-8)	8		8			Street and lot grading	
9530b	12" LIVE OAK (8-8)	8		8			Street and lot grading	
9531	13" LIVE OAK (10-5)	10		10			Street and lot grading	
9532	11" LIVE OAK	11		11			Street and lot grading	
9536	17" LIVE OAK (12-9)	9		9			Street and lot grading	
9537	9" LIVE OAK	9		9			Street and lot grading	
9539	8" CEDAR ELM	8		8			Street and lot grading	
9540a	19" LIVE OAK (10-10-7)	10		10			Street and lot grading	
9540b	19" LIVE OAK (10-10-7)	10		10			Street and lot grading	
9541	10" LIVE OAK	10			10			
9542	19" LIVE OAK (8-7-7-7)	8			8			
9543	10" LIVE OAK	10			10			
9544	10" LIVE OAK	10			10			
9545	19" CEDAR ELM	19			19			
9546	9" LIVE OAK	9			9			
9547	10" LIVE OAK	10			10			
9548	13" LIVE OAK (9-7)	9			9			
9550	13" LIVE OAK	13		13			Street and lot grading	
9551a	22" CEDAR ELM (16-12)	16		16			Street and lot grading	
9551b	22" CEDAR ELM (16-12)	12		12			Street and lot grading	
9552	9" LIVE OAK	9		9			Street and lot grading	
9553	11" CEDAR ELM	11		11			House Pad	
9554	14" CEDAR ELM	14		14			House Pad	
9555	15" LIVE OAK (9-8-4)	9		9			House Pad	
9555	15" LIVE OAK (9-8-4)	8		8			Street and lot grading	
9556	9" LIVE OAK	9		9			Street and lot grading	
9557	8" LIVE OAK	8		8			Street and lot grading	
9558	9" CEDAR ELM	9		9			Street and lot grading	
9559	16" LIVE OAK	16		16			Street and lot grading	
9560a	21" CEDAR ELM (10-9-7-5)	10		10			Street and lot grading	
9560b	21" CEDAR ELM (10-9-7-5)	9		9			Street and lot grading	
9561a	21" LIVE OAK (9-9-8-6)	9		9			Street and lot grading	
9561b	21" LIVE OAK (9-9-8-6)	9		9			Street and lot grading	
9561c	21" LIVE OAK (9-9-8-6)	9	9	0			very poor, stem failure	
9562	13" LIVE OAK (9-7)	9		9			House Pad	
9563	13" CEDAR ELM	13		13			House Pad	
9564	11" LIVE OAK	11		11			Street and lot grading	
9565	14" LIVE OAK	14		14			Street and lot grading	
9566	13" CEDAR ELM	13		13			House Pad	
9567	10" CEDAR ELM	10		10			Street and lot grading	
9568	17" LIVE OAK	17		17			House Pad	
9569	16" LIVE OAK	16		16			House Pad	
9570	14" LIVE OAK	14		14			Street and lot grading	
9571a	19" LIVE OAK (14-10)	14		14			Street/ROW/Sidewalk	y
9571b	19" LIVE OAK (14-10)	10		10			Street/ROW/Sidewalk	y
9572	24" LIVE OAK	24		24			Street/ROW/Sidewalk	y
9573	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
9574	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
9575a	14" LIVE OAK (10-8)	10		10			Street and lot grading	
9575b	14" LIVE OAK (10-8)	8		8			Street and lot grading	

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
9576	12" CEDAR ELM	12		12			Street and lot grading	
9577	16" LIVE OAK	16		16			House Pad	
9578	10" RED OAK	10		10			House Pad	
9579	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
9580	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
9581	16" LIVE OAK (9-7-6)	9		9			Street/ROW/Sidewalk	y
9582	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
9583	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
9584a	29" LIVE OAK (11-9-9-9-8)	11		11			Street/ROW/Sidewalk	y
9584b	29" LIVE OAK (11-9-9-9-8)	9		9			Street/ROW/Sidewalk	y
9584c	29" LIVE OAK (11-9-9-9-8)	9		9			Street/ROW/Sidewalk	y
9584d	29" LIVE OAK (11-9-9-9-8)	9		9			Street/ROW/Sidewalk	y
9584e	29" LIVE OAK (11-9-9-9-8)	8		8			Street/ROW/Sidewalk	y
9585	12" LIVE OAK (9-5)	9		9			Street/ROW/Sidewalk	y
9586a	18" LIVE OAK (13-10)	13		13			Street/ROW/Sidewalk	y
9586b	18" LIVE OAK (13-10)	10		10			Street/ROW/Sidewalk	y
9587a	32" LIVE OAK (13-13-10-8-6)	13		13			Street/ROW/Sidewalk	y
9587b	32" LIVE OAK (13-13-10-8-6)	13		13			Street/ROW/Sidewalk	y
9587c	32" LIVE OAK (13-13-10-8-6)	10		10			Street/ROW/Sidewalk	y
9587d	32" LIVE OAK (13-13-10-8-6)	8		8			Street/ROW/Sidewalk	y
9588a	16" LIVE OAK (11-10)	11		11			Street/ROW/Sidewalk	y
9588b	16" LIVE OAK (11-10)	10		10			Street/ROW/Sidewalk	y
9589	16" LIVE OAK	16		16			Street/ROW/Sidewalk	y
9591	18" LIVE OAK (13-9)	9		9			House Pad	
9592	8" LIVE OAK	8		8			House Pad	
9593a	15" LIVE OAK (10-10)	10		10			House Pad	
9593b	15" LIVE OAK (10-10)	10		10			House Pad	
9594	13" LIVE OAK	13		13			House Pad	
9595	21" CEDAR ELM	21		21			House Pad	
9598	21" LIVE OAK	21		21			House Pad	
9597	20" LIVE OAK	20		20			House Pad	
9598	13" CEDAR ELM	13		13			Street and lot grading	
9599	19" CEDAR ELM	19		19			Street and lot grading	
9600	16" LIVE OAK	16		16			Street and lot grading	
9601	16" CEDAR ELM	16		16			Street and lot grading	
9602	9" PEAR TREE	9		9			Street and lot grading	

TREE SURVEY DATE: JUNE 28, 2023

NOTES:

- ROW - TREE REMOVED IN ROW
- DRAIN. - TREE REMOVED IN DRAINAGE LOT
- ESMT. - TREE REMOVED IN EASEMENT LOT
- ALL CEDAR TREES WILL BE REMOVED (INVASIVE SPECIES)

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF CASEY GILES, P.E., TBPE#91797 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

STATE OF TEXAS
CASEY GILES
91797
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

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Texas Registered Firm No. F-26613

GLORY HILL SUBDIVISION
CITY OF LEANDER, TEXAS

TREE LIST

DESIGNED: JS
DRAWN: JS
REVIEWED: CG
DATE: 08-19-2025

12
SHEET

Project No.: 20501.01

8/8/2024

Tree Evaluations: Tri Pointe Homes
Glory Hill-Private Rd 921
Leander, TX, 78641

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team whom through related training and experience are familiar with the techniques and equipment used in such operations.

Summary:

Tree Mann Solutions assessed 632 trees, per the provided survey. Many of the multi-stem trees were found to have been measured incorrectly and were separated in accordance with the City of Leander measuring guidelines; 98 “new trees” were added to the tree list. Also due to these measuring guidelines, 65 trees were found to be undersized and dropped out of regulation entirely. The majority of the trees were found to be in fair or better condition with only ~75 in poor or worse condition.

Introduction:

Tri Pointe Homes contacted TMS regarding a property they were studying for development. The team wanted a better understanding of surveyed trees and their potential impacts/benefits to the site design.

Assignment:

Tree Mann Solutions to inspect, identify, measure DBH, and provide condition rating with supportive notes for ~635 trees, 8” in diameter or larger, per the provided survey. TMS to make preservation/removal recommendations where warranted. Summary report and excel tree list with arborist verified data and links to individual tree reports with photos of each tree provided for team use.

Analysis:

Undersized, invasive species, and native tree species that do not require mitigation are shown in light grey. Significant trees 8-17.9” are shown in light green. Larger significant trees >18”-<26” are shown in light yellow. Heritage trees 26” and larger are shown in light red. Trees in fair or above condition have no special markings. **Poor** condition trees have **bolded text**. Dead trees and those in very poor condition have red text. An excerpt from the inventory can be seen below:

Tree #	Provided Survey	Species	DBH	Condition	Notes	Summary	Individual Tree Report
3001	13" LIVE OAK	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=80c68710-4699-4fd0-8bde-194d46cb691b
3005	10" LIVE OAK	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4f6fd6ac-c10e-4dbd-9f7a-f2676fc6e441
3006	13" LIVE OAK	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=01ca9010-651f-4059-8d50-30df11f52826
3007	10" LIVE OAK	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c5e1185-4796-4965-b75f-33d93ee54b50
3009	12" LIVE OAK	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c245b5b2-bbea-4936-98bd-11dd9091dd4b
3010	12" LIVE OAK	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=282b831a-731a-4e15-a7da-2033629613ab
3012	8" LIVE OAK	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4802e3b3-0581-4d48-9c40-aabd5cf29728
3013	11" LIVE OAK (6-5-4)	Live Oak	6	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21d00c1d-2520-4a6c-ab3b-8c2960166861
3014	15" CEDAR ELM (11-8)	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b90c2687-7c5c-4ce2-a769-97dd053cc74a
3015	10" CEDAR ELM	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37904bad-84f7-4153-9ec1-14bfff83792b
3018	10" LIVE OAK	Live Oak	10	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bc761c31-fe28-431d-be70-01a594d7a92a
3019	18" LIVE OAK	Live Oak	18	Fair	fair structure & vigor	Low limbs E through S, along with the bulk of the canopy growing in those directions. Moderate deadwood to remove but overall in fair condition (though growth form is not the “prettiest”).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ba310686-e407-41b2-8aae-d6284d24477c
3020	11" LIVE OAK (8-6)	Live Oak	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caf97651-248b-4579-a98f-c21a656eb794
3023	8" LIVE OAK	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88e5

Observations:

- Tree Mann Solutions inspected 632 trees across the site.
    - 98 trees were added/separated from previously surveyed multi-stem trees (Leander code dictates that any 8"+ stem with a union below 48" is a separate tree). Tagged stems retained the original tag number and additional stems had a "1, 2, 3, or 4" added to the end of the original tag number, depending on the number of additional/separate stems that the tagged tree possessed.
    - *Condition:* 650 trees were in fair or better condition, 35 were in poor condition, 37 were in very poor condition, 3 were completely dead, 4 were missing (appeared to have been removed for road construction), and the remaining were invasive species.
        - Primary contributing factors to the assigned condition ratings were significant history of storm damage, significantly diminished canopies, and damage/decay affecting structural integrity.
    - *Species:* 1 each of Ashe juniper/Chinese parasol tree/hackberry (all were previously identified incorrectly), 144 cedar elm, 532 live oak, 6 Mexican persimmon, 2 pecan, 42 red oak, and one white mulberry.
    - *Size:* 7 trees were heritage species 26" + (12 fewer than provided survey), 70 were larger significant trees 18-25.9", 584 were 8-17.9", 65 were undersized/under 8", and 4 were missing.
- *Heritage trees*:
    - **T9593** (26.5" live oak) was found to be in fair condition.
    - **T92751** (26.5" live oak) was found to be in low-fair condition.
    - **T9228** (27" live oak) was found to be in fair condition.
    - **T9308** (27" live oak) was found to be in fair condition.
    - **T9524** (28" live oak) was found to be in fair-good condition.
    - **T9339** (30" live oak) was found to be in poor condition.
    - **T9240** (31.5" live oak) was found to be in fair condition.
- *Larger significant*:
    - Six 18-25.9" trees were found to be in good condition and would make for some of the better preservation candidates on site.
    - **T9572** (24" live oak) was found to be in excellent condition and was one of the, if not the best preservation candidates on the entire site.
- There are many trees across the site with preservation potential if feasible with site design and project goals.
- TMS recommends implementation of proper and thorough care plan for preserved trees to ensure health and longevity beyond the scope of the project.

Approximate locations of heritage trees assessed

Approximate locations of all trees assessed

Blue are undersized/unmitigated species; orange are significant trees 8-17.9"; red are significant trees 18-25.9"; pink are heritage trees 26"+

Conclusion:

Tree Mann Solutions assessed 632 trees per the provided survey and added 98 that were found to be separate trees per City of Leander code. Many trees dropped size classes with some dropping out of regulation entirely; TMS reports 2195 fewer standard mitigation inches than the provided survey with an additional 569.5 inches of condition related reductions (pending city staff approval). There are many potential preservation candidates across the site if feasible with site design and project goals. TMS recommends preservation of the larger, better-condition trees, investment of tree mitigation fees into thorough care plans for existing trees preserved on site, and thoughtful design for tree replacement with good-quality mitigation trees that will thrive for decades to come.

- Links are included on the spreadsheet to individual tree reports with photos.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, you can reach Joe at (512)470-9073 joe@treemannsolutions.com or me at (512)529-7034 donald@treemanncolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,

Donald Gytri

Donald Gytri | Project Arborist
Tree Mann Solutions, LLC
ISA Certified Arborist TX-4752A
Tree Risk Assessment Qualified (TRAQ)
Texas Oak Wilt Qualified #503 (TXOWQ)

Tree #	Species	DBH	Condition	Notes	Summary	Individual Tree Report
3001	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=80c68710-4699-4fd0-8bde-194d46cb691b
3005	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4f6fd6ac-c10e-4dbd-9f7a-f2676fc6e441
3006	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=01ca9010-651f-4059-8d50-30df11f52826
3007	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c5e1185-4796-4965-b75f-33d93ee54b50
3009	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c245b5b2-bbea-4936-98bd-11dd9091dd4b
3010	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=282b831a-731a-4e15-a7da-2033629613ab
3012	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4802e3b3-0581-4d48-9c40-aabd5cf29728
3013	Live Oak	6	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21d00c1d-2520-4a6c-ab3b-8c2960166861
3014	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b90c2687-7c5c-4ce2-a769-97dd053cc74a
3015	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37904bad-84f7-4153-9ec1-14bfff83792b
3018	Live Oak	10	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bc761c31-fe28-431d-be70-01a594d7a92a
3019	Live Oak	18	Fair	fair structure & vigor	Low limbs E through S, along with the bulk of the canopy growing in those directions. Moderate deadwood to remove but overall in fair condition (though growth form is not the “prettiest”).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ba310686-e407-41b2-8aae-d6284d24477c
3020	Live Oak	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caf97651-248b-4579-a98f-c21a656eb794
3023	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88e5f53a-e9af-4724-b025-c0763b0a39bc
3024	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=12331d00-bd96-4a6e-853b-6458f38357da
3025	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c40b96b2-23a7-4536-be8d-fa2b1869a926
3026	Live Oak	10	Fair	fair structure & vigor	One stem was separated and one was undersized/not included in measurment.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=819898d3-2cd1-42b6-aef8-bbd3e4b7c7fa
3027	Live Oak	10	Very Poor		Very poor due to stem failure. All that remains is a ~10’ stump with epicormic sprouts.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4a5d407d-2c36-4a40-97e2-5ea234d93125
3028	Hackberry	14	Fair	fair structure & vigor	Previously identified as cedar elm (likely due to its atypical bark for species) but is an unregulated hackberry.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e0c3217a-0303-4881-b5c1-517db25843ed
3030	Live Oak	12.5	Very Poor	very poor structure & vigor	Previously included two stems in measurement but one was separated out. This one is in very poor condition due to stem failure and decay. Only a handful of epicormic sprouts remain on it. Other separate “tree” is in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b2d801f-cdc5-48be-aed9-8969cfa1fe8c
3031	Live Oak	7.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caae1cde-b4dd-4102-b60f-17baf7c960eb
3032	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d444c559-1de2-43ee-86a0-3506f3ec8733
3033	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bad72752-2b3c-4efa-bb8c-23eb635e72b8
3034	Live Oak	7.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c370a82-c5b7-4691-b512-2fb9cde063af
3037	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1877a05c-a39a-4e5f-a082-7d567525b4d4
3038	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8562d784-1115-4eb5-983a-94afd0a841db
3039	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bbf497c3-bf94-492a-b51e-7831c436b81d
3040	Live Oak	10	Fair	fair structure & vigor	Significant lean N. Smaller stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e9e10379-12eb-48f3-a598-52feb5325328
3041	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3a286fe1-d2e3-4bd3-a79b-8bb5571b0fef
3042	Cedar Elm	11.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f929dbd9-f48f-4143-90a7-df472b32aea5
3045	**Cedar Elm**	**12**	**Poor**	**very poor structure**	**Poor due to stem failure. Not an ideal preservation candidate .**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c21816b-4db9-4953-8d5f-a3d3087813bc**
3046	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=65b75aa0-5304-4031-9a14-e0aa02084693
3047	Cedar Elm	10.5	Very Poor	very poor structure	All stems and limbs have failed leaving only a portion of the trunk with epicormic sprouts. It is not an ideal preservation candidate.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e2ce6c26-fecc-48ef-a1b3-9b45fbd31af7
3048	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=04cfa1d9-6e50-486e-8a4b-dd7b455ceb81
3049	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=204b5ef8-91a9-4e11-9bb6-b1b72d95aace
3050	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=feab4d10-ea72-4946-bd3e-65443bf32d62
3051	Live Oak	7	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=182ce86b-d381-4de9-ba40-772d6bfb1ddd

3052	Cedar Elm	9	Fair	fair structure & vigor	Other 3 stems have been separated into separate trees.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c394cb1-f64a-4aa9-9ec2-ed9da2be7392
3053	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d76317e-fedc-4619-a3b3-bd00fc8fa88d
3054	Live Oak	10.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=81ffcb51-d2e8-4b32-96a5-f1e2d845b855
3055	Live Oak	9	Fair	fair structure & vigor	Vine cover removal recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbc30f2e-3d44-4cae-8d17-68d87aeb8e11
3056	Live Oak	14	Fair	fair structure & vigor	Moderate lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=15bd10ba-bde5-465c-87d0-e0a3f9b368ec
3057	Live Oak	9	Fair	fair structure & vigor	On stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=89dd31b9-ff50-4b8c-875a-affa0888d091
3058	Live Oak	9	Fair	fair structure & vigor	Low fair due to storm damage, dieback and suckering.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ee9653df-2540-449d-a2e2-92d15d7fbfa2
3059	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bcdbb93c-1502-499d-8737-5b78fd672a6b
3060	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=75cdf72a-5231-49ec-a832-36c40543fe5b
3061	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=895623de-6b98-4f0a-a6e4-45909a161353
3062	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48999866-868a-460f-97f9-cef8f7bf9ae0
3063	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2f137b82-a091-4c47-b235-a340ef91342f
3065	Cedar Elm	12	Fair	fair structure & vigor	Smaller stem is a separate/undersized tree.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b1a17ba0-c9ec-44cd-a074-731c25f91572
3066	Live Oak	7	Fair	fair structure & vigor	Both stems undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40698664-c4cc-4cfe-9b07-9fc5ae9c25e2
3067	Live Oak	7.5	Fair	fair structure & vigor	All stems are under 8” with the largest being 7.5”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b65bff7-b802-406e-9d99-3f82ccb1b668
3068	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=38940a20-3554-407e-9e4c-cea46af9f281
3069	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=778dace8-b273-4463-a338-1d4cbc677b25
3070	**Live Oak**	**13**	**Poor**		**On stem has failed and the other grows 6’ above the ground across its length and has substantial deadwood.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ef034dfb-5d23-4386-8c0b-4f6112454ae8**
3071	Live Oak	15	Fair	fair structure & vigor,moderate decay		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3b9bbfd7-fb99-4a5c-8afb-4c8f11d84ab6
3072	Live Oak	10	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dd795db3-b4d6-43e5-9f1c-8dadd7e64262
3073	Live Oak	7.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=14cd0224-21dc-4881-9297-509957603051
3074	Live Oak	7.5	Fair	fair structure & vigor	Waist measurement due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caafe43f-c403-4302-9d72-9d42982be86b
3075	Live Oak	17	Fair	fair structure & vigor	Waist measurement due to swell at DBH. Canopy hangs low around the majority of its circumference.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4501bf02-2fd3-49ff-b698-8fd1bcaf670c
3076	Live Oak	7.5	Fair	fair structure & vigor	All stems/separate trees are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e9d78351-520b-4222-98b9-d5fcac0d8023
3077	Live Oak	9.5	Fair	fair structure & vigor	One stem is under 8” and a separate tree per COL.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4633061b-d87f-4c89-a3e6-818f2f01b22b
3078	Live Oak	7	Fair	fair structure & vigor	Stems are separate trees and both undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2eedf0a8-7b7c-4178-953a-a05b3cf8c926
3080	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a996ea39-ee23-49c0-887e-6d5e53e2fdc2
3081	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=953a15f0-1496-40f7-9130-d0ce1bffc683
3082	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c948e1af-f922-4a40-862d-0602fdc7ebb7
3084	Live Oak	7.5	Fair	fair structure & vigor	Both stems are separate and undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2dce14b6-fd19-4891-b490-b45b6e981746
3085	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dfc55351-1e9e-490d-881e-19ff596990ff
3086	Live Oak	6.5	Fair	fair structure & vigor	Both stems well under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1100fcf7-bb08-4281-833f-2b51224bae21
3088	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1f327c6a-f650-40c7-af06-2281d1d41b32
3089	Live Oak	6	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f7550e5f-dbb8-420a-8d09-9138035a5b6a
3090	Live Oak	7	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9fd15971-3db0-4648-93ae-8440b1f4101e
3091	Live Oak	6	Fair	fair structure & vigor	Both stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4d744dee-314b-4574-818e-cbffd881718d
3092	Live Oak	7.5	Fair	fair structure & vigor	None of the previously surveyed stems/trees are over 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de093e5e-e683-4a8d-aabd-f92ebc334369
3093	Live Oak	17	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6a650a1-cd71-46d2-8ba2-eb1ac58151af

3094	Live Oak	15	Fair	fair structure & vigor	Fairly substantial suckering, care plan recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40048243-8ad3-4003-b1a4-1d0ebdb42296
3095	Live Oak	12	Fair		Waist measurement. Low fair due to substantial storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f899ff35-aa2f-455d-88d1-c32d6308765d
3096	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=731f461a-b0bb-49f3-aa39-c03e139ff19e
3097	Live Oak	13	Fair	fair structure & vigor	Fair candidate with mitigation work to remove dead/broken branches.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d4d766f1-81fa-4f3d-b20f-3b6510b82e81
3098	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ae22978e-65e6-48e0-b61c-4516023bb436
3099	Live Oak	14	Fair	significant decay	Low fair candidate for preservation with large low limb removal. Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=764519b8-f495-4515-ace5-ea5693ed8e25
3100	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=359b07e1-ab41-4078-a9fe-3b23257e746c
3101	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21bab3c0-0015-44b2-bd94-af1c775b63be
3102	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bde2b60f-dfb7-4c40-a46e-828178a38bac
3103	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b269d08-72c3-4c53-bce7-3a0aa96ea3f7
3104	Live Oak	12.5	Fair	good structure & vigor	Fair candidate for preservation with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c357f4f-f0b0-4198-807a-f0b0cc7ecc08
3105	Live Oak	17	Fair	good structure & vigor	High fair-good.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=263ba1a3-9383-4207-8d63-32a30368d7fe
3106	Live Oak	10.5	Fair	fair structure & vigor	Significant imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0a050e16-181d-43c5-8a6e-c80e36b94a18
3107	Live Oak	11	Fair	fair structure & vigor	Low fair due to dieback/storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8a048c2e-ee81-4304-aa99-1b07bd713560
3108	Live Oak	10.5	Fair	fair structure & vigor	5” stem is undersized and 8” stem was separated to 3108.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c0ff6791-6db0-470a-8b2d-c413bf8fa62a
3109	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3935cf83-32fe-48c7-a04b-fdf4acec9774
3110	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fbe397de-7882-4644-8caf-1bf179531803
3111	Live Oak	7	Fair	fair structure & vigor	Neither stem is 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e1e1e412-bb7d-4677-974c-c148c446a5f4
3114	Live Oak	15.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d8ee2401-d010-4065-bbe0-6015fa7c73e2
3115	Live Oak	19.5	Fair	fair structure & vigor	Fair amount of suckering and some dieback/deadwood but is not surprising due to location on rocky hill surrounded by Ashe juniper.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bfc6f563-3a7c-421a-9b0a-15642572f4f6
3118	Live Oak	16.5	Good	75% potential canopy,good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a529f2b8-ea89-492b-8de3-206062197015
3119	Live Oak	16.5	Fair	75% potential canopy,fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40e85014-8458-4514-8be9-bb4155df4b87
3120	Live Oak	16	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4c758f28-a07f-49d5-b43f-5debd4272925
3121	Live Oak	17	Good	75% potential canopy,good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0e45b4e9-e02f-4997-a6b9-a5e0667d128e
3122	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e7a3bb82-961f-4b3e-b6de-1cd908b692b4
3124	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy	Significant lean N.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e3096890-5735-48db-99ac-1ff40c661ebd
3125	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5869e6b2-4a12-438a-9bab-6d503d56987d
3126	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy	Moderate canopy lean NNE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=280a6afe-9fc4-462e-b677-c21caecabf49
3127	Live Oak	15	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2caeba62-2cb3-49db-9c53-10794cb7ae74
3128	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=805daecf-cfa7-4f76-8536-f14cbe22b225
3129	Live Oak	17.5	Fair	fair structure & vigor,75% potential canopy	Significant lean SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=66f4c4a2-e0b9-4bb7-849d-e947f187909f
3130	Live Oak	17.5	Fair	fair structure & vigor,50% potential canopy	Moderate lean ENE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3949692a-864f-4645-a752-4d9cba8e2e5e
3131	Cedar Elm	15.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a6f21cc2-b574-4cc7-a6af-52ac7cbba6c4
3132	Live Oak	13.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9fd1e8dd-9457-4bec-ade5-df47b459a4a9
3133	Live Oak	12	Fair	75% potential canopy,fair structure & vigor	Canopy lean NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77b22502-dd08-4630-a251-a1ebac6c9fda
3134	Cedar Elm	14.5	Fair	fair structure & vigor,50% potential canopy	Low-fair due to storm damage in the center of canopy but tree is still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=08605f06-2817-4402-94be-1cbedb593732
3135	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Significant lean NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c88aeda9-7794-40b4-9860-37472b49dad8
3136	Cedar Elm	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b25b8de4-6c19-4bd4-a4c7-130675857b34

3138	Live Oak	18	Good	good structure & vigor	Typical amount of deadwood in lower canopy but overall in good condition and a good candidate for preservation with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=125cb0c5-afb8-4c79-9c4a-8d06d8f7f4ee
3139	Live Oak	16	Very Poor		Columns of decay on tension side/wrapping around tree encompass over half of the stems circumference, with cracks showing mid stem where the load appears to be the greatest on the defect (significant lean). The canopy is over half deadwood and this tree will pose a hazard to future targets. Preservation is not recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d542fc6d-264d-44f9-9d23-26a1176cb656
3140	Live Oak	15.5	Fair	fair structure & vigor	Fair overall condition and a fair candidate for preservation with deadwood removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=797e800e-ced0-4b1b-8d22-0e6a66d6c31e
3142	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Low-fair due to storm damage in the canopy but likely to recover. Still a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=75f03cff-fda6-45ab-b1d7-4721cb6211f0
3143	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=94cb1d5f-cbd0-4d18-81f6-a6a9a9e69df5
3144	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Low-fair due to storm damage in the canopy but likely to recover. Still a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=24df7b46-54c8-4a90-a59f-0be2a5a28d39
3146	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1294caca-dead-44fa-b0e5-c053f7df7874
3147	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e8f54b7a-6056-4412-98dc-01d7c7450201
3148	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c0fa196b-e742-460b-b11c-27a93429ace6
3149	Live Oak	18	Good	good structure & vigor,75% potential canopy	Single stem live oak with moderate lean SSW and several main leaders that extend into a very full and healthy canopy. Good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=faa540e8-7249-4241-a48a-195ec48b28a0
3151	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7a9f45e9-d61d-4bff-b649-de774dd69db5
3153	Live Oak	22	Fair	fair structure & vigor	Moderate imbalance S with a low heavy limb in the same direction. Fair amount of deadwood to clean up but overall in fair condition and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0e6f1653-2bc1-4ce9-9679-3ff0a573a1c2
3154	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3656a927-7d60-4ae2-a5d2-5820fa536d7c
3155	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48e3cf02-2f7d-446d-91b8-ba105832d944
3156	Live Oak	6	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8bf1f3e5-a869-407d-a893-24670764b05d
3157	Live Oak	8.5	Fair	fair structure & vigor	Stems from previous survey are separate trees with two undersized .	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f174b7d3-4c0d-4589-af18-a48814d1bd7d
3158	Live Oak	8.5	Fair	fair structure & vigor	The other two stems are separate trees and both are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d25e2c81-9617-41a7-afec-590bc4a5d75f
3159	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5036368e-5b5e-4088-9563-3968fcd6a2e2
3160	Live Oak	8	Fair	fair structure & vigor	4 separate trees per COL with two undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ed952029-a50c-4c4d-a3b1-241f27b56a77
3161	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ac662d78-a78f-4212-a497-1867d6750966
3163	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c0fc3f0-cc39-4aa6-bbfc-68e2872695cd
3164	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ec610210-9a1b-40cf-859f-4408adbf5b44
3165	Live Oak	9	Fair	fair structure & vigor	Second tree included in previous surveyed measurements is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=51039c0d-c9ba-4843-b015-8302c40e30bc
3166	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=debf3186-1f9e-4c6f-8c80-fd3ef1372348
3167	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=79f7061b-2a4d-43b8-b7d7-c6baccbe7437
3168	**Live Oak**	**11.5**	**Poor**	**poor structure & vigor**	**Poor due to dieback, deadwood, and decay pockets in multiple places. Waist measurement due to swell.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a2db3789-ac9a-427d-b382-45544d194308**
3169	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f543517f-3d67-45a5-aaaa-0edc4dc0e0d4
3170	Live Oak	8	Fair		Waist measurement. Low fair due to pockets of decay and deadwood.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=db6df553-b512-448b-8ee5-f6dc0ffcd7e7
3171	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ec21fbf6-1c97-4ae7-ba2b-e8a9f46cf3d9
3172	Live Oak	13	Very Poor	very poor structure	Tree has blown over and has exposed roots/is laying on its side. It is not a suitable preservation candidate.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fddf59ec-f2c3-4f73-b417-2f250418cb07
3173	Live Oak	9.5	Fair	fair structure & vigor	Stem hangs low SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=724ffa8b-4a07-46d0-837a-a7a7547158db
3174	Live Oak	6.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=58152de5-bed1-432e-a350-9982aae2a3d9
3175	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b59e518e-0f18-49fe-bcf4-aa76f4615da7
3177	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=768b92a3-1846-432e-bc27-ce2c720e694e
3178	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=091d2091-b1d4-4a3f-a813-55bca8f03209
3179	Live Oak	15	Fair	fair structure & vigor	Previous survey included a limb in measurements. Low fair due to deadwood and moderate decay. Low limbs S and W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4cac78e5-3268-4433-818b-d318845d7286
3180	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f62d9646-3d8c-44ea-881b-d6ab27de9e9f

3182	Live Oak	19	Fair	fair structure & vigor	Fair amount of storm damage/deadwood. Fair candidate for preservation with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c3a5a2e4-bc02-4af0-9d9a-b2e609592f4f
3183	Live Oak	17.5	Fair	fair structure & vigor	Fair candidate for preservation with mitigation work to clean up storm damage/deadwood and a care plan to address thin canopy.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8e1ab071-5697-4c46-9a3a-6681a688f628
3184	**Live Oak**	**12.5**	**Poor**		**Poor due to decay running up the majority of the stem and substantial deadwood. Preserve if convenient and will to preform mitigation work to clean it up.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b98c5a0a-2b68-4411-8006-793383c82c58**
3185	Live Oak	16.5	Fair	fair structure & vigor	Low limbs E and a fairly storm damaged/deadwood accumulated SW growing stem. Fair candidate with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fe15cd51-2775-4048-bc37-d7b6b1b26c0d
3186	Live Oak	19	Fair	fair structure & vigor	Previous survey measured way about DBH. Waist. Significantly unbalanced WSW, fair candidate for preservation with deadwood removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1f7d9ab8-f97c-47b1-8409-85ecf630bd11
3188	**Live Oak**	**9.5**	**Poor**		**Poor due to failure of tip of stem and resulting canopy loss. Preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=81b755a3-a550-41ce-8581-cfc1b689ff41**
3189	Live Oak	14	Fair	fair structure & vigor	Moderate lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6f2305f-2596-4af0-8c94-c89ba4ba33fa
3190	Live Oak	13	Fair		Low fair due to failure of one of the stems (still has a substantial amount of canopy left).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=228f6312-b262-4347-99af-b7f9700ed716
3191	Live Oak	12	Fair	fair structure & vigor	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d8abf397-0a2c-4d37-89b4-74e2f2cf7c43
3192	Live Oak	20	Good	good structure & vigor	Moderately unbalanced S and one of the better trees in the area. Good candidate for preservation with removal of dead portion of lower limb.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bfeb188f-4cdd-49ac-939f-1ad218481316
3194	Live Oak	14	Fair	fair structure & vigor	Significant lean S with a fair amount of deadwood to remove. Previous survey appears to have measured 3' over DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d9910bf-3255-4def-8e71-33e2095d8d69
3195	Live Oak	24.5	Fair	fair structure & vigor	Tree is significantly unbalanced S and has an area of decay ~12 feet up the stem (tension side) with decent response growth. It is a fair preservation candidate and could benefit from some work to clean up deadwood.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=156aef70-133a-48be-94e4-95d2ee5b633b
3196	Live Oak	17.5	Fair	fair structure & vigor	Low limbs SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a707ff32-075f-4dfc-a65d-ca7a7ffba3aa
3197	Live Oak	15	Fair	fair structure & vigor	Previous survey measured high.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=787670d6-012c-4f85-94eb-9e69ffe54469
3198	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement. Moderately unbalanced W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0a13631c-3001-4b95-a315-a576d52051db
3199	Live Oak	10	Fair	fair structure & vigor	Fair candidate for preservation with mitigation work to remove dead/broken branches.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b8d8ae82-c3e7-48fb-af6f-6896db1f4049
3201	Live Oak	23	Good	good structure & vigor,moderate storm damage,deadwood 15%-30%	Good overall condition and a good candidate for preservation with deadwood removal. Other two stems included in measurements are serperate trees per city of Georgetown.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a92531d2-5542-468e-ac32-db9ab3ee9e0b
3202	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9734b59f-50c5-4280-a0b2-4988bcaa9471
3203	Live Oak	14	Fair	fair structure & vigor	Moderate imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=256c0e57-fb35-42a4-b75d-da0f90aeecab
3204	Live Oak	7.5	Fair	fair structure & vigor	All stems are under 8".	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6ef1e487-abac-437f-8de0-71dfc7c5c6be
3205	Live Oak	7	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2725a710-cbf9-478b-b4f1-e7d2a8dbb2fa
3206	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d4241a8e-1509-4dd6-8bc3-9b58aec08575
9006	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6c5df4f7-5644-483b-a4c1-daa56fee926c
9019	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=76f123c1-0137-482c-9c60-d54bc02a725c
9020	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b1fa0a1a-48d5-496c-8f1c-2ae97e3c2a94
9027	**Cedar Elm**	**7**	**Poor**		**No stem over 8" and only about 30% living green canopy remaining.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=18016c1d-80d9-4962-b92e-a7c690471e5c**
9030	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=38ae934d-6f1f-41c7-873b-440efdc9bb8e
9060	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=71bcc769-8169-4277-8dfb-596d096eaaa0
9061	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=76ee2bab-7509-4591-a73e-59f1e5f6876a
9075	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e5478492-4878-402a-b3f2-ea20ad5bcc8c
9076	Live Oak	11	Fair	fair structure & vigor	Removal of barbwire from around stem is recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2597c546-7bba-4a0f-ae5d-8f3395f7f94e
9077	Live Oak	12	Fair	fair structure & vigor	The two other stems included in ms measurements are separate trees per city of Leander and are both under 8". Removal of barbwire from around stem is recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=46cfbba4-ca71-4b1f-bd8d-3a1b6bfb095a
9078	Live Oak	8.5	Fair	fair structure & vigor	Second stem/separate tree is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a7dcf0c9-c29e-4d8a-8eef-d2eca63908d4
9081	Live Oak	14.5	Fair	fair structure & vigor,moderate storm damage		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d178ffc0-e617-4f9e-a4d5-d6d074157e89
9082	Live Oak	16	Fair	fair structure & vigor,moderate storm damage	Previous survey measured stems well above DBH. Low limbs S and E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7bbfea20-35a2-41c3-963d-b728c7698ba1
9083	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6b16ac0a-f6ba-4d21-9dab-0a72c27cada5
9085	Live Oak	14	Fair	fair structure & vigor	Moderate dieback/epicormic growth. Removal of rocks from around flare recommended if preserved. Imbedded barbwire in lower portion of stem.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37947c15-3dfa-4b7a-90de-45236316b088

9086	Live Oak	9	Fair	fair structure & vigor	Separate tree included in ms measurements was under 8”. Wound at DBH with good response growth.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c86941b-f481-431e-8eb8-b61511719f17
9087	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21baa518-559c-445c-9eca-f65fb8dca110
9088	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0d477c42-3900-45a5-8c5e-d0156d82ba7a
9089	Live Oak	15	Fair	fair structure & vigor	Wound on lower trunk but has good response growth.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6923ec4a-d6c2-419c-ba26-7e8f2aacf4f6
9090	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=41925b17-7dfd-418d-bf5f-fefbbd15a72c
9091	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6cb3b7ab-20b3-4957-b552-04ec30569bc2
9092	Live Oak	9.5	Fair	fair structure & vigor	Moderate imbalance SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d1cfa66-1b54-47e0-84ad-34d29bb91ceb
9093	Live Oak	16	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1bec5342-76d1-42e9-8b0a-a9686830ed0a
9094	Live Oak	17	Fair		Low fair due to wound on lower stem, deadwood, and dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b928fe98-994a-492d-a96d-7709cdd1b311
9095	Live Oak	6	Fair	fair structure & vigor	Neither stem is 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b553b273-cece-4947-9743-cfc12855eaea
9096	Live Oak	7.5	Fair	fair structure & vigor	Stem union is above 48” and is undersized below it.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=731b4a9e-c99e-44d2-b716-dc52413460f6
9097	Live Oak	8.5	Fair	fair structure & vigor	Smaller stem/separate tree is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b2479f6-18c0-4087-8d2c-ea83704fc35d
9098	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4d34d679-3e07-4521-b0e3-a998d2aaaadf
9099	Live Oak	6	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=524c9c48-02d9-462b-8564-5ea7f2644427
9100	Live Oak	7.5	Fair	fair structure & vigor	All 3 stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=87365688-37be-4ce3-98f5-31c7059ecea8
9101	**Live Oak**	**24**	**Poor**		**Low fair due to trunk wound extending from grade up a large portion of the tree, storm damage, and decay (fungi present). When considered as a tree on its own it is not an ideal preservation candidate. Previously included two separate trees (per city of Leander) in measurements.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=28541c76-4588-4b70-bcd0-001d80d46067**
9102	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=adadf104-9792-4eb2-a075-032def4466e3
9103	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=63d16a78-4602-43fa-b74b-c67d02ee91db
9104	Live Oak	9	Fair	fair structure & vigor	Smaller stem included in measurements is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a1ba1164-5b22-4fdf-863d-f1f22f7d47ee
9106	Live Oak	7.5	Fair	fair structure & vigor	All stems are under 8” with the two largest being 7.5”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c28a25bc-ecca-4716-bd73-674afa762b23
9108	Live Oak	7	Fair	fair structure & vigor	Largest stem is 7”/under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=94289ac7-c46b-4148-956b-4ffd3b552b2c
9111	Live Oak	7.5	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=426b452d-2ddb-47e7-8a53-3b64e49d2e75
9112	Live Oak	7	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=99431920-71c4-4887-a9bc-0b5f7bd26af0
9113	Live Oak	12.5	Fair	fair structure & vigor,moderate decay	Only the largest stem is 8” or larger. Moderately unbalanced N, E (largest stem) and SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=03ceecd1-2f3f-4b6d-956b-9aee61ae8f28
9114	Live Oak	11.5	Fair	fair structure & vigor,moderate storm damage	Low limbs SE-SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d862192-2ee2-4874-bb1e-fbc6e657e3c5
9115	Live Oak	6	Fair	fair structure & vigor,moderate decay	Both stems are undersized	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5e0f54b0-7e82-496c-a72f-847396be67cb
9116	Cedar Elm	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=eadd52f3-2f6b-41e2-9bc9-ca0eb54543bb
9117	Live Oak	15.5	Fair	fair structure & vigor	Moderate imbalance W with a fairly thin canopy and epicormic sprouting. Low fair.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7f466194-fff6-4a80-a4bb-afc1d6e0f5d9
9118	Cedar Elm	8	Very Poor	poor structure & vigor,very poor structure & vigor	Two stems have failed significantly reducing the trees canopy. One of the failures has caused a large wound at the remaining stems attachment and compromised its structure. Poor-very poor condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=031a2809-2b45-4cf4-9932-6dce726386b1
9119	**Live Oak**	**15.5**	**Poor**		**Low fair-poor due to substantial storm damage/canopy loss, deadwood, and decay on its larger stem just above the union. It is not an ideal candidate for preservation, preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f39408d2-f0de-451f-9529-5e0139c6306b**
9120	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2deeef2e-522d-4cb0-bcad-33ef4c668a3f
9121	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=277c11c7-467c-4ecc-aa73-9b43748b0144
9122	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2743c755-4c1a-4fd5-b4f7-6bfd053ecc27
9123	Live Oak	9	Fair	fair structure & vigor	Second stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5a759109-b1ba-4b6e-9b57-a43ee436e9f2
9124	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3aa38a36-59e4-4573-9542-45192937f4d9
9125	Cedar Elm	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d8d9b65-0a7c-40fe-aa5c-7db1291eb91e

9126	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a316cdd6-c448-494a-8273-d9024a138c1b
9127	Live Oak	6	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=51a11a0e-847f-448e-9779-61bff8179485
9128	Live Oak	7.5	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=091acc8f-16a8-4dd3-b241-1104cc620612
9129	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf9b5182-08fa-41de-b5a9-af4e2bfdafaf
9130	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21862884-8628-486d-a8ce-3d7ba7877de6
9131	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9091c11b-cea1-44fb-b21f-b55189eb6640
9133	Live Oak	6	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ee1190ab-b86f-4551-bcd6-d2e3ac09362d
9134	Live Oak	8	Fair	fair structure & vigor	Two stems are under 8”/separate trees.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af46ac04-9f2e-4996-8395-cab6a5e07ba7
9135	Live Oak	15.5	Fair	fair structure & vigor	Waist measurement due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0bd0a28c-2ca2-4e03-8e44-a62a27ac4fb6
9137	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9e662b23-b623-49bd-8f73-f2ab155b62c8
9139	Live Oak	6.5	Fair	fair structure & vigor	Both stems included in Ms measurements are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b61d672a-cd1f-4588-974c-2cedfc45c6ab
9140	**Live Oak**	**12.5**	**Poor**	**poor structure & vigor**	**Poor dye to substantial dieback, suckering, deadwood, and scattered pockets of decay throughout. Not ideal for preservation, preserve of convenient and will to provide substantial care/mitigation work.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=60244eb2-b15d-4147-a45b-be906f7b155a**
9141	Live Oak	8	Fair	fair structure & vigor	Second stem is undersized/a separate tree.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=25eb67b4-03e0-42ab-b7d1-08e0b59414d4
9144	Live Oak	13	Fair		Low fair due to dieback/suckering.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b0624d78-c522-4c6f-b683-cc3d21f6efba
9145	Live Oak	12	Fair		Significant imbalance NW. Waist measurement under due to epicormic growth and swelling caused by it.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8152fcaf-f06f-4dcb-bef2-4d6a06196771
9146	Live Oak	10.5	Fair		Waist measurement; low fair due to storm damage, deadwood, and dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cea05007-340f-4577-9c4f-e807f9c4a70a
9151	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b7ebbf86-5686-4e3e-bd0d-0b7233b3a1e8
9152	Live Oak	7	Very Poor		Undersized and in very poor condition due to substantial storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9b92a7a4-a0a5-4302-bac2-c9ace6190b3b
9153	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a307e25-7e68-4c87-b796-4c6bb887bb0b
9154	Live Oak	7.5	Fair	fair structure & vigor	Both stems included in Ms measurements are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fe84043b-ab1c-4c87-ae2a-b6c86a2ced1f
9160	Live Oak	19.5	Fair	fair structure & vigor	One stem is dead and should be removed, the other is in fair condition. In a group of larger live oaks that would be a good group to preserve for the area. Removal of barbwire from lower stem is recommended. It appears the previous survey measured way too high or the tree has grown.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3c556f9e-3bd2-498c-8a44-b56ec18084fa
9161	Live Oak	13.5	Fair	fair structure & vigor	In a group of larger live oaks that would be a good group to preserve for the area. Moderately unbalanced SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1b7931d0-3fb0-48b4-b523-9ee017cc4e10
9162	Live Oak	19.5	Fair	fair structure & vigor	In a group of larger live oaks that would be a good group to preserve for the area. Removal of dead lower limb is recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=31a027d9-00c5-4923-8a00-391201cd3d9e
9163	Live Oak	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fdef9567-9230-4d74-a2c8-578c69f432ce
9164	Cedar Elm	8	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ef7b3074-5516-4356-9a7d-f57ed6702bba
9165	**Live Oak**	**8**	**Poor**		**Low fair-poor due to dieback, storm damage, deadwood, and wound from stem failure/removal.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b8684799-1cec-4c9e-bdb8-a733ccee8ae3**
9166	Live Oak	9	Fair	fair structure & vigor	Second stem is undersized. Low fair due to trunk wounds.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c67060d7-eff0-44b3-9364-d05ee92273fa
9167	Live Oak	25.5	Fair	fair structure & vigor,good structure & vigor	Previous survey included a separate tree in measurements. Moderate lean N with a limb dipping down low to the NW. High fair-good preservation candidate for the area. Just under 26” measured slightly below DBH due to a swell on the stem.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b9a5affa-d90e-4438-a06a-f8ec0ca2f939
9168	Cedar Elm	10.5	Fair	fair structure & vigor	Low fair due to significant storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f8e5f994-5f55-490c-9334-0441d89c9718
9169	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7bca909b-09f2-45e1-8fe6-fd24f7e2f3ff
9170	Live Oak	8.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c6be5e37-4f8b-4ad9-b99c-c33304a6040a
9171	Live Oak	14.5	Fair	fair structure & vigor	Low limbs N and S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a56d8f8-bd4d-43af-b4ca-1929e973c3da
9172	Live Oak	14.5	Fair	fair structure & vigor	Unbalanced E with low canopy the majority of the way around it.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=14ecdfeb-d0fd-4a3e-9e49-1797de7ea3ed
9175	Live Oak	10	Fair	fair structure & vigor	Only one stem is a regulated “tree” and is excessively unbalanced.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f82c33c3-b89b-4f8f-b5e1-802a3cc31f9d
9176	Mexican Persimmon	5	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88abd7ed-8567-4e3a-82e9-45c2a7589f98
9177	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b7e3360-8459-4e79-af5d-ca4d839ebecf

9178	Live Oak	16	Very Poor	very poor structure	2 previously surveyed stems are undersized (and are likely epicormic regrowth). The tree appears to have failed/blown over at some point and survived, with the main portion of it eventually dying on the ground. Substantial decay on lower trunk is present and teeming tree is largely laying on the ground/significantly unbalanced and has old decay fungi coming from it. It is not a suitable preservation candidate .	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=394d58e4-493d-4cf7-8541-19d021d4b184
9179	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d322d9d6-0f2e-4c4a-a48a-51a5302a23cd
9180	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=daed5c3f-397a-48f4-b3e3-35b720956169
9181	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=635023a4-7ce0-419c-859f-3692c9eda24b
9182	**Live Oak**	**19**	**Poor**		**Poor-very poor due to dieback, deadwood, cavities/decay, and failures. It is not an ideal candidate for preservation but does not appear to be hazardous currently.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2df6facc-86b8-4d0a-84de-5930d616155f**
9183	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=474512ed-b4c5-49c8-853b-3732642cf334
9184	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8cd15043-45f7-41f0-b3f4-7f71e903e3a4
9185	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa6ed4bc-ce7e-4583-accb-270a26e41a49
9186	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ea26eb2b-5af6-4775-ad2e-52e66c7abfe2
9187	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7c7cebe1-e62d-4ce4-8d42-4d8180d35437
9188	Live Oak	19.5	Fair	fair structure & vigor	Small/low canopy but overall in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d19fe863-8528-42f1-b861-805d046bc627
9189	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a48ec622-8f9f-4c71-bfa7-4ceedfb6e2ae
9190	Cedar Elm	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5594c130-e9ef-4b4c-bc44-04f4e0f554f3
9191	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a2732125-f85e-4cd9-835a-3b5ced5e62a2
9192	Live Oak	13	Dead			https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37994f69-5457-4567-b417-c5c54ae4384c
9193	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f82dd2a1-bc59-4388-b71d-f66a8433f066
9194	Live Oak	12.5	Fair	fair structure & vigor	Previous survey included separate trees in measurements with one being under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa22998f-df11-4726-aff3-01a62f2c5fe9
9195	**Live Oak**	**20.5**	**Poor**		**Poor due to column of decay on lower stem and deadwood. It is not an ideal preservation candidate, preserve if convenient (does not appear to be hazardous currently).**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=418b6b9f-f51e-4637-b0a2-b4b2cfc07ddc**
9196	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cd56f6c7-d78a-4a75-be76-53e4ae38d8a2
9197	Live Oak	7	Fair	fair structure & vigor,50% potential canopy	All stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6e8f7ee9-364c-4e67-9ed0-914d1f9ccf75
9198	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cfb6154a-ed3f-4969-abf5-1292941496e0
9199	Live Oak	7	Fair	fair structure & vigor,50% potential canopy	All stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aaeae641-4477-4541-802a-098db60b131a
9200	Cedar Elm	12.5	Fair	fair structure & vigor,50% potential canopy	Low-fair due to dieback in the canopy but still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d6b1c638-1664-4a31-a974-998aa3bf9dd8
9201	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy	Other stem is under 8” and not added to overall DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37847644-253d-417c-822e-42b31eb192c5
9202	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=57d1da4b-c9c2-4dd4-8d8a-afe2a24e0dd1
9203	Live Oak	7.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df936475-b046-4eba-a5b5-c31ccfb69226
9204	Live Oak	24	Fair	fair structure & vigor,50% potential canopy	Largely on neighboring property.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=804bed65-df2c-44ec-b62c-f4f092561a7d
9205	Live Oak	14	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c2841d0a-6d35-43c1-b9c5-884d4734fe3c
9206	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=51595984-b2a7-4719-91dd-d7904cbb6427
9207	Live Oak	13.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=47933484-6bf4-418e-9a59-bcc8c7287504
9208	Live Oak	7	Fair	fair structure & vigor,50% potential canopy	Both stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a66f4c4c-6dfd-4334-995b-0ea18914a6cf
9209	**Red Oak**	**13**	**Poor**		**Significant limb dropping in canopy and this species does not deal well with decay. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cb64c478-5684-44fb-b5f7-b62cad8e20ad**
9211	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6ea8b31b-22ee-4014-b21f-2dab34a38f5a
9212	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bf06d85f-7f47-41ef-8fa1-c7677a3f3f97
9213	**Live Oak**	**11.5**	**Poor**		**Large area of decay on lower trunk. It has good response growth and appears stable but is not an ideal preservation candidate .**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b74f86a-9057-4637-b2e0-e72910694346**
9214	Red Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f8c5a4a0-a389-451c-ad98-a3a68987a00b

9215	Live Oak	16	Very Poor		On stem is entitled dead and the others end has failed, along with every limb. All that remains is a heavily decaying trunk (decay fungi evidence and hypoxylon present) with some epicormic sprouts.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a1572497-fe55-4379-98c7-5bb78a5d6ffb
9216	Live Oak	6	Fair		Each stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ea16d3fb-ed3c-4335-9cfd-e92d9d16671f
9217	Cedar Elm	10.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=79ed85b1-79d9-4853-87df-655125eb0b50
9218	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ebace52a-f5f3-4cba-93f0-7f2c149311c5
9219	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf0eb82b-a198-4a08-828b-7c41716c2df1
9220	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b3871580-38d5-4e75-9653-ea5544ffc058
9221	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4f677fb2-05d0-40ca-8dcd-0e01b28cb902
9222	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5ced3a2f-71b8-4873-ba13-295cfad94c71
9223	Live Oak	11.5	Fair	fair structure & vigor	Significant imbalance SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=104d55b1-5bc7-42ff-a1e7-46fb2219735c
9224	Mexican Persimmon	8.5	Good	fair structure & vigor,good structure & vigor	Previous survey measured too high on 8.5” stem and the other stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=256062c4-00cd-4d60-b54b-614bd0dc7a80
9225	Red Oak	19.5	Very Poor	very poor structure & vigor	Previous survey included a separate tree (per city of Leander) in measurements. Tree was found to be in very poor condition with a column of decay running up one side of the stem with large pockets in the stem union/elsewhere. One secondary stem is almost entirely dead and the others limbs are largely dead and most of the foliage comes from epicormic sprouts. Tree has numerous old failures and will continue to fail as it declines further. Removal recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5e723a01-7721-42a1-83f9-8a0ce9e98012
9226	Red Oak	15	Very Poor	very poor structure	Stem has failed and the stump is rotting/dying. Even its epicormic sprouts are beginning to die.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fefdabb0-67e2-4386-a40e-4d5e613f9612
9227	Live Oak	24.5	Fair	fair structure & vigor	Low limbs N and moderate storm damage/deadwood typical of a tree of its size. Fair overall condition/candidate for preservation. Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f68083f8-3d59-48a9-b164-a30124e7bcdc
9228	Live Oak	27	Fair	fair structure & vigor	Moderate storm damage, deadwood and decay but overall in fair condition with mitigation work to clean it up. Branches dip down low NE-SE and SW. Waist measurement due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5ae6b6f3-8815-4b78-8da7-f03fe9df4a76
9229	Cedar Elm	8.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f7d6316a-b58e-4a21-94b0-8d8661b452c7
9230	Cedar Elm	10	Fair	fair structure & vigor	Waist measurement due to stem attachment swell. Low fair due to failures and pockets of decay.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=354a3e10-0832-4b97-b18f-612980cbada2
9231	Mexican Persimmon	5.5	Fair	fair structure & vigor	All stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4c5f4786-2a38-4de2-be54-b473b6f12f1c
9232	Red Oak	14	Fair	fair structure & vigor	Moderate storm damage, deadwood, and decay but overall in decent shape for species.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b4c12d24-4dd7-439c-8bda-933542de1c7b
9233	Live Oak	14	Good	good structure & vigor	Low limbs extend around the majority of both “trees” (previously called one tree with a separate stem).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6cd5f7ad-5234-4ab5-a9da-8034a59e90ac
9234	Live Oak	17.5	Fair	fair structure & vigor	Low branches SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=396699b2-7f91-4fca-a9bc-33e605933b05
9235	Live Oak	18.5	Fair	fair structure & vigor	Moderate imbalance/low limbs S. Now tag from series, assumed to be 9235. Fair overall condition and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8cc1758a-6d42-4b51-af7e-ad25b45d970d
9236	Live Oak	18.5	Fair	fair structure & vigor	Waist measurement due to union just at and above DBH. Fair overall condition although canopy is smaller than a typical tree of its diameter.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f757f620-ccb5-4604-9048-f7d80425a2d6
9237	Red Oak	20	Very Poor	very poor structure & vigor	Tree is ~75%+ deadwood with only a lower limb and epicormic sprouting on the lower portion of the tree possessing foliage. Excessive decay, hypoxylon and failures present; this tree is an imminent hazard and its removal is recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3374f675-b3d9-4b51-bd52-9bf274552cc2
9238	**Pecan**	**8.5**	**Poor**	**very poor structure & vigor**	**Previously called a cedar elm. Poor-very poor condition due to excessive dieback/deadwood/suckering.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af92fdcc-ebb3-4f6c-9bdd-5134bb59e1a7**
9239	Live Oak	24	Fair	fair structure & vigor	Moderate lean NE with moderate deadwood accumulation. Decent candidate for preservation with mitigation work to clean it up, along with adjacent 31.5” live oak.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=83a983f5-4a23-4bd2-a8ae-00ee2239bbd4
9240	Live Oak	31.5	Fair	fair structure & vigor	Previous survey measured two stems way above 48”. Waist measurement taken due to swell caused by stem attachment above DBH. Fair overall condition and may be a good preservation candidate with mitigation work to clean up deadwood throughout the canopy. Large low limb growing W along (large portion of canopy moderately unbalanced W). Other stem moderately unbalanced E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=34c2f38d-599d-42e3-9e3f-f6dcd6bdcd4f
9241	White Mulberry	13	Dead		Invasive and dead.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d92c0be5-055a-438e-8ca9-ec59689f305b
9242	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4616db82-546c-4e5f-ae6c-802c39c04398
9243	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b0c20395-2084-4f71-92b4-47592bc68245
9244	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f278e63e-8d03-4c81-b8a3-8ab6d638a138
9245	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8cf80525-39f0-4182-b0ac-975120cc8c9b
9246	Live Oak	12.5	Fair	fair structure & vigor	Moderate lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7455a34a-870a-4b0f-bf4c-7f9b2f8bb772

9247	Red Oak	14.5	Very Poor	very poor structure & vigor	Smaller stem included in measurements is undersized. Larger stem is largely dead with only a few small branches on the lower stem remaining/kept alive by a small channel of functional wood. Canopy is deadwood and excessive decay trails down all of the tree and encompasses 3/4s of the stems circumference.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=59882038-f812-4135-bc2c-327587b60e84
9248	Live Oak	10	Fair	fair structure & vigor	Significant lean WSW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=76ea53c8-140b-4772-a43f-be24527b6a0d
9250	Mexican Persimmon	7	Good	good structure & vigor	Undersized but in good condition and a good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c8926bd2-d87c-4fc5-9a21-e633e99ed01e
9251	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8348d89f-92c9-45d0-a9e8-82221294e2d9
9252	Ashe Juniper	15	Fair	fair structure & vigor	Previously identified as live cedar.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9da17ac8-3d44-4f92-b201-ed6d6f9a81ff
9253	Mexican Persimmon	6	Fair	fair structure & vigor	Both stems are undersized but near a group of decent larger preservation candidates.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=71a157c1-5b9d-408a-abe2-425d5af8fa65
9257	Live Oak	17	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dcc35c33-dd93-4eda-a910-cebc806b80d4
9258	Live Oak	25	Fair	fair structure & vigor,50% potential canopy	Tree found in fair overall condition with no major visible defects. The canopy is wide and extends towards the SW, S, SE, and N. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2ed160c1-8ed5-4687-bdcd-370103a7fb06
9259	Live Oak	21	Fair	fair structure & vigor,50% potential canopy	Tree found in fair overall condition. One codominant stem has a large decay cavity but there appears to have substantial response growth that seems suitable for stability. The tree has a significant lean towards the SW and W with low hanging limbs.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=215b0a89-0d47-41ab-81ce-6260b6b43cc5
9260	Live Oak	12.5	Fair	fair structure & vigor	92601 and 92602 previously included in measurements. One of the other stems previously included was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=826f37b6-a0f0-4a8a-90cb-083a7f951dd1
9262	Live Oak	9	Fair	fair structure & vigor	Second stem was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d1033925-9907-4ca6-ab3c-223e5d16678d
9263	Live Oak	11.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de3ede92-534c-4611-80b8-2dcd0029dfc5
9264	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c42704af-40fe-4bbf-bb2f-73441546a7a9
9267	Live Oak	24.5	Fair	fair structure & vigor	High fair-good candidate for preservation with mitigation work to clean up deadwood and a care plan to address thin canopy. Waist measurement taken due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=105bd7ac-cc4d-44ed-8987-14ad1cc64457
9270	**Pecan**	**14.5**	**Poor**		**Poor-very poor due to substantial dieback.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=880bddfc-27a9-413a-9be8-f98a738aaa86**
9271	Cedar Elm	16.5	Good	good structure & vigor,deadwood 15%-30%	Good overall condition and a good candidate for preservation with mitigation work to clean up dead/broken branches. Branches dip down low in all direction.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f8121d9c-0ed9-45df-9d15-1f4eef4697c5
9272	Cedar Elm	12.5	Fair	fair structure & vigor	Low fair due to dieback, care plan recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df124de6-45a8-4b58-836d-3110e84f25bb
9273	Live Oak	7	Fair		No stem over 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=64d8ee49-a376-42ff-b5c5-5835413bcf57
9274	Live Oak	14	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0fedbb5f-75bd-44ad-8527-c3d5e1b0c58b
9275	Live Oak	22.5	Fair	fair structure & vigor,50% potential canopy	Single stem live oak with healthy structure and healthy canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f5c2990d-6c9f-4499-aecc-e8f19708fe94
9276	Red Oak	18.5	Very Poor	fair structure & vigor,50% potential canopy	Single stem red Oak, where many limbs have been pruned likely due to decay. Main trunk has significant peeling bark and living. Green foliage is concentrated closer to the base of the tree. The tree is in spiral of mortality and recommended removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5986b640-1414-436f-a46d-afca567e3eca
9277	Live Oak	20	Fair	fair structure & vigor,50% potential canopy	Significant lean ESE with a healthy canopy and structure. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6c523309-17b5-465d-bbc7-7d897b105109
9278	Live Oak	17	Good	good structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d327988-f169-41ba-bb7e-89433e0815fc
9280	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf7c1894-ddbb-4569-9a89-8abc2203312c
9281	Live Oak	25	Fair	fair structure & vigor	Cavity in lower stem and moderate deadwood but overall in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caff17c3-d3a9-49b9-b218-9b45dd2fa71b
9282	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d02b4aed-d960-4b01-8731-1cd0133e564c
9283	Cedar Elm	12.5	Fair	fair structure & vigor	Low fair due to dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c436c3f5-69b2-494a-ad42-0d657c9574da
9284	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=663544e7-8f6d-4c5b-8d20-8fcbf8d66b65
9285	**Live Oak**	**9**	**Poor**		**The end of one stem is dead and the entirety of the other is dead with decay trailing down the stem. Not an ideal candidate for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8c965891-7f0e-4a4b-9296-8318c1b0895d**
9286	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6ac27638-78f5-46cf-94a8-b684b0356f32
9288	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e362d7ab-2f43-49b4-904d-b4328cbad11d
9289	Live Oak	18	Fair	fair structure & vigor	Low fair due to cavity in trunk and deadwood. Low limb E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21624b1c-e28e-447c-9065-b531f346831b
9290	Cedar Elm	12	Fair		Low fair due to dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6005ca09-f56d-448c-8bc1-7affdd7816d0
9291	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d9c24ae-363f-442d-97ce-a51ec4e1deed
9292	Live Oak	18	Fair	fair structure & vigor	Moderately unbalanced WNW and in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=02abc40e-ba6a-4f3c-a147-5039aebd7cb6

9293	Cedar Elm	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8aa5f4a0-8ee1-4b2c-9c67-592094b896c9
9294	**Live Oak**	**22**	**Poor**		**Poor due to failure of every stem/limb. Not an ideal preservation candidate, preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ddb1e4e4-d368-433d-9acb-154805083786**
9295	Live Oak	19	Fair	fair structure & vigor	Previous survey measured way over DBH. Fair overall condition, moderately unbalanced SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b37a2d0-2480-401a-8d49-bb1a2e0439a6
9296	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=eacdd81b-a576-4d0f-b610-b334804092a5
9298	Live Oak	11	Fair	fair structure & vigor	Second stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=eb09c73d-3459-4497-8ea8-faafbdb6bc82
9299	Cedar Elm	13	Dead		No signs of life and bark is starting to slough off.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6de1020a-9bfc-40d8-baaf-80abf62a0934
9300	Live Oak	23	Fair	fair structure & vigor	Moderate lean S with a low limb. Fair overall condition and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=15581ae1-f5fa-43d9-80e1-144d716365cb
9301	Live Oak	23	Fair	fair structure & vigor	Previous survey measured stems well above DBH. Waist measurement due to swell from stem attachments at DBH. Canopy is a little thin but with a care plan the tree will make a decent preservation candidate.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6e4f141-e565-45a0-a098-eda760657534
9302	Cedar Elm	17	Very Poor		Only two limbs have any foliage and it’s sparse, the majority of the tree is deadwood. Very poor overall condition, not suitable for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9722ec48-f32c-43ad-bb51-d8d1208706cd
9303	Cedar Elm	19.5	Fair	fair structure & vigor,50% potential canopy	Cedar Elm with two main leaders that have an included union and several of the branch tips are experiencing significant back. However, the majority of the canopy is healthy and full. Still a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dadd5ff6-8f1e-4b2f-8f77-62e820c32ce3
9304	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=50fc769b-ff69-48df-82b5-7eaec562d376
9305	Cedar Elm	12.5	Fair	fair structure & vigor,50% potential canopy	Recommend immediate watering.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c687ae8-c5db-4c38-bdc0-f494e31940ff
9306	Cedar Elm	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c29cdeb-d90f-4c95-ac34-1e190987a543
9308	Live Oak	27	Fair	fair structure & vigor,significant suckering,75% potential canopy	Tree found in fair overall condition with no major visible defects. There is significant suckering indicating stress but this tree can was be preserved with a good care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=39b38600-1d2f-4eac-bc7f-b9a1dc00b5f7
9309	**Live Oak**	**14.5**	**Poor**	**25% potential canopy,excessive suckering,poor structure & vigor,buried flare**	**Tree is in poor condition due to significant die back of some the apical canopy. The majority of the remaining foliage are epicormic shoots indicating this tree is stress and will struggle to survive impacts from construction. Poor candidate for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1a4de4b5-42d1-4d6f-a96c-91bcd3a20225**
9310	Live Oak	22	Fair	fair structure & vigor,75% potential canopy	Tree found in fair overall condition with no major visible defects. The trunk is significantly buried by mulch. Removal of the excess mulch and exposing the root flare is highly recommended. The canopy extends towards the S and NW. Fair overall condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9f492a26-e77d-419c-aa65-8943151f6d0c
9311	Live Oak	14	Fair	fair structure & vigor,50% potential canopy,buried flare	Excessive lean N.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5f5893dc-d6e0-4355-8120-e1c20caa5fbc
9312	Live Oak	16.5	Fair	fair structure & vigor,75% potential canopy	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=917c5fc3-3a0a-4264-9076-b6d64fa9728a
9313	Live Oak	10.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cc8a0e3d-1a2c-4c13-9f2f-be0b13fc6c0e
9314	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b693342-f328-4384-8076-f4e39e2e5664
9315	**Live Oak**	**12**	**Poor**	**poor structure & vigor,25% potential canopy**	**Tree has been topped and is survived by trunk suckers.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8492104c-84ea-4d1c-bf02-5a49e789f4e0**
9324	Live Oak	20	Fair	fair structure & vigor,75% potential canopy	Tree found in fair overall condition with no major visible defects. The canopy is wide and extends in all directions but primarily towards the SW, S, and SE. Suitable candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=61da60e2-abec-4aa3-8118-c7507843fc6a
9325	Live Oak	15.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=efc7e854-85de-4f63-8d3e-0e14c53f1b11
9326	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bade63b0-01a2-46af-97cd-35d3c28b266d
9334	Live Oak	20	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with three main leaders extended to a very full and healthy canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e3f61ae6-6bd6-4361-b3df-9e4791a0666a
9335	Live Oak	22	Fair	fair structure & vigor,75% potential canopy	Canopy lean SSE and three main leaders that extend into a very full canopy with stable structure. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=44705a68-0a87-40d5-afca-3479f780d24b
9336	Live Oak	18.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with two main leaders and a very full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=604d9da1-c464-4248-b6ed-7218efe84a3d
9337	Cedar Elm	10.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=327f106e-9d87-4567-8c3f-915b1a892abe
9338	Live Oak	18	Fair	fair structure & vigor,75% potential canopy	Majority of canopy leans W. Tree shows decent structure and healthy canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d38d6b3b-2ba8-49f1-855f-6dd0fd8862ba
9339	**Live Oak**	**30**	**Poor**		**Single stem live oak that used to be 2 leaders, but now the main leader has broken off due to storm damage or decay. Remaining leader grows upright and extends into a decent canopy, although there is significant dieback and some decay. There is also a previous wound on the E side of base that shows response growth. However, it is on the tension side of trunk. Previously main leader, but now broken, shows plenty of healthy epicormic growth, but does not contribute seriously to the canopy. If preserved, highly recommend further investigation and tomography to determine extent of decay inside the trunk.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4105d464-1786-4f3d-b747-43c3583aff99**
9340	Live Oak	20.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with a moderate lean SSE and significant die back in the canopy. Still a fair candidate for preservation, but recommend immediate watering and a good tree care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b987a2e1-9147-4238-9133-fe27313cfbf7
9341	Live Oak	21.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with upright growth and significant die back in the canopy. Still a fair candidate for preservation, but recommend immediate watering and a good tree care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c0348a4-bc6f-4328-8a34-fd9ed4757ef0

9342	Live Oak	15.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=22b7e9ca-77d0-4dee-9685-9665ea780802
9343	Cedar Elm	15	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de434d37-5ab6-4b9a-8502-16d9ac22e89a
9345	Live Oak	18.5	Good	good structure & vigor	Low branches extend in all directions. Previously identified as cedar elm.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=034f8cd3-1bdf-412c-955b-404bae9639bb
9346	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=34e903ba-0d2c-40af-9305-608468e50def
9347	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e776375a-96f1-45eb-b5c1-177593ef1a4a
9348	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dacfe513-c9d2-4607-9796-6889ccd2411e
9349	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=afbdf29f-63b1-420e-b251-cf8643d7043f
9350	Live Oak	17.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=867c365c-a1aa-4b7a-9e10-89d1e93c95e9
9351	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7102aaf1-ac6b-4914-82ac-bebd85139cf4
9353	Live Oak	26.5	Fair	fair structure & vigor,deadwood 15%-30%	Fair overall condition and a fair candidate for preservation with mitigation work to clean up deadwood. Slight lean to the NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cb030553-1303-4a02-bf10-a0a83df35f0f
9354	Live Oak	22	Fair	good structure,fair vigor	Fair-good overall condition and a fair-good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7ec5b913-cb21-4c29-af10-172b951e7c73
9355	Live Oak	13	Fair	fair structure & vigor	Significantly unbalanced W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbd9a801-db18-42f6-a7d8-f4d242400aba
9356	Cedar Elm	8	Fair	fair structure & vigor,deadwood 15%-30%		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d2fdc2b4-ed0f-484c-82bc-fe45daf30d7c
9357	Live Oak	22	Fair	fair structure & vigor,50% potential canopy	Single stem live oak with an overall decent structure and canopy. Minimal deadwood and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8f9fa5df-a01c-42e8-8a2a-93964500409f
9358	Live Oak	18	Fair	fair structure & vigor,50% potential canopy	Overall decent structure and canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ea3283fb-8b33-4296-8ebd-ed4f251dc594
9359	Red Oak	10	Fair	fair structure & vigor,50% potential canopy	Low fair due to many smaller, broken branches in canopy, but still a fair candidate for preservation of desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e2e789e1-08c5-4f5d-88cc-c63cc4016273
9360	Red Oak	14.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d03e1d67-fc66-42f5-90a9-8a85be269eed
9361	Red Oak	10	Very Poor		Almost completely decayed and dead. Recommended removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c4d910f3-141e-41fd-a415-97a713afd383
9362	**Red Oak**	**13**	**Poor**	**fair structure & vigor,75% potential canopy**	**Other stem is on the neighboring property. Tree is decaying from the top down and any living green foliage is coming from closer to base. Species does not deal well with decay. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=34ca3859-8597-4bbb-8a1e-89afcb563b0a**
9363	**Red Oak**	**12.5**	**Poor**		**While there is still living green foliage, the canopy is decaying from the top down, typical and species. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=82b6abd0-1a41-41b6-9660-fb14891082e2**
9364	Cedar Elm	11	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=18a5a237-4496-4961-bd39-f733f4b9b04e
9365	Live Oak	18.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with a healthy structure and a very full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ff69bb49-b2b2-4307-b3d4-9c1c7ee58485
9366	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d099d3ab-1be7-40c7-827a-0f6f4f611e6b
9367	Cedar Elm	12	Fair	fair structure & vigor	One previously surveyed stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b225095-f4f6-4f49-bc40-5cf94ccb3fbe
9368	Live Oak	9	Fair	fair structure & vigor	5” stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b0ff73cf-6d9c-4f9d-a0cf-e1e96b499308
9369	Live Oak	10.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa9d230d-9a10-4ea9-99e7-167c49375b81
9370	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48c0ae11-dd6e-458d-9cc7-1cc9b003c410
9371	Live Oak	9	Fair	fair structure & vigor	Significant lean ESE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d7ea05be-49e4-4289-ac05-dca9e35cc5f1
9372	Cedar Elm	8	Fair	fair structure & vigor	One previously surveyed stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=26d16381-6c25-4a60-8132-42b62d4374ff
9373	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=443352a3-0fe8-4056-bb63-e87c65ffd285
9374	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bfb478c5-a77c-476d-a7c7-9a93664a1207
9375	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=066c40d9-adc0-4dcb-9910-8356b8afcbc6
9376	Live Oak	14.5	Fair	fair structure & vigor,50% potential canopy	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=543fb112-1eb6-4555-ad5d-ff7493b70190
9377	Cedar Elm	13	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1abc9f2c-c896-4041-bcf8-e53b69f05e56
9378	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d0e1f3f5-37b7-4691-9045-721d50bd9be6
9381	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5a33792c-c36a-4dfc-81cf-a5d5cb6af621
9382	Mexican Persimmon	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=41c29b66-4807-40d5-80a4-a4a99ea88f69

9383	Red Oak	10	Very Poor		Hypoxylon canker and almost completely dead. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3bb8ae12-f5c6-42f2-8c7e-c4c1e34f00db
9384	Red Oak	12.5	Very Poor		Hypoxylon canker and almost completely dead. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b988af1-b5b7-46ef-a403-575479da745e
9385	**Red Oak**	**10**	**Poor**		**While there is still living green foliage, the canopy is decaying from the top down, typical and species. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fca88875-a579-4429-844b-3c2bf04007f6**
9386	Red Oak	18	Very Poor		Almost completely dead. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa346d37-be58-4084-943c-11221b04c15c
9387	Live Oak	13.5	Fair		Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9355a269-4787-4312-9adc-978ee0f6784f
9388	**Red Oak**	**11.5**	**Poor**		**Significant decay throughout and the species does not compartmentalized decay well. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b23b7ff-ca19-4558-a3ba-2b20097ea333**
9389	Red Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean SSE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=46a2f028-c7e2-4a98-89df-cbb94775d68d
9390	Red Oak	13	Very Poor		Decay at base and in canopy. Significant lean S with the basil decay on tension side. Tree is rapidly losing canopy and due to species is recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9127b1b6-4390-410f-8d52-e0aef107b8a2
9391	Red Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=342d49d3-6824-4eb5-9632-afbf40f13a29
9392	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=428d8c8d-bf32-4d38-a31b-82d0b2fd3d3a
9393	Cedar Elm	7	Fair	fair structure & vigor,50% potential canopy	No stem above 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b80dd7db-8f42-4a96-8726-7c1fc93ed6e9
9394	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ec089566-7a4a-4401-b751-cabaff58bf4a
9395	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d1a412a8-bb36-45fc-bb7f-14ebb1ba28ef
9396	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Significant lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3457a560-bb1f-4e08-8916-edc7fe36538b
9397	Cedar Elm	11	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4fd11498-054b-4e6e-9d2f-94b3ecb31c6d
9398	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b8349e79-e57b-47c3-b6f6-6a5f9cfc9e99
9399	Cedar Elm	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ca8d2a62-567f-4af3-8602-caae039f871f
9400	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=994c1ab6-6bdd-4799-abc1-8bf438934afc
9401	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=322e2228-fdff-48b5-b146-b1f4d7ebcbb2
9402	**Red Oak**	**16**	**Poor**		**Tree has already experienced loss of canopy and shows decay and peeling bark on the south side of trunk. This species does not compartmentalize the quell. Not recommended for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=631b5e24-c06b-4c14-a60a-1ee6ca0b473c**
9403	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=184d2fb3-60db-41d0-a2b7-eeed89d5953f
9404	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8932b237-7131-4f74-a2c6-2658f6b82799
9405	Red Oak	10	Very Poor	fair structure & vigor,75% potential canopy	Trunk and only stem has broken off at about 12’ of grade. Any remaining living foliage is from sprouting closer to the base. Species does not deal with well with decay and not expected to survive; recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=473924d2-41ae-4c21-a3a7-ba321dae3030
9406	Cedar Elm	10.5	Fair	fair structure & vigor	Low fair due to storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=42a4d4f1-04aa-4895-9101-ef9a08f52ced
9407	Live Oak	16	Fair	fair structure & vigor	Smaller stem is undersized. Low fair due to storm damage and moderate decay (has good response growth). Preserve if convenient.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f02a9b27-1445-4796-9dd3-97e8bab0f46e
9408	Cedar Elm	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=071087f2-8203-44d2-af3f-ec4e81d138ad
9409	Live Oak	15.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=96ffabee-5f05-489d-b125-2af32d08dbad
9410	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=393119da-96c7-4ba6-ad71-716360f4f06c
9411	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c78b7993-efa1-4533-8b44-c79e6c910be8
9412	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3c77ebae-c568-4e59-98d1-c67d121bd53b
9413	Live Oak	14	Fair	fair structure & vigor	Low fair with lower limb removal (dead) and deadwood removal. Fair amount of dieback and suckering also present.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=abf48020-d620-4180-8a2f-fbd24ae7ee13
9414	Live Oak	12	Fair	fair structure & vigor	Vine cover removal recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6405bb85-55ba-4f65-9091-67c7175d744b
9415	**Live Oak**	**22**	**Poor**		**Waist measurement. The main stem has failed and left a large cavity leading into the main trunk. A second stem has died and also leads into the hollow. Only one lower limb and epicormic regrowth/branches remain. It is not a suitable preservation candidate but does not appears to be hazardous at this time; preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=43a47676-e2bb-4cc5-830a-9401bddc6f4d**
9416	Cedar Elm	9	Fair	fair structure & vigor	Second stem previous survey included in measurements is under 8” at the waist, under the swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e452568c-dbf2-4d7f-9aeb-2e58e88c2a45
9417	Live Oak	17	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=460bb797-213c-4dcd-b59e-37f28c4ae26c
9418	Live Oak	13	Fair	fair structure & vigor	Significant imbalance NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4fc89310-8310-479e-aefe-d8facf4b0628

9419	Live Oak	10	Fair	fair structure & vigor	Significantly unlaced ESE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b4d04962-daf0-48fe-a602-58a89219a038
9420	Live Oak	17.5	Fair	fair structure & vigor	Low limb NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=14a6b112-679c-4d59-a0ca-441f7d64c880
9421	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=56f54103-202f-4ddf-8202-26209379595a
9422	Cedar Elm	9.5	Fair	fair structure & vigor	Smaller stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=350dc7da-84e7-49f8-b1e8-fa72e4d3745a
9423	Cedar Elm	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f7526ec6-ff82-420c-a231-9de14c87fc9c
9424	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy	Low-fair	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5232c886-ab0d-4870-ad90-872508855527
9425	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b98c966-f6b3-429c-8b5f-62a00f1fe1d0
9426	Live Oak	14	Fair	fair structure & vigor,50% potential canopy	Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=781a837e-8857-49e1-be86-8113dba75df3
9427	Cedar Elm	10.5	Fair		Low-fair due to damaged or decayed branches in the canopy but still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=24afaf13-0d3d-4f71-9212-253c9460c21d
9428	Red Oak	13	Very Poor		Tree is almost completely dead and only retains spouting branches that come from base. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e84d53e7-f1cc-4515-8125-fd9e2e5c27c7
9430	**Live Oak**	**10**	**Poor**		**Poor due to substantial decay encompassing over half the lower stem combined with a lean placing more weight on the defect.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b44977aa-a13a-4361-8b27-668e5b24cfd7**
9431	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=064e1c18-4ab1-4a91-8e85-3091cde43fc6
9432	Live Oak	10.5	Fair	fair structure & vigor	Only one of the stems previously included in Ms measurements is over 8", the rest are considered separate trees and are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=53344a90-ba46-4433-82bf-8c0e948560d9
9433	Live Oak	13	Fair	fair structure & vigor	Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=823d3f7a-52a5-42f3-87e6-8be2b2af3931
9434	Cedar Elm	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9c571d5a-7389-4425-88e8-760cb3523298
9435	Cedar Elm	10.5	Fair	fair structure & vigor	Smaller stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1de680bc-6d4c-4b34-b558-af727fced3a1
9436	Cedar Elm	11.5	Fair	fair structure & vigor	Previous survey measured well above DBH. Waist measurement taken to to swell caused by stem attachment .	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=13ea70c6-d5a4-43a3-af3e-045babd2aff9
9437	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c87b3c53-0910-4d91-9989-1a29c5e6e98c
9438	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0223d030-c68b-4d14-91c3-1ec4281b2738
9439	Live Oak	19	Fair	fair structure & vigor	A large portion of the canopy is oriented low NE through SE. Fair overall condition with deadwood removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bdbeb31f-5269-4cd8-af27-4d22fae7eae8
9440	Red Oak	10	Very Poor	very poor structure & vigor	A stem has failed and the remaining is standing/hazardous. A decaying trunk with epicormic sprouts and deadwood is largely what remains.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6992a0c7-589a-48b9-8d97-1bae8100824d
9441	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f4ae614c-13b8-4421-86bb-f57cb6986498
9444	Live Oak	17	Fair	fair structure & vigor,good structure		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6f8bab4-24d5-44fa-9612-744cfc2428a4
9445	Live Oak	15	Fair	fair structure & vigor	Moderate lean SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2747793a-63e6-40cc-bb2f-853a59f666db
9447	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=07ce6538-3a4a-4c75-a2cf-726502c89571
9448	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0946554d-494c-4bd2-b8db-46f8144bf83b
9449	Live Oak	21.5	Fair	fair structure & vigor	Fair candidate for preservation with dead stem removal. Previous surveys included two separate trees (per city of Leander code).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6cc3af56-aefd-4919-9982-69e116baf27c
9451	Live Oak	16	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=471c757e-9b54-4d5e-811e-cb0347a61963
9452	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f5d519a1-1e02-4d5c-a2f6-d8670964c662
9453	Live Oak	19.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with two main leaders and a general canopy lean SE. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b580fb8e-2684-4d62-911c-ee3db165426a
9454	Red Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=08f6082e-50d0-4e1b-9160-d3bff44f7a44
9455	Live Oak	14.5	Fair	fair structure & vigor,50% potential canopy	Significant lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=91ffd3e8-3c66-4c67-9177-542428f867ed
9456	Live Oak	18	Fair	fair structure & vigor,75% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy and full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df816a25-2209-48f4-a50e-339f39b2029b
9459	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f0cb6188-fde2-4b0d-b108-64a0d8463c3d
9460	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e307b9c4-4b3e-4f1e-86b5-ffa2a2eb0c2e
9461	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=079f5bbe-7e3c-4a6d-937b-d94f2b319ab3
9462	Live Oak	12	Fair	fair structure & vigor,75% potential canopy	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9903f01b-7875-4385-a4a1-0d95a5351a8b
9463	Cedar Elm	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a5165a96-b754-4d60-93e4-26db2db20102

9464	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbe22afe-abb0-4c99-b3c0-d1263c25dfa2
9465	Cedar Elm	7	Fair	fair structure & vigor,50% potential canopy	No stem above 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2f7f8acf-c24e-404c-9b7f-42fe504d108d
9466	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=319becf7-f885-4f04-84f2-2db3693238fd
9467	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=edbd5e71-c742-4c47-ae42-4fa823b4377b
9468	**Cedar Elm**	**8.5**	**Poor**		**Tree is largely defoliated likely due to 2022/2023 droughts. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d0ff0e39-ca8d-4322-934d-9c39c25d8463**
9469	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=73159dee-bcc3-4419-92c1-87e17ffb35fb
9470	Cedar Elm	8	Very Poor		If not already dead, in spiral of mortality. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df25a155-3456-4996-b6a7-f4e310503c80
9471	Live Oak	14	Fair	fair structure & vigor,50% potential canopy	Significant lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e07559ab-1dc9-4563-832c-aa6f9fe68fbc
9472	Live Oak	23.5	Fair	fair structure & vigor,50% potential canopy	Sing stem live oak with several main leaders that extend up and out into a decent canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0108b58c-94f6-499f-a444-39639323c0db
9473	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=80de2f43-c041-42e0-8266-f30b6628d428
9474	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dba8ef5d-cbc8-433a-bbc4-f2b49dfb6eaf
9475	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ef33e115-622f-4676-8b2d-4d536cb51b27
9476	Cedar Elm	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b70b3836-4d6c-4577-bb29-7116af3a6aba
9477	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6131c71d-ac19-46d3-82a1-a6abd2a11551
9478	Cedar Elm	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ee91cb29-edfb-4965-8ea0-b235bfe06657
9479	Cedar Elm	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af0531c4-5bd1-454e-9eb5-09bcc3820474
9480	Cedar Elm	10.5	Good	good structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dd90d682-dafe-42c2-8d96-710ec6cb6d20
9481	Live Oak	24	Fair	fair structure & vigor,75% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy and full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0994c8f5-d80a-4262-8d03-d4bbe7805354
9482	Live Oak	22.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with upright growth and two main leaders that extend into a very full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=44de7f4e-ff24-4bd4-90aa-d7f65237d0a0
9483	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0fa4f292-bffd-4bc9-a3a9-40c9b240d87e
9484	Live Oak	16	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=163ccc65-2985-4645-a473-e4d276b65f8d
9485	Live Oak	7	Fair		All stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=11b4e883-f9fb-45f0-b92a-179d6e9314d8
9486	Red Oak	17	Very Poor		Tree is decaying from the top down and the only living green foliage is from small sprouting branches closer to the base. Tree is in spiral of mortality and recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d303f2a-6bc0-4e7b-9913-c2ae9b15115c
9487	Cedar Elm	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cd1c525c-45b7-4ad4-b0b3-b891ee926c48
9488	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Significant lean WSW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d9161ad0-d183-4e14-8679-a4c2150fc39c
9489	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Significant lean NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=30a68f9a-a757-4f76-9af6-4841452b80f4
9490	Live Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean NNW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=332d352a-936a-4386-83a2-eadf2489222d
9491	Live Oak	14	Fair	fair structure & vigor,50% potential canopy	Low-fair due to significant storm damage but still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2e666375-7944-4e1c-886a-89a8a87ca792
9492	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=794d45ed-b09b-4c25-946d-f2624f621ac2
9493	Live Oak	20.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6ce4f20-2d32-45b5-9b4b-0b85b2c7291d
9494	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=440a34a1-99cf-4bdb-a432-05991a5a3296
9495	Live Oak	19.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy and full canopy. Large burl near base but does not appear to be affecting overall tree health. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4bdaaa60-e4b2-4a9d-ab94-13ae57a63a87
9496	**Live Oak**	**8.5**	**Poor**	**poor structure & vigor,25% potential canopy**	**Tree is in very poor condition due to obvious drought stress. The tree is defoliated and the leaves are chloritic leaves. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77268e35-a4df-4f2f-949e-eb977d7b745c**
9497	Live Oak	16	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=325e5231-ddce-4f06-a865-38d1c59d2b8e
9498	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=725cf705-89c0-4448-90b0-058c470bd0bc
9499	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=60d8592a-fab8-4cde-aae5-f5a18b2de044
9500	Live Oak	8	Very Poor	very poor structure & vigor,10% potential canopy	The main leader has fault and tree is survived by trunk suckers. Not recommended for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9388ed3-7fd7-4ace-85f1-10556ad605d7

9501	Live Oak	9	Very Poor	very poor structure & vigor,10% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bac002e2-33f5-4afb-98b1-3df0d38abf79
9502	Live Oak	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2400fde5-0ebb-42b4-ba10-2e4cd1bf7e95
9503	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf0f338e-6bca-478c-a4e7-881ca386beb5
9504	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bb9bc8d1-c60b-4722-9c8f-5a9e9750f101
9505	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2482c60f-37cf-4386-9edf-a9daedccb36b
9506	Live Oak	11	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aa590cb4-be91-42c9-8830-2a611967e1b3
9507	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=643cf522-0df1-4ee6-8f33-f3f0d5b65c1d
9508	Red Oak	11	Very Poor	very poor structure & vigor,25% potential canopy	Tree is in very poor condition due to excessive trunk deacay, and dieback of the canopy. This tree is a very poor candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8677f41a-5170-485a-ace9-80d4248efbb3
9510	Red Oak	10	Very Poor	very poor structure & vigor,25% potential canopy	The main leader has failed and the tree is survived by suckers. Very poor candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9a7acab-c143-4c1e-b2e6-8f2ab4533da5
9513	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	Tree extends low towards the S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fea57d83-e6fc-4471-a248-165445ae76d4
9514	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=43c8109c-ec7f-4300-ad3a-3cc07476f6cf
9515	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=362d546c-4e9c-4813-89ec-02c8143f1c6b
9517	Live Oak	14.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aebccbdc-eb19-48a3-85c6-9a5577252dab
9521	Live Oak	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9397b7db-ebc8-4a45-8fea-bd6829ea73eb
9522	Cedar Elm	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f27cd93c-66f7-4a49-95b7-7749a237b785
9523	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy	Other stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=17bf83cf-0e21-4de6-846c-f79275f6231b
9524	Live Oak	28	Fair	fair structure & vigor,75% potential canopy	This tree was found in fair to good overall condition. The canopy is wide and extends in all directions. This tree is recommended for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=325dec23-e4cc-4fd0-af32-f8de05b2e364
9525	Cedar Elm	7	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a44c669-ed86-4b26-a365-a7cbd88aa5ca
9528	Live Oak	6	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f2a5c64a-cf71-4540-a2c9-3cec7cd1aefd
9529	Live Oak	9	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=56b0d2cc-4d37-4a54-a8cd-1261b9923faf
9530	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	The other stem with a connection below DBH was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6b38a21b-18ab-4657-a34a-737b392c4fb6
9531	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6c5ee678-aa81-40a6-9869-8d13a5c32f5d
9532	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=99c2a07c-0000-4676-a6f1-641e0babde9e
9533	Live Oak	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=95740b8b-9e62-44f8-b4bb-c748ea666f3e
9534	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7170bb31-19f6-4705-bb64-2b1accf9ff35
9535	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3096cbfd-e867-4060-95d8-475b9f569af2
9536	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aa7f454f-1bff-4bc6-8c18-f027e892d917
9537	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=05890135-21b2-4cf7-b7d1-57059399bfcf
9539	Cedar Elm	8	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=99d35395-e630-499f-b369-68b9df0b44ca
9540	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=98cdeec8-8e0a-4009-ade3-2619f0cfbcc8
9541	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=07ac5618-25a6-4a4c-b25c-e77e8973ed1c
9542	Live Oak	8.5	Fair	fair structure & vigor	3 of the previously surveyed stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bb4a630d-e011-4331-9851-5e269c1f77b9
9543	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=464d2042-9527-43f7-b74c-3b1201059636
9544	Cedar Elm	10	Fair	fair structure & vigor	Previously identified as live oak.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40aad38b-9954-4f5c-a4b0-53b7c8ff586a
9545	Cedar Elm	18	Fair	fair structure & vigor	Waist measurement due to swell at DBH. One stem and two limbs on the N-NE side of canopy have failed. Fair candidate for preservation with mitigation work to remove the remaining portion of the failed stem.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=59a6214a-5203-4434-b18c-31605a68bef8
9546	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a0bb19ff-f18e-49a0-b25a-7b8df48d1177
9547	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=95561bb5-6312-4b5f-bb81-b1d521629408

9548	Live Oak	13	Fair	fair structure & vigor	Estimated waist measurement due to location in fence (previous survey measured stems too high). On opposite side of fence on top of property line leaning over onto it, through the fence.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d0a9be63-7b4c-4e3d-a6f3-afd56f51fc9f
9550	Live Oak	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d8ea1a9-b505-4318-a24d-50a73e2b9bc7
9551	Cedar Elm	16	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e697a774-2dee-4e2e-b968-3f6c2c5b6f01
9552	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=745910a0-ea3c-4562-bb9b-1de213377539
9553	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b7644c49-51d0-4345-8976-aa03bcb39611
9554	Cedar Elm	13.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=58fabf09-7ee2-4a0f-a3fd-400c75d7daf4
9555	Live Oak	8	Fair	fair structure & vigor	Waist measurement on 8” stem due to swell at DBH. The other two stems previously included in measurements are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=743d31c5-bde9-4b90-91f4-2c76112eb82f
9556	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77761443-46eb-4505-a7b4-a67fa81070f7
9557	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9dd5b889-216c-4b30-8c39-bdbbf9f8718a
9558	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f701364c-a8af-45a1-a208-4678ed77997e
9559	Live Oak	15.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=36663c07-86a4-4315-b4e7-d55d7a6e4108
9560	Cedar Elm	10	Fair	fair structure & vigor	2 previously surveyed stems were undersized and one was separated.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=905a7ae0-ea85-4736-8950-239af14455be
9561	Live Oak	9	Fair	fair structure & vigor	One of the previously surveyed stems is undersized and 2 were separated due to being a separate trees per COL.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6421f50-9859-446e-9b92-a38e6293b519
9562	Live Oak	9	Fair	fair structure & vigor	One stem was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a8f63fa3-ca11-4415-8c76-174119e758b8
9563	Cedar Elm	13	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=809b5aff-fea1-4240-8d10-233ca1d1cc00
9564	Live Oak	11	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=10142f49-171a-47f7-af86-0f762b937c44
9565	Live Oak	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bae5125d-8571-423e-b7b1-3808d196d5e2
9566	Cedar Elm	13	Fair	fair structure & vigor	Low fair with removal of broken hangers.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8f70168f-b346-42e3-b588-479e66fb0462
9567	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8a4afa51-6b1f-4797-9a7f-a9e86c29d9ba
9568	Live Oak	17.5	Fair	fair structure & vigor	Substantial storm damage that’s already been cleaned up but still a decent preservation candidate. Moderately unbalanced S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=642435f1-08a4-4423-a675-44c4026b7c0f
9569	Live Oak	15.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1897104c-2ca8-4752-925c-7725a41da687
9570	Live Oak	14	Fair	fair structure & vigor	Significant imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6a8eff12-c1be-4b63-86bf-5ef4be81c92e
9571	Live Oak	13.5	Good	good structure & vigor	Moderate lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77409558-b647-4b18-aa5d-c244bd80e847
9572	Live Oak	24	Excellent	good structure & vigor,excellent structure & vigor,deadwood 15%-30%	Tree has a typical amount of deadwood in its lower canopy to remove, but is overall one of the better, if not the best tree on site. It has a nice tall/raised/fairly broad canopy and is a good-excellent preservation candidate with mitigation work to remove its deadwood. Beautiful tree with a decent number of smaller nice ones in the vicinity.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3b87dc7b-527d-43e4-a9b3-e9ad28fec3c1
9573	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c6941998-4be2-47c7-b66b-14b648f72879
9574	Live Oak	10.5	Fair		Low fair-poor due to wound on lower trunk with no obvious response growth and possible torsion cracks. Significant imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=370e8645-8f01-49e1-84e6-43ce2edc3a1c
9575	Live Oak	10	Fair	fair structure & vigor	Fair candidate for preservation with mitigation work to remove vine cover.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de7f084a-e4fa-4c94-ab06-d2ff947ebf9a
9576	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48e12b7c-537c-4a3d-a991-387a558eb226
9577	Live Oak	16.5	Good	good structure & vigor	Substantial impervious cover.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9b7a008-61b8-4eaa-a884-613d81454433
9578	Red Oak	10	Fair	fair structure & vigor	Substantial impervious cover. Moderate imbalance NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fe972787-bdf4-454b-8595-e5273f28cb8e
9579	Live Oak	8.5	Fair	fair structure & vigor	In a group of nice little preservation candidate if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9fee1b33-40c5-4d4d-9280-e59ebf875ee9
9580	Live Oak	8.5	Fair	fair structure & vigor	In a group of nice little preservation candidate if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b85f63f7-cca7-4676-961f-69e8fe7b2a69
9581	Live Oak	9	Fair	fair structure & vigor	The other two previously surveyed stems are undersized. In a group of nice little preservation candidates if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=727846a1-5155-4907-9310-e47164ee17e2
9582	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0f05b2d7-61de-447e-9e2e-a65f6be678ef
9583	Live Oak	8	Fair	fair structure & vigor	In a group of nice little preservation candidate if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=19bbf9b2-ffcd-47ee-bd3c-ca85bd595349
9584	Live Oak	10	Fair	fair structure & vigor	All stems were separated due to being separate trees in Leander.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1fd4ceb0-dcb0-49e4-97be-821c2de502bf

9585	Live Oak	9.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d4cd662d-14e4-418a-af38-3161bfd91da8
9586	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c4319c06-8cc3-4801-878d-fb13034d737e
9587	Live Oak	10	Fair	fair structure & vigor	1 stem was undersized and 3 stems were separated due to being separate trees per COL.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=05b8c5b8-4e54-4c69-9207-ab2f96f06dfc
9588	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=818d9420-5a8f-42e3-a883-8c200167e2ef
9589	Live Oak	16	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7e0f4e6a-e8c8-4255-aef5-14ac6be21692
9591	Live Oak	13	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7980795c-5b17-421f-8bb5-4fe5072f7ac7
9592	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	Significant lean N.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=68910c51-be5b-49f6-acef-26a0db4b0faf
9593	Live Oak	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4d3e9c18-4aef-45c0-8922-a7c6837528ab
9594	Live Oak	13.5	Fair	fair structure & vigor,50% potential canopy	Significant lean ESE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aed50495-0c6c-404c-807f-a45e4f8be15f
9595	Cedar Elm	21.5	Fair	fair structure & vigor,50% potential canopy	Large cedar elm growing straight up with several main leaders that extend into a decent canopy. There is significant storm damage in the canopy, and if preserved, recommend pruning these storm breaks and immediate watering. Otherwise fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d0f59ff-d7fd-4c3f-acc9-ca672f504139
9596	Live Oak	21	Fair	fair structure & vigor,75% potential canopy	Trunk leans significantly SE but canopy grows upright despite trunk clean. Full and healthy canopy in a stable structure. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=124f70d5-305d-4133-9535-7e147c3b0558
9597	Live Oak	21.5	Fair	fair structure & vigor,50% potential canopy	Single stem live oak growing mostly upright with a stable structure and healthy dark green canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9eb583b-6806-4320-9349-acdfb797c06f
9598	Cedar Elm	13	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7699e269-d27d-458d-80a6-57c6de120320
9599	Cedar Elm	18	Good	75% potential canopy,good structure & vigor	Single stem cedar elm with two main leaders that extend into a very healthy and very full canopy. Slight canopy lean W. Good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2fd792b7-52e4-4e0d-98f3-354a6913263b
9600	Live Oak	16.5	Good	75% potential canopy,good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c5fe5a06-7455-4ab0-8afa-b3a46eac2d42
9601	Cedar Elm	15.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0514af32-60d2-4ab4-9043-ef526705a2fa
9602	Chinese parasol tree	9	Invasive		Previously called pear tree.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6f5602ae-8fee-4a72-895c-2508ad218766
30141	Cedar Elm	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=57f1a3f0-f62e-4cf8-89ff-5f2dcd1f5534
30261	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=16db69d4-6a65-4ff6-a141-0c626602186b
30301	Live Oak	13	Fair	fair structure & vigor	Appeared from 3030 as it is considered a separate tree in Leander with its stem union just below 48”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88380c4c-6b7f-418b-a037-e5b1b951b57a
30521	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c4f124ae-4a47-4680-834f-a1dc276a4123
30522	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ac48a55a-5e06-47a0-9ca4-48063c094dbf
30523	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a37d4479-7ae4-4ef4-81ea-946eecbaf852
31001	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4095a6d2-6d55-4993-99c3-a207789f287e
31011	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=912a2e88-6ae4-401f-bc26-d9a0c54a6928
31081	Live Oak	8	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bc17e948-e3df-44cc-9343-6b1cd15964ac
31261	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c737399-f561-4c53-9889-83f61b90ee7c
31281	Live Oak	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=893ef121-d7f6-421b-b3d9-02d5a91f8485
31351	Live Oak	12	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3a270a0a-2794-4eb9-8c7f-b9e41d4736fe
31461	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	Significant lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3c143167-4b50-420b-948e-f2812da83ddb
31481	Live Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean ENE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ff9a35f6-1ea1-49e7-95d9-a933b7417dff
31571	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=692e4ec7-96bf-49a4-93be-989dc623b60b
31601	Live Oak	11	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=efd37e9e-1c19-4a8c-8a56-64884093cd8e
31611	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2851237c-254c-4968-9312-f47ad1154986
31801	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=461655cb-6ab9-4797-9132-86fb39b9927e
32011	Live Oak	14	Fair	fair structure & vigor	Significant imbalance WSW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df462b50-1887-4b26-9596-a6a15094b77a
32012	Live Oak	10	Fair	fair structure & vigor	Significant imbalance NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf3e94fb-ad67-4a96-a8b3-c8c18207cb18

32021	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=42105486-6e10-4c83-9c0b-57876f0fa1d6
90871	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40ce6c8b-4dbb-4172-9761-6f3fb7e918b8
91011	Live Oak	12	Fair	fair structure & vigor	Previously included in 9101 ms measurements but is a separate tree per city of Leander code.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1ad0d38c-5cd2-430b-805e-e7cc88534230
91012	Live Oak	10.5	Fair	fair structure & vigor	Previously included in 9101 ms measurements but is a separate tree per city of Leander code.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1470ea18-dd65-499d-81e5-d451485afbb0
91371	Cedar Elm	11.5	Fair	fair structure & vigor	Previously included in 9137s measurements but is considered a separate tree per city of Leander.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9352e0d8-08e4-4525-85b7-9c53717c1e17
91671	Live Oak	21.5	Fair	fair structure & vigor	Previously included in 9167s measurements but is a separate tree per city of Leander. Moderate lean S with with a low heavy limb SW. Column of decay up stem and an old pruning wound with old decay fungi but otherwise in fair condition. Next to one of the bigger trees in the area and better group of bigger trees for preservation (for the area).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3821a03c-1fb5-4201-863c-02d9841cf090
91941	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=445c9f4c-4dcf-4ad8-a136-b4fcac7fbd8b
92001	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d2e0868-0c68-44b5-a439-20c8995ae72d
92022	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7da533d3-aa83-4527-ae0a-c918f41b0d46
92061	Cedar Elm	12.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=670b3468-b78c-4962-85e8-4ed334779d31
92091	**Red Oak**	**8.5**	**Poor**		**Significant decay leaving only one leader with living green canopy. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f0c46a20-32f5-4ed3-806d-e8eaccadd550**
92092	Red Oak	11.5	Fair		Low-fair due to limb dropping, decay, and due to species. Still retains healthy canopy. Preserve if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f9f58950-0b72-41bd-9763-ccad7883572e
92093	Red Oak	10	Very Poor		Stem has failed down to about 7' of grade and only living foliage is sprouting near base. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d586d0d-79ed-4541-9204-03bc10fcd7cb
92094	Red Oak	9	Very Poor		Stem has failed down to about 15' of grade and only living foliage is sprouting near base. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d53f55db-c8d0-4ecb-ba41-45b8a0226bc3
92121	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1fff055e-6575-4131-b6db-1f8dea4a8f34
92131	**Live Oak**	**9.5**	**Poor**		**Large area of decay on lower trunk. It has good response growth and appears stable but is not an ideal preservation candidate.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbb625f4-9c23-4a28-a6ad-1bb51277e51d**
92231	Live Oak	11	Fair	fair structure & vigor	Significant imbalance W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=59a09c72-f0da-492e-aa5d-412e98b65e77
92251	Red Oak	22.5	Very Poor	very poor structure & vigor	Substantial column of decay running up trunk and in between union, as well as pockets elsewhere. Every stem and limb is either hazardous deadwood or has failed, with the majority of foliage coming from suckering. Tree will be a hazard to future targets and its removal is recommended. Previously included in 9225s measurements.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1eef9a69-5b64-4ec6-837d-8abed99ee359
92261	Red Oak	13	Very Poor	very poor structure	Trees stem has failed/been removed and is largely a stump with a couple lower limbs and excessive decay on its tension side (multiple layers of failed response growth-stump is hollow). Further decay from a dead stem also at its flare, further weakening it. Not suitable for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a4af1f8f-4838-4456-b082-963ed0ce9725
92321	**Red Oak**	**8.5**	**Poor**	**significant storm damage,moderate decay**	**Small stem of 9232. Poor overall condition but with mitigation work it is recommended for preservation due to being part of a decent tree.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=adaf84a7-8626-470f-8526-4f34176af308**
92331	Live Oak	17	Good	good structure & vigor	Previously included in 9233 measurements. Low limbs extend around the majority of both "trees"-especially NW (previously called one tree with a separate stem).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c0ef70c3-3d15-4220-9743-2447585dab40
92421	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f239c523-7af3-4d8a-bb5b-db87370445ed
92422	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4c9db90f-c183-4b59-8b89-a1aa9ee9ff6f
92451	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7c6a9828-9407-4a50-9cf5-c51aa828dcfc
92461	Live Oak	9	Fair	fair structure & vigor	Previously included in 9246s measurements. Third stem is undersized. Significant lean NNE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=19dcb895-29e5-4c18-9f4a-ed7b75850054
92601	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6c29e3a-5194-4635-a5f9-677fbaa6a278
92602	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=917c5236-1126-45db-bbc8-042d9b8c3c1e
92751	Live Oak	26.5	Fair	fair structure & vigor,50% potential canopy	Single stem live oak with two main leaders that show wounds up to about 17' of grade but with plenty response growth. Low-fair condition due to sparse canopy on N side, but S portion remains full. If preserved, we recommend a good tree care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=49c2531a-75ee-4f07-a7ef-16d5a4e901d0
93031	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b3739afa-02c4-4a37-a497-dd511e1d7c4a
93241	Live Oak	14.5	Fair	fair structure & vigor,50% potential canopy	Excessive low hanging lean towards the S and SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a5f767df-1d95-4182-814d-30ab2df3fd4c
93261	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1558c102-76df-4690-b3b6-2413224d5451
93461	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8b23ec2f-138f-485d-99fe-4deab622bba2
93601	Red Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=43269307-9ed2-46ac-b5a5-fbd3b27ad322
93671	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88b1db46-599b-41a0-98aa-19cf7e940a9a

93701	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ac7a2bf5-5cf5-4641-8512-89f79ce67edf
93841	**Red Oak**	**11.5**	**Poor**		**Significant decay in canopy and loss of living foliage thereof. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6bea26a-3966-4d92-8fd9-881c598fbdea**
93871	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1e3d07c7-e4d2-497a-a1b6-0cd9034918d5
93961	Live Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=33dc49e0-470a-4c07-b234-14c204c38b29
94121	Live Oak	8.5	Fair	fair structure & vigor	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8677c62c-3407-4566-9340-d86aacba6304
94211	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=401abf21-1011-40fd-bdf8-c702d2bda5ee
94231	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ccc1dbc1-7178-4dab-a261-fd2e80d3a0e7
94301	Live Oak	10.5	Very Poor		Previously included in 9430s measurements. Very poor due to stem failure and excessive decay on the remaining portion. It is hanging on by a thread and will be a hazard to future targets. Removal (at least of this stem-other stem is in poor condition) is recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ca62cf2e-afbb-4035-a315-deb4ff75cfdd
94321	Live Oak	12.5	Fair	fair structure & vigor	Previously included in 9432s Ms measurements but is considered a separate tree in Leander.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4949fab2-47e5-4eb6-99cc-362854dad272
94341	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6a06915b-49c5-43fe-9d55-1d3c2e7bbee2
94401	Red Oak	10.5	Very Poor	very poor structure & vigor	Stem has failed along with all major limbs; most of the foliage comes from epicormic sprouting. Stem has substantial decay and is not suitable for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=36003e61-95f9-4a87-9660-d2efeee9d9c1
94402	**Red Oak**	**9.5**	**Poor**	**poor structure & vigor**	**Poor-very poor due to 1/3 of the canopy being deadwood, failures, and decay running up the majority of this short stem (may have failed at some point-hard to see). It is not an ideal candidate for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9c5834ff-9df8-4a1c-81d6-870e0eef3747**
94441	Live Oak	12	Fair	fair structure & vigor	Significant imbalance SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=61de3119-bf1d-45e3-b550-d649deb23e42
94491	Live Oak	10	Fair	fair structure & vigor	Significant imbalance SE. previously included in 9449 measurements.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=44a4e6a7-be26-49d8-8b41-cda07e8ba228
94492	Live Oak	11.5	Fair	fair structure & vigor	Significant imbalance E and previously included in 9449 measurements.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=82f99cd0-8bbb-41fe-af32-bb173cf4d293
94521	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af9eab13-0d3f-41bc-be35-c81b9588f7d2
94621	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Significant lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ca57817d-7404-41d1-a41a-0d3edb807c58
94771	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d7e7e81-4f7a-42f1-b66f-be810cf6c97e
94921	Live Oak	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=732a3451-46f5-4d3d-9cfd-09a514ce86fe
94971	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=92fd400e-c39d-4ce3-ade4-3a4bd840cc1a
94991	Live Oak	8	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9d6973a9-a5a6-4ce0-9ca5-a9916b358ca1
95081	Red Oak	10.5	Very Poor	very poor structure & vigor,10% potential canopy,Hypoxylon canker	Tree is in very poor condition due to excessive trunk deacay, Hypoxylon canker, and dieback of the canopy. This tree is a very poor candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7a9cce3f-d8e6-4a7d-96e2-499cb65d8c88
95151	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dfd7e9a3-fab7-4287-93c1-af3efd21b98e
95171	Live Oak	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=455bfe73-33d7-49f0-841a-403d48affe13
95291	Live Oak	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=90b654a9-c963-4d86-afb3-df3646f510d4
95361	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ab1facac-fe7a-4d69-a795-f52fdaa05873
95401	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=03f42e3e-f98f-4cd5-b5d6-16e5852458b2
95511	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8580fad6-56fa-45b8-8999-1b3e76a05ea0
95601	Cedar Elm	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3fd94fa6-bcf6-4619-9431-5602135b8802
95611	Live Oak	8	Very Poor		Very poor due to stem failure. Trunk with a couple epicormic sprouts is all that remains.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48c9f7c1-d4c7-46cc-bf3d-640576031c17
95612	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=22a43f31-3726-4aae-9070-230f1f8a347c
95711	Live Oak	10.5	Fair	fair structure & vigor	Moderate lean NNE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3cd215ff-2daf-46a6-a27a-7ef85c612310
95751	Live Oak	8	Fair	fair structure & vigor	Fair candidate for preservation with vine cover removal. Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a8ea2ae7-9a24-4557-a0b7-a45ca9631e63
95841	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ded6bf5f-6998-4af1-be7a-bb01d63a9de9
95842	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2b047bdf-ed45-4bc3-9748-3bc1d56c1a5d
95843	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=defe883a-28f5-4c4b-924a-3434d7de7bd5
95844	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=67996f2a-1912-48ba-92ba-81cf6c291c68

95861	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=75061ad8-567b-42d1-8afd-ee28048c67f5
95871	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d20465e-2a82-4598-9884-34b6b6118c55
95872	Live Oak	12	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=13167b2d-2b27-4b1d-b79b-e3afe016276a
95873	Live Oak	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a8a2fc9-631c-4213-ad82-8d5021fe3a52
95881	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant to SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=315e4800-ffa9-4499-8b01-372549d55f05
95911	Live Oak	9	Fair	fair structure & vigor,50% potential canopy	Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2859300b-8d6e-4326-a399-2f5122c02a73
95931	Live Oak	9.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1ad9daec-53db-484d-876b-d21af9051cbe

AGENDA ITEM # 21

EXECUTIVE SUMMARY
11/13/2025

AGENDA SUBJECT:
Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located at southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

BACKGROUND:
This request is the second step in the subdivision process and the first 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. In situations where Significant and Heritage Tree Removals are proposed, the Composite Zoning Ordinance requires action by the Commission and Council. Article VI, Section 1 (c)(5) of the Composite Zoning Ordinance requires that the Commission reviews and takes action on the removal of any Significant Trees greater than eighteen (18) caliper inches and provides recommendations regarding proposed removal of any Heritage Trees greater than twenty-six (26) caliper inches. The Council reviews and takes final action on all Heritage Tree removal requests. Following the approval of the tree removals, Staff may approve the Preliminary Plat.

Staff has reviewed the Preliminary Plat and confirmed that all requirements of the Subdivision Ordinance have been met. This Preliminary Plat includes 79 residential lots and seven (7) HOA Landscape / Open Space / Parkland / Drainage lots under one (1) phase.

This request includes the removal of three (3) Heritage Trees totaling 88 caliper inches. The project is preserving 77% of existing Heritage Trees on site, totaling 281 caliper inches. An additional 292 Significant Trees are proposed to be removed, totaling 1,299 caliper inches. The project is preserving 50% of existing significant trees on site, totaling 1,323 caliper inches. Tree removals are due to upcoming subdivision improvements such as mass grading, detention pond areas, internal roadways and home pads. The developer has the option to remove trees from the pad site at the time of building permit, but have opted to remove them with the PICP. Per the Composite Zoning Ordinance, the development may plan for removal of the trees from the pad site during the subdivision construction phase. If trees are proposed for removal at this stage, mitigation requirements shall apply. Staff has not verified that the location of the trees will be impacted by the building pad.

HISTORY/TIMELINE:
12/19/2024 – Annexation Approved
12/19/2024 – Zoning Approved

APPLICANT/AGENT:
Kimley-Horn (Kyle Marquez) on behalf of M/I Homes of Austin, LLC. (Royce Rippy).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the requested Significant and Heritage Tree removals as proposed.
2. Deny the proposed Significant and Heritage Tree removals as proposed. This action would require the applicant to continue working with staff on potential preservation candidates for specific significant and heritage trees.

Staff recommends Option 1 listed above – Approve the Preliminary Plat and requested Significant and Heritage Tree removals proposed as tree removals are due to upcoming subdivision improvements such as mass grading, detention pond areas, internal roadways and home pads. The project is preserving 50% of existing Significant Trees and 77% of the Heritage Trees on site.

PRESENTER:

Cory Dale, Senior Planner

Attachments:

1. PP-25-0070 Att 1 Lost Woods Estates - Preliminary Plat
2. PP-25-0070 Att 2 Lost Woods Estates - Location Map

PRELIMINARY PLAT
FOR
LOST WOODS ESTATES

PP-25-0070
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SEPTEMBER 2025

STREET INFORMATION PHASE 1				
STREET NAME	TYPE	LENGTH	PAVEMENT WIDTH FOC-FOC	SIDEWALK WIDTH
SHADBUSH	RESIDENTIAL COLLECTOR 74' ROW	228'	50'-0"	6'-0"
BLENDED TREE RANCH	LOCAL STREET 50' ROW (LS-50)	519'	28'-0"	5'-0"
GOLDEN JUBILEE	LOCAL STREET 50' ROW (LS-50)	1691'	28'-0"	5'-0"
BONSAI	LOCAL STREET 50' ROW (LS-50)	1544'	28'-0"	5'-0"

EXISTING STREET INFORMATION				
STREET NAME	TYPE	LENGTH	PAVEMENT WIDTH FOC-FOC	SIDEWALK WIDTH
CR 175	4 LANE ARTERIAL (VARIABLE ROW)		71'-0"	10'-0"
BLENDED TREE RANCH	LOCAL STREET 50 ROW (LS-50)		29'-0"	4'-0"

LAND USE SUMMARY TABLE LOST WOODS ESTATES		
LAND USE	NUMBER OF LOTS	ACRES
SINGLE FAMILY SUBURBAN/RESIDENTIAL	79	18.97
HOA LANDSCAPE/OPENSPACE/ PARKLAND/DRAINAGE/ACCESS	7	4.48
RIGHT-OF-WAY	-	4.67
TOTAL	86	28.12

PARKLAND DEDICATION

79 /100 (# OF DWELLING UNIT)	=	0.79	x	7.50 (REQUIRED/100 DU)	=	5.925 (REQUIRED PARKLAND)
5.925 (REQUIRED)	-			2.092 PROVIDED PARKLAND ACREAGE	=	3.833 (DEFICIT ACREAGE)
3.833 (DEFICIT)	x			13.33 (DU'S/ACRE)	=	51.094 (NUMBER OF DU DEFICIT)
51.094 (DU DEFICIT)	x			$1,676.60 (FEE PER DU)	=	$85,664.20 (TOTAL FEE-IN-LIEU) (PAID TO THE CITY)

RECREATION IMPROVEMENT FEE (RIF)

79 (# OF DWELLING UNIT)	x			$1,400/DU (FEE PER DU)	=	$110,600 (MINIMUM EXPENDITURE) (VERIFY WITH RECEIPTS)

FLOODPLAIN INFORMATION

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0460F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019. THIS PROJECT IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD ZONE X.

WATERSHED STATUS

THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED.
THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

ZONING

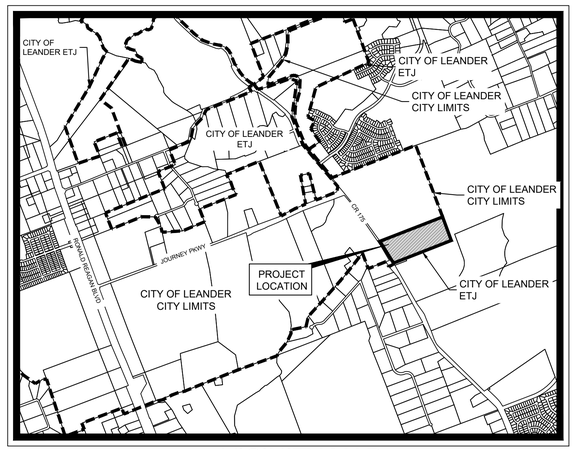
SINGLE FAMILY SUBURBAN (SFS-2-A)

FUTURE LAND USE

NEIGHBORHOOD RESIDENTIAL

LEGAL DESCRIPTION

BEING A 28.12 ACRES TRACT OF LAND SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 28.280 ACRES TRACT OF LAND TO PEGGY BORHO SIMPSON, AS SHOWN IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024032193, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); SAID 28.280 ACRES TRACT DESCRIBED IN VOL. 2542, PG. 838, O.P.R.W.C.T.



VICINITY MAP

SCALE: 1" = 2,000'

PLAN SUBMITTAL/REVIEW LOG

SUBMITTAL LOG

FIRST SUBMITTAL	JUNE 2, 2025
SECOND SUBMITTAL	AUGUST 19, 2025
THIRD SUBMITTAL	SEPTEMBER 16, 2025
FOURTH SUBMITTAL	OCTOBER 7, 2025

FILING DATE
July 1, 2025

SURVEYOR

KIMLEY-HORN & ASSOCIATES
MICHAEL MONTGOMERY, R.P.L.S.
TEXAS REGISTRATION NO. 6890
10814 JOLLYVILLE RD,
CAMPUS IV, SUITE 200
AUSTIN, TX 78759
TEL: 210-541-9166

OWNER/DEVELOPER

OWNER/DEVELOPER: MI HOMES OF AUSTIN, LLC
7600 N CAPITAL OF TX HWY, BLDG. C, STE. 250
AUSTIN, TX 78731
TEL: 512-770-8524
CONTACT: KYLE KRIEGEL

ENGINEER

Kimley»Horn

501 AUSTIN AVE, SUITE 1310
GEORGETOWN, TEXAS 78626
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 782-0602
Fax No. (512) 418-1791

CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, ALEJANDRO E. GRANADOS RICO, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY SATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS

Alejandro E. Granados Rico

ALEJANDRO E. GRANADOS RICO, PE
REGISTERED PROFESSIONAL ENGINEER NO. 149114 STATE OF TEXAS

10/07/25
DATE

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

DATE

Michael Montgomery
Registered Professional
Land Surveyor No. 6890
10814 Jollyville Road, Campus IV, Suite 200
Austin, Texas 78759

SURVEYOR'S STATEMENT: THIS SURVEY WAS PERFORMED UTILIZING THE TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2428624-COM (ISSUE DATE: AUGUST 20, 2024, EFFECTIVE DATE: AUGUST 8, 2024) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENTAL REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY.

Sheet List	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPT PLAN
3	PARKS PLAN
4	EXISTING CONDITIONS AND DEMOLITION PLAN
5	PRELIMINARY PLAN
6	LOT LINE AND CURVE TABLES
7	EXISTING DRAINAGE AREA MAP
8	PROPOSED DRAINAGE AREA MAP
9	OVERALL W & WW PLAN
10	OVERALL STORM PLAN
11	ZONING MAP
12	SIGNIFICANT TREE PLAN
13	HERITAGE TREE PLAN
14	TREE MITIGATION TREE LIST (1 OF 2)
15	TREE MITIGATION TREE LIST (2 OF 2)

GENERAL 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. ALONG NON-RESIDENTIAL LOTS, A PUBLIC UTILITY, LANDSCAPE, AND ACCESS EASEMENT WILL BE PROVIDED.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AND THE SUBDIVISION SIDE OF CR 175. 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 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 SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. 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.
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 5 BLOCK A, LOT 1 BLOCK B, LOT 1 BLOCK D, LOT 2 BLOCK D, LOT 3, BLOCK D, LOT 17 BLOCK B, LOT 27 BLOCK B.
13. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. ALL WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
16. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
17. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL TCEQ EDWARDS AQUIFER RULES.
18. IF DEVELOPER ELECTS TO USE ACTIVE PONDS, THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT). THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE PONDS ARE NOT PROPERLY MAINTAINED. FOR NON ACTIVE PONDS, THE CITY SHALL ACCEPT AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
19. FEE WILL BE PAID FOR TREE REMOVAL AND MITIGATION AT TIME OF CONSTRUCTION PLAN PERMIT. ESTIMATED FEE $65,625.
20. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE AREAS LOT 5 BLOCK A, LOT 1 BLOCK B, TWO (2) SHADE TREES (TWO-INCH CALIPER OF LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES 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 THE 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 MATERIAL 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.
21. THIS DEVELOPMENT WILL COMPLY WITH THE CITY OF LEANDER'S REQUIREMENTS FOR DEDICATION AND IMPROVEMENTS OF INTERNAL AND ADJACENT THOROUGHFARES AS REQUIRED BY THE CITY OF LEANDER'S ROADWAY AND ADEQUACY STANDARDS, ARTICLE 10.03.
22. A PHASING VARIANCE WAVIER APPROVED BY CITY COUNCIL ON JUNE 5, 2025.
23. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE STAFF ON _____.
24. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
25. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
26. PER THE LEVEL 1 TRAFFIC STUDY, NO ADDITIONAL OFFSITE IMPROVEMENTS ARE REQUIRED.

No.	REVISIONS	DATE	BY

PP-25-0070

Kimley»Horn
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501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0788
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783188
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

COVER SHEET

LOST WOODS ESTATES
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1

Plotted By:Marquez, Kyle Date:October 07, 2025 02:53:31pm File Path:K:\GEO_Civil\067783185 — MI Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C-Cover Sheet.dwg
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LEGEND

- PROPERTY LINE
- CITY OF LEANDER CITY LIMITS
- PROPOSED RIGHT-OF-WAY

0 100' 200'
GRAPHIC SCALE 100'

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

3/24/2025

KHA PROJECT 067783188
DATE 3/2025
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

CONCEPT PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPROVED
City of Leander
RMG

SHEET NUMBER
2

N
W
E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- CITY OF LEANDER CITY LIMITS
- PROPOSED RIGHT-OF-WAY

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 512-520-0788
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TEXAS REGISTERED ENGINEERING FIRM F-928

3/24/2025

KHA PROJECT	067783188
DATE	3/2025
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

PARKS PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPROVED
City of Leander
RMG

SHEET NUMBER
3

Plotted By:Marquez, Kyle Date:March 24, 2025, 04:41:32pm File Path:K:\GEO_Civil\067783185 - MI Homes Leander Simpson Tracts\Cad\Preliminary\Plan\Sheets\C-Concept Plan.dwg
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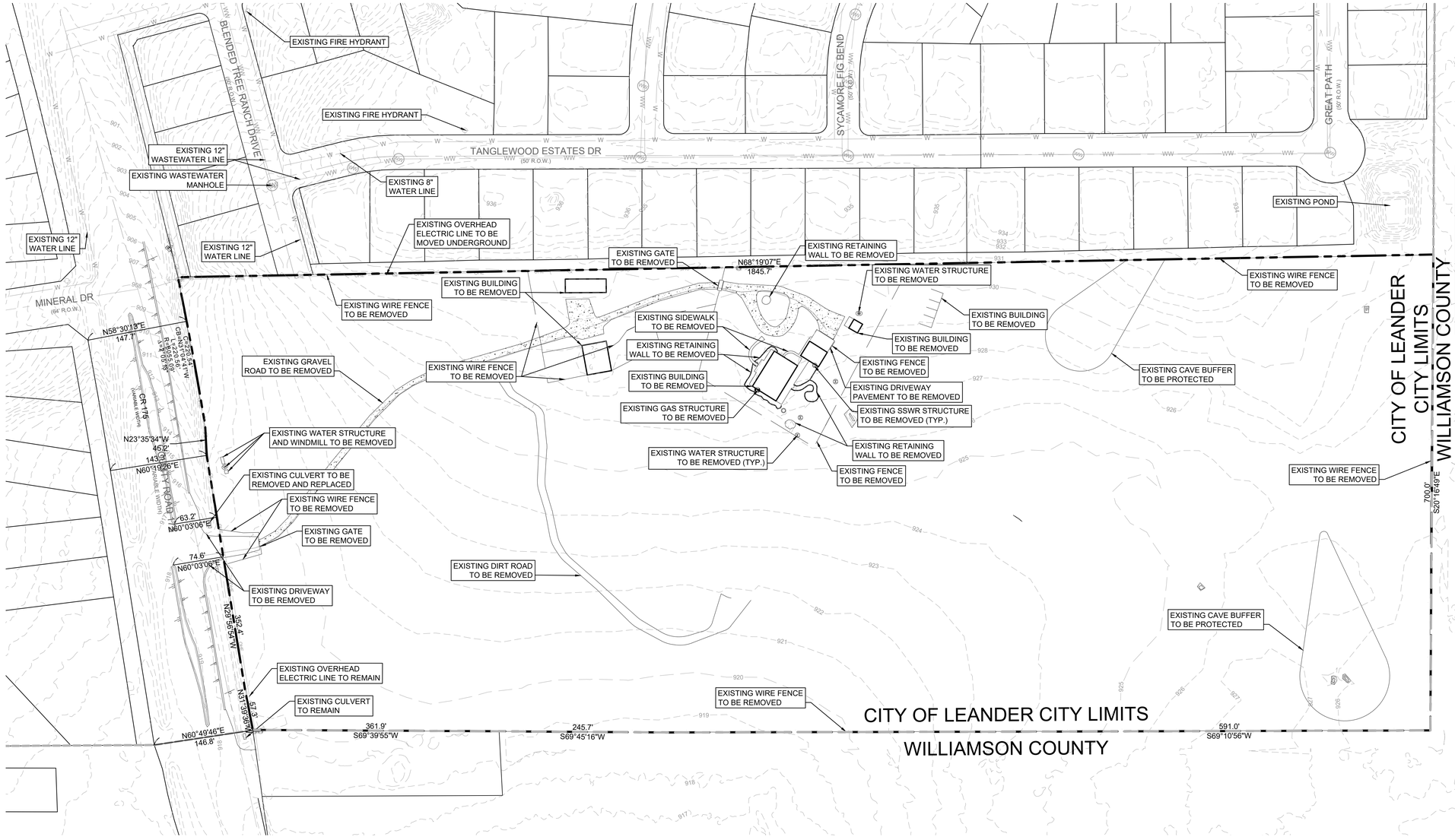

N

W E

S

0 80' 160'

GRAPHIC SCALE 80'

UTILITY LEGEND

- PROPERTY LINE
- CITY OF LEANDER LIMITS
- 632 EXISTING CONTOUR
- OHE EXISTING OVERHEAD POWER LINE
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

No.	REVISIONS	DATE	BY

PP-25-0070

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS III
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188	DATE October 25	SCALE: AS SHOWN	DESIGNED BY: KJM
		DRAWN BY: KJM	CHECKED BY: AEG

EXISTING CONDITIONS AND DEMOLITION PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4

Plotted By:Marquez, Kyle Date:October 07, 2025 02:47:45pm File Path:K:\GEO_Civil\067783185 — Mi Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C-Existing Conditions and Demolition Plan.dwg
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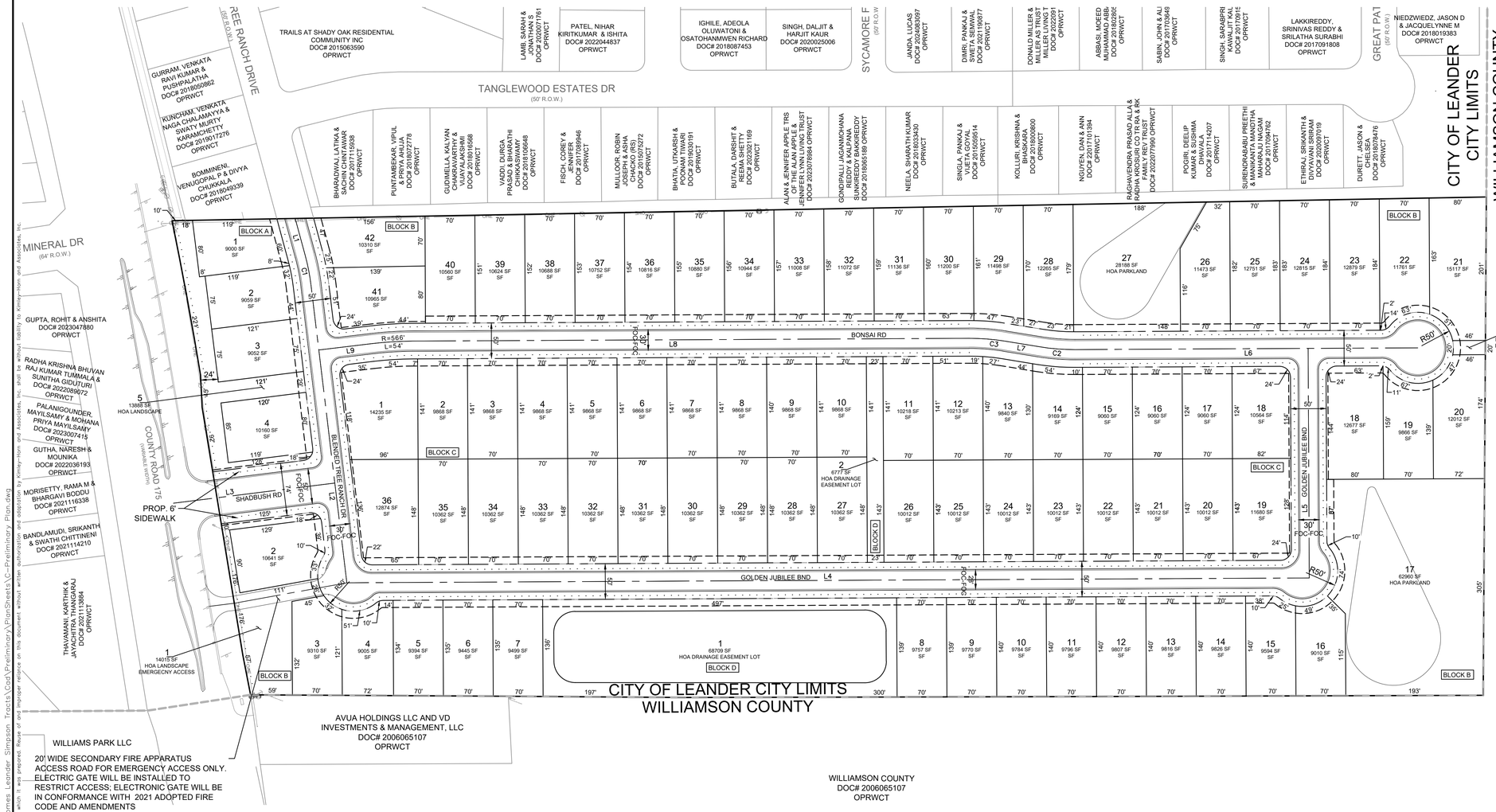
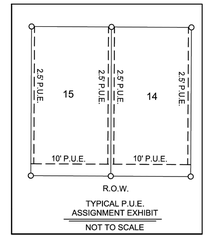


LEGEND

- PROPERTY LINE
- CITY OF LEANDER CITY LIMITS
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- PROPOSED 5' SIDEWALK (UNLESS NOTED OTHERWISE)
- PUBLIC UTILITY EASEMENT

NOTES:
1. LINE AND CURVE TABLES PROVIDED ON SHEET 5.
2. ALL HOMES BUILT ON LOTS SIDING OR BACKING UP TO A MAJOR ARTERIAL ROADWAY ARE REQUIRED TO BE BUILT TO TYPE A ARCHITECTURAL STANDARDS. THESE INCLUDE: LOTS 1-4 IN BLOCK A AND LOT 2 IN BLOCK B.
3. NO SINGLE FAMILY LOTS SHALL TAKE FRONTAGE FROM CR 175.



TYPICAL P.U.E. ASSIGNMENT EXHIBIT
NOT TO SCALE

STREET INFORMATION	
STREET NAME	LENGTH
BLENDED TREE RANCH	519'
SHADBUSH	228'
GOLDEN JUBILEE	1691'
BONSAI	1544'

Michael Montgomery
Registered Professional
Land Surveyor No. 6890
10814 Jollyville Road, Campus IV, Suite 200
Austin, Texas 78759

SURVEYOR'S STATEMENT: THIS SURVEY WAS PERFORMED UTILIZING THE TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2428624-COM (ISSUE DATE: AUGUST 20, 2024, EFFECTIVE DATE: AUGUST 8, 2024) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENTAL REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY.

No.	REVISIONS	DATE	BY

PP-25-0070

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130584
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188
DATE October 25
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

PRELIMINARY PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5

Plotted By:Marquez, Kyle Date:October 07, 2025 02:48:03pm File Path:K:\GEO_Civil\067783185 - MI Homes Leander Simpson Tracts\Cad\Preliminary\Plan dwg
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LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	A	9,000	SF	SFS
2	A	9,059	SF	SFS
3	A	9,052	SF	SFS
4	A	10,159	SF	SFS
5	A	13,888	HOA LANDSCAPE	-

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	D	68,709	HOA DRAINAGE EASEMENT LOT	-
2	D	6,776	HOA DRAINAGE EASEMENT LOT	-
3	D	904	HOA DRAINAGE EASEMENT LOT	-

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	B	14,014	HOA LANDSCAPE EMERGECNY ACCESS	-
2	B	10,640	SF	SFS
3	B	9,309	SF	SFS
4	B	9,005	SF	SFS
5	B	9,393	SF	SFS
6	B	9,445	SF	SFS
7	B	9,498	SF	SFS
8	B	9,756	SF	SFS
9	B	9,770	SF	SFS
10	B	9,783	SF	SFS
11	B	9,796	SF	SFS
12	B	9,806	SF	SFS
13	B	9,816	SF	SFS
14	B	9,826	SF	SFS
15	B	9,594	SF	SFS
16	B	9,009	SF	SFS
17	B	62,960	HOA PARKLAND	-
18	B	12,677	SF	SFS
19	B	9,866	SF	SFS
20	B	12,011	SF	SFS
21	B	15,116	SF	SFS

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
22	B	11,760	SF	SFS
23	B	12,879	SF	SFS
24	B	12,815	SF	SFS
25	B	12,751	SF	SFS
26	B	11,473	SF	SFS
27	B	28,188	HOA PARKLAND	-
28	B	12,264	SF	SFS
29	B	11,497	SF	SFS
30	B	11,199	SF	SFS
31	B	11,135	SF	SFS
32	B	11,071	SF	SFS
33	B	11,007	SF	SFS
34	B	10,943	SF	SFS
35	B	10,879	SF	SFS
36	B	10,815	SF	SFS
37	B	10,751	SF	SFS
38	B	10,687	SF	SFS
39	B	10,624	SF	SFS
40	B	10,560	SF	SFS
41	B	10,965	SF	SFS
42	B	10,309	SF	SFS

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	C	14,234	SF	SFS
2	C	9,868	SF	SFS
3	C	9,868	SF	SFS
4	C	9,868	SF	SFS
5	C	9,868	SF	SFS
6	C	9,868	SF	SFS
7	C	9,868	SF	SFS
8	C	9,868	SF	SFS
9	C	9,868	SF	SFS
10	C	9,868	SF	SFS
11	C	10,218	SF	SFS
12	C	10,213	SF	SFS
13	C	9,839	SF	SFS
14	C	9,168	SF	SFS
15	C	9,059	SF	SFS
16	C	9,059	SF	SFS
17	C	9,059	SF	SFS
18	C	10,564	SF	SFS
19	C	11,679	SF	SFS
20	C	10,011	SF	SFS

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
21	C	10,011	SF	SFS
22	C	10,011	SF	SFS
23	C	10,011	SF	SFS
24	C	10,011	SF	SFS
25	C	10,011	SF	SFS
26	C	10,011	SF	SFS
27	C	10,361	SF	SFS
28	C	10,361	SF	SFS
29	C	10,361	SF	SFS
30	C	10,361	SF	SFS
31	C	10,361	SF	SFS
32	C	10,361	SF	SFS
33	C	10,361	SF	SFS
34	C	10,361	SF	SFS
35	C	10,361	SF	SFS
36	C	12,874	SF	SFS

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.40	N35°48'06.97"W
L2	420.48	N27°29'56.68"W
L3	228.31	N62°14'11.80"E
L4	1351.44	N69°03'59.35"E
L5	322.44	N20°56'00.65"W
L6	481.42	S69°03'59.35"W
L7	50.00	S78°35'40.19"W
L8	781.40	S69°03'59.35"W
L9	78.74	S62°30'03.32"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	43.47'	N31°39'02"W	43.44'	8°18'10"	21.77'
C2	300.00'	49.89'	S73°49'50"W	49.83'	9°31'41"	25.00'
C3	300.00'	49.89'	S73°49'50"W	49.83'	9°31'41"	25.00'

No.	REVISIONS	DATE	BY

PP-25-0070

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
136084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188	
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

LOT AND CURVE TABLES

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6

Plotted By:Marquez, Kyle Date:October 07, 2025 02:48:12pm File Path:K:\GEO_Civil\067783188 – WI Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C-Preliminary Plan.dwg
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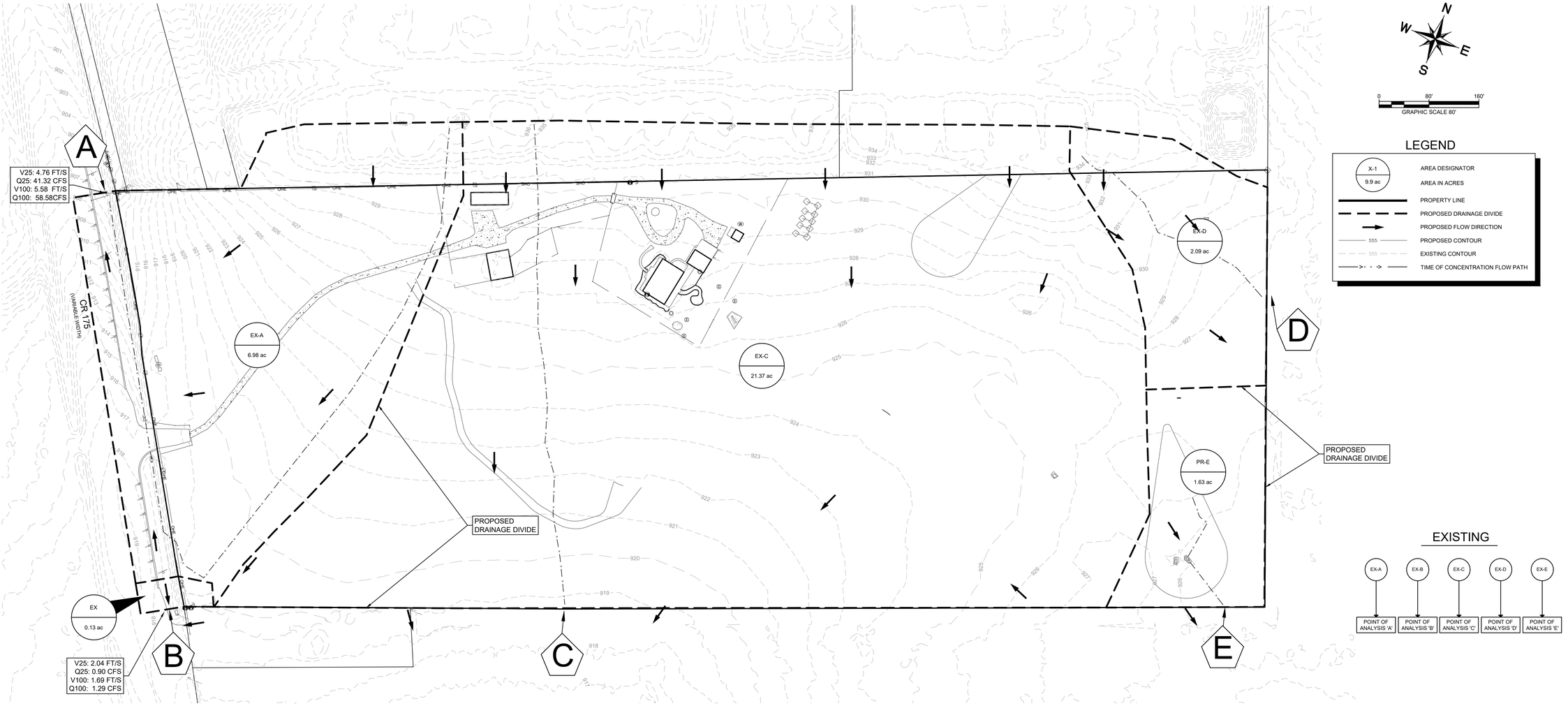

LEGEND

- X-1 / 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- TIME OF CONCENTRATION FLOW PATH

EXISTING

EX-A | EX-B | EX-C | EX-D | EX-E

POINT OF ANALYSIS 'A' | POINT OF ANALYSIS 'B' | POINT OF ANALYSIS 'C' | POINT OF ANALYSIS 'D' | POINT OF ANALYSIS 'E'

Lost Woods Estates ACRE- Existing Time of Conc.

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA	AREA	IMPERVIOUS COVER	IMPERVIOUS COVER	PERVIOUS CURVE NO.	WEIGHTED CURVE NO.	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW												TOTAL Tc**	Q_2	Q_{10}	Q_{25}	Q_{100}
								P-2yr24hr	3.92	IN		Grass Surface				Channel Flow					Channel Flow 2										
	(sf)	(Ac.)	(Ac.)	%	Cn*	Cn*	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)		(min)	(cfs)	(cfs)	(cfs)	(cfs)
EX-A	304,049	6.98	0.88	12.60	79.00	81.39	0.24	100	0.060	8.31	796	2.04	0.016	6.50	575	6.0	0.040	0.016	1.60	-	-	0.035	-	0.00	16.41	16.52	31.17	41.32	58.58
EX-B	5,663	0.13	0.00	0.00	79.00	79.00	0.24	100	0.035	10.31		1.90	0.014	0.00	-	3.0	-	-	0.00					0.00	10.31	0.34	0.67	0.9	1.29
EX-C	930,877	21.37	1.10	5.15	79.00	79.98	0.24	100	0.057	8.48	673	2.10	0.017	5.33		3.0			0.00					0.00	13.81	51.68	99.77	133.4	190.78
EX-D	91,040	2.09	0.13	6.29	79.00	80.19	0.24	100	0.026	11.61	284	2.10	0.017	2.09	0	3.0	0.040	0.008	0.00	-	-	1.035	-	0.00	13.70	5.07	9.75	13.05	18.38
EX-E	71,003	1.63	0.00	0.00	79.00	79.00	0.24	100	0.018	13.39	112	1.14	0.005	1.64	0	3.0	0.040	0.008	0.00	-	-	1.035	-	0.00	15.03	3.66	7.13	9.58	13.81

**The minimum Tc is 6 minutes per the TR-55

Lost Woods Estates

DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	6.98	0.88	12.60%	2	16.52
				10	31.17
				25	41.32
				100	58.58
B	0.13	0.00	0.00%	2	0.34
				10	0.67
				25	0.90
				100	1.29
C	21.37	1.10	5.15%	2	51.68
				10	99.77
				25	133.40
				100	190.78
D	2.09	0.13	6.29%	2	5.07
				10	9.75
				25	13.05
				100	18.38
E	1.63	0.00	0.00%	2	3.66
				10	7.13
				25	9.58
				100	13.81

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS III
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783188
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

EXISTING DRAINAGE AREA MAP

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7

Plotted By:Marquez, Kyle Date:October 07, 2025 02:48:22pm File Path:K:\GEO_Civil\067783185 – Mt Homes Leander Simpson Tract\Civil\PlanSheets\C-Drainage Area Map.dwg
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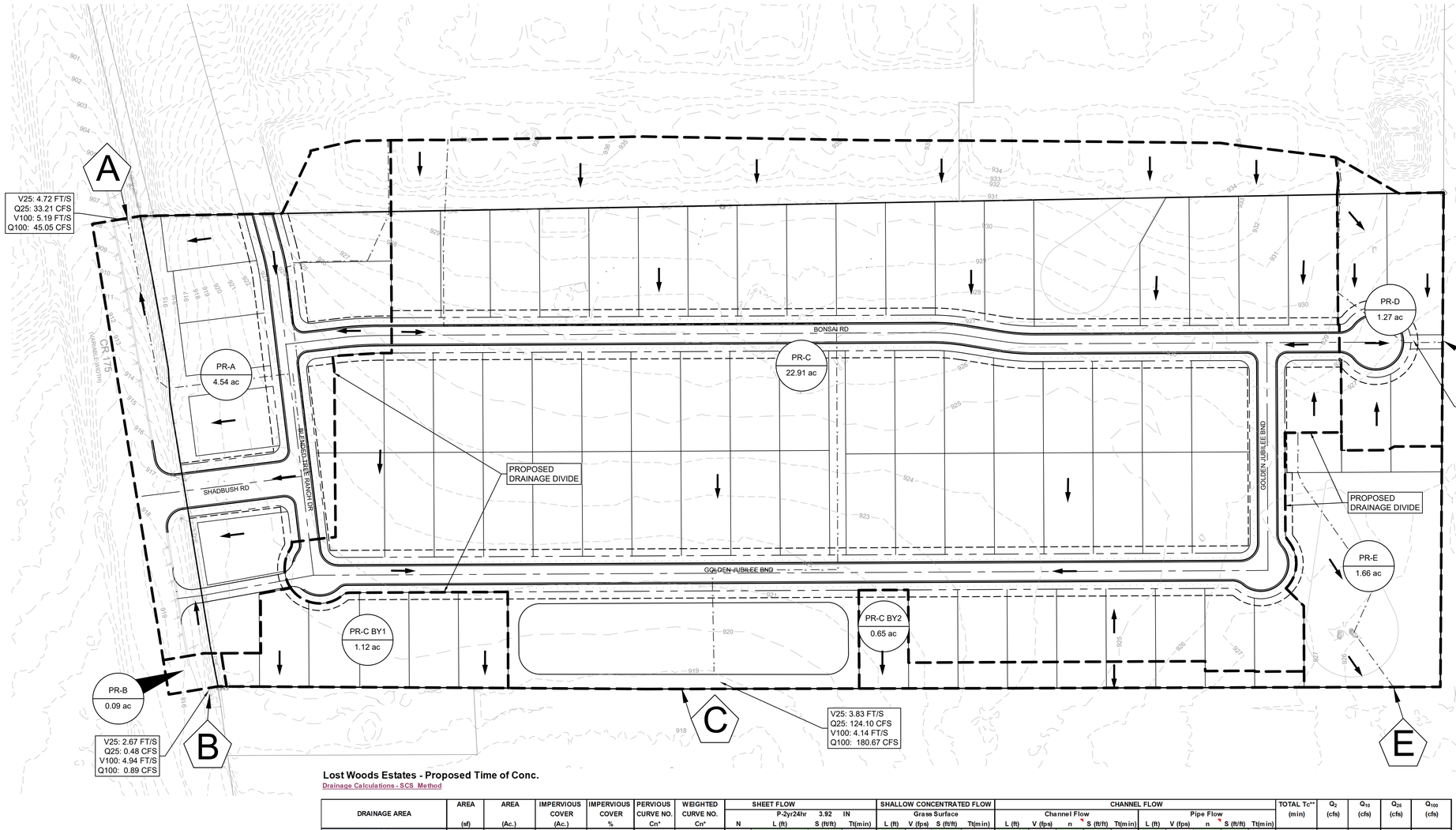


Lost Woods Estates - Proposed Time of Conc.

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	SHEET FLOW P-2yr24hr 3.92 IN				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW												TOTAL Tc** (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
											Grass Surface				Channel Flow					Pipe Flow										
							N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)					
PR-A	197,762	4.54	2.38	52.42%	80.00	89.44	0.24	100	0.040	**9.77**	188	2.60	0.026	**1.20**	290	6.0	0.04	0.005	**0.81**	564.69	8.0	0.013	0.013	**1.18**	**12.96**	**15.84**	**26.22**	**33.21**	**45.05**
PR-B	3,920	0.09	0.01	11.11%	80.00	82.00	0.15	75	0.006	**11.38**		1.91	0.014	**0.00**		3.0	0.04	0.005	**0.00**		8.0	0.013	0.005	**0.00**	**11.38**	**0.26**	**0.48**	**0.63**	**0.89**
PR-C	997,960	22.91	11.60	50.63%	80.00	89.11	0.24	100	0.052	**8.80**	166	1.90	0.014	**1.46**	555	3.0	0.040	0.005	**3.08**	670	8.0	0.013	0.005	**1.40**	**14.74**	**47.4**	**91.54**	**124.1**	**180.67**
PR-C BYPASS	77,101	1.77	0.78	44.07%	80.00	87.93	0.15	50	0.010	**6.71**	0	0.88	0.003	**0.00**		3.0	0.040	0.008	**0.00**		8.0		0.008	**0.00**	**6.00**	**7.69**	**12.95**	**16.52**	**22.58**
PR-D	55,321	1.27	0.66	51.97%	80.00	89.35	0.24	100	0.018	**13.45**	78	2.45	0.023	**0.53**	122	3.0	0.040	0.007	**0.68**	0	-	0.013	-	**0.00**	**14.66**	**4.17**	**6.93**	**8.79**	**11.94**
PR-E	72,310	1.66	0.00	0.00%	79.00	79.00	0.24	100	0.032	**10.68**	320.97	1.02	0.004	**5.24**	0	3.0	0.040	0.008	**0.00**	-	-	2.035	-	**0.00**	**15.93**	**3.61**	**7.11**	**9.56**	**13.76**

**The minimum Tc is 6 minutes per the TR-55.

PROPOSED CONDITIONS

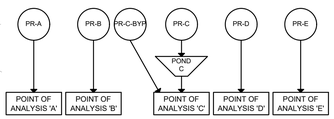
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Developed Runoff (cfs)
A	4.54	2.38	52.42%	2	15.84
				10	26.22
				25	33.21
				100	45.05
B	0.09	0.01	11.11%	2	0.26
				10	0.48
				25	0.63
				100	0.89
C	22.91	11.60	50.63%	2	49.46
				10	95.66
				25	129.71
				100	188.95
D	1.27	0.66	51.97%	2	4.17
				10	6.93
				25	8.79
				100	11.94
E	1.66	0.00	0.00%	2	3.61
				10	7.11
				25	9.56
				100	13.76

PROPOSED VS. EXISTING COMPARISON

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
A	2	16.52	15.84	(0.68)	**YES**
	10	31.17	26.22	(4.95)	**YES**
	25	41.32	33.21	(8.11)	**YES**
	100	58.58	45.05	(13.53)	**YES**
B	2	0.34	0.26	(0.08)	**YES**
	10	0.67	0.48	(0.19)	**YES**
	25	0.90	0.63	(0.27)	**YES**
	100	1.29	0.89	(0.40)	**YES**
C*	2	51.68	49.46	(2.22)	**YES**
	10	99.77	95.66	(4.11)	**YES**
	25	133.40	129.71	(3.69)	**YES**
	100	190.78	188.95	(1.83)	**YES**
D	2	5.07	4.17	(0.90)	**YES**
	10	9.75	6.93	(2.82)	**YES**
	25	13.05	8.79	(4.26)	**YES**
	100	18.38	11.94	(6.44)	**YES**
E	2	3.66	3.61	(0.05)	**YES**
	10	7.13	7.11	(0.02)	**YES**
	25	9.58	9.56	(0.02)	**YES**
	100	13.81	13.76	(0.05)	**YES**

*NOTE: Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

PROPOSED



No.	REVISIONS	DATE	BY

PP-25-0070

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TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS III
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188
DATE October 25
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

PROPOSED DRAINAGE AREA MAP

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8

Plotted By:Marquez, Kyle Date:October 07, 2025 02:58:11pm File Path:K:\GEO_Civil\067783185 – MI Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C-Drainage Area Map.dwg
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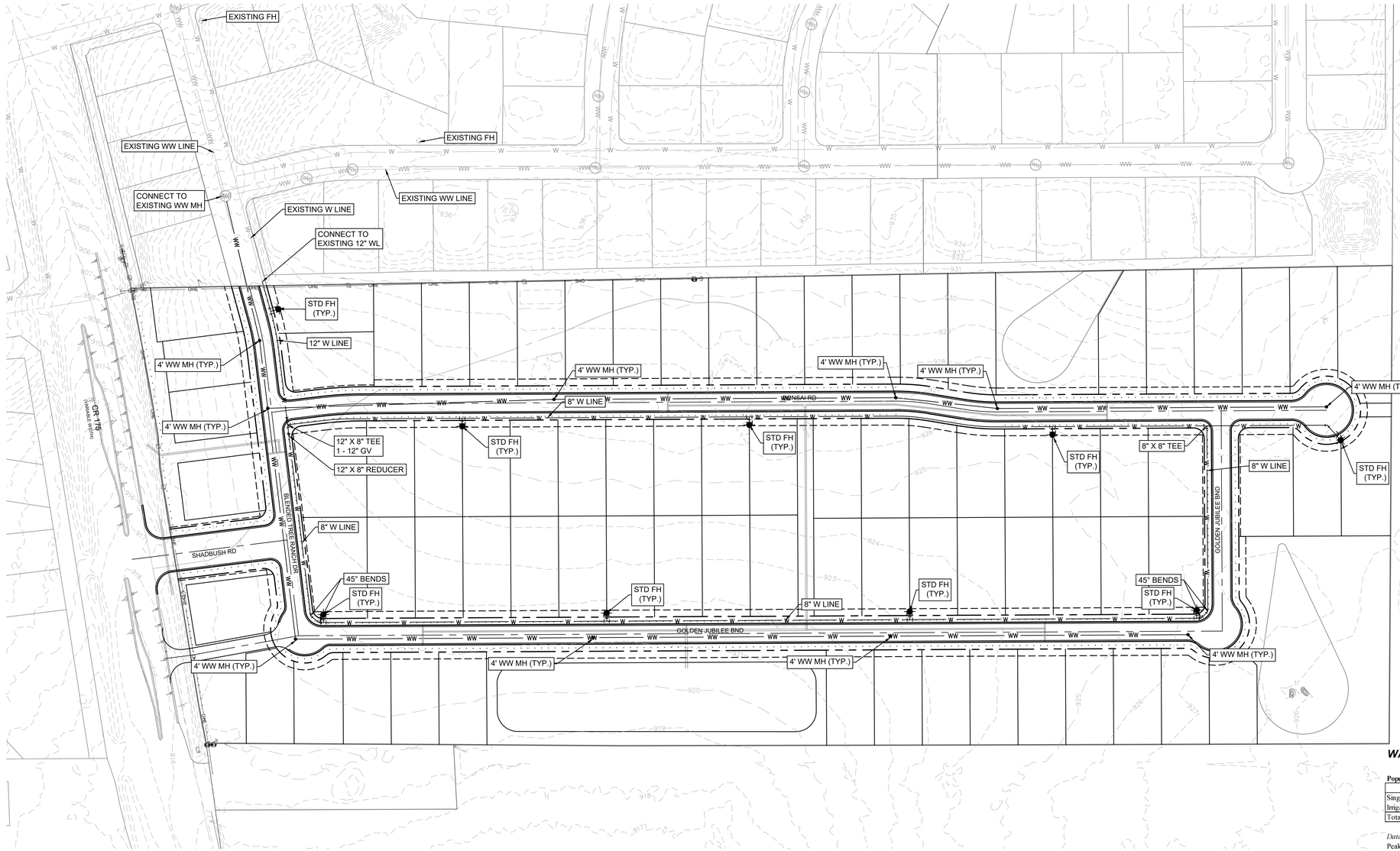

UTILITY LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- PROPOSED SIDEWALK

NOTES:
1. AVAILABLE FIREFLOW = 2,551 GPM AT 20 PSI RESIDUAL.
2. STATIC PRESSURE AT HIGHEST LOT (LOT B, BLOCK 8) = 88 PSI.
3. STATIC PRESSURE AT LOWEST LOT (LOT B, BLOCK 21) = 86 PSI.
4. ALL PROPOSED WASTE WATER LINE TO BE 8".

Design Criteria

Project Data

Development Size =	28.12 Acres
Units =	79 Units
LUE/Unit=	1

Population:

	LUE's	People per LUE	Total Pop.
Single Family	79.00	3.5	276.50
Total	79.00		276.50

Flow:

Total Avg. Dry Weather Flow	17.52 gpm
Peak Dry Weather Flow	70.85 gpm
Peak Wet Weather Flow	93.85 gpm

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
Single Family	79.00	3.5	276.50
Irrigation	2.00	1.0	2.00
Total	2.00		278.50

Data from City of Austin Utility Criteria Manual

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

Calculations

Total Peak Hour Demand 250,650 Gal/Day or 174.06 gpm = 0.388 cfs

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STATE OF TEXAS
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130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188
DATE October 25
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

OVERALL W & WW PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9

Plotted By: Marquez, Kyle Date: October 07, 2025 02:48:52pm File Path: K:\GEO_Civil\067783185 - MI Homes Leander Simpson Tracts\Cad\Preliminary\PP Preliminary\PlanSheets\C- Overall Water & Wastewater Plan.dwg
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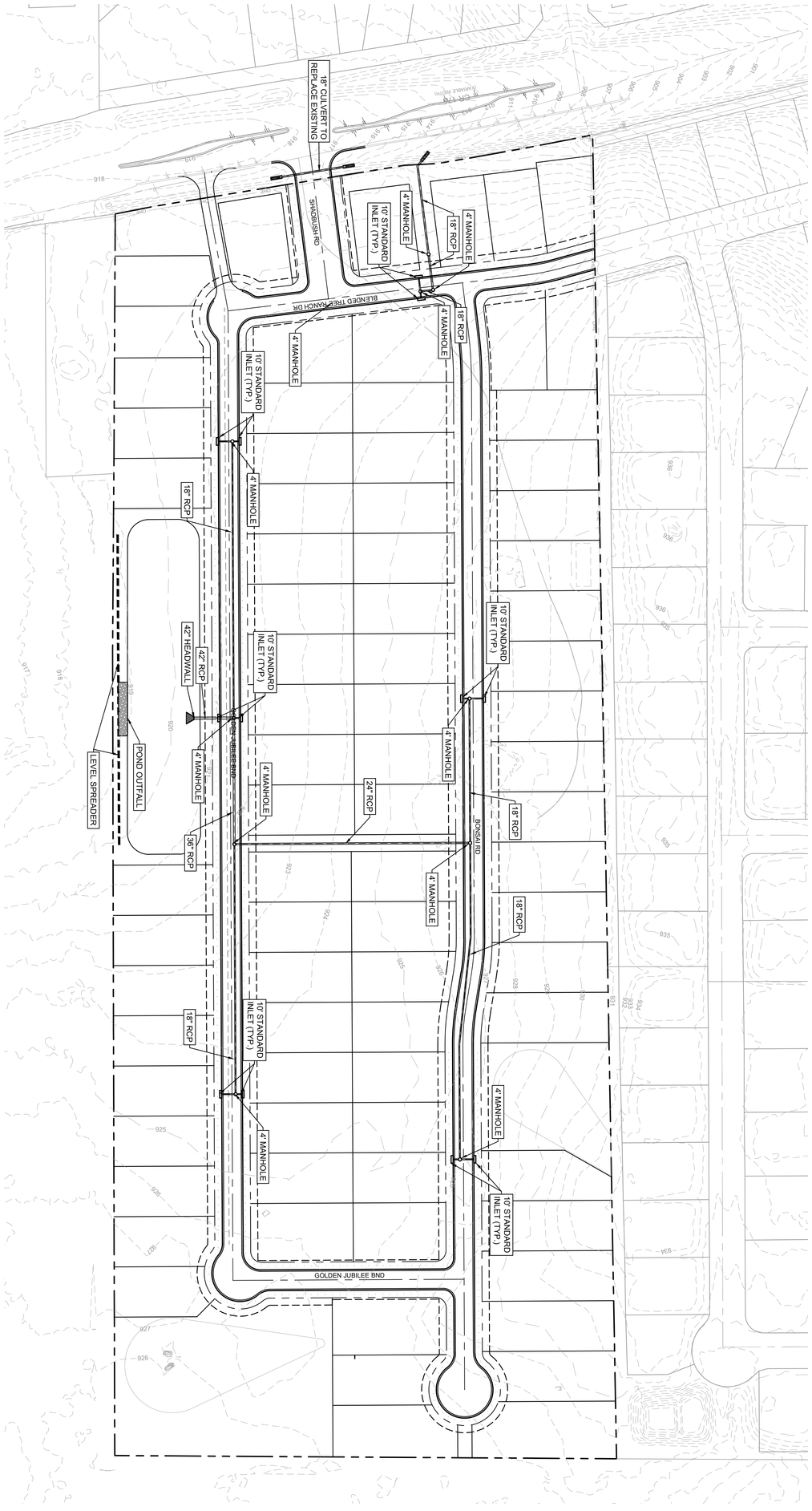

UTILITY LEGEND

PROPERTY LINE
PROPOSED STORM SEWER LINE
PROPOSED INLET
PROPOSED SIDEWALK

GRAPHIC SCALE 80' 0 80' 160'

N W E S

SHEET NUMBER 10	LOST WOODS ESTATES CITY OF LEANDER WILLIAMSON COUNTY, TEXAS	OVERALL STORM PLAN	KHA PROJECT 067783188 DATE October 25 SCALE: AS SHOWN DESIGNED BY: KJM DRAWN BY: KJM CHECKED BY: AEG

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0 80' 160'
GRAPHIC SCALE 80'

LEGEND

- PROPERTY LINE
- CITY LIMITS
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STREET CENTERLINE
- PROPOSED 5' SIDEWALK (UNLESS NOTED OTHERWISE)
- SFS-2-A — SINGLE FAMILY SUBURBAN (SFS-2-A)
- * — THESE LOTS ARE WITHIN MINIMUMS ALLOWED BY THE CITY OF LEANDER COMPOSITE ZONING ORDINANCE SECTION 3(C)(1) AND SECTION 4(C)(1), HAVING WIDTHS 10% GREATER OR LESS THAN THE REQUIREMENTS

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
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PROFESSIONAL ENGINEER

KHA PROJECT	067783188
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

ZONING MAP

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11

Plotted By: Marquez, Kyle Date: October 07, 2025 02:49:36pm File Path: K:\CED_Civil\067783185 - MI Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C-Zoning Map.dwg
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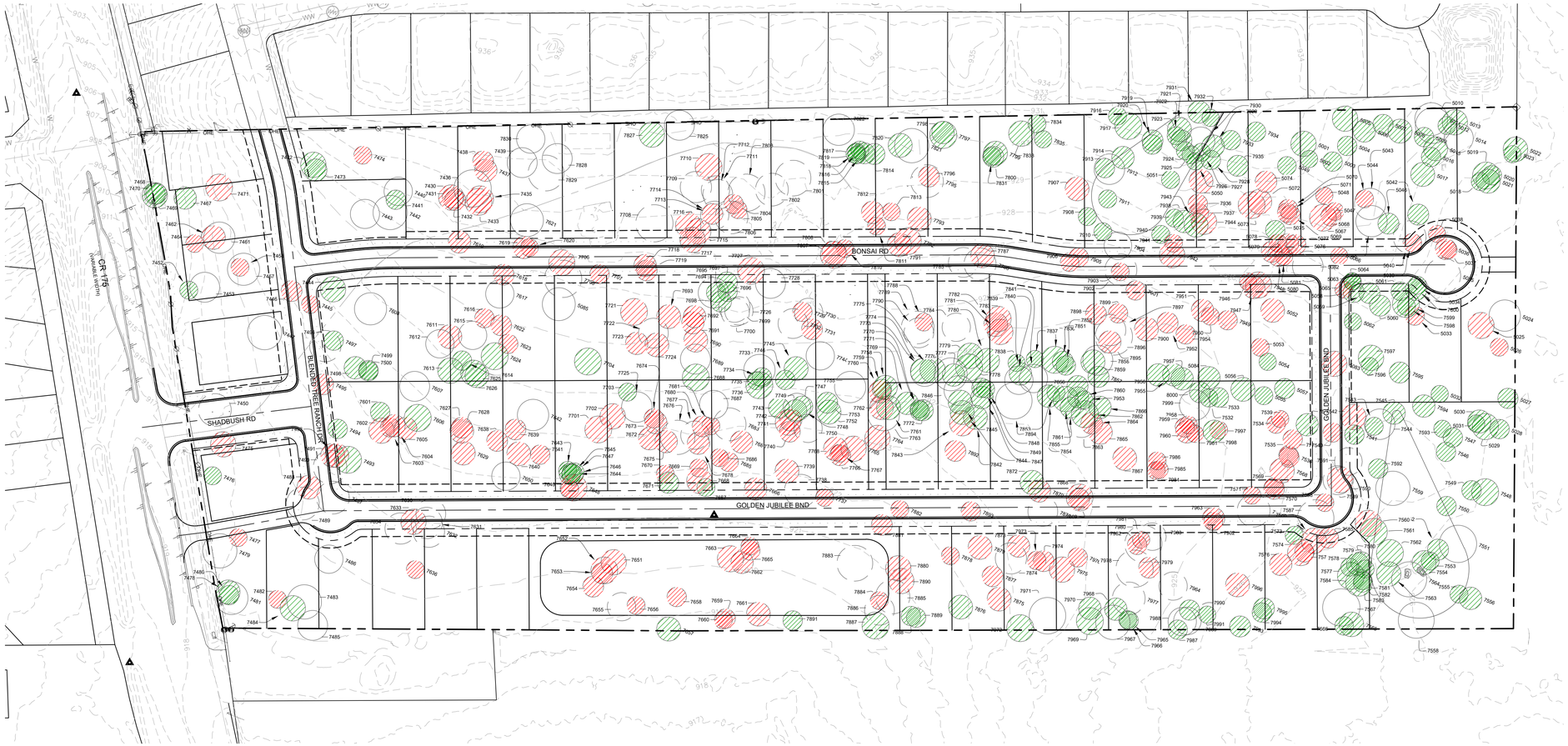

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W
E
S

0 80' 160'
GRAPHIC SCALE 80'

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- SAVED SIGNIFICANT TREE
- SAVED HIGHER SIGNIFICANT TREE
- REMOVED SIGNIFICANT TREE
- REMOVED HIGHER SIGNIFICANT TREE

NOTES:

1. TREE SURVEY DATE: 10/04/2024.
2. SEE SHEETS 14 & 15 FOR TREE LIST.
3. IN THE EVENT OF A CONFLICT WITH 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 ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

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STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130584
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 067783188	
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

SIGNIFICANT TREE PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12

Plotted By:Marquez, Kyle Date:October 07, 2025 02:50:05pm File Path:K:\GEO_Civil\067783185 — MI Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C-Trees Plan.dwg
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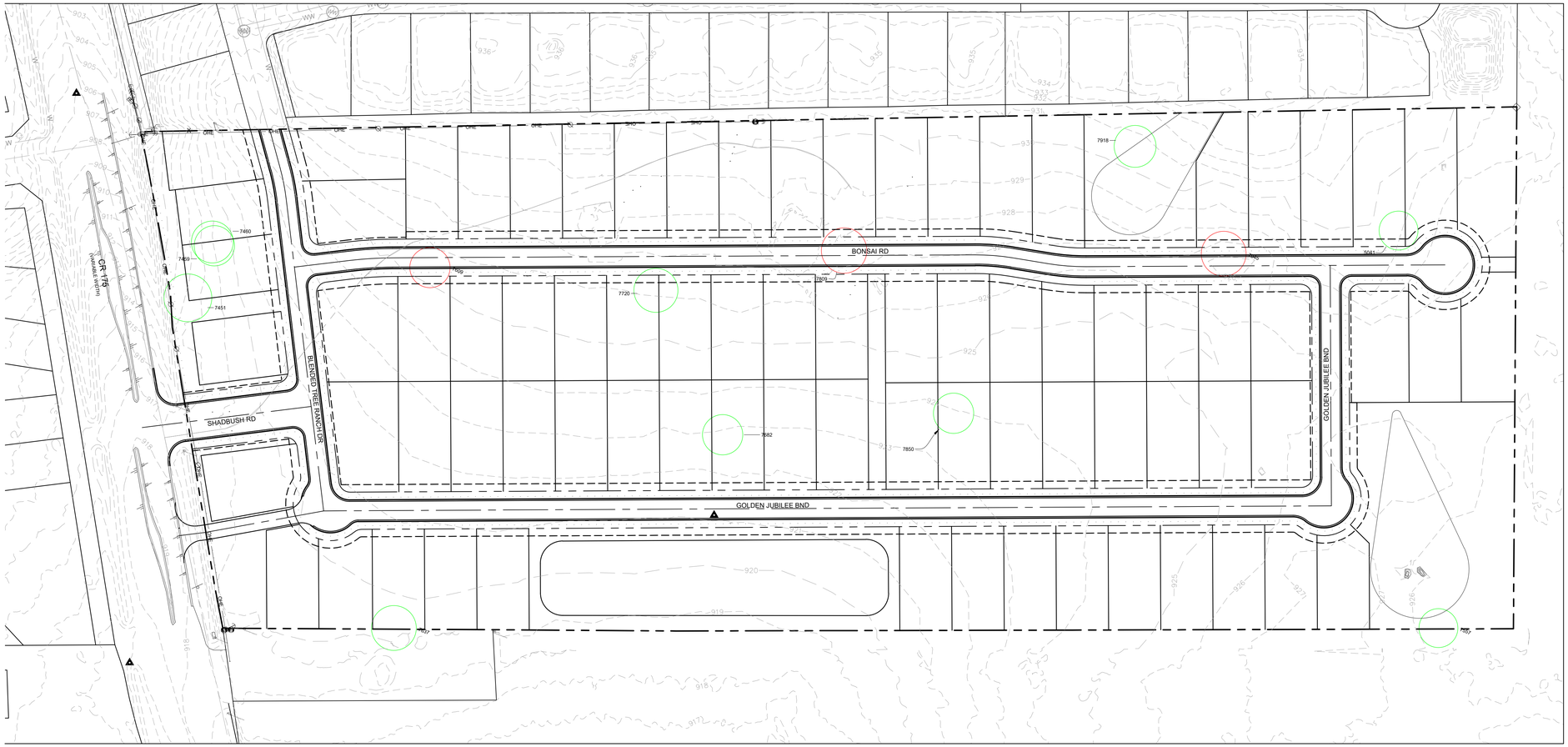

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- REMOVED HERITAGE TREE
- SAVED HERITAGE TREE

NOTES:

1. TREE SURVEY DATE: 10/04/2024.
2. SEE SHEETS 14 & 15 FOR TREE LIST.
3. IN THE EVENT OF A CONFLICT WITH 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 ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

No.	REVISIONS	DATE	BY

PP-25-0070

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783188
DATE	October 25
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DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

HERITAGE TREE PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13

Plotted By: Morgan, Kyle Date: October 07, 2025 02:50:12pm File Path: K:\GEO_Civil\067783185 - Mi Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C- Tree Plan.dwg
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Tree Number	Tree Type	Caliper Inch	MULTI-TRUNK	Removed	Protected	Heritage	Reason for Removal
5001	POST OAK	17	10 + 7 + 7		17		
5002	LIVE OAK	11.5	8 + 7		11.5		
5003	CEDAR ELM	13			13		
5004	LIVE OAK	13	10 + 6		13		
5005	LIVE OAK	17	10 + 8 + 6		17		
5006	LIVE OAK	15	12 + 7		15		
5007	LIVE OAK	13.5	9 + 9		13.5		
5008	LIVE OAK	16	12 + 8		16		
5009	LIVE OAK	13			13		
5010	LIVE OAK	24	12 + 8 + 6 + 6 + 4		24		
5011	LIVE OAK	22	12 + 10 + 10		22		
5012	LIVE OAK	12	10 + 5		12		
5013	LIVE OAK	17	12 + 10		17		
5014	LIVE OAK	19.5	15 + 9		19.5		
5015	LIVE OAK	16	12 + 8		16		
5016	LIVE OAK	13			13		
5017	LIVE OAK	16			16		
5018	LIVE OAK	12			12		
5019	LIVE OAK	18			18		
5020	LIVE OAK	13			13		
5021	LIVE OAK	16	12 + 9		16		
5022	CEDAR ELM	16.5	14 + 5		16.5		
5023	LIVE OAK	11.5	8 + 7		11.5		
5024	LIVE OAK	21	10 + 8 + 7 + 4 + 3		21		
5025	LIVE OAK	17.5	8 + 7 + 6 + 6	17.5			Building Pad
5026	LIVE OAK	12	8 + 8	12			Building Pad
5027	CEDAR ELM	13.5	9 + 9		13.5		
5028	CEDAR ELM	13	9 + 8		13		
5029	LIVE OAK	17.5	9 + 6 + 6 + 5		17.5		
5030	LIVE OAK	15.5	7 + 6 + 6 + 5		15.5		
5031	LIVE OAK	11.5	8 + 7		11.5		
5032	LIVE OAK	11.5	8 + 7		11.5		
5033	CEDAR ELM	13	10 + 6	13			Building Pad
5034	CEDAR ELM	12	9 + 6		12		
5035	POST OAK	24		24			Roadway
5036	LIVE OAK	14	10 + 9	14			Roadway
5037	LIVE OAK	12		12			Roadway
5038	LIVE OAK	11.5	8 + 7	11.5			Roadway
5039	CEDAR ELM	12.5	7 + 6 + 5	12.5			Roadway
5040	LIVE OAK	22	16 + 14	22			Roadway
5041	LIVE OAK	26	13 + 10 + 8 + 8		26	Y	
5042	LIVE OAK	14			14		
5043	LIVE OAK	21	15 + 12		21		
5044	LIVE OAK	12		12			Building Pad
5045	LIVE OAK	21	11 + 11 + 9		21		
5046	LIVE OAK	14	10 + 8		14		
5047	LIVE OAK	12	9 + 6	12			Building Pad
5048	LIVE OAK	11.5	8 + 7	11.5			Building Pad
5049	LIVE OAK	12.5	9 + 7		12.5		
5050	POST OAK	16		16			Building Pad
5051	CEDAR ELM	12			12		
5052	LIVE OAK	16	11 + 10	16			Building Pad
5053	CEDAR ELM	12		12			Building Pad
5054	LIVE OAK	11.5	8 + 7		11.5		
5055	LIVE OAK	12	8 + 8		12		
5056	LIVE OAK	16	7 + 7 + 6 + 5		16		
5057	LIVE OAK	13.5	8 + 7 + 4		13.5		
5058	POST OAK	14			14		
5059	LIVE OAK	14	10 + 8		14		
5060	LIVE OAK	14	10 + 8		14		
5061	CEDAR ELM	12.5	7 + 6 + 5		12.5		
5062	LIVE OAK	11.5	8 + 7		11.5		
5063	POST OAK	11.5	9 + 5		11.5		
5064	POST OAK	11.5	9 + 5		11.5		
5065	POST OAK	11.5	8 + 7	11.5			Roadway
5066	LIVE OAK	11.5	8 + 7	11.5			Roadway
5067	POST OAK	18	10 + 7 + 5 + 4	18			Building Pad
5068	POST OAK	13.5	9 + 9	13.5			Building Pad
5069	LIVE OAK	13	7 + 6 + 6	13			Building Pad
5070	LIVE OAK	13	9 + 8	13			Building Pad
5071	LIVE OAK	13	10 + 6	13			Building Pad
5072	LIVE OAK	16.5	8 + 6 + 6 + 5	16.5			Building Pad
5073	LIVE OAK	18	8 + 7 + 7 + 6	18			Building Pad
5074	POST OAK	14.5	9 + 6 + 5	14.5			Building Pad
5075	CEDAR ELM	13			13		
5076	CEDAR ELM	14		14			Roadway
5077	CEDAR ELM	14		14			Roadway
5078	LIVE OAK	12		12			Roadway
5079	CEDAR ELM	14		14			Roadway
5080	LIVE OAK	15	12 + 7	15			Roadway
5081	LIVE OAK	12		12			Roadway
5082	LIVE OAK	20.5	8 + 6 + 5 + 5 + 5 + 4	20.5			Roadway
5083	POST OAK	17	8 + 8 + 6 + 4	17			Roadway
5084	LIVE OAK	15	11 + 9		15		
5085	CEDAR ELM	22	9 + 9 + 6 + 6 + 5		22		
7430	LIVE OAK	17		17			Building Pad
7431	LIVE OAK	14		14			Building Pad
7432	LIVE OAK	14		14			Building Pad
7433	LIVE OAK	18		18			Building Pad
7435	LIVE OAK	18		18			Building Pad
7436	POST OAK	25	13 + 12 + 12		25		
7437	POST OAK	15		15			Building Pad
7438	CEDAR ELM	14		14			Building Pad
7439	POST OAK	20			20		
7440	POST OAK	19			19		
7441	CEDAR ELM	13			13		
7442	LIVE OAK	23			23		
7443	CEDAR ELM	19.5	10 + 10 + 9		19.5		
7444	CEDAR ELM	17	12 + 10		17		
7445	CEDAR ELM	12		12			Roadway
7446	CEDAR ELM	14		14			Roadway
7447	LIVE OAK	23			23		
7450	LIVE OAK	22		22			Roadway
7451	POST OAK	32			32	Y	
7452	CEDAR ELM	12	10 + 5		12		
7453	LIVE OAK	20			20		
7457	LIVE OAK	21.5	19 + 5		21.5		
7458	LIVE OAK	12		12			Building Pad
7459	LIVE OAK	27	19 + 16		27	Y	

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7460	LIVE OAK	28			28	Y	
7461	LIVE OAK	21			21		
7462	LIVE OAK	16		16			Building Pad
7464	CEDAR ELM	12	10 + 5	12			Building Pad
7467	LIVE OAK	15			15		
7468	LIVE OAK	17			17		
7469	LIVE OAK	14			14		
7470	LIVE OAK	14			14		
7471	LIVE OAK	18	14 + 8	18			Building Pad
7472	LIVE OAK	17			17		
7473	CEDAR ELM	15			15		
7474	CEDAR ELM	12	9 + 6	12			Building Pad
7475	CEDAR ELM	17		17			Roadway
7476	CEDAR ELM	12			12		
7477	CEDAR ELM	12		12			Building Pad
7478	CEDAR ELM	16			16		
7479	CEDAR ELM	23	10 + 10 + 8 + 7		23		
7480	CEDAR ELM	13	10 + 6		13		
7481	CEDAR ELM	22	15 + 14		22		
7482	CEDAR ELM	12		12			Building Pad
7483	POST OAK	23			23		
7484	CEDAR ELM	17			17		
7485	CEDAR ELM	20			20		
7486	POST OAK	19			19		
7487	POST OAK	22		22			Roadway
7488	POST OAK	16		16			Roadway
7489	POST OAK	22		22			Roadway
7490	POST OAK	22.5	17 + 11	22.5			Roadway
7491	POST OAK	16		16			Roadway
7492	POST OAK	16		16			Roadway
7493	POST OAK	18			18		
7494	CEDAR ELM	13	9 + 8		13		
7495	CEDAR ELM	14		14			Roadway
7496	CEDAR ELM	21		21			Roadway
7497	CEDAR ELM	13			13		
7498	POST OAK	15			15		
7499	POST OAK	13			13		
7500	POST OAK	13			13		
7532	LIVE OAK	12	10 + 5		12		
7533	LIVE OAK	13			13		
7534	LIVE OAK	12.5	7 + 7 + 4	12.5			Building Pad
7535	LIVE OAK	13	10 + 6	13			Building Pad
7536	LIVE OAK	13.5	9 + 9	13.5			Building Pad
7537	CEDAR ELM	13		13			Building Pad
7538	LIVE OAK	15	9 + 8 + 4		15		
7539	LIVE OAK	11.5	8 + 7	11.5			Building Pad
7540	LIVE OAK	13	10 + 6	13			Roadway
7541	LIVE OAK	13	9 + 8		13		
7542	LIVE OAK	17	13 + 9	17			Roadway
7543	LIVE OAK	12	10 + 4		12		
7544	LIVE OAK	20.5	10 + 9 + 7 + 5		20.5		
7545	LIVE OAK	15	14 + 10		15		
7546	LIVE OAK	13	9 + 8		13		
7547	LIVE OAK	13	9 + 8		13		
7548	POST OAK	18			18		
7549	CEDAR ELM	13	9 + 8		13		
7550	LIVE OAK	13	9 + 8		13		
7551	POST OAK	25			25		
7552	CEDAR ELM	14			14		
7553	CEDAR ELM	12			12		
7554	CEDAR ELM	16	11 + 10		16		
7555	LIVE OAK	12			12		
7556	LIVE OAK	15	12 + 6		15		
7557	POST OAK	26			26	Y	
7558	POST OAK	24			24		
7559	LIVE OAK	23	9 + 8 + 8 + 6		23		
7560	CEDAR ELM	17.5	15 + 5	17.5			Roadway
7561	LIVE OAK	18	10 + 6 + 5 + 5		18		
7562	LIVE OAK	18	12 + 12		18		
7563	LIVE OAK	16.5	10 + 8 + 5		16.5		
7564	CEDAR ELM	23.5	20 + 7		23.5		
7565	LIVE OAK	16.5	9 + 9 + 6		16.5		
7566	LIVE OAK	12.5	9 + 7		12.5		
7567	LIVE OAK	25			25		
7568	LIVE OAK	16.5	10 + 8 + 5	16.5			Building Pad
7569	LIVE OAK	12.5	9 + 7	12.5			Roadway
7570	LIVE OAK	14	10 + 8	14			Roadway
7571	LIVE OAK	12	10 + 4	12			Roadway
7572	LIVE OAK	22	12 + 10 + 10	22			Roadway
7573	LIVE OAK	12	8 + 8		12		
7574	LIVE OAK	17.5	11 + 8 + 5	17.5			Building Pad
7575	LIVE OAK	13	11 + 4	13			Building Pad
7576	LIVE OAK	15	8 + 6 + 4 + 4	15			Building Pad
7577	LIVE OAK	18	13 + 10		18		
7578	LIVE OAK	12			12		
7579	LIVE OAK	15	11 + 8		15		
7580	LIVE OAK	14			14		
7581	LIVE OAK	12			12		
7582	LIVE OAK	12			12		
7583	LIVE OAK	12			12		
7584	LIVE OAK	18	14 + 8		18		
7585	LIVE OAK	13.5	8 + 6 + 5	13.5			Roadway
7586	LIVE OAK	17	11 + 6 + 6	17			Roadway
7587	LIVE OAK	24.5	11 + 10 + 9 + 8	24.5			Roadway
7588	LIVE OAK	12		12			Roadway
7589	LIVE OAK	19.5	12 + 10 + 5	19.5			Roadway
7590	LIVE OAK	17.5	10 + 8 + 7	17.5			Roadway
7591	LIVE OAK	18.5	11 + 8 + 7	18.5			Roadway
7592	LIVE OAK	13	10 + 6		13		
7593	LIVE OAK	11.5	8 + 7		11.5		
7594	LIVE OAK	15	9 + 7 + 5		15		
7595	LIVE OAK	14	11 + 7		14		
7596	LIVE OAK	11.5	8 + 7		11.5		
7597	LIVE OAK	17	8 + 7 + 6 + 5		17		
7598	LIVE OAK	12			12		
7599	LIVE OAK	18	8 + 7 + 7 + 6		18		
7600	LIVE OAK	14.5	8 + 8 + 5		14.5		
7601	POST OAK	13			13		
7602	POST OAK	17		17			Building Pad

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7603	POST OAK	13		13			Building Pad
7604	POST OAK	15		15			Building Pad
7605	POST OAK	15		15			Building Pad
7606	POST OAK	18			18		
7607	POST OAK	20			20		
7608	CEDAR ELM	21.5	12 + 10 + 9		21.5		
7609	LIVE OAK	27	14 + 14 + 12	27		Y	Roadway
7610	CEDAR ELM	15		15			Roadway
7611	POST OAK	16	12 + 8	16			Building Pad
7612	POST OAK	19			19		
7613	POST OAK	17			17		
7614	POST OAK	13			13		
7615	POST OAK	19			19		
7616	POST OAK	13		13			Building Pad
7617	POST OAK	19			19		
7618	POST OAK	14		14			Roadway
7619	LIVE OAK	15		15			Roadway
7620	LIVE OAK	12		12			Roadway
7621	LIVE OAK	22			22		
7622	LIVE OAK	14		14			Building Pad
7623	POST OAK	13		13			Building Pad
7624	POST OAK	18			18		
7625	CEDAR ELM	17	12 + 10		17		
7626	CEDAR ELM	16	13 + 6		16		
7627	POST OAK	14		14			Building Pad
7628	POST OAK	16		16			Building Pad
7629	POST OAK	16		16			Building Pad
7630	POST OAK	20		20			Roadway
7631	POST OAK	21		21			Roadway
7632	POST OAK	21		21			Roadway
7633	POST OAK	17		17			Roadway
7634	ELM	21	11 + 10 + 10	21			Roadway
7636	CEDAR ELM	12		12			Building Pad
7637	POST OAK	30			30	Y	
7638	POST OAK	14		14			Building Pad
7639	CEDAR ELM	14		14			Building Pad
7640	LIVE OAK	16		16			Building Pad
7641	POST OAK	13		13			Building Pad
7642	POST OAK	21			21		
7643	POST OAK	12			12		
7644	POST OAK	14			14		
7645	POST OAK	13			13		
7646	POST OAK	14			14		
7647	POST OAK	13			13		
7648	LIVE OAK	18		18			Roadway
7649	LIVE OAK	12		12			Roadway
7650	POST OAK	19	13 + 12		19		
7651	POST OAK	17		17			Drainage
7652	POST OAK	18		18			Drainage
7653	POST OAK	14		14			Drainage
7654	POST OAK	14		14			Drainage
7655	POST OAK	19		19			Drainage
7656	POST OAK	12		12			Drainage
7657	POST OAK	16			16		Drainage
7658	CEDAR ELM	13		13			Drainage
7659	CEDAR ELM	13		13			Drainage
7660	CEDAR ELM	12		12			Drainage
7661	POST OAK	16		16			Drainage
7662	CEDAR ELM	15	11 + 9	15			Drainage
7663	CEDAR ELM	17.5	9 + 9 + 8	17.5			Drainage
7664	CEDAR ELM	12		12			Drainage
7665	CEDAR ELM	13	10 + 6	13			Drainage
7666	CEDAR ELM	15	11 + 9	15			Roadway
7667	POST OAK	12			12		
7668	POST OAK	17		17			Building Pad
7669	POST OAK	12		12			Building Pad
7670	POST OAK	12		12			Building Pad
7671	POST OAK	14			14		
7672	POST OAK	15		15			Building Pad
7673	POST OAK	15	14 + 10	15			Building Pad
7674	POST OAK	13	11 + 5	13			Building Pad
7675	POST OAK	15		15			Building Pad
7676	POST OAK	23		23			Building Pad
7677	POST OAK	19		19			Building Pad
7678	CEDAR ELM	15		15			Building Pad
7680	POST OAK	14		14			Building Pad
7681	CEDAR ELM	12		12			Building Pad
7682	POST OAK	27			27	Y	
7683	POST OAK	22		22			Building Pad
7684	POST OAK	15		15			Building Pad
7685	POST OAK	13		13			Building Pad
7686	POST OAK	12		12			Building Pad
7687	POST OAK	19			19		
7688	POST OAK	18			18		
7689	POST OAK	20			20		
7690	POST OAK	16		16			Building Pad
7691	POST OAK	15		15			Building Pad
7692	POST OAK	15	14 + 10	15			Building Pad
7693	POST OAK	16		16			Building Pad
7694	POST OAK	20.5	15 + 11		20.5		
7695	POST OAK	13			13		
7696	POST OAK	13			13		
7697	POST OAK	14			14		
7698	POST OAK	14			14		
7699	POST OAK	21	16 + 10	21			Building Pad
7700	POST OAK	19		19			Building Pad
7701	POST OAK	18	13 + 10	18			Building Pad
7702	POST OAK	17		17			Building Pad
7703	CEDAR ELM	12			12		
7704	POST OAK	18			18		
7705	POST OAK	25	17 + 17	25			Roadway
7706	LIVE OAK	17.5	15 + 5	17.5			Roadway
7707	CEDAR ELM	13		13			Roadway
7708	POST OAK	25		25			Building Pad
7709	POST OAK	21		21			Building Pad
7710	POST OAK	18		18			Building Pad
7711	POST OAK	19		19			Building Pad
7712	POST OAK	20		20			Building Pad
7713	POST OAK	14		14			Building Pad

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7714	POST OAK	19		19			Building Pad
7715	POST OAK	17		17			Building Pad
7716	POST OAK	17		17			Building Pad
7717	POST OAK	17		17			Roadway
7718	POST OAK	15		15			Roadway
7719	POST OAK	14		14			Roadway
7720	POST OAK	29.5	20 + 19		29.5	Y	
7721	CEDAR ELM	18	12 + 11	18			Building Pad
7722	POST OAK	20		20			Building Pad
7723	POST OAK	15		15			Building Pad
7724	POST OAK	16		16			Building Pad
7725	POST OAK	20.5	14 + 13		20.5		
7726	POST OAK	19	13 + 12	19			Building Pad
7727	POST OAK	18		18			Roadway
7728	POST OAK	20			20		
7729	POST OAK	13		13			Building Pad
7730	POST OAK	19		19			Building Pad
7731	POST OAK	14		14			Building Pad
7732	POST OAK	20		20			Building Pad
7733	POST OAK	21			21		
7734	POST OAK	13			13		
7735	POST OAK	12			12		
7736	POST OAK	18			18		
7737	CEDAR ELM	12		12			Roadway
7738	CEDAR ELM	22	12 + 11 + 9	22			Roadway
7739	CEDAR ELM	16	11 + 10	16			Building Pad
7740	POST OAK	14		14			Building Pad
7741	POST OAK	17		17			Building Pad
7742	POST OAK	15	12 + 6	15			Building Pad
7743	POST OAK	14			14		
7744	POST OAK	19			19		
7745	POST OAK	16			16		
7746	POST OAK	13			13		
7747	POST OAK	14			14		
7748	POST OAK	18.5	14 + 9		18.5		
7749	POST OAK	15			15		
7750	POST OAK	19		19			Building Pad
7752	POST OAK	16			16		
7753	POST OAK	14			14		
7755	POST OAK	21			21		
7758	POST OAK	16			16		
7759	POST OAK	13			13		
7760	POST OAK	15		15			Utility
7761	POST OAK	16			16		
7762	POST OAK	16		16			Utility
7763	POST OAK	21			21		
7764	POST OAK	17		17			Utility
7765	POST OAK	17		17			Building Pad
7766	POST OAK	14		14			Building Pad
7767	POST OAK	12		12			Building Pad
7768	POST OAK	16		16			Building Pad
7769	POST OAK	15			15		
7770	POST OAK	12			12		
7771	POST OAK	13			13		
7772	POST OAK	14			14		
7773	POST OAK	19			19		
7774	POST OAK	17			17		
7775	POST OAK	17			17		
7776	POST OAK	22	15 + 14		22		
7777	POST OAK	15			15		
7778	POST OAK	18			18		
7779	POST OAK	17			17		
7780	CEDAR ELM	16			16		
7781	POST OAK	17		17			Building Pad
7782	POST OAK	16		16			Building Pad
7783	POST OAK	17		17			Building Pad
7784	POST OAK	19	13 + 13	19			Building Pad
7785	LIVE OAK	20		20			Roadway
7786	LIVE OAK	21.5	19 + 5	21.5			Roadway
7787	LIVE OAK	16		16			Roadway
7788	POST OAK	12		12			Building Pad
7789	POST OAK	22		22			Building Pad
7790	POST OAK	20		20			Building Pad
7791	LIVE OAK	16		16			Roadway
7792	LIVE OAK	18		18			Roadway
7793	CEDAR ELM	16		16			Building Pad
7795	POST OAK	22		22			Building Pad
7796	POST OAK	14		14			Building Pad
7797	LIVE OAK	18			18		
7798	LIVE OAK	15			15		
7799	LIVE OAK	16			16		
7800	LIVE OAK	14			14		
7801	POST OAK	24		24			Building Pad
7802	POST OAK	22		22			Building Pad
7803	POST OAK	25		25			Building Pad
7804	POST OAK	13		13			Building Pad
7805	POST OAK	12		12			Building Pad
7806	POST OAK	22		22			Building Pad
7807	LIVE OAK	18		18			Roadway
7808	LIVE OAK	16		16			Roadway
7809	LIVE OAK	30.5	18 + 16 + 9	30.5		Y	Roadway

Plotted By: Marquez, Kyle Date: October 07, 2025 02:50:15pm File Path: K:\CEO_Civil\067783185 - Mi Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C- Tree Plan.dwg
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No.	REVISIONS	DATE	BY

PP-25-0070

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188
DATE October 25
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

TREE MITIGATION TREE LIST (1 OF 2)

LOST WOODS ESTATES
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7810	LIVE OAK	12		12			Roadway
7811	CEDAR ELM	12		12			Building Pad
7812	POST OAK	15		15			Building Pad
7813	LIVE OAK	12		12			Building Pad
7814	LIVE OAK	14	10 + 9		14		
7815	LIVE OAK	14	11 + 6		14		
7816	LIVE OAK	12			12		
7817	LIVE OAK	13	10 + 7		13		
7818	LIVE OAK	12	10 + 5		12		
7819	LIVE OAK	12			12		
7820	LIVE OAK	16	13 + 7		16		
7821	LIVE OAK	23	18 + 10		23		
7822	POST OAK	21			21		
7825	POST OAK	20			20		
7827	LIVE OAK	17			17		
7828	POST OAK	20			20		
7829	POST OAK	24		24			Building Pad
7830	POST OAK	19			19		
7831	LIVE OAK	12			12		
7833	LIVE OAK	17	13 + 9		17		
7834	LIVE OAK	12	9 + 6		12		
7835	LIVE OAK	11.5	8 + 7		11.5		
7836	POST OAK	18			18		
7837	CEDAR ELM	11.5	8 + 7		11.5		
7838	CEDAR ELM	11.5	8 + 7		11.5		
7839	POST OAK	15			15		
7840	POST OAK	19			19		
7841	POST OAK	19			19		
7842	CEDAR ELM	16	12 + 8		16		
7843	POST OAK	17		17			Building Pad
7844	POST OAK	16			16		
7845	POST OAK	16			16		
7846	POST OAK	20		20			Roadway
7847	POST OAK	15		15			Roadway
7848	POST OAK	12		12			Roadway
7849	POST OAK	13			13		
7850	CEDAR ELM	27	21 + 12		27	Y	
7851	POST OAK	14			14		
7852	CEDAR ELM	13			13		
7853	POST OAK	12			12		
7854	CEDAR ELM	15	11 + 9		15		
7855	POST OAK	17			17		
7856	CEDAR ELM	14	10 + 9		14		
7857	CEDAR ELM	14			14		
7858	POST OAK	20			20		
7859	CEDAR ELM	16	12 + 8		16		
7860	POST OAK	14			14		
7861	POST OAK	14			14		
7862	POST OAK	18			18		
7863	POST OAK	19		19			Building Pad
7864	CEDAR ELM	14.5	9 + 6 + 5	14.5			Building Pad
7865	POST OAK	16		16			Building Pad
7866	POST OAK	15			15		
7867	CEDAR ELM	16		16			Building Pad
7868	CEDAR ELM	18	13 + 11	18			Roadway
7869	CEDAR ELM	14		14			Roadway
7870	CEDAR ELM	15		15			Roadway
7871	CEDAR ELM	20		20			Roadway
7872	CEDAR ELM	16			16		
7873	CEDAR ELM	15		15			Building Pad
7874	POST OAK	21	16 + 10	21			Building Pad
7875	CEDAR ELM	16	11 + 10	16			Building Pad
7876	POST OAK	16			16		
7877	CEDAR ELM	14	10 + 9	14			Building Pad
7878	CEDAR ELM	12		12			Building Pad
7879	POST OAK	16		16			Building Pad
7880	POST OAK	17		17			Drainage
7881	POST OAK	14		14			Roadway
7882	CEDAR ELM	12		12			Roadway
7883	CEDAR ELM	24	21 + 6	24			Drainage
7884	POST OAK	12		12			Drainage
7885	CEDAR ELM	23	17 + 12	23			Drainage
7886	POST OAK	20		20			Drainage
7887	CEDAR ELM	18	12 + 12		18		Drainage
7888	POST OAK	13			13		Drainage
7889	CEDAR ELM	13			13		Drainage
7890	CEDAR ELM	17		17			Drainage
7891	POST OAK	13			13		Drainage
7892	CEDAR ELM	14		14			Building Pad
7893	CEDAR ELM	13	10 + 6	13			Roadway
7894	CEDAR ELM	24.5	16 + 9 + 8		24.5		
7895	CEDAR ELM	15	10 + 10	15			Building Pad
7896	POST OAK	25	17 + 16	25			Building Pad
7897	POST OAK	21		21			Building Pad
7898	POST OAK	14		14			Building Pad
7899	POST OAK	13		13			Building Pad
7900	POST OAK	16		16			Building Pad
7901	LIVE OAK	13	9 + 8	13			Building Pad
7902	LIVE OAK	21.5	11 + 11 + 10	21.5			Roadway
7903	LIVE OAK	12		12			Roadway
7904	LIVE OAK	18.5	10 + 9 + 8	18.5			Roadway
7905	LIVE OAK	13	10 + 6	13			Roadway
7906	LIVE OAK	12.5	9 + 7	12.5			Roadway
7907	LIVE OAK	16	11 + 10	16			Building Pad
7908	CEDAR ELM	12			12		
7910	LIVE OAK	12	9 + 6		12		

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7911	LIVE OAK	12	9 + 6		12		
7912	LIVE OAK	20.5	12 + 9 + 8		20.5		
7913	LIVE OAK	13			13		
7914	LIVE OAK	15	12 + 7		15		
7916	LIVE OAK	12			12		
7917	LIVE OAK	18			18		
7918	LIVE OAK	28	13 + 13 + 11 + 6		28	Y	
7919	LIVE OAK	13	7 + 6 + 6		13		
7920	LIVE OAK	14	10 + 8		14		
7921	LIVE OAK	16			16		
7922	LIVE OAK	12			12		
7923	LIVE OAK	14			14		
7924	LIVE OAK	12			12		
7925	LIVE OAK	12			12		
7926	LIVE OAK	11.5	8 + 7		11.5		
7927	LIVE OAK	12			12		
7928	LIVE OAK	13			13		
7929	LIVE OAK	15	12 + 7		15		
7930	LIVE OAK	19			19		
7931	LIVE OAK	15			15		
7932	LIVE OAK	11.5	8 + 7		11.5		
7933	LIVE OAK	13	9 + 8		13		
7934	LIVE OAK	13			13		
7935	LIVE OAK	14	10 + 9		14		
7936	LIVE OAK	13		13			Building Pad
7937	LIVE OAK	13		13			Building Pad
7938	LIVE OAK	15			15		
7939	LIVE OAK	12			12		
7940	LIVE OAK	12			12		
7941	CEDAR ELM	12		12			Roadway
7942	LIVE OAK	17		17			Roadway
7943	LIVE OAK	16			16		
7944	POST OAK	17		17			Building Pad
7945	POST OAK	30		30		Y	Roadway
7946	CEDAR ELM	11.5	8 + 7		11.5		
7947	LIVE OAK	15		15			Building Pad
7948	LIVE OAK	17.5	12 + 6 + 5	17.5			Building Pad
7949	LIVE OAK	13	10 + 6	13			Building Pad
7950	LIVE OAK	12		12			Building Pad
7951	CEDAR ELM	15	12 + 6	15			Building Pad
7952	CEDAR ELM	14	11 + 6	14			Building Pad
7953	CEDAR ELM	12			12		
7954	LIVE OAK	13	9 + 8	13			Building Pad
7955	LIVE OAK	15	11 + 9		15		
7956	LIVE OAK	15			15		
7957	LIVE OAK	15	10 + 10		15		
7958	LIVE OAK	12	8 + 8	12			Building Pad
7959	LIVE OAK	13	9 + 8	13			Building Pad
7960	LIVE OAK	15	10 + 10	15			Building Pad
7961	LIVE OAK	11.5	8 + 7	11.5			Building Pad
7962	LIVE OAK	12.5	9 + 7	12.5			Roadway
7963	LIVE OAK	15	8 + 6 + 4 + 4	15			Roadway
7964	LIVE OAK	19	12 + 9 + 5	19			Building Pad
7965	LIVE OAK	12.5	9 + 7		12.5		
7966	LIVE OAK	12			12		
7967	LIVE OAK	23	12 + 12 + 10		23		
7968	LIVE OAK	15	11 + 9		15		
7969	LIVE OAK	18	12 + 11		18		
7970	LIVE OAK	15			15		
7971	LIVE OAK	24.5	17 + 15		24.5		
7972	POST OAK	18	12 + 11		18		
7973	CEDAR ELM	12.5	7 + 6 + 5	12.5			Building Pad
7974	POST OAK	14		14			Building Pad
7975	POST OAK	17		17			Building Pad
7976	CEDAR ELM	13	11 + 5	13			Building Pad
7977	CEDAR ELM	22	12 + 10 + 10	22			Building Pad
7978	LIVE OAK	25		25			Building Pad
7979	LIVE OAK	14	11 + 6	14			Building Pad
7980	CEDAR ELM	25		25			Building Pad
7981	LIVE OAK	11.5	8 + 7	11.5			Building Pad
7982	LIVE OAK	13	9 + 8	13			Building Pad
7983	LIVE OAK	18.5	10 + 9 + 8	18.5			Building Pad
7984	LIVE OAK	12	8 + 8	12			Building Pad
7985	LIVE OAK	12		12			Building Pad
7986	LIVE OAK	12	8 + 8	12			Building Pad
7987	LIVE OAK	13			13		
7988	LIVE OAK	19	11 + 10 + 6		19		
7989	LIVE OAK	18.5	10 + 9 + 8		18.5		
7990	LIVE OAK	13.5	9 + 9		13.5		
7991	LIVE OAK	11.5	8 + 7		11.5		
7993	LIVE OAK	14	10 + 8		14		
7994	LIVE OAK	13	9 + 8		13		
7995	LIVE OAK	14	7 + 7 + 7		14		
7996	LIVE OAK	16	12 + 9	16			Building Pad
7997	LIVE OAK	12	9 + 6	12			Building Pad
7998	LIVE OAK	15	11 + 9		15		
7999	LIVE OAK	20.5	11 + 10 + 9		20.5		
8000	LIVE OAK	14			14		

TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	6655	3337	50%	3319	50%
>18" to 26"	2622	1323	50%	1299	50%
SUBTOTAL 8" to 26"	9277	4660	50%	4617	50%
>26"	368	281	76%	88	24%
TOTALS	9645	4940	51%	4705	49%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	465	235	51%	230	49%
>18" to 26"	124	62	50%	62	50%
SUBTOTAL 8" to 26"	589	297	50%	292	50%
>26" HERITAGE	13	10	77%	3	23%
TOTALS	602	307	51%	295	49%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	$0
>18" to 26"	0	-	0	-	$0
>26" HERITAGE	-	-	-	264	$66,000

*****FEES WILL BE PROVIDED FOR TREE REMOVAL AND MITIGATION AT TIME OF CONSTRUCTION PLANS AND BUILDING PERMIT.**

REQUIRED REPLACEMENT TREE INCHES WILL BE ACHIEVED WITH A COMBINATION OF ONSITE TREE PLANTINGS AND EXISTING HARDWOOD TREES LESS THAN THE SIZE REQUIRED FOR REPLACEMENT AND GREATER THAN OR EQUAL TO TWO INCHES IN CALIPER IN OPEN SPACES PRESERVATION AND PAYMENT IN LIEU.

No.	REVISIONS	DATE	BY

PP-25-0070

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188	DATE October 25	SCALE: AS SHOWN	DESIGNED BY: KJM	DRAWN BY: KJM	CHECKED BY: AEG

TREE MITIGATION TREE LIST (2 OF 2)

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15

Plotted By: Marquez, Kyle Date: October 08, 2025 11:19:10am File Path: K:\GEO_Civil\067783185 — MI Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C- Tree Plan.dwg
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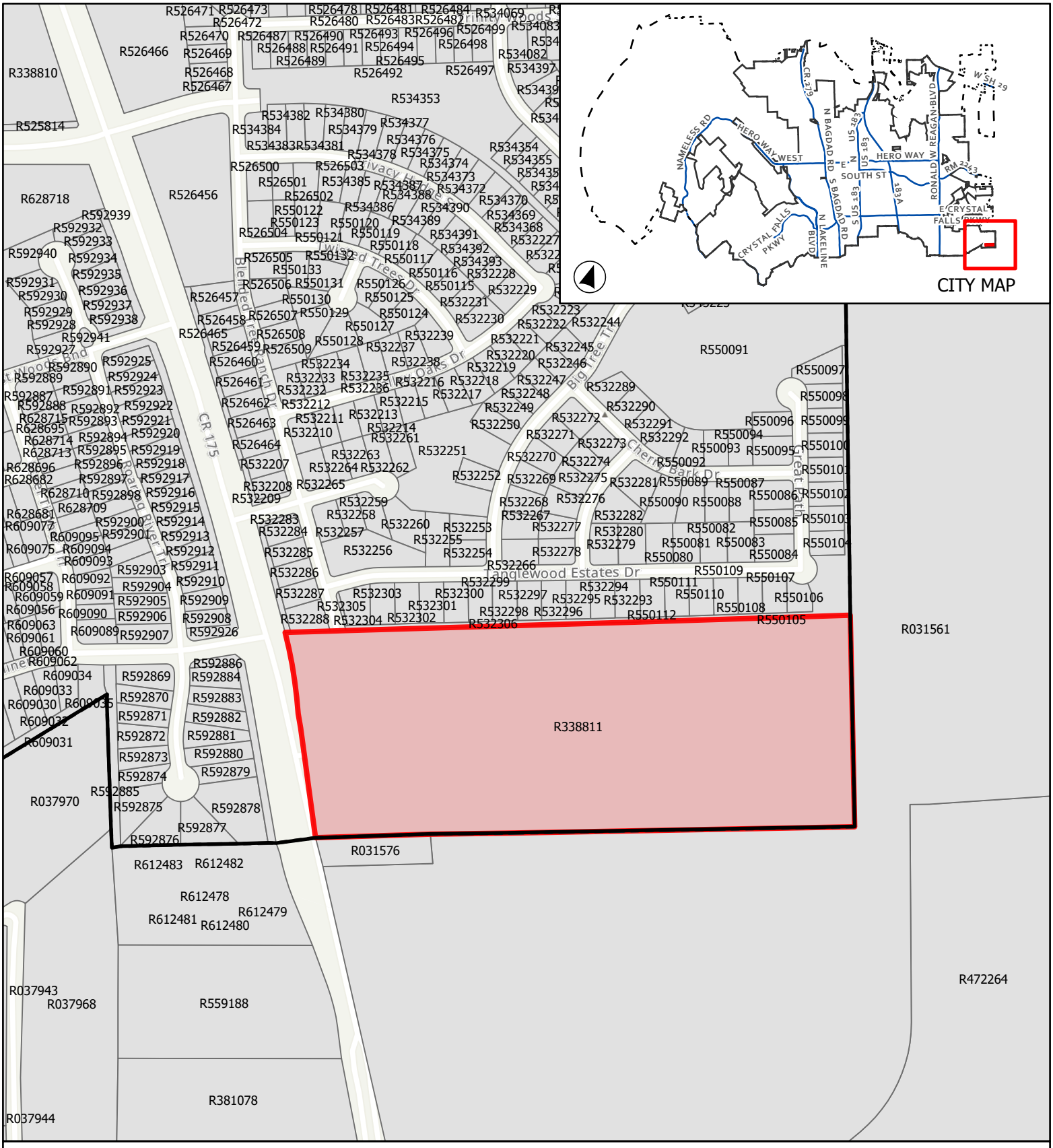

CASE: PP-25-0070 **ATTACHMENT 2** **LOST WOODS ESTATES**

Location Map

City Limits
ETJ
Subject Boundary

0 170 340
Feet

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