AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 8, 2026
Regular Meeting at 6:00 PM

Place 1 – Donnie Mahan, Chair	**Place 5 – James Oliver**
Place 2 – Joseph Morales	**Place 6 – Laura Lantrip, Vice-Chair**
Place 3 – Karen Lewis	**Place 7 –Tyler Bray**
Place 4 – Jay Coats	**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 January 6, 2026 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.]

CONSENT AGENDA: ACTION

6. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

7. Approval of the extension of the application expiration for Subdivision Case PICP-23-0089 Cypress Meadows development; on one (1) parcel of land 43.9429 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R403528; generally located 1,500 feet to the south of the intersection of County Glen Drive and US 183 S on the west side of US 183 S, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

9. Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case SD-22-0023 Bagdad Gas Station; on one (1) parcel of land 1.508 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R559133, commonly known as 1540 W San Gabriel Parkway, Leander, Williamson County, Texas.

11. Approval of the extension of the application expiration for Site Development Case SD-24-0208 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

12. Approval of the minutes for meeting held on December 11, 2025.

REGULAR AGENDA

13. 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), more particularly described by Williamson County Central Appraisal District Parcel R082171; and generally located at the eastern terminus of Private Road 921, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation
    c. Discussion
    d. Consider Action

14. Discuss and consider action regarding Tree Removal Case TRP-25-0043 regarding the removal of multiple Significant and Heritage Trees associated with the Harvest Retreat (SD-24-0196), more particularly described by Williamson County Central Appraisal District Parcel R680242, and commonly known as 14751 Ronald W Reagan Boulevard, Leander, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation
    c. Discussion
    d. Consider Action

15. Discuss and consider action regarding Tree Removal Case TRP-25-0045 regarding the removal of multiple Significant and Heritage Trees associated with the Titan Commerce Center (SD-25-0379), more particularly described by Williamson County Central Appraisal District Parcels R031580 and R555207, and generally located to the northeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.
    a. Staff Presentation
    b. Applicant Presentation
    c. Discussion
    d. Consider Action

16. 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 30th day of December 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar, Secretary

EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:
Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

BACKGROUND:
The Subdivision Ordinance and Composite Zoning Ordinance require that the Director of Planning presents a submittal schedule for Subdivision, Site Development, and Dry Utility Applications to the Planning & Zoning Commission for approval. This submittal schedule shall be reviewed and approved annually by the Commission. This item is a housekeeping item and the schedule is based on the Commission hearing dates and the scheduling requirements of the ordinance.

HISTORY/TIMELINE:

APPLICANT/AGENT:
City of Leander

RECOMMENDATION:
Staff recommends approval of the schedule.

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

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Attachments:

1. 2026 Submittal Dates 01.08.2025

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE

Floodplain Development, Site Development, Subdivision, Traffic Study, & Voluntary Annexation Applications

SCHEDULE

FIRST REVIEW			CRM MTG	DEADLINE	SECOND REVIEW			DEADLINE	THIRD REVIEW			CRM MTG
Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Comment Resolution Meeting (Week after Corrections Report)	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review schedule. > 60 days from corrections report, use 1st review schedule.	Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review schedule. > 60 days from corrections report, use 1st review schedule.	Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Comment Resolution Meeting (Week after Corrections Report)
12/9/2025	1/9/2026	20	1/12/2026	3/10/2026	12/9/2025	**12/23/2025**	11	2/21/2026	12/9/2025	**12/23/2025**	11	12/29/2025
12/16/2025	1/16/2026	20	1/19/2026	3/17/2026	12/16/2025	1/2/2026	10	3/3/2026	12/16/2025	1/2/2026	10	1/5/2026
12/23/2025					**12/23/2025**				**12/23/2025**			
12/30/2025	1/30/2026	22	2/2/2026	3/31/2026	12/30/2025	1/16/2026	13	3/17/2026	12/30/2025	1/16/2026	13	1/19/2026
1/6/2026	2/6/2026	23	2/9/2026	4/7/2026	1/6/2026	1/23/2026	13	3/24/2026	1/6/2026	1/23/2026	13	1/26/2026
1/13/2026	2/13/2026	23	2/16/2026	4/14/2026	1/13/2026	1/30/2026	13	3/31/2026	1/13/2026	1/30/2026	13	2/2/2026
1/20/2026	2/20/2026	23	2/23/2026	4/21/2026	1/20/2026	2/6/2026	14	4/7/2026	1/20/2026	2/6/2026	14	2/9/2026
2/3/2026	3/6/2026	23	3/9/2026	5/5/2026	1/27/2026	2/13/2026	14	4/14/2026	1/27/2026	2/13/2026	14	2/16/2026
2/10/2026	3/13/2026	23	3/16/2026	5/12/2026	2/3/2026	2/20/2026	13	4/21/2026	2/3/2026	2/20/2026	13	2/23/2026
2/17/2026	3/20/2026	24	3/23/2026	5/19/2026	2/10/2026	2/27/2026	13	4/28/2026	2/10/2026	2/27/2026	13	3/2/2026
2/24/2026	3/27/2026	24	3/30/2026	5/26/2026	2/17/2026	3/6/2026	14	5/5/2026	2/17/2026	3/6/2026	14	3/9/2026
3/3/2026	**4/2/2026**	23	**4/6/2026**	6/2/2026	2/24/2026	3/13/2026	14	5/12/2026	2/24/2026	3/13/2026	14	3/16/2026
3/10/2026	4/10/2026	23	4/13/2026	6/9/2026	3/3/2026	3/20/2026	14	5/19/2026	3/3/2026	3/20/2026	14	3/23/2026
3/17/2026	4/17/2026	23	4/20/2026	6/16/2026	3/10/2026	3/27/2026	14	5/26/2026	3/10/2026	3/27/2026	14	3/30/2026
3/24/2026	4/24/2026	23	4/27/2026	6/23/2026	3/17/2026	**4/2/2026**	13	6/2/2026	3/17/2026	**4/2/2026**	13	4/5/2026
3/31/2026	5/1/2026	23	5/4/2026	6/30/2026	3/24/2026	4/10/2026	13	6/9/2026	3/24/2026	4/10/2026	13	4/13/2026
4/7/2026	5/8/2026	24	5/11/2026	7/7/2026	3/31/2026	4/17/2026	13	6/16/2026	3/31/2026	4/17/2026	13	4/20/2026
4/14/2026	5/15/2026	24	5/18/2026	7/14/2026	4/7/2026	4/24/2026	14	6/23/2026	4/7/2026	4/24/2026	14	4/27/2026
4/21/2026	5/22/2026	24	5/25/2026	7/21/2026	4/14/2026	5/1/2026	14	6/30/2026	4/14/2026	5/1/2026	14	5/4/2026
4/28/2026	5/29/2026	23	6/1/2026	7/28/2026	4/21/2026	5/8/2026	14	7/7/2026	4/21/2026	5/8/2026	14	5/11/2026
5/5/2026	6/5/2026	23	6/8/2026	8/4/2026	4/28/2026	5/15/2026	14	7/14/2026	4/28/2026	5/15/2026	14	5/18/2026
5/12/2026	6/12/2026	23	6/15/2026	8/11/2026	5/5/2026	5/22/2026	14	7/21/2026	5/5/2026	5/22/2026	14	5/25/2026
5/19/2026	**6/18/2026**	22	6/19/2026	8/18/2026	5/12/2026	5/29/2026	13	7/28/2026	5/12/2026	5/29/2026	13	6/1/2026
5/26/2026	6/26/2026	23	6/29/2026	8/25/2026	5/19/2026	6/5/2026	13	8/4/2026	5/19/2026	6/5/2026	13	6/8/2026
6/2/2026	**7/2/2026**	22	7/5/2026	9/1/2026	5/26/2026	6/12/2026	14	8/11/2026	5/26/2026	6/12/2026	14	6/15/2026
6/9/2026	7/10/2026	22	7/13/2026	9/8/2026	6/2/2026	**6/18/2026**	13	8/18/2026	6/2/2026	**6/18/2026**	13	6/22/2026
6/16/2026	7/17/2026	22	7/20/2026	9/15/2026	6/9/2026	6/26/2026	13	8/25/2026	6/9/2026	6/26/2026	13	6/29/2026
6/23/2026	7/24/2026	23	7/27/2026	9/22/2026	6/16/2026	**7/2/2026**	12	9/1/2026	6/16/2026	**7/2/2026**	12	7/6/2026
6/30/2026	7/31/2026	23	8/3/2026	9/29/2026	6/23/2026	7/10/2026	13	9/8/2026	6/23/2026	7/10/2026	13	7/13/2026
7/7/2026	8/7/2026	24	8/10/2026	10/6/2026	6/30/2026	7/17/2026	13	9/15/2026	6/30/2026	7/17/2026	13	7/20/2026
7/14/2026	8/14/2026	24	8/17/2026	10/13/2026	7/7/2026	7/24/2026	14	9/22/2026	7/7/2026	7/24/2026	14	7/27/2026
7/21/2026	8/21/2026	24	8/24/2026	10/20/2026	7/14/2026	7/31/2026	14	9/29/2026	7/14/2026	7/31/2026	14	8/3/2026
7/28/2026	8/28/2026	24	8/31/2026	10/27/2026	7/21/2026	8/7/2026	14	10/6/2026	7/21/2026	8/7/2026	14	8/10/2026
8/4/2026	9/4/2026	24	9/7/2026	11/3/2026	7/28/2026	8/14/2026	14	10/13/2026	7/28/2026	8/14/2026	14	8/17/2026
8/11/2026	9/11/2026	23	9/14/2026	11/10/2026	8/4/2026	8/21/2026	14	10/20/2026	8/4/2026	8/21/2026	14	8/24/2026
8/18/2026	9/18/2026	23	9/21/2026	11/17/2026	8/11/2026	8/28/2026	14	10/27/2026	8/11/2026	8/28/2026	14	8/31/2026
8/25/2026	9/25/2026	23	9/28/2026	11/24/2026	8/18/2026	9/4/2026	14	11/3/2026	8/18/2026	9/4/2026	14	9/7/2026
9/1/2026	10/2/2026	23	10/5/2026	12/1/2026	8/25/2026	9/11/2026	13	11/10/2026	8/25/2026	9/11/2026	13	9/14/2026
9/8/2026	10/9/2026	24	10/12/2026	12/8/2026	9/1/2026	9/18/2026	13	11/17/2026	9/1/2026	9/18/2026	13	9/21/2026
9/15/2026	10/16/2026	23	10/19/2026	12/15/2026	9/8/2026	9/25/2026	14	11/24/2026	9/8/2026	9/25/2026	14	9/28/2026
9/22/2026	10/23/2026	23	10/26/2026	12/22/2026	9/15/2026	10/2/2026	14	12/1/2026	9/15/2026	10/2/2026	14	10/5/2026
9/29/2026	10/30/2026	23	11/2/2026	12/29/2026	9/22/2026	10/9/2026	14	12/8/2026	9/22/2026	10/9/2026	14	10/12/2026
10/6/2026	11/6/2026	23	11/9/2026	1/5/2027	9/29/2026	10/16/2026	13	12/15/2026	9/29/2026	10/16/2026	13	10/19/2026

HOLIDAYS	
City Holidays	
12/24/2025	Christmas Eve
12/25/2025	Christmas Day
12/26/2025	Day after Christmas Day
1/1/2026	New Years
1/19/2026	MLK
2/16/2026	President's Day
4/3/2026	Good Friday
5/25/2026	Memorial Day
6/19/2026	Juneteenth
7/3/2026	Independence Day
9/7/2026	Labor Day
10/12/2026	Indigenous People's Day
11/11/2026	Veterans Day
11/26/2026	Thanksgiving Day
11/27/2026	Day after Thanksgiving
12/24/2026	Christmas Eve
12/25/2026	Christmas Day
12/28/2026	Day after Christmas Day
1/1/2027	New Years
1/18/2027	MLK
2/15/2027	President's Day
3/26/2027	Good Friday
5/31/2027	Memorial Day
6/18/2027	Juneteenth
7/5/2027	Independence Day
9/6/2027	Labor Day
10/11/2027	Indigenous People's Day
11/11/2027	Veterans Day
11/25/2027	Thanksgiving Day
11/26/2027	Day after Thanksgiving
12/24/2027	Christmas Eve
12/27/2027	Christmas Day
12/28/2027	Day after Christmas Day

NOTES:

1. Applications will be scheduled for review by the Commission and/or Council when all comments are cleared as required.
2. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
3. Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
4. Submittals may be uploaded to the Development Hub at any time, but will not be processed for review outside of the submittal schedule.
5. A CRM (Comment Resolution Meeting) Meeting shall be scheduled the week after the corrections report is uploaded to the Development Hub after the first review and after the third review to go over the comments.
6. Applications not resubmitted within 60 days of the issuance of the corrections report, will start over with the 1st Review timeframe.

Red Text = Alternative Date if required date is impacted by a City Holiday

Updated 01/08/2025

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE

Comprehensive Plan, Deed, Development Agreement, Dry Utility, Easement, Exception, License Agreement, Revision, ROW Vacate, Tree Removal, Variance, Zoning Applications

SCHEDULE

FIRST REVIEW			DEADLINE	SECOND REVIEW			DEADLINE	THIRD REVIEW		
Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review schedule. > 60 days from corrections report, use 1st review schedule.	Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Resubmittal Deadline 60 & fewer days from corrections report, use follow up review schedule. > 60 days from corrections report, use 1st review schedule.	Filing Date (Tuesday by 5:00 p.m.)	Corrections Report uploaded to the Dev Hub (Friday)	Business Days from Filing Date
12/9/2025	12/23/2025	11	2/21/2026	12/9/2025	12/23/2025	11	2/21/2026	12/9/2025	12/19/2025	9
12/16/2025	1/2/2026	10	3/3/2026	12/16/2025	1/2/2026	10	3/3/2026	12/16/2025	12/23/2025	6
12/23/2025				**12/23/2025**				**12/23/2025**		
12/30/2025	1/16/2026	13	3/17/2026	12/30/2025	1/16/2026	13	3/17/2026	12/30/2025	1/9/2026	8
1/6/2026	1/23/2026	13	3/24/2026	1/6/2026	1/23/2026	13	3/24/2026	1/6/2026	1/16/2026	9
1/13/2026	1/30/2026	13	3/31/2026	1/13/2026	1/30/2026	13	3/31/2026	1/13/2026	1/23/2026	8
1/20/2026	2/6/2026	14	4/7/2026	1/20/2026	2/6/2026	14	4/7/2026	1/20/2026	1/30/2026	9
2/3/2026	2/20/2026	13	4/21/2026	1/27/2026	2/13/2026	14	4/14/2026	1/27/2026	2/6/2026	9
2/10/2026	2/27/2026	13	4/28/2026	2/3/2026	2/20/2026	13	4/21/2026	2/3/2026	2/13/2026	9
2/17/2026	3/6/2026	14	5/5/2026	2/10/2026	2/27/2026	13	4/28/2026	2/10/2026	2/20/2026	8
2/24/2026	3/13/2026	14	5/12/2026	2/17/2026	3/6/2026	14	5/5/2026	2/17/2026	2/27/2026	9
3/3/2026	3/20/2026	14	5/19/2026	2/24/2026	3/13/2026	14	5/12/2026	2/24/2026	3/6/2026	9
3/10/2026	3/27/2026	14	5/26/2026	3/3/2026	3/20/2026	14	5/19/2026	3/3/2026	3/13/2026	9
3/17/2026	4/2/2026	13	6/1/2026	3/10/2026	3/27/2026	14	5/26/2026	3/10/2026	3/20/2026	9
3/24/2026	4/10/2026	13	6/9/2026	3/17/2026	4/2/2026	13	6/1/2026	3/17/2026	3/27/2026	9
3/31/2026	4/17/2026	13	6/16/2026	3/24/2026	4/10/2026	13	6/9/2026	3/24/2026	4/2/2026	8
4/7/2026	4/24/2026	14	6/23/2026	3/31/2026	4/17/2026	13	6/16/2026	3/31/2026	4/10/2026	8
4/14/2026	5/1/2026	14	6/30/2026	4/7/2026	4/24/2026	14	6/23/2026	4/7/2026	4/17/2026	9
4/21/2026	5/8/2026	14	7/7/2026	4/14/2026	5/1/2026	14	6/30/2026	4/14/2026	4/24/2026	9
4/28/2026	5/15/2026	14	7/14/2026	4/21/2026	5/8/2026	14	7/7/2026	4/21/2026	5/1/2026	9
5/5/2026	5/22/2026	14	7/21/2026	4/28/2026	5/15/2026	14	7/14/2026	4/28/2026	5/8/2026	9
5/12/2026	5/29/2026	13	7/28/2026	5/5/2026	5/22/2026	14	7/21/2026	5/5/2026	5/15/2026	9
5/19/2026	6/5/2026	13	8/4/2026	5/12/2026	5/29/2026	13	7/28/2026	5/12/2026	5/22/2026	9
5/26/2026	6/12/2026	14	8/11/2026	5/19/2026	6/5/2026	13	8/4/2026	5/19/2026	5/29/2026	8
6/2/2026	6/18/2026	13	8/17/2026	5/26/2026	6/12/2026	14	8/11/2026	5/26/2026	6/5/2026	9
6/9/2026	6/26/2026	13	8/25/2026	6/2/2026	6/18/2026	13	8/17/2026	6/2/2026	6/12/2026	9
6/16/2026	7/2/2026	12	8/31/2026	6/9/2026	6/26/2026	13	8/25/2026	6/9/2026	6/18/2026	8
6/23/2026	7/10/2026	13	9/8/2026	6/16/2026	7/2/2026	12	8/31/2026	6/16/2026	6/26/2026	8
6/30/2026	7/17/2026	13	9/15/2026	6/23/2026	7/10/2026	13	9/8/2026	6/23/2026	7/2/2026	8
7/7/2026	7/24/2026	14	9/22/2026	6/30/2026	7/17/2026	13	9/15/2026	6/30/2026	7/10/2026	8
7/14/2026	7/31/2026	14	9/29/2026	7/7/2026	7/24/2026	14	9/22/2026	7/7/2026	7/17/2026	9
7/21/2026	8/7/2026	14	10/6/2026	7/14/2026	7/31/2026	14	9/29/2026	7/14/2026	7/24/2026	9
7/28/2026	8/14/2026	14	10/13/2026	7/21/2026	8/7/2026	14	10/6/2026	7/21/2026	7/31/2026	9
8/4/2026	8/21/2026	14	10/20/2026	7/28/2026	8/14/2026	14	10/13/2026	7/28/2026	8/7/2026	9
8/11/2026	8/28/2026	14	10/27/2026	8/4/2026	8/21/2026	14	10/20/2026	8/4/2026	8/14/2026	9
8/18/2026	9/4/2026	14	11/3/2026	8/11/2026	8/28/2026	14	10/27/2026	8/11/2026	8/21/2026	9
8/25/2026	9/11/2026	13	11/10/2026	8/18/2026	9/4/2026	14	11/3/2026	8/18/2026	8/28/2026	9
9/1/2026	9/18/2026	13	11/17/2026	8/25/2026	9/11/2026	13	11/10/2026	8/25/2026	9/4/2026	9
9/8/2026	9/25/2026	14	11/24/2026	9/1/2026	9/18/2026	13	11/17/2026	9/1/2026	9/11/2026	8
9/15/2026	10/2/2026	14	12/1/2026	9/8/2026	9/25/2026	14	11/24/2026	9/8/2026	9/18/2026	9
9/22/2026	10/9/2026	14	12/8/2026	9/15/2026	10/2/2026	14	12/1/2026	9/15/2026	9/25/2026	9
9/29/2026	10/16/2026	14	12/15/2026	9/22/2026	10/9/2026	14	12/8/2026	9/22/2026	10/2/2026	9
10/6/2026	10/23/2026	14	12/22/2026	9/29/2026	10/16/2026	14	12/15/2026	9/29/2026	10/9/2026	9

HOLIDAYS	
City Holidays	
12/24/2025	Christmas Eve
12/25/2025	Christmas Day
12/26/2025	Day after Christmas Day
1/1/2026	New Years
1/19/2026	MLK
2/16/2026	President's Day
4/3/2026	Good Friday
5/25/2026	Memorial Day
6/19/2026	Juneteenth
7/3/2026	Independence Day
9/7/2026	Labor Day
11/11/2026	Veterans Day
11/26/2026	Thanksgiving Day
11/27/2026	Day after Thanksgiving
12/24/2026	Christmas Eve
12/25/2026	Christmas Day
12/28/2026	Day after Christmas Day
1/1/2027	New Years
1/18/2027	MLK
2/15/2027	President's Day
3/26/2027	Good Friday
5/31/2027	Memorial Day
6/18/2027	Juneteenth
7/5/2027	Independence Day
9/6/2027	Labor Day
11/11/2027	Veterans Day
11/25/2027	Thanksgiving Day
11/26/2027	Day after Thanksgiving
12/24/2027	Christmas Eve
12/27/2027	Christmas Day
12/28/2027	Day after Christmas Day

NOTES:

1. Applications will be scheduled for review by the Commission and/or Council when all comments are cleared as required.
2. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
3. Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
4. Submittals may be uploaded to the Development Hub at any time, but will not be processed for review outside of the submittal schedule.
5. Applications not resubmitted within 60 days of the issuance of the corrections report, will start over with the 1st Review timeframe.

Red Text = Alternative Date if required date is impacted by a City Holiday

Updated 01/08/2025

CITY OF LEANDER STANDARD SUBMITTAL SCHEDULE
All Subdivision Applications

SCHEDULE

INITIAL REVIEW - FIRST 30 DAYS

Submittal Date (Tuesday by 5:00 p.m.)	Filing / Distribution Date (Wednesday)	Staff Comments Due (Tuesday before Agenda Posting)	Agenda Posted Friday Before Meeting - Approval / Disapproval Letter provided to Applicant	PLANNING & ZONING COMMISSION (Thursday)	Days from Filing Date
10/15/2024	10/16/2024	11/5/2024	11/8/2024	**11/14/2024**	30
11/12/2024	11/13/2024	12/3/2024	12/6/2024	**12/12/2024**	30
12/10/2024	12/11/2024	12/31/2024	1/3/2025	**1/9/2025**	30
12/24/2024	12/25/2024	1/14/2025	1/17/2025	**1/23/2025**	30
1/14/2025	1/15/2025	2/4/2025	2/7/2025	**2/13/2025**	30
1/28/2025	1/29/2025	2/18/2025	2/21/2025	**2/27/2025**	30
2/11/2025	2/12/2025	3/4/2025	3/7/2025	**3/13/2025**	30
2/25/2025	2/26/2025	3/18/2025	3/21/2025	**3/27/2025**	30
3/11/2025	3/12/2025	4/1/2025	4/4/2025	**4/10/2025**	30
3/25/2025	3/26/2025	4/15/2024	**4/17/2025**	**4/24/2025**	30
4/8/2025	4/9/2025	4/29/2025	5/2/2025	**5/8/2025**	30
4/22/2025	4/23/2025	5/13/2025	5/16/2025	**5/22/2025**	30
5/13/2025	5/14/2025	6/3/2025	6/6/2025	**6/12/2025**	30
5/27/2025	5/28/2025	6/17/2025	6/20/2025	**6/26/2025**	30
6/10/2025	6/11/2025	7/1/2025	**7/3/2025**	**7/10/2025**	30
6/24/2025	6/25/2025	7/15/2025	7/18/2025	**7/24/2025**	30
7/15/2025	7/16/2025	8/5/2025	8/8/2025	**8/14/2025**	30
7/29/2025	7/30/2025	8/19/2025	8/22/2025	**8/28/2025**	30
8/12/2025	8/13/2025	9/2/2025	9/5/2025	**9/11/2025**	30
8/26/2025	8/27/2025	9/16/2025	9/19/2025	**9/25/2025**	30
9/9/2025	9/10/2025	9/30/2025	10/3/2025	**10/9/2025**	30
9/23/2025	9/24/2025	10/14/2025	10/17/2025	**10/23/2025**	30
10/14/2025	10/15/2025	11/4/2025	11/7/2025	**11/13/2025**	30
11/11/2025	11/12/2025	12/2/2025	12/5/2025	**12/11/2025**	30
12/9/2025	12/10/2025	12/30/2025	1/2/2026	**1/8/2026**	30
1/13/2026	1/14/2026	2/3/2026	2/6/2026	**2/12/2026**	30
1/27/2026	1/28/2026	2/17/2026	2/20/2026	**2/26/2026**	30
2/10/2026	2/11/2026	3/3/2026	3/6/2026	**3/12/2026**	30
2/24/2026	2/25/2026	3/17/2026	3/20/2026	**3/26/2026**	30
3/10/2026	3/11/2026	3/31/2026	**4/2/2026**	**4/9/2026**	30
3/24/2026	3/25/2026	4/14/2026	4/17/2026	**4/23/2026**	30
4/14/2026	4/15/2026	5/5/2026	5/8/2026	**5/14/2026**	30
4/28/2026	4/29/2026	5/19/2026	5/22/2026	**5/28/2026**	30
5/12/2026	5/13/2026	6/2/2026	6/5/2026	**6/11/2026**	30
5/26/2026	5/27/2026	6/16/2026	**6/18/2026**	**6/25/2026**	30
6/9/2026	6/10/2026	6/30/2026	**7/2/2026**	**7/9/2026**	30
6/23/2026	6/24/2026	7/14/2026	7/17/2026	**7/23/2026**	30
7/14/2026	7/15/2026	8/4/2026	8/7/2026	**8/13/2026**	30
7/28/2026	7/29/2026	8/18/2026	8/21/2026	**8/27/2026**	30
8/11/2026	8/12/2026	9/1/2026	9/4/2026	**9/10/2026**	30
8/25/2026	8/26/2026	9/15/2026	9/18/2026	**9/24/2026**	30
9/8/2026	9/9/2026	9/29/2026	10/2/2026	**10/8/2026**	30
9/22/2026	9/23/2026	10/13/2026	10/16/2026	**10/22/2026**	30
10/13/2026	10/14/2026	11/3/2026	11/6/2026	**11/12/2026**	30
11/10/2026	**11/10/2026**	12/1/2026	12/4/2026	**12/10/2026**	30

RESUBMITTAL - 15 DAYS

Submittal Date (Tuesday by 5:00 p.m.)	Filing / Distribution Date (Wednesday)	Staff Comments Due (Tuesday before Agenda Posting)	Agenda Posted Friday Before Meeting - Approval / Disapproval Letter provided to Applicant	PLANNING & ZONING COMMISSION (Thursday)	Days from Filing Date
10/29/2024	10/30/2024	11/5/2024	11/8/2024	**11/14/2024**	15
11/26/2024	11/27/2024	12/3/2024	12/6/2024	**12/12/2024**	15
12/24/2024	12/25/2024	12/31/2024	1/3/2025	**1/9/2025**	15
1/7/2025	1/8/2025	1/14/2025	1/17/2025	**1/23/2025**	15
1/28/2025	1/29/2025	2/4/2025	2/7/2025	**2/13/2025**	15
2/11/2025	2/12/2025	2/18/2025	2/21/2025	**2/27/2025**	15
2/25/2025	2/26/2025	3/4/2025	3/7/2025	**3/13/2025**	15
3/11/2025	3/12/2025	3/18/2025	3/21/2025	**3/27/2025**	15
3/25/2025	3/26/2025	4/1/2025	4/4/2025	**4/10/2025**	15
4/8/2025	4/9/2025	4/15/2024	**4/17/2025**	**4/24/2025**	15
4/22/2025	4/23/2025	4/29/2025	5/2/2025	**5/8/2025**	15
5/6/2025	5/7/2025	5/13/2025	5/16/2025	**5/22/2025**	15
5/27/2025	5/28/2025	6/3/2025	6/6/2025	**6/12/2025**	15
6/10/2025	6/11/2025	6/17/2025	6/20/2025	**6/26/2025**	15
6/24/2025	6/25/2025	7/1/2025	**7/3/2025**	**7/10/2025**	15
7/8/2025	7/9/2025	7/15/2025	7/18/2025	**7/24/2025**	15
7/29/2025	7/30/2025	8/5/2025	8/8/2025	**8/14/2025**	15
8/12/2025	8/13/2025	8/19/2025	8/22/2025	**8/28/2025**	15
8/26/2025	8/27/2025	9/2/2025	9/5/2025	**9/11/2025**	15
9/9/2025	9/10/2025	9/16/2025	9/19/2025	**9/25/2025**	15
9/23/2025	9/24/2025	9/30/2025	10/3/2025	**10/9/2025**	15
10/7/2025	10/8/2025	10/14/2025	10/17/2025	**10/23/2025**	15
10/28/2025	10/29/2025	11/4/2025	11/7/2025	**11/13/2025**	15
11/25/2025	11/26/2025	12/2/2025	12/5/2025	**12/11/2025**	15
12/23/2025	**12/23/2025**	12/30/2025	1/2/2026	**1/8/2026**	16
1/27/2026	1/28/2026	2/3/2026	2/6/2026	**2/12/2026**	15
2/10/2026	2/11/2026	2/17/2026	2/20/2026	**2/26/2026**	15
2/24/2026	2/25/2026	3/3/2026	3/6/2026	**3/12/2026**	15
3/10/2026	3/11/2026	3/17/2026	3/20/2026	**3/26/2026**	15
3/24/2026	3/25/2026	3/31/2026	**4/2/2026**	**4/9/2026**	15
4/7/2026	4/8/2026	4/14/2026	4/17/2026	**4/23/2026**	15
4/28/2026	4/29/2026	5/5/2026	5/8/2026	**5/14/2026**	15
5/12/2026	5/13/2026	5/19/2026	5/22/2026	**5/28/2026**	15
5/26/2026	5/27/2026	6/2/2026	6/5/2026	**6/11/2026**	15
6/9/2026	6/10/2026	6/16/2026	**6/18/2026**	**6/25/2026**	15
6/23/2026	6/24/2026	6/30/2026	**7/2/2026**	**7/9/2026**	15
7/7/2026	7/8/2026	7/14/2026	7/17/2026	**7/23/2026**	15
7/28/2026	7/29/2026	8/4/2026	8/7/2026	**8/13/2026**	15
8/11/2026	8/12/2026	8/18/2026	8/21/2026	**8/27/2026**	15
8/25/2026	8/26/2026	9/1/2026	9/4/2026	**9/10/2026**	15
9/8/2026	9/9/2026	9/15/2026	9/18/2026	**9/24/2026**	15
9/22/2026	9/23/2026	9/29/2026	10/2/2026	**10/8/2026**	15
10/6/2026	10/7/2026	10/13/2026	10/16/2026	**10/22/2026**	15
10/27/2026	10/28/2026	11/3/2026	11/6/2026	**11/12/2026**	15
11/24/2026	11/25/2026	12/1/2026	12/4/2026	**12/10/2026**	15

NOTES:

1. This schedule applies to projects that are reviewed and approved by the Commission. All Concept Plans require a review by the Commission and approval by the Council.
2. Minor Revision Preliminary Plats, Amended Final Plats, and Construction Plans may be approved adminstratively if they are are in compliance with the ordinance and there are no staff comments.
3. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
4. Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
5. Submittals may be uploaded to the Development Hub at any time, but will not be processed for review outside of the submittal schedule.

Red Text = Alternative Date if required date falls on a City Holiday

EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case PICP-23-0089 Cypress Meadows development; on one (1) parcel of land 43.9429 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R403528; generally located 1,500 feet to the south of the intersection of County Glen Drive and US 183 S on the west side of US 183 S, Leander, Williamson County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the construction plans for Cypress Meadows development which includes 93 residential lots and one (1) commercial lot.

Article II, Section 23(g) of the Subdivision Ordinance 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.

Staff has granted one (1) administrative extension for this application and the Planning & Zoning Commission has granted two (2) extensions. The applicant has received the FEMA (Federal Emergency Management Agency) CLOMR (Conditional Letter of Map Revision) approval and expect the floodplain development permit shortly. Upon approval of this permit, they can move forward with the final approval of the public improvement construction plans and the pre-construction meeting.

HISTORY/TIMELINE:
06/29/2024 - Construction Plans Application Expired
12/29/2024 - Construction Plans Application Staff Extension Expired
06/29/2025 - Construction Plans Application Planning & Zoning Commission Extension Expired
12/29/2025 - Construction Plans Application Planning & Zoning Commission Extension Expired

APPLICANT/AGENT:
ViewPoint Engineering (Will Buzzelli) on behalf MMK Ventures, LLC (Saeed Minhas)

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 plan application expires nine (9) months after the first review comment letter for the construction plan is sent to the applicant and allows for staff to grant one (1) additional extension.

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 submittal of the construction plan application. 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 June 29, 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-23-0089 Att 1 Cypress Meadow Extension Request Letter
2. PICP-23-0089 Att 2 Cypress Meadows - Location Map

ViewPoint Engineering

MAILING ADDRESS
2121 East Sixth Street, Suite 203
Austin, TX 78702
ph: 512.779.9464
www.viewpointengineering.com

	12/4/2025
City of Leander Development Services 105 N Brushy Street Leander TX, 78641	
	Cypress Meadows (PICP-23-0089) Permit Extension
	VPE#: 24010

Dear Sir or Madam,

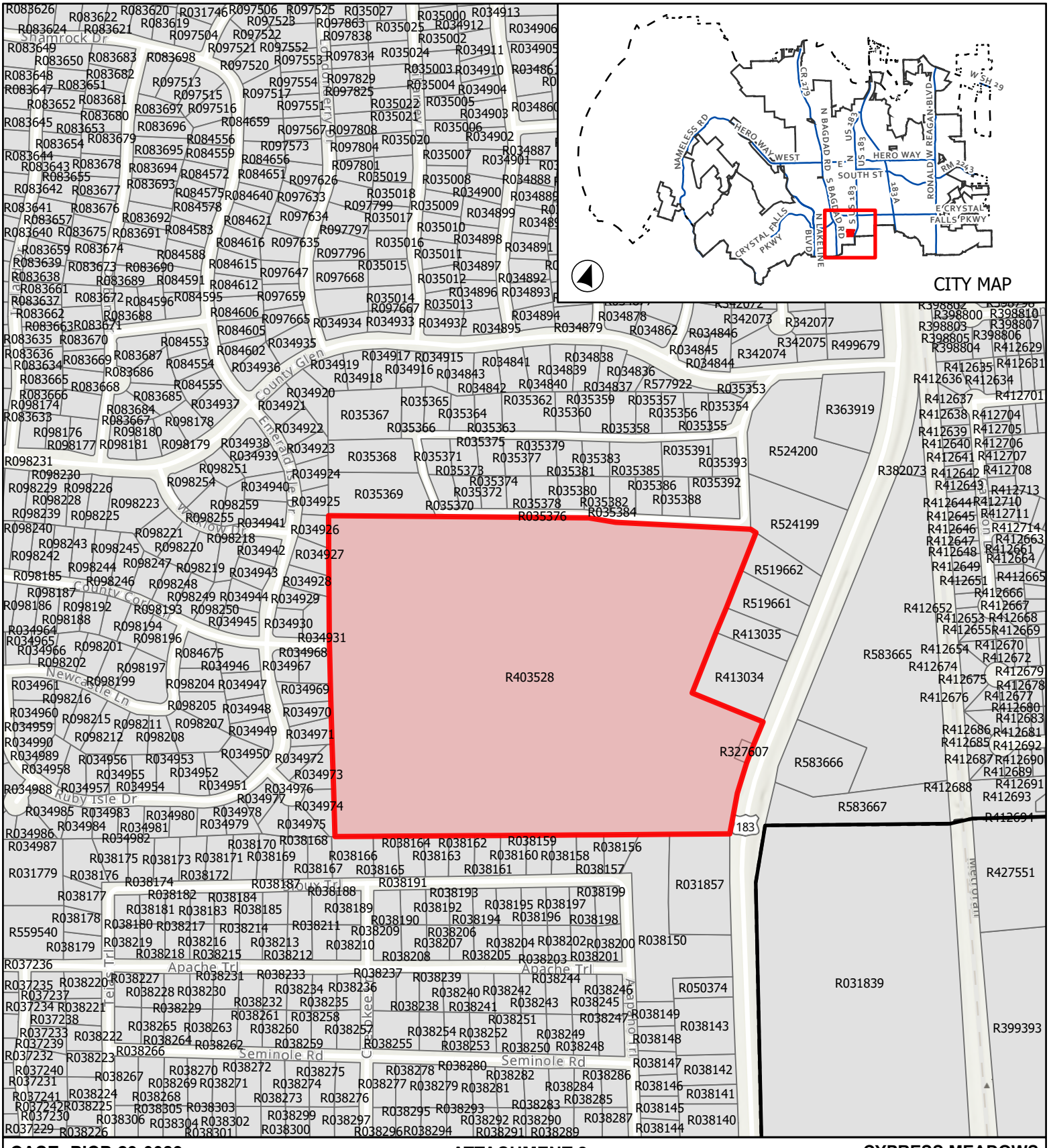
ViewPoint Engineering is requesting a six-month extension for the Cypress Meadows Construction Plans, PICP-23-0089, extending the approval deadline from December 29, 2025, to June 29, 2025.

This extension is needed to allow sufficient time for the City of Leander Floodplain Permit to be approved. We have received FEMA CLOMR approval and expect floodplain permit approval shortly, which will move the PICP forward.

If you need additional information or have any questions, please feel free to contact us.

Very truly yours,
ViewPoint Engineering

Will Buzzelli, PE
Director of Entitlements



CASE: PICP-23-0089 **ATTACHMENT 2** **CYPRESS MEADOWS**

Location Map

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

EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case PICP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the construction plans for 183A RE Investments, which is a 9.614-acre commercial subdivision including four (4) commercial lots.

Article II, Section 23(g) of the Subdivision Ordinance 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 a six (6) month extension of the application to provide additional time to address the final comments and easements requirement.

HISTORY/TIMELINE:
05/08/2025 - Construction Plans Application Expired
11/08/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:
DCS Engineering, LLC (Rodrigo Maldonado) on behalf of 183A RE Investments, Inc.(Shakeel Badarpura).

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 plan application expires nine (9) months after the first review comment letter for the construction plan is sent to the applicant and allows for staff to grant

one (1) additional extension.

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 submittal of the construction plan application. 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 8, 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-24-0130 Att 1 183A RE Investments Extension
2. PICP-24-0130 Att 2 183A RE Investments - Location Map

DCS Engineering, LLC
1101 S. Capital of Texas Highway
Building G-100
Austin, Texas 78746

Tel: (512) 614-6171
T.B.P.E. Firm No. F-13162
www.DCS-Engineering.com

December 17, 2025

Ms. Veronica Tovar
City of Leander
201 N Brushy Street
Leander, TX 78641

Reference: 183A Re Investments
Extension Request Letter
DCS Project No.: 20101498

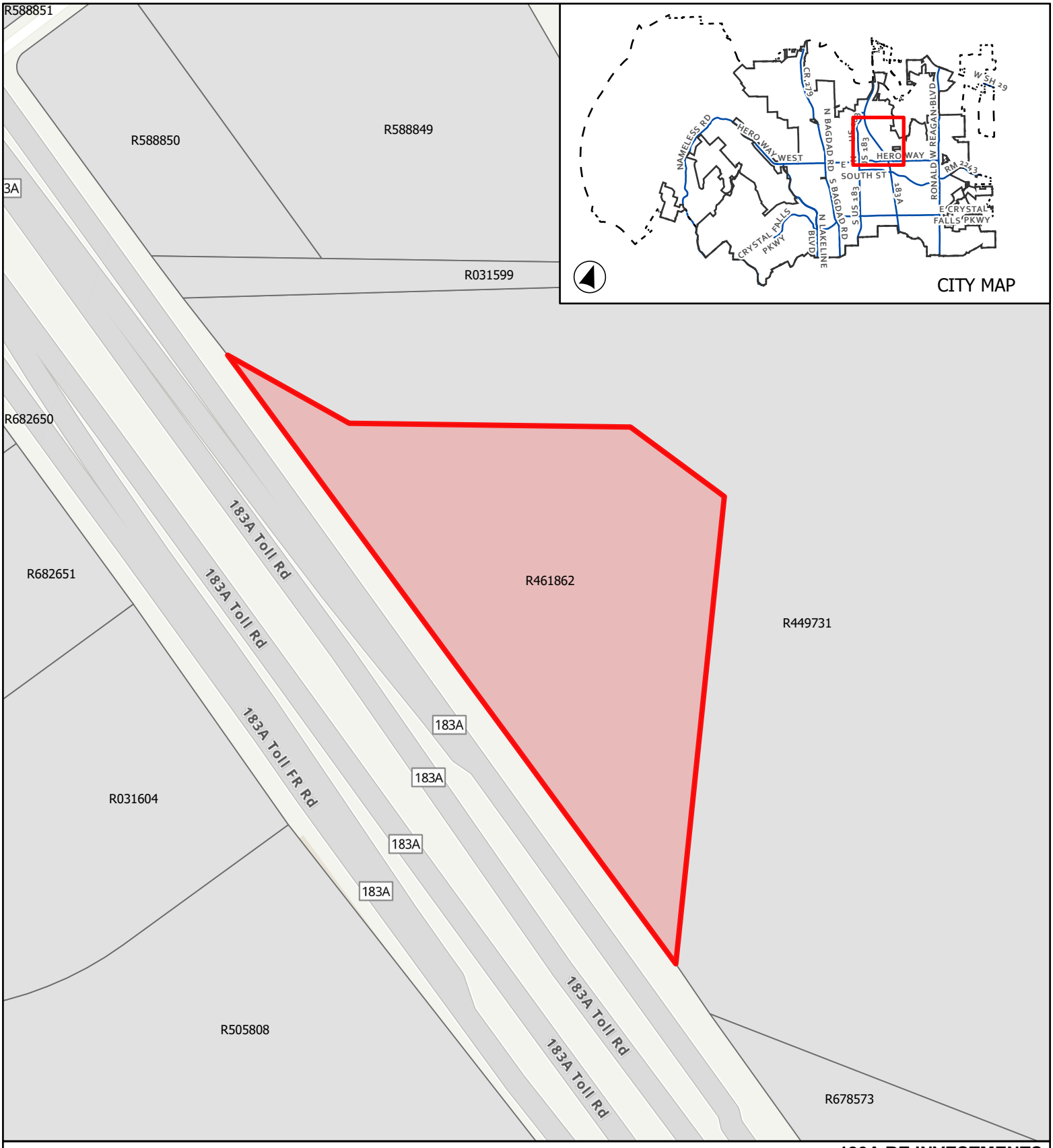
Dear Ms. Veronica,

The initial staff review comment letter for project PICP-24-0130 183A Re Investments Construction Plan was issued on August 8, 2024. The project requires a 10-ft waterline easement, the process for the easement recordation has been followed, and this is controlling the project to resubmit, and getting the approval from the city. As the application expired on November 8, 2025, we respectfully request an extension to maintain the active status of the application.

If you have questions, please call me at (512) 614-6171.

Sincerely,

Rodrigo Maldonado, E.I.T.
Lead Project Engineer



CASE: PICP-24-0130 **ATTACHMENT 2** **183A RE INVESTMENTS**

Location Map

City Limits
ETJ
Subject Boundary

0 90 180
Feet

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EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:
Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

BACKGROUND:
This request is for an extension of the expiration date of the final plat for 183A RE Investments, which is a 9.614-acre commercial subdivision including four (4) commercial lots.

Article II, Section 24 (g) of the Subdivision Ordinance 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 a six (6) month extension of the application to provide additional time to address the final comments. Once the review of the public improvement construction plans is complete, they will complete the review and recordation of the final plat.

HISTORY/TIMELINE:
05/08/2025 - Final Plat Application Expired
11/08/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:
DCS Engineering, LLC (Rodrigo Maldonado) on behalf of 183A RE Investments, Inc. (Shakeel Badarpura).

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 May 8, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-24-0153 Att 1 183 RE Investments Request Letter
2. FP-24-0153 Att 2 183A RE Investments

DCS Engineering, LLC
1101 S. Capital of Texas Highway
Building G-100
Austin, Texas 78746

Tel: (512) 614-6171
T.B.P.E. Firm No. F-13162
www.DCS-Engineering.com

December 17, 2025

Ms. Veronica Tovar
City of Leander
201 N Brushy Street
Leander, TX 78641

Reference: 183A Re Investments
Extension Request Letter
DCS Project No.: 20101498

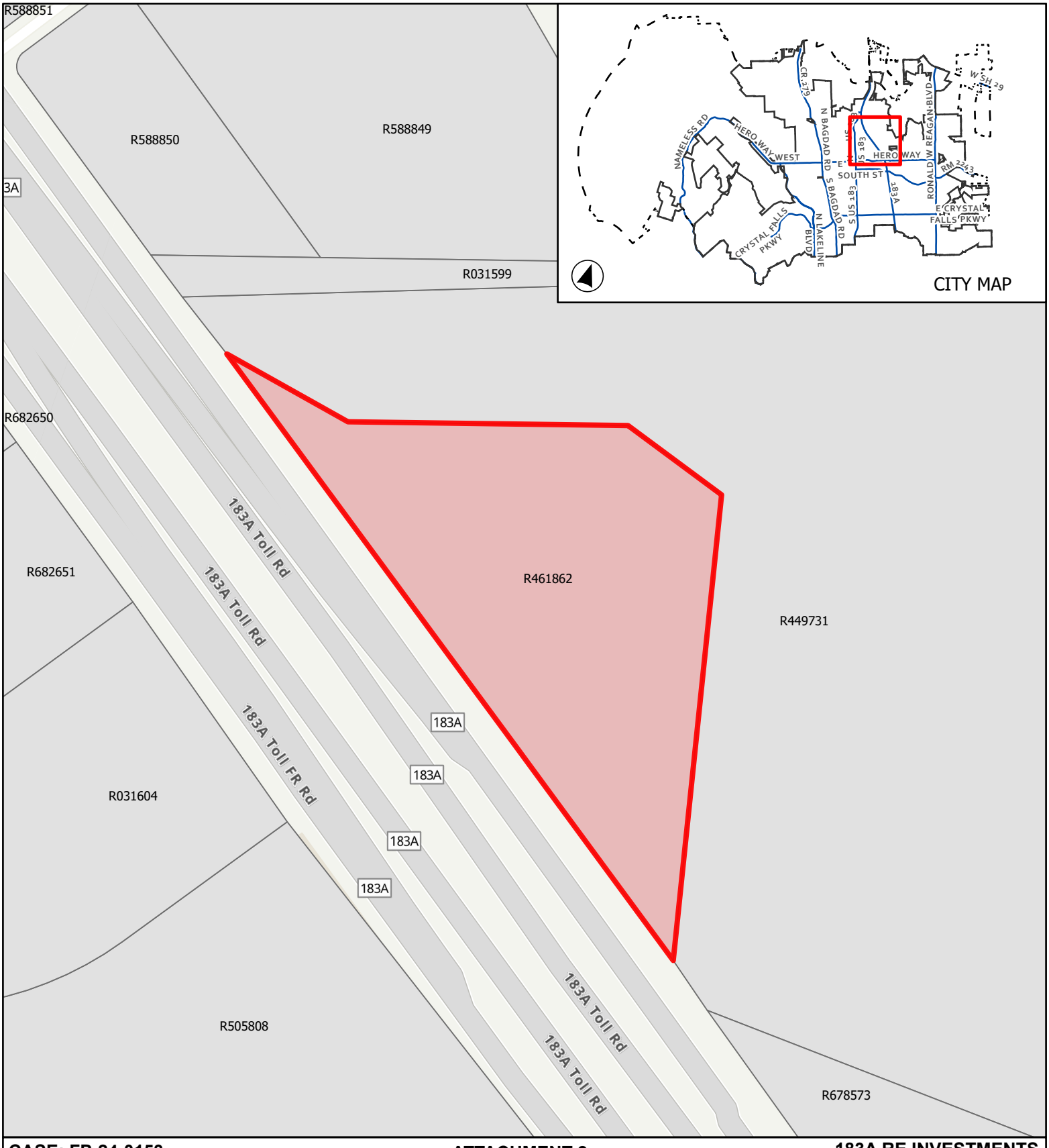
Dear Ms. Veronica,

The initial staff review comment letter for project FP-24-0153 183A Re Investments Final Plat was issued on August 8, 2024. As the application expired on November 8, 2025, we respectfully request we respectfully request an extension to maintain the active status of the application.

If you have questions, please call me at (512) 614-6171.

Sincerely,

Rodrigo Maldonado, E.I.T.
Lead Project Engineer



CASE: FP-24-0153 **ATTACHMENT 2** **183A RE INVESTMENTS**

Location Map

City Limits
ETJ
Subject Boundary

0 90 180
Feet

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EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-22-0023 Bagdad Gas Station; on one (1) parcel of land 1.508 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R559133, commonly known as 1540 W San Gabriel Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for the Bagdad Gas Station, which is a 1.508 acre commercial site development including a fuel station and convenience store along with the associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b) Expiration of application.

1. Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
    i. The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
    ii. Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
    iii. The applicant fails to provide the specified documents or other information within the time provided in the notice.
2. After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
3. If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant submitted a reinstatement application after the original application expired. The applicant is requesting another six-month (6) extension of the application in order to allow the applicant to continue coordinating with Staff on the final comments for the site development application.

HISTORY/TIMELINE:
06/20/2025 – Site Development Reinstatement Application Expired
12/20/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:
Professional StruCIVIL Engineers, Inc. (Fabiola Lizardi Clemente) on behalf of Gabriel Leander LLC (Mustaqali Momin)

RECOMMENDATION:
The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development 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 preliminary 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 June 20, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-22-0023 Att 1 Bagdad Gas Station Extension Request Letter
2. SD-22-0023 Att 2 Bagdad Gas Station - Location Map

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
STRUCTURAL CIVIL TRANSPORTATION
2205 W PARMER LANE, SUITE 201, AUSTIN, TEXAS 78727
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM REGISTERED FIRM F-4951

Extension Request for Plan Review

December 04, 2025

Veronica Tovar
Planning Coordinator
City of Leander
105 N Brushy Street
Leander, Texas 78641

Reference: Bagdad Gas Station | SD-22-0023
1540 W San Gabriel Pkwy
Leander, Texas 78641

Pursuant to your correspondence dated December 4, 2025, regarding the expiration of the review of the Bagdad Gas Station, SD-22-0023, Professional StruCIVIL Engineers, Inc. would like to request an extension for the plan review. This extension will allow the developers to fully address the remaining comments for the plan design.

Please let us know if you have any questions or require additional information for this request.

Sincerely,
PROFESSIONAL StruCIVIL ENGINEERS, INC.

Mirza Tahir Baig, P.E.
Principal

CASE: SD-22-0023 **ATTACHMENT 2** **BAGDAD GAS STATION**

Location Map

City Limits

ETJ

Subject Boundary

0 40 80

Feet

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AGENDA ITEM # 11

EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0208 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for the 183A RE Investments, which is a 9.614 acre commercial site development.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b)Expiration of application.

1. Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
    i. The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
    ii. Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
    iii. The applicant fails to provide the specified documents or other information within the time provided in the notice.
2. After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
3. If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting a six-month (6) extension of the application in order to allow the applicant to continue coordinating with Staff on the final comments for the site development application.

HISTORY/TIMELINE:
05/08/2025 – Site Development Application Expired
11/08/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:
DCS Engineering, LLC (Rodrigo Maldonado) on behalf of 183A RE Investments, Inc. (Shakeel Badarpura).

RECOMMENDATION:
The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development 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 preliminary 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 May 8, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0208 Att 1 183A RE Investments Request Letter
2. SD-24-0208 Att 2 183A RE Investments - Location Map

DCS Engineering, LLC
1101 S. Capital of Texas Highway
Building G-100
Austin, Texas 78746

Tel: (512) 614-6171
T.B.P.E. Firm No. F-13162
www.DCS-Engineering.com

December 17, 2025

Ms. Veronica Tovar
City of Leander
201 N Brushy Street
Leander, TX 78641

Reference: 183A Re Investments
Extension Request
DCS Project No.: 20101498

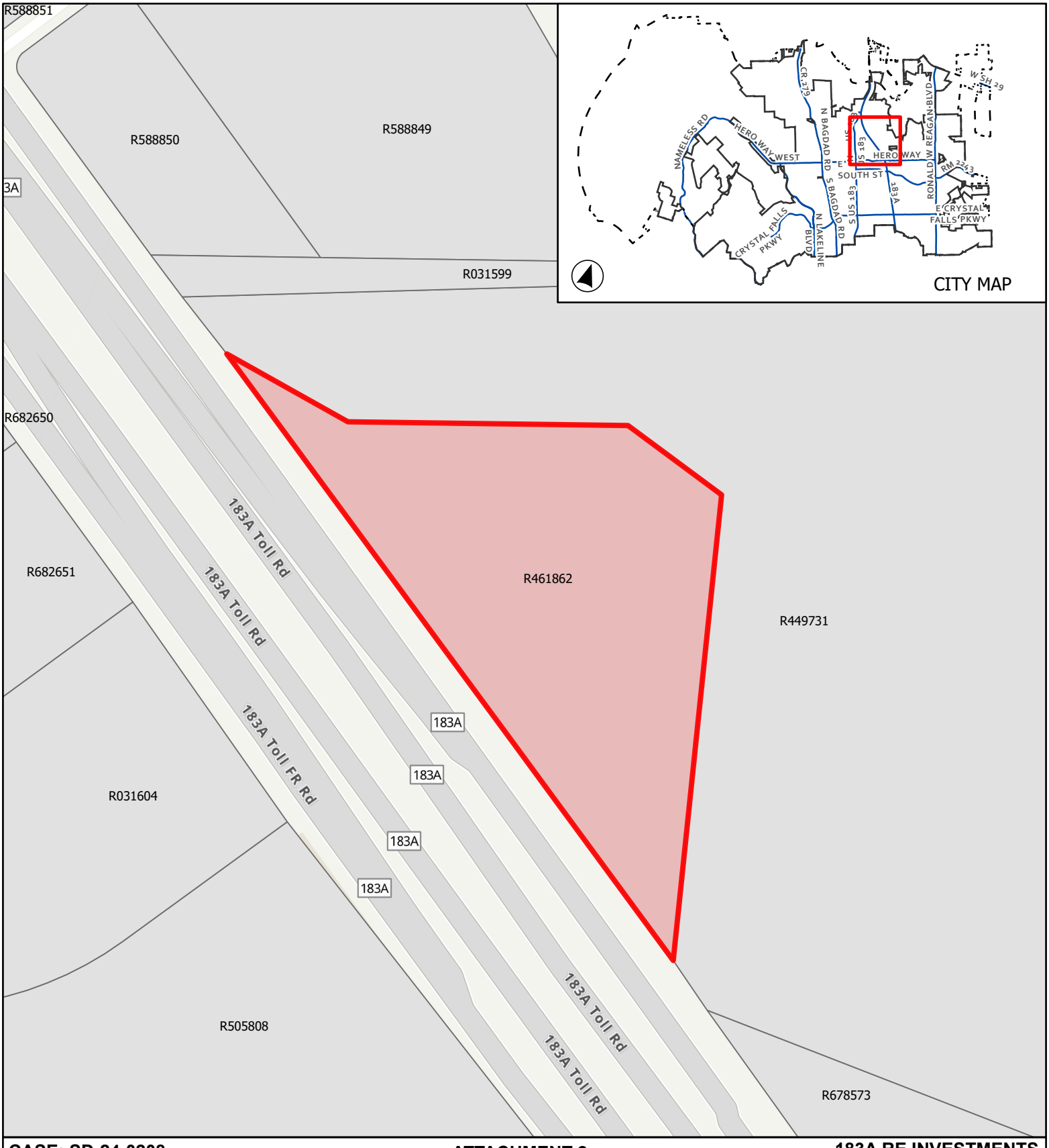
Dear Ms. Veronica,

The initial staff review comment letter for project SD-24-0208 183A Re Investments Site Civil was issued on August 8, 2024. As the application expired on November 8, 2025, we respectfully request we respectfully request an extension to maintain the active status of the application.

If you have questions, please call me at (512) 614-6171.

Sincerely,

Rodrigo Maldonado, E.I.T.
Lead Project Engineer



CASE: SD-24-0208 **ATTACHMENT 2** **183A RE INVESTMENTS**

Location Map

City Limits
ETJ
Subject Boundary

0 90 180
Feet

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AGENDA ITEM # 12

EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:
Approval of the minutes for meeting held on December 11, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 12-11-2025 P & Z Minutes

MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 11, 2025
Regular Meeting at 6:00 PM

Place 1 – Donnie Mahan	**Place 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip, Vice-Chair**
Place 3 – Karen Lewis	**Place 7 –Tyler Bray**
Place 4 – Jay Coats	**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 except Commissioner Karen Lewis was absent and Commissioner Joseph Morales arrived at 6:06 p.m.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 20, 2026 and December 10, 2025 meetings.

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 6-13.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 5 - 0

6. Approval of the minutes for meeting held on November 13, 2025.

7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICP-23-0108 Deceleration Lane for Shanta Ba Plaza development; on one (1) parcel of land 2.93 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located southeast of the intersection of Arrowfeather Pass and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

9. Approval of the extension of the application expiration for Subdivision Case PICP-24-0117 Grand Lake Plaza regarding the waterline extension along E. Crystal Falls Parkway, located to the southwest of the intersection of E. Crystal Falls Parkway and Grand Lake Parkway, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9 Final Plat; on one (1) parcel of land 2.934 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R516399, generally located southeast of the intersection of Ronald W. Reagan Boulevard and Arrowfeather Pass, Leander, Williamson County, Texas.

11. Approval of the extension of the application expiration for Site Development Case SD-24-0219 AKRA Montessori School; on once (1) parcel of land 1.7 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R659194, commonly known as 1201 W. San Gabriel Parkway, Leander, Williamson County, Texas.

12. Approval of the extension of the application expiration for Site Development Case SD-24-0240 Dexter Market & Retail; on one parcel of land 2.8 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R594078, commonly known as 620 S. Bagdad Road, Leander, Williamson County, Texas.

13. Approval of the extension of the application expiration for Site Development Case SD-25-0367 Wildcat Fuels; on one (1) parcel of land 1.27 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R558580, commonly known as 807 Crystal Falls Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0194 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to HC-5-B (Heavy Commercial) on two (2) parcels of land 11.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R315913 and R031291; and generally located on the northside of RM 2243, approximately 1,100 feet east of the intersection with CR 269, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-25-0194 as described above.

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

Commissioner Joseph Morales joined the meeting at 6:06 p.m.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0194.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 0

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0200 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to HC-4-C (Heavy Commercial) on one (1) parcel of land 3.973 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031281; and generally located southeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0200 as described above.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:07 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0200.

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 6 - 0

REGULAR AGENDA

16. Discuss 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.

Motion to approve Zoning Case Z-25-0183 with the condition that upon change of use the exception is removed as well as the destruction of the fence within the Public Utility Easement being at the owner's expense.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 5 - 1 (Board Member Lantrip)

Motion to amend the previous motion to include the smooth side of the fence being required to be facing the right-of-way.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 5 - 1 (Board Member Lantrip)

17. Discuss and consider action regarding Significant Tree Removal requests associated with Subdivision Case PP-25-0071 regarding the removal of seven (7) Significant Trees as part of the Oak Grove Estates Preliminary Plat one (1) parcel of land 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

Motion to approve the Significant Tree Removal requests associated with Subdivision Case PP-25-0071.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 0

18. Adjournment
Meeting adjourned at 6:50 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

EXECUTIVE SUMMARY
1/8/2026

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), more particularly described by Williamson County Central Appraisal District Parcel R082171; and generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

BACKGROUND:

This request is the first 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 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 50% of the caliper inches of Significant Trees between eight (8) and 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 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 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 $150.00 per caliper inch of replacement tree.

Applicant's Mitigation Proposal

- Applicant is removing 550 Significant Trees between eight (8) and 18 caliper inches totaling 94%, 45 Significant Trees between 18 and 26 caliper inches totaling 94%, and six (6) Heritage Trees totaling 86%. Applicant is proposing to save 34 Significant Trees between eight (8) and 18 caliper inches totaling 6%, three (3) Significant Trees between 18 and 26 caliper inches totaling 6%, and one (1) Heritage Tree being 14%.
- Mitigation is proposed through credit of two hundred sixteen (237) caliper inches of replacement trees as well as a payment in-lieu of replacement trees in the amount of $630,375.00.
- There is a Heritage Tree removal fee in the amount of $32,100.00 based off the removal of 107 caliper inches at a rate of $300.00 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 Planning & Zoning Commission has the following options:

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

Staff recommends Option 1 listed above – Approve the tree removal request. This recommendation is based on the topographical challenges and the extensive grading needed for the subdivision. Staff determined the applicant has demonstrated a unique situation.

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
6. TRP-25-0038 Att 6 Arborist Letter - 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.

The existing site consists of one single family house on 15 acres. The land contains steep hills with large changes in topography. The extreme nature of the landscape requires extensive grading to be done in order for streets to be designed per the City criteria. The deep cuts and large fill for the roadway then create the need to grade the lots in order to make much of the site accessible and buildable.

There are additional constraints created by the wastewater and storm sewer design, and many portions of those lines are designed and minimum tolerances so that storm water can be taken to the southeast, while wastewater is required to drain to the north (the only point of service).

Because of the necessary grading and infrastructure mentioned above, as well as sidewalk and pond requirements, 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). Two 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.

Though the number of trees to be removed seems large, analysis of the canopy shows that the future canopy cover will actually be improved because the replacement trees and homesite trees will placed more evenly throughout the site. Their mature canopy will be superior to the clumped and crowded nature of the existing trees.

Furthermore, the city will receive over $500,000 in mitigation fees for tree planting in other areas. We fill this, in addition to the improved canopy and a high quality development will be beneficial to all parties.

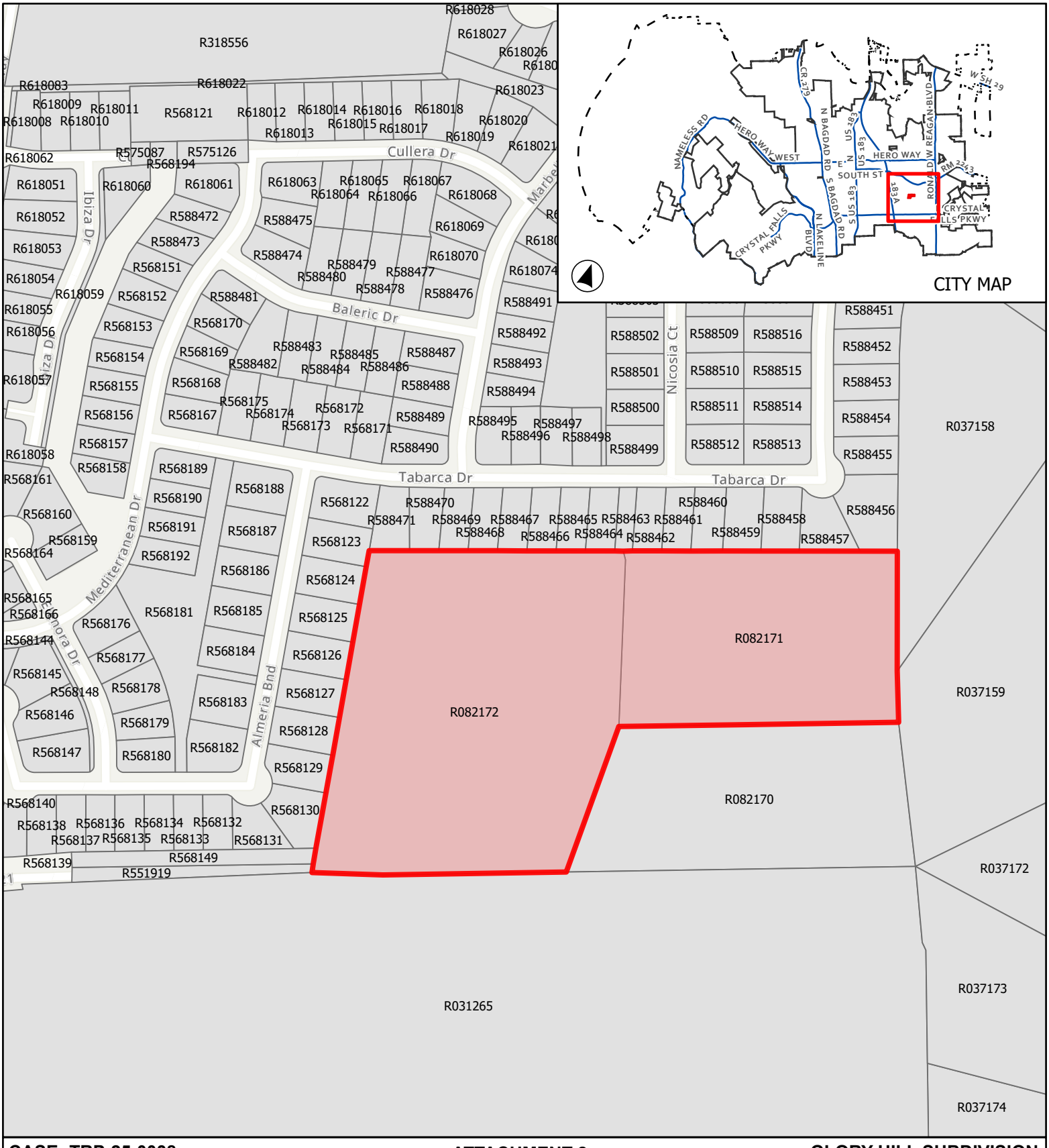
If you have any questions or concerns, please feel free to contact me at:
cgiles@entellus.com, and 512-294-3609.

Sincerely,

Casey Giles, P.E.

Engineer Signature and Seal

12/11/2025
Firm #22613



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

Location Map

City Limits
ETJ
Subject Boundary

0 115 230
Feet

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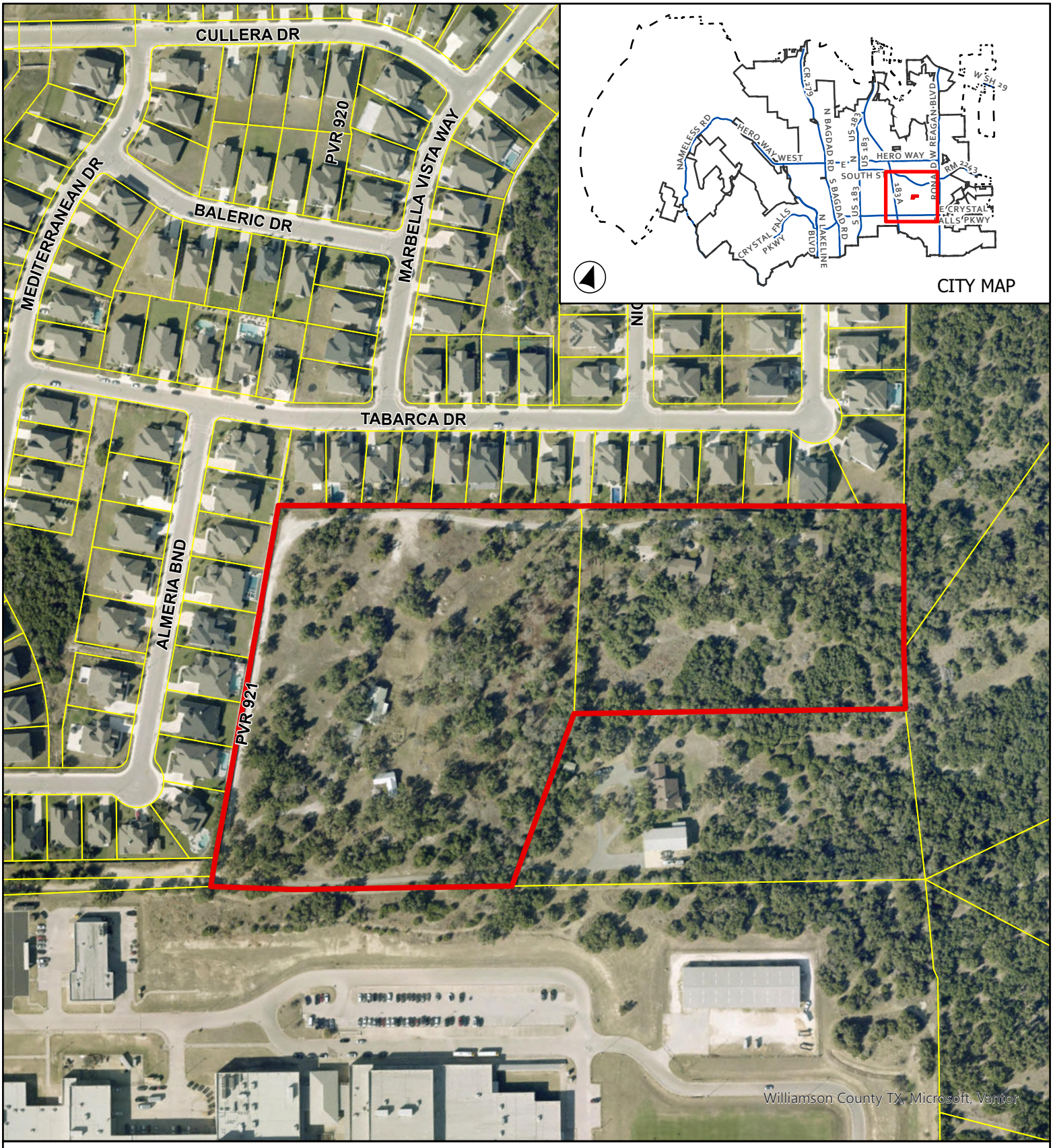


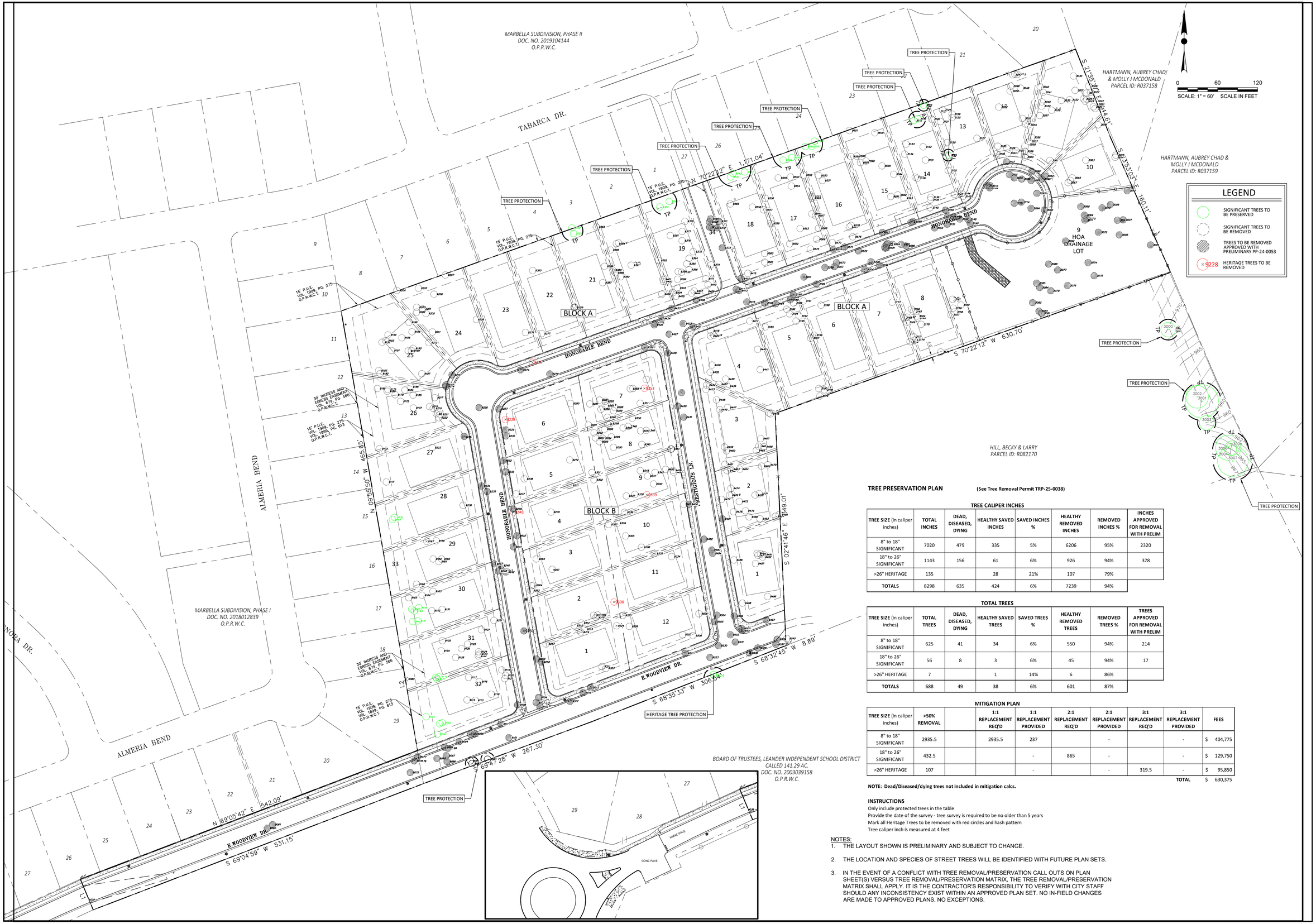
CASE: TRP-25-0038 **ATTACHMENT 3** **GLORY HILL SUBDIVISION**

Aerial Map

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 95 190
Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels



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	7020	479	335	5%	6206	95%	2320
18" to 26" SIGNIFICANT	1143	156	61	6%	926	94%	378
>26" HERITAGE	135		28	21%	107	79%	
TOTALS	8298	635	424	6%	7239	94%	

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	34	6%	550	94%	214
18" to 26" SIGNIFICANT	56	8	3	6%	45	94%	17
>26" HERITAGE	7		1	14%	6	86%	
TOTALS	688	49	38	6%	601	87%	

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	2935.5		2935.5	237		-		-	$ 404,775
18" to 26" SIGNIFICANT	432.5			-	865	-		-	$ 129,750
>26" HERITAGE	107			-		-	319.5	-	$ 95,850
								TOTAL	$ 630,375

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

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

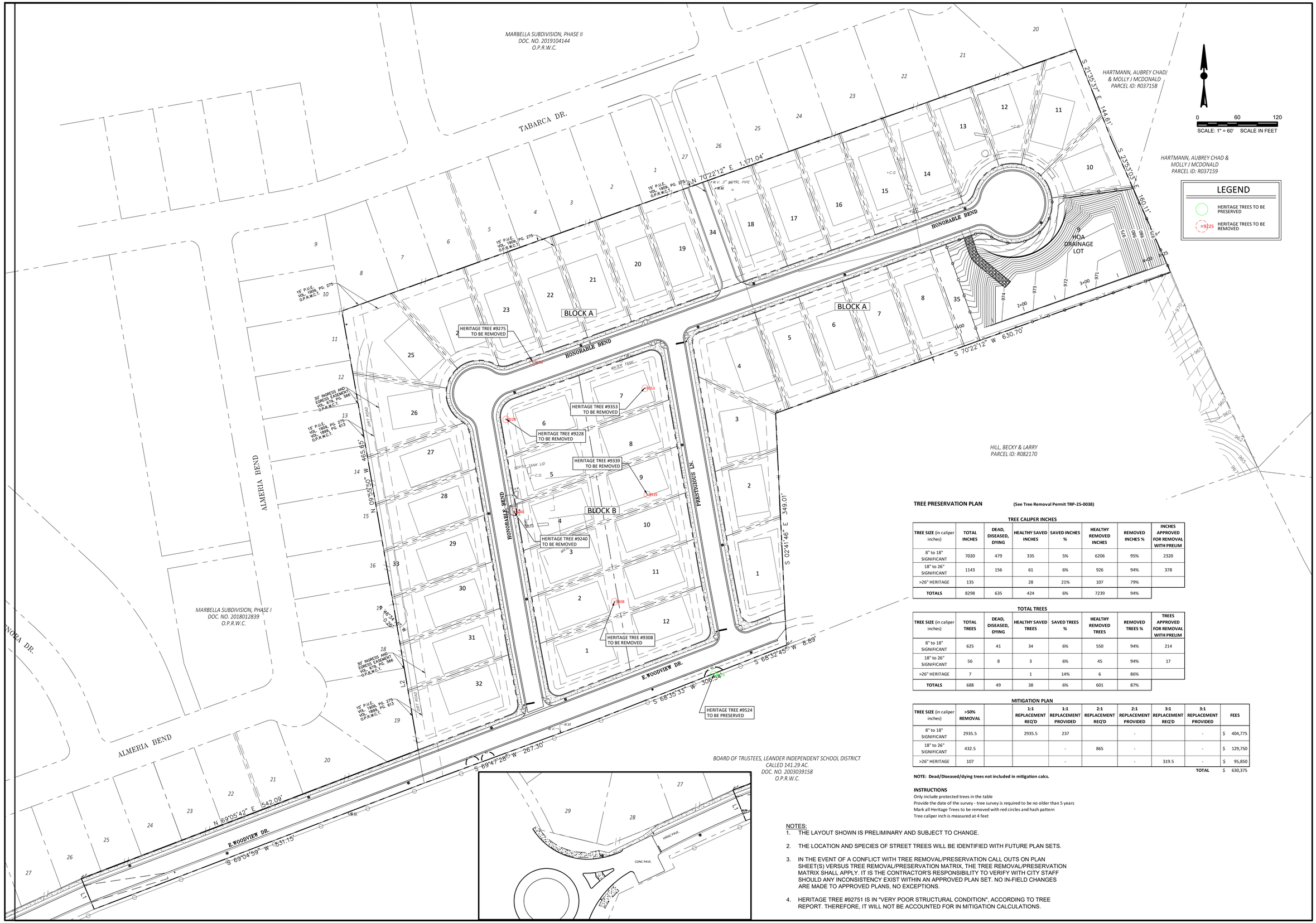
GLORY HILL SUBDIVISION
CITY OF LEANDER, TEXAS

TREE PROTECTION PLAN

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

10
SHEET

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
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TOTAL TREES

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>26" HERITAGE	7		1	14%	6	86%	
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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	2935.5		2935.5	237		-		-	$ 404,775
18" to 26" SIGNIFICANT	432.5			-	865	-		-	$ 129,750
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								TOTAL	$ 630,375

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:
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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

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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 (11-9)	11		11			Street and lot grading	
3014b	15" CEDAR ELM (11-9)	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		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/ROW/Sidewalk	y
3060	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
3061	13" LIVE OAK	13		13			Street and lot grading	
3062	11" LIVE OAK	11		11			Street/ROW/Sidewalk	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/ROW/Sidewalk	y
3103	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
3104	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3105	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y
3106	11" LIVE OAK	11		11			Street/ROW/Sidewalk	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
3116	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/ROW/Sidewalk	y
3146b	14" LIVE OAK (10-8)	8		8			Street/ROW/Sidewalk	y
3147	15" LIVE OAK (9-6-6)	9		9			Street/ROW/Sidewalk	y
3148a	18" LIVE OAK (13-10)	13		13			Street/ROW/Sidewalk	y
3148b	18" LIVE OAK (13-10)	10		10			Street/ROW/Sidewalk	y
3148c	18" LIVE OAK (13-10)	10		10			Street/ROW/Sidewalk	y
3149	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
3151	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
3153	22" LIVE OAK	22		22			Street/ROW/Sidewalk	y
3154	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
3155	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
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	0			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 (21-16-10)	21		21			Street/ROW/Sidewalk	y
3201b	33" LIVE OAK (21-16-10)	14		14			Street/ROW/Sidewalk	y
3201c	33" LIVE OAK (21-16-10)	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
3060	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3061	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3075	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
3077	13" LIVE OAK (9-7)	9		9			Street/ROW/Sidewalk	y
3078	11" LIVE OAK (8-6)	8		8			Street/ROW/Sidewalk	y
3194a	21" LIVE OAK (12-8-8-8)	12		12			Street/ROW/Sidewalk	y
3194b	21" LIVE OAK (12-8-8)	9		9			House Pad	
3194c	21" LIVE OAK (12-9-8)	8		8			House Pad	
3195	21" LIVE OAK	21	21	0			poor condition/decay/in house pad	
3196	9" LIVE OAK	9		9			Street and lot grading	
3198	8" LIVE OAK	8		8			Street and lot grading	
3200a	17" CEDAR ELM (12-9)	12		12			House Pad	
3200b	17" CEDAR ELM (12-9)	9		9			House Pad	
3201	12" LIVE OAK (9-5)	9		9			House Pad	
3202a	13" LIVE OAK (9-8)	9		9			Street and lot grading	
3202b	13" LIVE OAK (9-8)	8		8			Street and lot grading	
3203	8" LIVE OAK	8		8			House Pad	
3204	24" LIVE OAK	24			24			
3205	14" LIVE OAK	14			14			
3206	18" CEDAR ELM (12-13)	12		12			House Pad	
3206	18" CEDAR ELM (12-13)	11		11			Street and lot grading	
3207	13" LIVE OAK	13			13			
3209a	43" RED OAK (12-11-10-10-9-9)	12		12			House Pad	
3209b	43" RED OAK (12-11-10-10-9-9)	12	12	0			very poor condition/in house pad	
3209c	43" RED OAK (12-11-10-10-9-9)	11	11	0			very poor condition/in house pad	
3209d	43" RED OAK (12-11-10-10-9-9)	10	10	0			very poor condition/in house pad	
3209e	43" RED OAK (12-11-10-10-9-9)	10	10	0			very poor condition/in house pad	
3209f	43" RED OAK (12-11-10-10-9-9)	9	9	0			significant decay/in house pad	
3209g	43" RED OAK (12-11-10-10-9-9)	9	9	0			very poor condition/in house pad	
3211	11" CEDAR ELM	11		11			Street and lot grading	
3212a	17" CEDAR ELM (11-11)	11		11			Street and lot grading	
3212b	17" CEDAR ELM (11-11)	11		11			House Pad	
3213a	16" LIVE OAK (11-9)	11		11			Street/ROW/Sidewalk	y
3213b	16" LIVE OAK (11-9)	11	11	0			poor, large area of decay	y
3214	8" RED OAK	8		8			Street/ROW/Sidewalk	y
3215	14" RED OAK	16	16	0			very poor, decay, failure	y
3217	11" CEDAR ELM	11		11			Street and lot grading	y
3218	10" LIVE OAK	10		10			House Pad	y
3219	9" LIVE OAK	9		9			House Pad	y
3220	8" LIVE OAK	8		8			House Pad	y
3221	11" LIVE OAK	11		11			Street and lot grading	y
3222	11" LIVE OAK	11		11			Street and lot grading	y
3223a	17" LIVE OAK (11-11)	11		11			House Pad	
3223b	17" LIVE OAK (11-11)	11		11			House Pad	
3225a	32" RED OAK (22-19)	22	22	0			very poor, decay, deadwood	y
3225b	32" RED OAK (22-19)	19	19	0			very poor structure, decay	y
3226a	22" RED OAK (15-13)	15	15	0			very poor structure	y
3226b	22" RED OAK (15-13)	13	13	0			very poor, decay, failure	y
3227	25" LIVE OAK	25		25			Street/ROW/Sidewalk	y
3228	28" LIVE OAK	28.0		28		Y	Street and lot grading	
3229	9" CEDAR ELM	9		9			Street and lot grading	
3230	11" CEDAR ELM	11		11			Street and lot grading	
3232a	18" RED OAK (14-8)	14		14			Street and lot grading	
3232b	18" RED OAK (14-8)	18	18	0			poor, storm damage, decay	y
3233a	24" LIVE OAK (17-14)	17		17			Street/ROW/Sidewalk	y
3233b	24" LIVE OAK (17-14)	14		14			Street/ROW/Sidewalk	y
3234	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
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
9246b	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 ELM	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			House Pad	
9362b	19" RED OAK (13-12)	12		12			House Pad	
9363	12" RED OAK	12		12			Street and lot grading	
9364	11" CEDAR ELM	11	11	0			dead	
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

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=88e5f63a-e9af-4724-b025-c0763b0a39bc

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

12/4/2025

Site Plan Tree Evaluation
Tri Pointe Homes
Glory Hill
Private Rd 921 Leander, TX, 78641

Introduction:
Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team who through related training and experience are familiar with the techniques and equipment used in such operations.

TMS was contacted regarding a property being studied for construction. The team wanted a better understanding of trees on site and their potential impacts/benefits to the project.

Assignment:

TMS arborist to prepare letter for City of Leander comment after reviewing provided documents. Summary report to be provided for team use.

Summary:

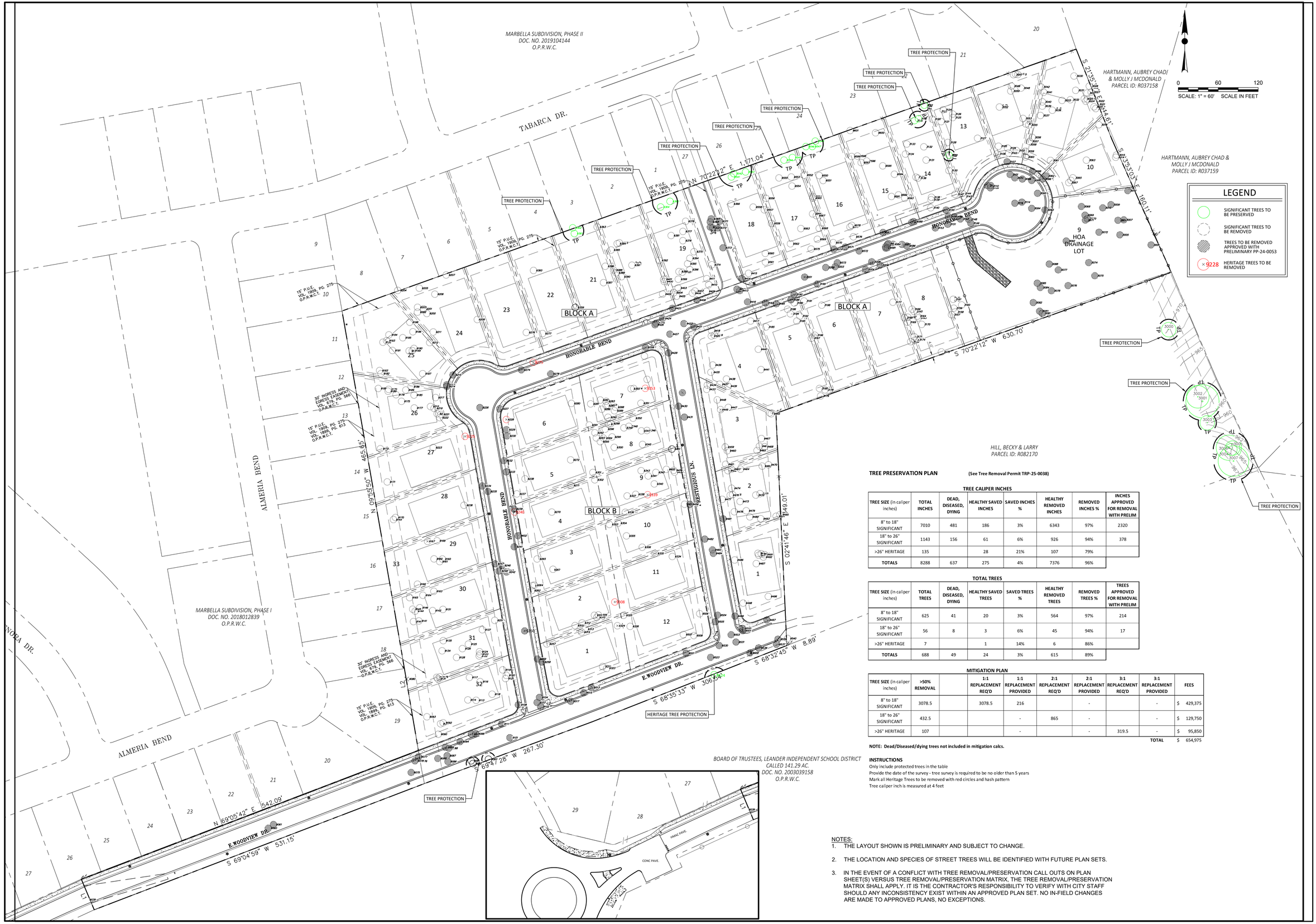
TMS reviewed the provided plans to evaluate the proposed grading plans. Throughout the site, significant grading is required to accommodate for the slopes in the existing site condition. In turn, significant grade changes will be required around existing trees behind proposed building pads. TMS does not recommend grading up to the base of the trunks of trees, as it will cause significant impacts to root zone of the tree and its overall vitality. This action would likely lead to the eventual decline and death of the trees affected by the grade changes.

While tree wells are often an option, the existing site conditions pose a challenge to adequately preserve enough root zone to promote tree health and remain compliant with City of Leander preservation criteria. To design compliant and practical tree wells where at least 50% of root zones are undisturbed, there would likely be significant conflicts with the building pads and the property lines.

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, please reach me at (512)800-1861 or myles@treemannsolutions.com or Joshua Morales at (512)745-9653 or joshua@treemannsolutions.com. We are here to help!

Respectfully,

Joshua Morales, BCMA
Project Manager
Board Certified Master Arborist TX-4657BM
TRAQ | TXOWQ| Urban Forest Professional | TDA#0849823
O: 888.433.6040 | M: 512.745.9653 | E: joshua@treemannsolutions.com



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

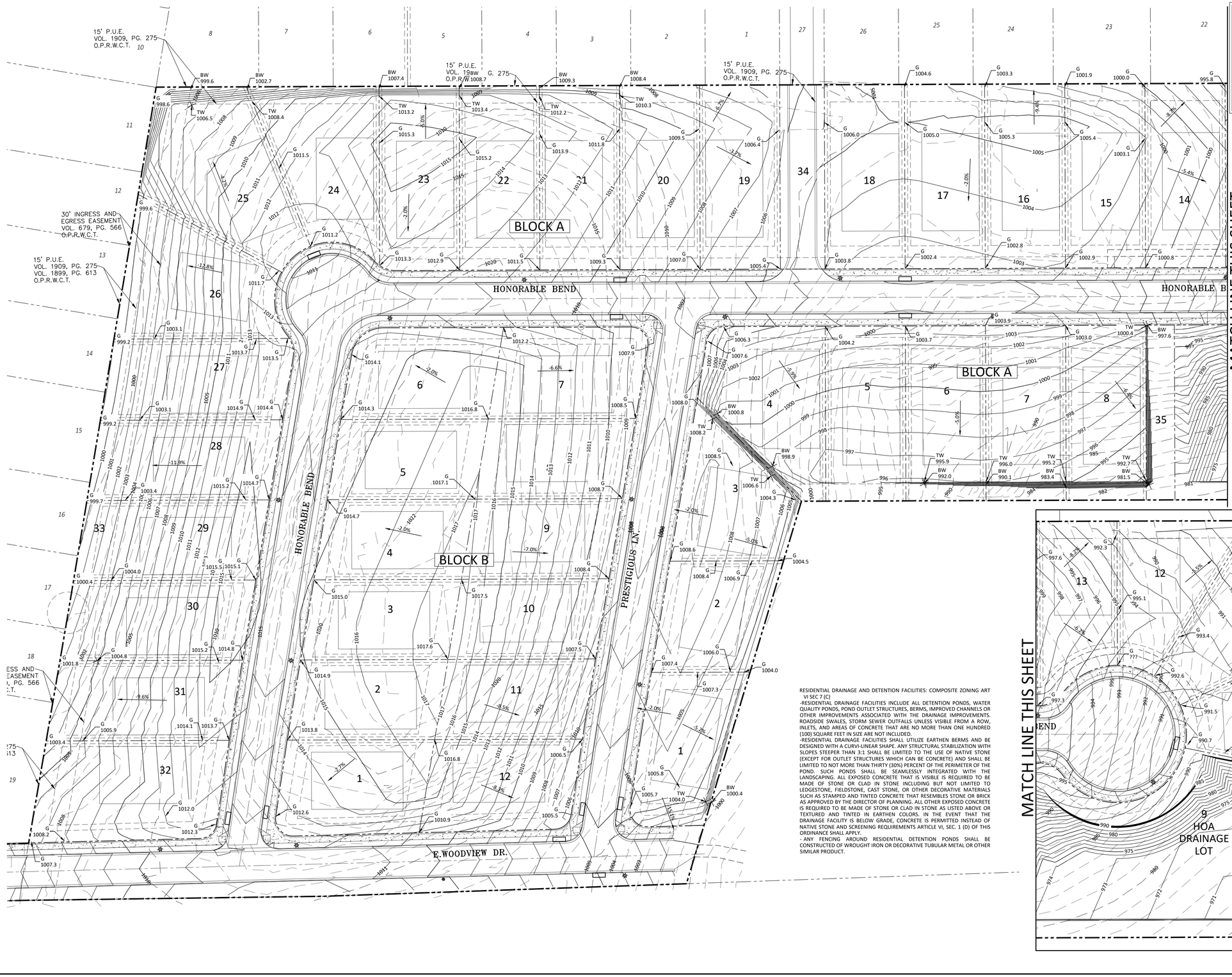
GLORY HILL SUBDIVISION
CITY OF LEANDER, TEXAS

TREE PROTECTION PLAN

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

SHEET 10

Project No.: 20501.01



0 40 80 Feet

SPOT ELEVATION LEGEND

G= FINISHED GROUND
FL= FLOW LINE
TW= TOP WALL
BW= BOTTOM WALL
HP= HIGH POINT
LP= LOW POINT

IF THERE IS A BREAK OF MORE THAN 14 DAYS WHILE GRADING AND/OR BETWEEN ROUGH GRADING COMPLETION AND CONSTRUCTION START WHERE NO WORKS IS DONE ON A SITE OR PORTION OF A SITE, TEMPORARY (OR PERMANENT) STABILIZATION IS REQUIRED PER TXR150000 PART 111.F.2.(B).111/CITY CODE SECTION 86.529(A)(1)(G). USE TEMPORARY (OR PERMANENT) SEEDING,ROCK,GRAVEL (1ST MINIMUM), CONCRETE RIP-RAP, DEGRADABLE STRAW MATTING, SHREDDED LANDSCAPE MULCH, DEGRADABLE SOIL RETENTION BLANKETS, OR SIMILAR. NOTE THAT MATTING,MULCH, OR BLANKETS REQUIRE ONGOING MAINTENANCE.

SEE GENERAL NOTES FOR FILL COMPACTION REQUIREMENTS

RESIDENTIAL DRAINAGE AND DETENTION FACILITIES: COMPOSITE ZONING ART VI SEC 7 (C)
-RESIDENTIAL DRAINAGE FACILITIES INCLUDE ALL DETENTION PONDS, WATER QUALITY PONDS, POND OUTLET STRUCTURES, BERMS, IMPROVED CHANNELS OR OTHER IMPROVEMENTS ASSOCIATED WITH THE DRAINAGE IMPROVEMENTS. ROADSIDE SWALES, STORM SEWER OUTFALLS UNLESS VISIBLE FROM A ROW, INLETS, AND AREAS OF CONCRETE THAT ARE NO MORE THAN ONE HUNDRED (100) SQUARE FEET IN SIZE ARE NOT INCLUDED.
-RESIDENTIAL DRAINAGE FACILITIES SHALL UTILIZE EARTHEN BERMS AND BE DESIGNED WITH A CURVI-LINEAR SHAPE. ANY STRUCTURAL STABILIZATION WITH SLOPES STEEPER THAN 3:1 SHALL BE LIMITED TO THE USE OF NATIVE STONE (EXCEPT FOR OUTLET STRUCTURES WHICH CAN BE CONCRETE) AND SHALL BE LIMITED TO NOT MORE THAN THIRTY (30%) PERCENT OF THE PERIMETER OF THE POND. SUCH PONDS SHALL BE SEAMLESSLY INTEGRATED WITH THE LANDSCAPING. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, CONCRETE IS PERMITTED INSTEAD OF NATIVE STONE AND SCREENING REQUIREMENTS ARTICLE VI, SEC. 1 (D) OF THIS ORDINANCE SHALL APPLY.
- ANY FENCING AROUND RESIDENTIAL DETENTION PONDS SHALL BE CONSTRUCTED OF WROUGHT IRON OR DECORATIVE TUBULAR METAL OR OTHER SIMILAR PRODUCT.

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

LOT GRADING PLAN

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

SHEET 19

Project No.: 20501.01

EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0043 regarding the removal of multiple Significant and Heritage Trees associated with the Harvest Retreat (SD-24-0196), more particularly described by Williamson County Central Appraisal District Parcel R680242, and commonly known as 14751 Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. The applicant has submitted a request to remove nine (9) Significant Trees and one (1) Heritage Trees. Per the applicant, the trees are needing to be removed due to the building footprints, grading, and infrastructure improvements

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than 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.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 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 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 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 $150.00 per caliper inch of replacement tree.

Applicant's Mitigation Proposal

- The Applicant is proposing to remove 1016 Significant Trees between eight (8) and 18 caliper inches totaling 65%, nine (9) Significant Trees between 18 and 26 caliper inches totaling 74%, and one (1) Heritage Tree totaling 47%.
- Mitigation is proposed through credit of 371 caliper inches of replacement trees as well as a payment in-lieu of replacement trees in the amount of $43,950.00.

- There is a Heritage Tree removal fee in the amount of $8,100.00 based off the removal of 27 caliper inches at a rate of $300.00 per inch.
- Mitigation fees are required to be paid with the site development permit if the request is approved.
- The complete preservation plan is available as Attachment 4.

GENERAL INFORMATION:

Current Zoning:Creeks Edge PUD with the base zoning of LO-2-A (Local Office) and SFT-2-A (Single-Family Townhomes)

Size and Location: This property is generally located on the west side of Ronald W. Reagan Boulevard and south of Niles Drive, including approximately 9.996 acres.

Surrounding Area: This property is surrounding by multifamily on the north and undeveloped land on the south.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Radius Civil Engineering (John P. Sullivan) on behalf of BM21, LLC. (Nikhil Polsani).

RECOMMENDATION:

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

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

Staff recommends Option 1 listed above – approve the tree removal request. This would allow the applicant to develop the site with the removal of the nine (9) Significant Trees and one (1) Heritage Tree.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Fiscal Impact

Attachments:

1. TRP-25-0043 Att 1 Harvest Retreat Letter of Intent
2. TRP-25-0043 Att 2 Harvest Retreat - Location Map
3. TRP-25-0043 Att 3 Harvest Retreat Pictures
4. TRP-25-0043 Att 4 Tree Mitigation Plan
5. TRP-25-0043 Att 5 Harvest Retreat - Aerial Map

RADIUS
CIVIL ENGINEERING

Texas P.E. Firm Registration 23684
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Phone 512.431.8510
www.radiuscivil.com | info@radiuscivil.com

11/7/2025

To:
City of Leander Planning and Zoning Commission
City Council

Re: Significant and/or Heritage Tree Removal Request | Letter of Intent
Harvest Retreat Phase 1
14751 Ronald W Reagan Blvd

To the Members of the Planning and Zoning Commission and City Council:

On behalf of BM Developers, we are submitting this revised Letter of Intent in support of our Significant and Heritage Tree Removal Permit request for Harvest Retreat by BM Developers, Phase 1, a proposed mixed-use development located within the City of Leander.

This first phase of the project includes four (4) office buildings, an amenity center, a pool, and thirty-two (32) townhome units. To accommodate the required building footprints, grading, and infrastructure improvements, the removal of nine (9) Significant and one (1) Heritage Tree is requested, as itemized in the attached Tree Matrix.

Mitigation Summary

A total of **1229 caliper inches** are proposed for removal, consisting of:

- Removal of **65%** of 8-18" Significant Tree Inches (1016" Removed) = **238" owed**
- Removal of **74%** of 18-16" Significant Tree Inches (186" Removed) = **372" owed (2:1 Mitigation)**
- Removal of (1) Heritage Tree (27" Removed) = **81" owed (3:1 Mitigation)**

Total of **664" Mitigation Inches Owed ($99,600)**

Mitigation Provided: **371" ($55,650)**
- (73) 3" Shade Trees = **219"**
- (38) 4" Shade Trees = **152"**
- Mitigation Fee owed = **$43,950**

Significant and Heritage Trees Removed Matrix

SIGNIFICANT & HERITAGE TREES REMOVED			
TREE TAG	SPECIES	SIGNIFICANT REMOVED INCHES	HERITAGE REMOVED INCHES
201	PECAN	21	
205A	PECAN	21	
206	PECAN	21	
269	AMERICAN ELM		27
298	PECAN	19	
10500A	LIVE OAK	19	
10501	CEDAR ELM	22	
10520	LIVE OAK	22	
10548A	SPANISH OAK	22	
10561	SPANISH OAK	19	
	TOTAL INCHES	186	27
	TOTAL TREES	9	1

TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1556	540	35%	1016	65%
>18" TO 26"	251	65	26%	186	74%
SUBTOTAL 8" TO 26"	1807	605	33%	1202	67%
>26" HERITAGE	57	30	53%	27	47%
TOTAL	1864	635	34%	1229	66%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREE %	REMOVED TREES	REMOVED TREES %
8" TO 18"	134	47	35%	87	65%
>18" TO 26"	12	3	25%	9	75%
SUBTOTAL 8" TO 26"	146	50	34%	96	66%
>26" HERITAGE	2	1	50%	1	50%
TOTAL	148	51	34%	97	66%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" TO 18"	238	238	-	-	$35,700
>18" TO 26"		-	372	-	$55,800
>26" HERITAGE		-	-	81	$8,100
TOTAL OWED	238	238	372	81	**$99,600**
371 REPLACEMENT INCHES PLANTED ON SITE (-$150/INCH)					$55,650
TOTAL FEE OWED					**$43,950**

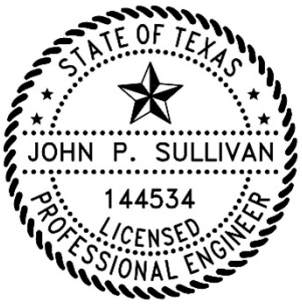
A **Tree Mitigation Plan** is included with this submittal, identifying trees proposed for removal and preservation, as well as proposed mitigation plantings. BM Developers remain committed to full compliance with the City's tree preservation requirements and to the implementation of appropriate mitigation to offset impacts associated with necessary removals.

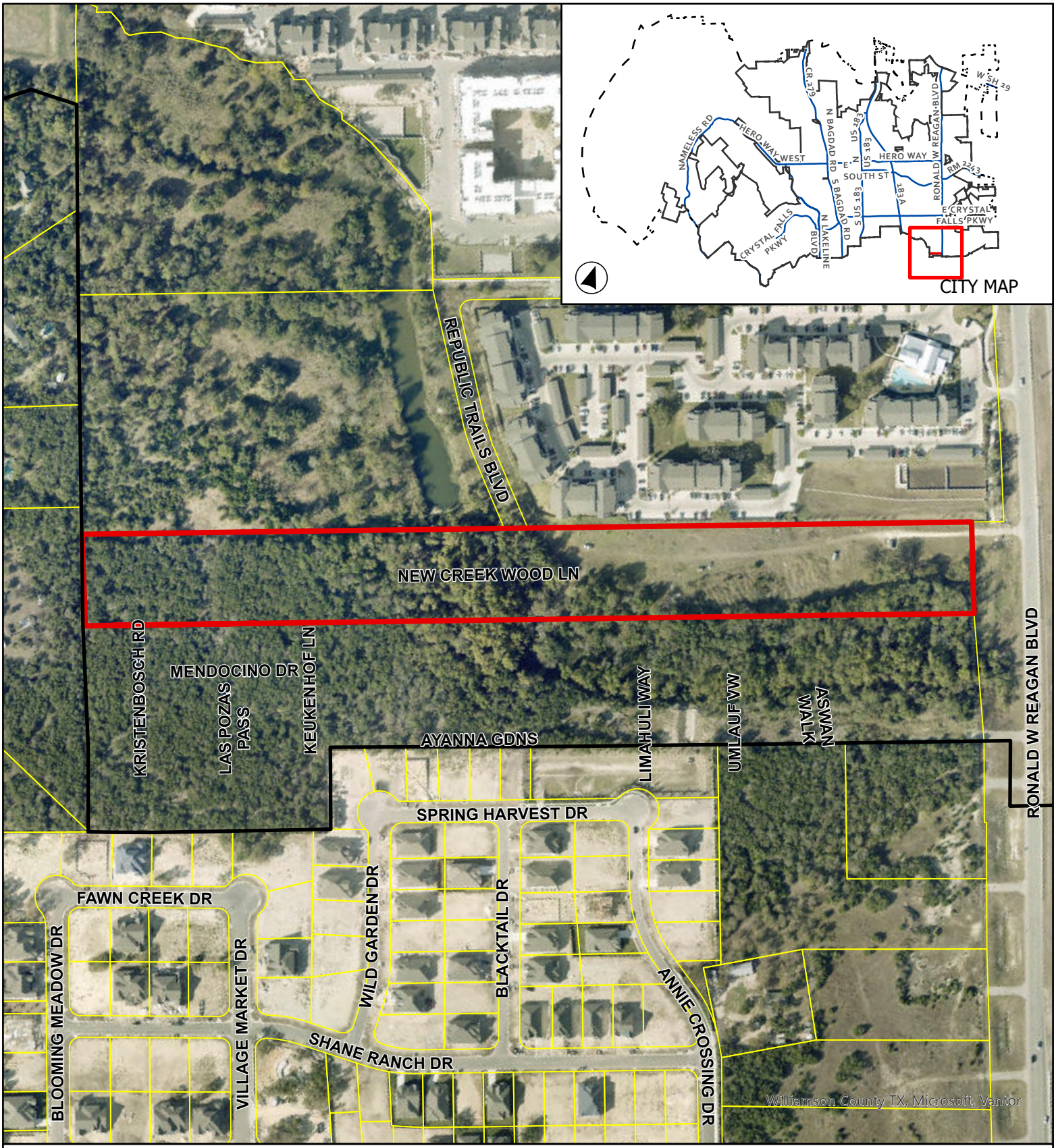
We respectfully request approval of this Tree Removal Permit as part of the Phase 1 development application. Please contact us with any questions or if additional information is needed.

Sincerely,

Sincerely,

John P. Sullivan, P.E.
512-431-8510
jp@radiuscivil.com





CASE: TRP-25-0043 **ATTACHMENT 3** **HARVEST RETREAT**

Aerial Map

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0 120 240

Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels

TREE 201

21" PECAN

TREE 205A

21" PECAN

(MULTI-STEM, 21" & 17"

TREE 206
21" PECAN

TREE 298
19" PECAN

TREE 10500A
19" LIVE OAK

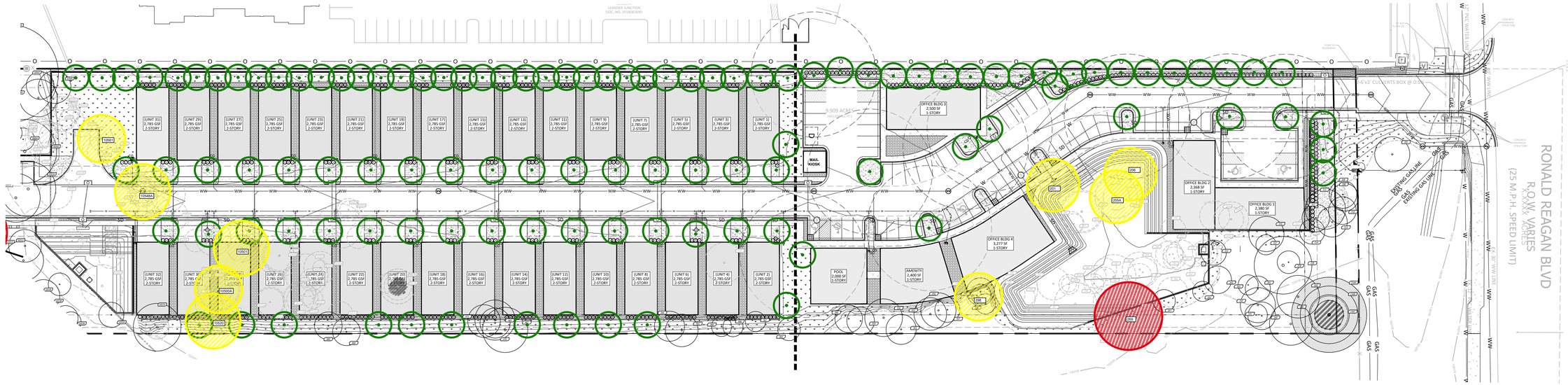
TREE 10501
22" CEDAR ELM

TREE 10520
22" LIVE OAK

TREE 10548A
22" SPANISH OAK

TREE 10561
19" SPANISH OAK

TREE 269
27" AMERICAN ELM



TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1556	540	35%	1016	65%
>18" TO 26"	251	65	26%	186	74%
SUBTOTAL 8" TO 26"	1807	605	33%	1202	67%
>26" HERITAGE	57	30	53%	27	47%
TOTAL	1864	635	34%	1229	66%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREE %	REMOVED TREES	REMOVED TREES %
8" TO 18"	134	47	35%	87	65%
>18" TO 26"	12	3	25%	9	75%
SUBTOTAL 8" TO 26"	146	50	34%	96	66%
>26" HERITAGE	2	1	50%	1	50%
TOTAL	148	51	34%	97	66%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" TO 18"	238	238	-	-	$35,700
>18" TO 26"		-	372	-	$55,800
>26" HERITAGE		-	-	81	$8,100
TOTAL OWED	238	238	372	81	**$99,600**
		371 REPLACEMENT INCHES PLANTED ON SITE (-$150/INCH)			$55,650
				TOTAL FEE OWED	**$43,950**

SIGNIFICANT & HERITAGE TREES REMOVED

TREE TAG	SPECIES	SIGNIFICANT REMOVED INCHES	HERITAGE REMOVED INCHES
201	PECAN	21	
205A	PECAN	21	
206	PECAN	21	
269	AMERICAN ELM		27
298	PECAN	19	
10500A	LIVE OAK	19	
10501	CEDAR ELM	22	
10520	LIVE OAK	22	
10548A	SPANISH OAK	22	
10561	SPANISH OAK	19	
	TOTAL INCHES	**186**	**27**
	TOTAL TREES	**9**	**1**

LEGEND

PROPOSED TREES:
(73) 3" Shade Trees
(38) 4" Shade Trees
371" Planted

SIGNIFICANT TREE TO BE REMOVED:

HERITAGE TREE TO BE REMOVED:

0 40' 80' 120' 160'

IRRIGATION NOTE:
Irrigation requires a separate permit. Irrigator will need to submit the irrigation application for review and approval. Any irrigation shown on the landscape plan is for reference only.

REVISIONS

Date	Description

REGISTERED LANDSCAPE ARCHITECT
BRADLEY T. HOWARD
2858
12/18/25

RONALD REAGAN TOWNHOMES; PHASE I
14751 RONALD REAGAN BLVD, LEANDER, TX 78641

TREE MITIGATION PLAN

DATE: 12-18-25

SCALE: 1" = 40'

ECOLAND DESIGN GROUP
TX FIRM #14324 | 8707 N. MESA #206 | AUSTIN, TX 78753
WWW.ECOLANDDESIGNGROUP.COM | 512-344-1834

Sheet:
L7 of L7

JOB#: E212-04

_-SDP-__

TREE LIST

TREE TAG	0-8"	8-18"	18-26"	26"+	MULTI TRUNK	SPECIES	REMOVED 0-8"	REMOVED 8-18"	REMOVED 18-26"	REMOVED 26"+
7		11				CEDAR ELM		11		
15		9				LIVE OAK				
200		12				PECAN		12		
201			21			PECAN			21	
202A		17				PECAN		17		
202B		16				PECAN		16		
203		8				PECAN		8		
204		9				PECAN		9		
205A			21			PECAN			21	
205B		17				PECAN		17		
206			21			PECAN			21	
207		14				PECAN				
208		11				PECAN				
209		11			8,6	PECAN				
210		11				PECAN				
211		15				PECAN				
212		11			8,6	PECAN				
213		12				PECAN				
214		10				PECAN				
215		9				PECAN		9		
216A				30		PECAN				
216B			23			PECAN				
216C		16				PECAN				
230		17				PECAN				
240		11				PECAN				
241		9				PECAN				
242		14				PECAN				
243A		14				PECAN		14		
243B		10				PECAN		10		
243C	6					PECAN	6			
244		12				PECAN		12		
245		10				PECAN		10		
246		14				PECAN		14		
247		12				PECAN		12		
248		10				PECAN		10		
249		11				PECAN		11		
250		8				PECAN		8		
251		9				PECAN		9		
252		12				PECAN		12		
253		14				PECAN		14		
254		10				PECAN		10		
255		10				PECAN				
256		14				PECAN				
257		8				MULBERRY				
258		9				PECAN				
259			23			PECAN				
260		17				AMERICAN ELM				
261		10				PECAN				
262		8				PECAN				
263		11				PECAN				
264		12				PECAN		12		
265		8				PECAN				
266		12				PECAN		12		
267		9				PECAN				
268		9				PECAN		9		
269				27		AMERICAN ELM				27
285		13				AMERICAN ELM		13		
286		18				PECAN		18		
287		9				PECAN		9		
288		9				PECAN		9		
289		9				PECAN		9		
290		8				PECAN		8		
291A		8				PECAN		8		
291B	6					PECAN	6			
292		13				PECAN		13		
293		15				PECAN		15		
294		11				PECAN		11		
295		10				PECAN		10		
296		11				PECAN				
297		8				PECAN				
298			19			PECAN			19	
299		8				PECAN				
307		17				PECAN		17		
354		12				AMERICAN ELM				
355		13				PECAN				
356		14				PECAN				
357		10				PECAN				
358		15				PECAN				
359		11				PECAN				
360		11				PECAN				
364		9				SPANISH OAK				
387		8				CEDAR ELM				
388		8				CEDAR ELM				
389		8				CEDAR ELM				
392		13				PECAN				
394		12				PECAN				
434		16				PECAN		16		
467		18				SPANISH OAK				
469		12				CEDAR ELM				
470		16				SPANISH OAK				
471		13				SPANISH OAK				
498		11				LIVE OAK				
499		11				CEDAR ELM				

TREE LIST

TREE TAG	0-8"	8-18"	18-26"	26"+	MULTI TRUNK	SPECIES	REMOVED 0-8"	REMOVED 8-18"	REMOVED 18-26"	REMOVED 26"+
10500A			19			LIVE OAK			19	
10500B		17				LIVE OAK		17		
10500C		16				LIVE OAK		16		
10500D		11				LIVE OAK		11		
10501			22			CEDAR ELM			22	
10502A		17				SPANISH OAK		17		
10502B		14				SPANISH OAK		14		
10502C		13				SPANISH OAK		13		
10502D		12				SPANISH OAK		12		
10503		17				LIVE OAK		17		
10504A		9				LIVE OAK		9		
10504B	6					LIVE OAK	6			
10505A		13				CEDAR ELM		13		
10505B	6					CEDAR ELM	6			
10506		18				CEDAR ELM		18		
10507A		9				CEDAR ELM		9		
10507B	7					CEDAR ELM	7			
10508		9				CEDAR ELM		9		
10509		8				SPANISH OAK		8		
10510A		14				SPANISH OAK		14		
10510B		11				SPANISH OAK		11		
10511		10				RED OAK		10		
10512		8				RED OAK		8		
10513		9				LIVE OAK		9		
10514A		14				SPANISH OAK		14		
10514B		11				SPANISH OAK		11		
10515		17.5			12,11	LIVE OAK		17.5		
10520			22			LIVE OAK			22	
10533			19			SPANISH OAK				
10540		17				CEDAR ELM		17		
10541		9				WALNUT		9		
10542A		12				SPANISH OAK		12		
10542B	6					SPANISH OAK	6			
10543		9				WALNUT		9		
10544		13				CEDAR ELM		13		
10545		14				LIVE OAK		14		
10546		9				WALNUT		9		
10547		8				CEDAR ELM		8		
10548A			22			SPANISH OAK			22	
10548B		12				SPANISH OAK		12		
10548C		9				SPANISH OAK		9		
10549		9				LIVE OAK		9		
10550		10				SPANISH OAK		10		
10551		9				SPANISH OAK		9		
10554		13				LIVE OAK		13		
10557		13				SPANISH OAK		13		
10558		8				SPANISH OAK		8		
10559		12				WALNUT		12		
10560		10				CEDAR ELM		10		
10561			19			SPANISH OAK			19	
10562		8				CEDAR ELM		8		
10563		10				SPANISH OAK		10		
10564A		14				LIVE OAK		14		
10564B		13				LIVE OAK		13		
10565A		13				LIVE OAK		13		
10565B		8				LIVE OAK		8		
10566		13				SPANISH OAK				
10586A		12				LIVE OAK		12		
10586B		11				LIVE OAK		11		
10586C		11				LIVE OAK		11		
10586D		8				LIVE OAK		8		
TOTAL INCHES	37	1556	251	57		**TOTAL INCHES**	**37**	**1016**	**186**	**27**
TOTAL TREES	**6**	**134**	**12**	**2**		**TOTAL TREES**	**6**	**87**	**9**	**1**

IRRIGATION NOTE:
Irrigation requires a separate permit. Irrigator will need to submit the irrigation application for review and approval. Any irrigation shown on the landscape plan is for reference only.

REVISIONS

Date	Description

REGISTERED LANDSCAPE ARCHITECT
BRADLEY T. JONES
2858
12/18/25

RONALD REAGAN TOWNHOMES; PHASE I
14751 RONALD REAGAN BLVD, LEANDER, TX 78641

LANDSCAPE SUBMITTAL: TREE LIST

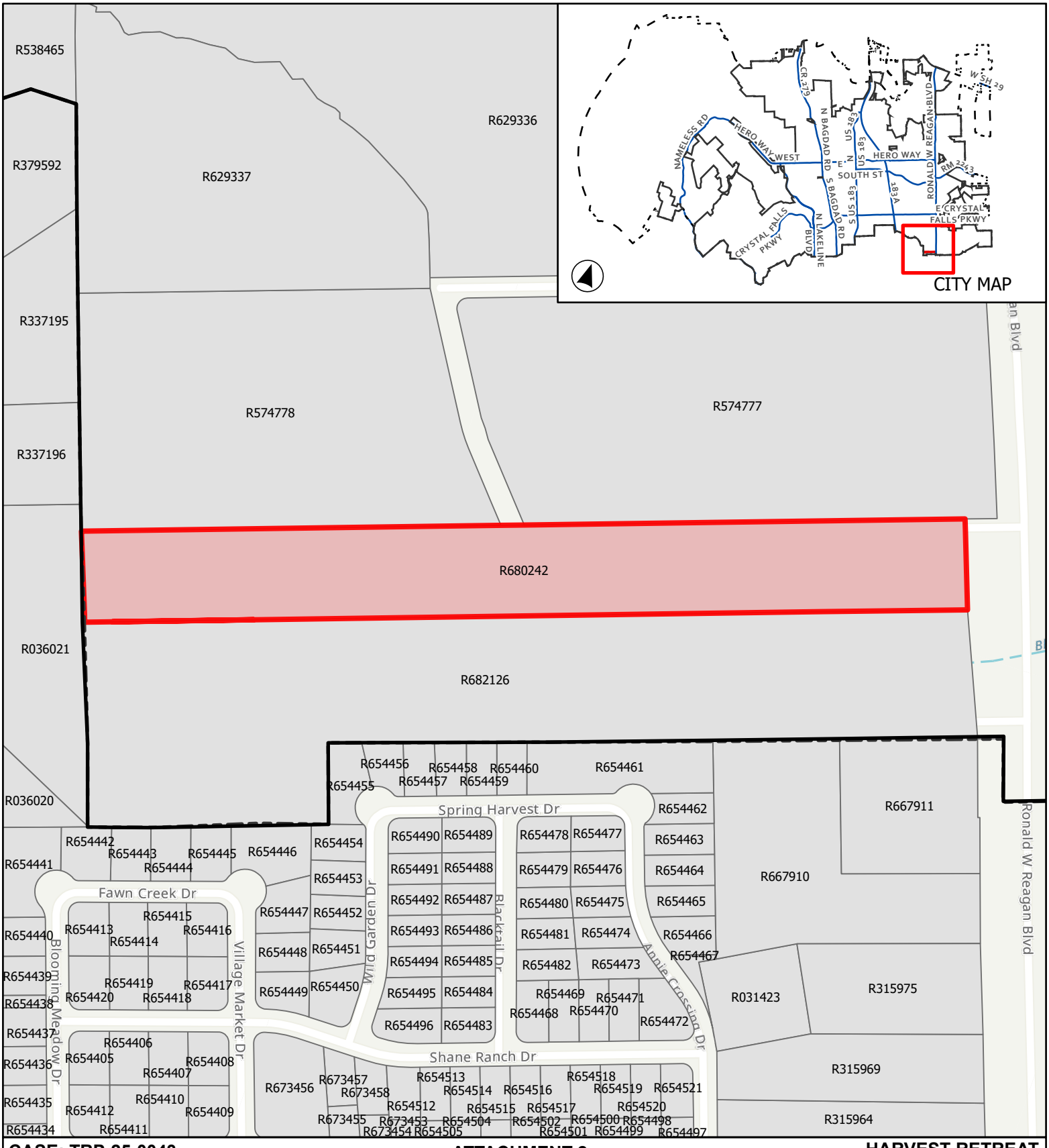
DATE: 12-18-25

SCALE: NTS

ECOLAND DESIGN GROUP
1101 MAIN ST. SUITE 100 GEORGETOWN, TX 78626
WWW.ECOLANDDESIGNGROUP.COM | 512-844-8894

Sheet:
L6 of L7

JOB#: E212-04



CASE: TRP-25-0043 **ATTACHMENT 2** **HARVEST RETREAT**

Location Map

City Limits
ETJ
Subject Boundary

0 120 240
Feet

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EXECUTIVE SUMMARY
1/8/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0045 regarding the removal of multiple Significant and Heritage Trees associated with the Titan Commerce Center (SD-25-0379), more particularly described by Williamson County Central Appraisal District Parcels R031580 and R555207, and generally located to the northeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. The applicant has submitted a request to remove 10 Significant Trees and two (2) Heritage Trees. Per the applicant, the trees are located within the proposed roadways, parking areas, and building footprints. The trees that have been determined for removal were in conflict with the grading needed to meet ADA requirements.

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than 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.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 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 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 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 $150.00 per caliper inch of replacement tree.

Applicant's Mitigation Proposal

- The Applicant is proposing to remove 10 Significant Trees between 18 and 26 caliper inches totaling 83%, and two (2) Heritage Trees totaling 100%.
- Mitigation is proposed through credit of 236 caliper inches of replacement trees as well as a payment in-lieu of replacement trees in the amount of $108,638.00.

- There is a Heritage Tree removal fee in the amount of $19,200.00 based off the removal of 64 caliper inches at a rate of $300.00 per inch.
- Mitigation fees are required to be paid with the site development permit if the request is approved.

The complete preservation plan is available as Attachment 4.

GENERAL INFORMATION:
Current Zoning: Titan Leander Minor PUD with base zoning of HC-4-D (Heavy Commercial)

Size and Location: This property is generally located generally located at the intersection of CR 270 and Hero Way, including approximately 111.99 acres.

Surrounding Area: This property is generally located at the intersection of CR 270 and Hero Way.

HISTORY/TIMELINE:

APPLICANT/AGENT:
Westwood Professional Services (Hollis A. Sheffler) on behalf of Titan Leander Land Investors, LLC. (Ben. F. Spencer).

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

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

Staff recommends Option 1 listed above – approve the tree removal request. This would allow the applicant to develop the site with the removal of 10 Significant Trees and two (2) Heritage Trees.

PRESENTER:
Karina Castillo, AICP, Planning Manager

Fiscal Impact

Attachments:

1. TRP-25-0045 Att 1 Titan Letter of Intent
2. TRP-25-0045 Att 2 Titan Leander Commerce Center - Location Map
3. TRP-25-0045 Att 3 Titan Pictures & Summary
4. TRP-25-0045 Att 4 Tree Mitigation Plan
5. TRP-25-0045 Att 5 Titan Aerial Map

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 Manor Road, Suite #200
Austin, Texas 78723
512.900.7888

November 25th, 2025

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

Re: Tree Removal Request Application - Letter of Intent

Dear Development Services Department:

We are requesting approval to remove existing trees on behalf of the owner for the planned industrial development located at Lots 1 and 3 within the Titan Leander Commerce Center. Please see the letter of intent below for a detailed description of the request. A copy of the Tree Mitigation Plan, with the proposed buildings overlaid, is provided for your convenience. The plans have been prepared in compliance with Article VI, Section 1 of the Development Ordinance.

A. Site Information

The overall site is 14.28 acres. Existing trees on this site face many hardships which include being located in proposed roadways, parking areas and/or building footprints. In an attempt to preserve more trees, the site plan has been reworked multiple times to focus on saving as many trees throughout the site as possible. Although these trees were located within open space areas, the required grading (to meet ADA accessibility requirements around the property while meeting proposed roadway grades) became a hardship requiring the need for existing trees to be removed. Due to existing trees in conflict with current site conditions, we are requesting approval to remove these trees.

The proposed property has 12 total existing significant and heritage (greater than 18 caliper inches) trees within the property boundary that are proposed for removal.

B. Mitigation Summary

Refer to sheet 54 of 55 for the full breakdown of mitigation requirements for each category. Required mitigation for significant trees that are greater than 18 caliper inches is summarized below for reference:

EXISTING TREE MITIGATION - LOT 1 (BUILDING 2)

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 12 (267")
Total Significant Trees Preserved = 2 (46.5")
Total Significant Trees Removed = 10 (220.5")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 2 (64")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 2 (64")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 633"
Significant Class Trees >18"-26" (2:1 Replacement Inches) = 441" (220.5" x 2)
Heritage Class Trees >26" (3:1 Replacement Inches) = 192" (64" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $19,200 ($300 x 64")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 633"
Total Mitigation Inches Planted Onsite = 236"
Significant and Heritage Tree Mitigation F.I.L. = $59,550 ((633" - 236") x $150)

Total Mitigation Summary
Total Mitigation Inches Required = 633"
Total Mitigation Inches Planted Onsite = 236"

Total Mitigation Fee Summary
Significant and Heritage Tree Mitigation F.I.L. = $59,550
Total Heritage Mitigation Inches Fee = $19,200
Total Fees = $78,750

EXISTING TREE MITIGATION - LOT 3 (BUILDING 1)

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 0 (0")
Total Significant Trees Preserved = 0 (0")
Total Significant Trees Removed = 0 (0")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 0 (0")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 0 (0")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 0"
Significant Class Trees >18"-26" (2:1 Replacement Inches) = 0" (0" x 2)
Heritage Class Trees >26" (3:1 Replacement Inches) = 0" (0" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $0 ($300 x 0")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 0"
Total Mitigation Inches Planted Onsite = 0"
Significant and Heritage Tree Mitigation F.I.L. = $0 (0" x $150)

Total Mitigation summary
Total Mitigation Inches Required = 0"
Total Mitigation Inches Planted Onsite = 0"

Total Mitigation Fee Summary
Significant and Heritage Tree Mitigation F.I.L. = $0
Total Heritage Mitigation Inches Fee = $0
Total Fees = $0

All removed trees shall be mitigated as required in Article VI, Section 1, as shown in the Existing Tree Mitigation Calculations Table on the Tree Mitigation Plan. Per the Mitigation Summary, 236 mitigation inches shall be planted on the proposed landscape plan utilizing minimum 2" caliper ornamental and 3" caliper shade trees.

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 Manor Road, Suite #200
Austin, Texas 78723
512.900.7888

C. Additional Information

We are choosing to plant trees to the greatest extent possible on site in addition to paying into the tree fund in-leu-of of planting the remaining required replacement trees.

We are upsizing all trees from the minimum replacement tree requirement caliper (2") to a caliper of 3" (species listed in the Grow Green Guide) for 159 shade trees equaling 159 caliper inches of upsized replacement trees.

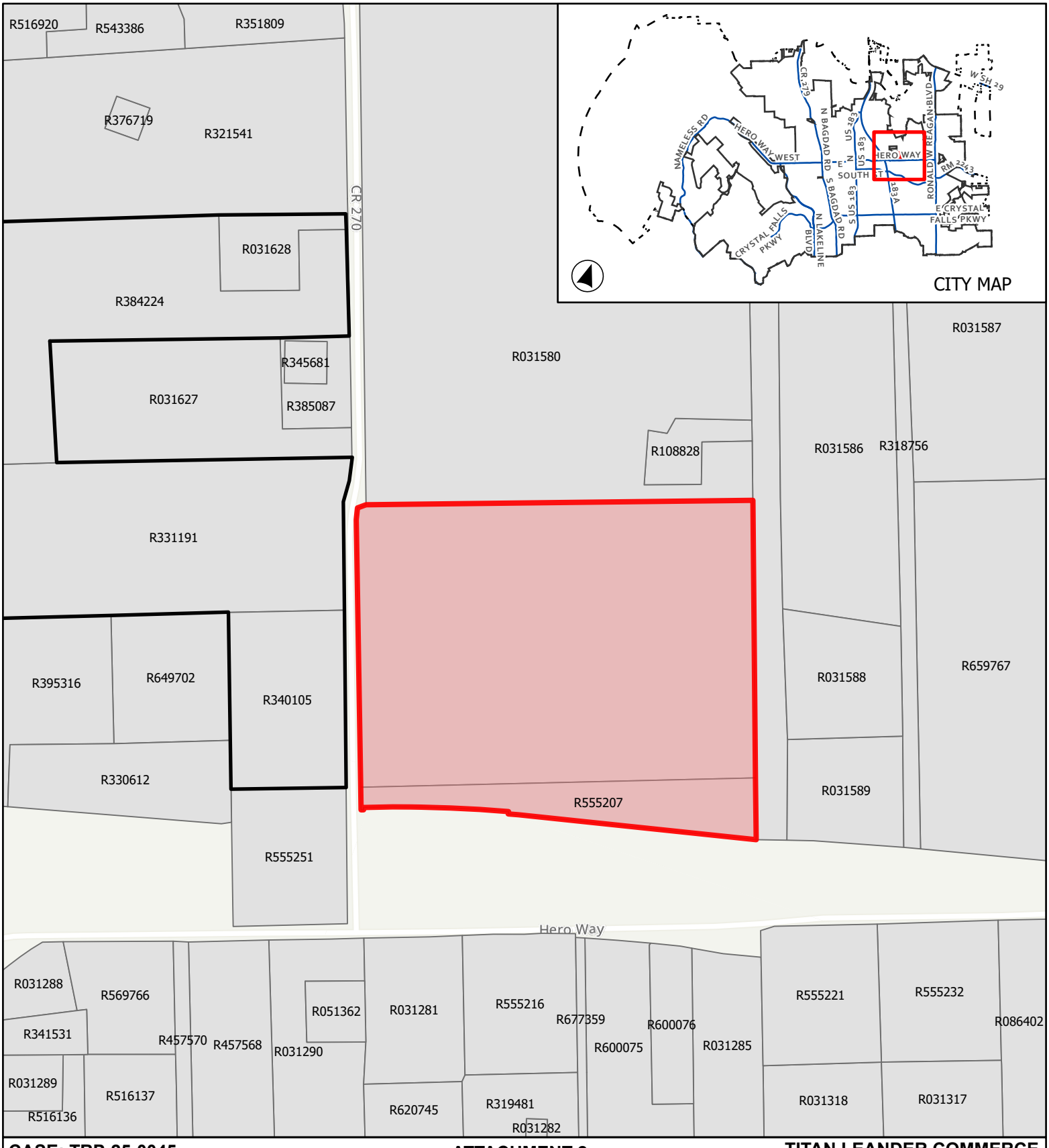
The design of this project has taken all practical measures to minimize any adverse impacts on public health, safety, and welfare:

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- The hardship relates to the applicant's land, rather than personal circumstances; and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The granting of the removal request will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In my professional opinion, the proposed tree removal application remains in harmony with the spirit and intent of UDC as it will not adversely affect the health, safety, and welfare of the public.

Sincerely,
Norris Design

Matthew Taylor
Principal



CASE: TRP-25-0045 **ATTACHMENT 2** **TITAN LEANDER COMMERCE CENTER**

Location Map

City Limits
ETJ
Subject Boundary

0 180 360
Feet

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Tree Number	1373
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	31
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Single stem Live Oak with several main leaders, smaller than expected. This tree has experienced significant storm damage throughout its lifetime and has a cavity that runs from about 1 foot to 8 feet of grade. While the canopy is smaller than expected, it's still retains healthy foliage. Can be preserved if desired.

Photos

Tree Number	1374
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	26
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Large cavity that runs from base up through smallest leader up to about 10 feet of grade. The main leader shows no cavities and has a healthy canopy. Despite these cavities tree is still in decent condition. Can be preserved if desired.

Photos

Tree Number	1384
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	21
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Single stem Live Oak with two main leaders and a decent structure overall. Canopy is somewhat thin, possibly due to the significant vine cover that is competing for sunlight. Fair candidate for preservation.

Photos

Tree Number	4005
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	23.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree in fair overall condition with no major visible defects. Fair candidate for preservation. Waist measurement.

Photos

Tree Number	4008
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	33
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 75% potential canopy, deadwood <15%
Summary	This large heritage live oak is in fair to good overall condition with no major visible defects. Tree has a few low hanging limbs towards the SW that will likely need to be pruned for clearance. There also a few large deadwood limbs that will need to be safety pruned. This tree is a suitable candidate for preservation. Waist measurement.

Photos

Low hanging limbs.

This is a large low hanging limb and not a stem.

Tree Number	4009
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	19
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree in fair overall condition with no major visible defects. Fair candidate for preservation. Moderate lean NE.

Photos

Tree Number	4010
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	20
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Good
Notes	good structure & vigor, 75% potential canopy
Summary	Tree in good overall condition with no major visible defects. Good candidate for preservation. Low hanging limbs South.

Photos

Tree Number	4011
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	22
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	75% potential canopy, fair structure & vigor
Summary	Tree in fair to good overall condition with no major visible defects. Suitable candidate for preservation. Low hanging limbs from E to S to W. Waist measurement.

Photos

Tree Number	4012
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	22
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, trunk conks
Summary	Tree in fair overall condition but there are fungal conks present on the N side of the trunk. Further assessment recommended.

Photos

4012
TREE MANN
SOLUTIONS

Tree Number	4013
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	24
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree in fair overall condition with no major visible defects. There is a ashe juniper that is growing right up against the trunk. If wanting to remove the juniper it needs to be done carefully by a tree crew. The tree has low hanging limbs W to NW. fair overall candidate for preservation.

Photos

Tree Number	4014
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	24
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, trunk conks
Summary	Tree in fair overall condition with no major visible defects. Tree has low hanging limbs towards the E to N. This tree is a suitable candidate for preservation. Waist measurement.

Photos

Tree Number	4015
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	19
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Very Poor
Notes	very poor structure & vigor, trunk decay
Summary	Tree is in very poor condition likely due to fire damage. The trunks bark is gone and hardwood wood is exposed. Majority of the canopy is dead or defoliated. This tree is a very poor candidate for preservation.

Photos

HERO WAY CAPITAL, LLC
(DOC. NO. 2021121563)

TITAN LEANDER LAND INVESTERS, LLC
TRACT 3, LOT 4
(DOC. NO. 2024031064)

TITAN LEANDER LAND INVESTERS, LLC
TRACT 1, LOT 2
(DOC. NO. 2024031064)

TITAN LEANDER LAND INVESTERS, LLC
TRACTS 1, 2, 3, AND 4
(DOC. NO. 2024031064)

LOC
LIMIT OF WORK

SHEET 52

DETENTION AND WATER
QUALITY POND

PROPOSED LOT 1
(BLDG 2)

SHEET 49

PROPOSED LOT 3
(BLDG 1)

SHEET 50

SHEET 51

FUTURE RM 2243

HERO WAY
(CR 269)

HERO WAY / RM 2243
(DOC. NO. 2024018306)

COUNTY RD 270

NORTH

0 40 80 160
SCALE 1" = 80'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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PEOPLE + PLACEMAKING
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SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND
INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

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WITTSON FRANKLIN TAYLOR
6317
STATE OF TEXAS
11.25.2025

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
OVERALL PLAN

EXISTING TREE LEGEND

EXISTING TREE TO BE PROTECTED

EXISTING TREE TO BE REMOVED

NORTH

0 40 80 160

SCALE 1" = 80'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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PEOPLE + PLACEMAKING

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CERRIS BUILDERS

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LEANDER, TEXAS

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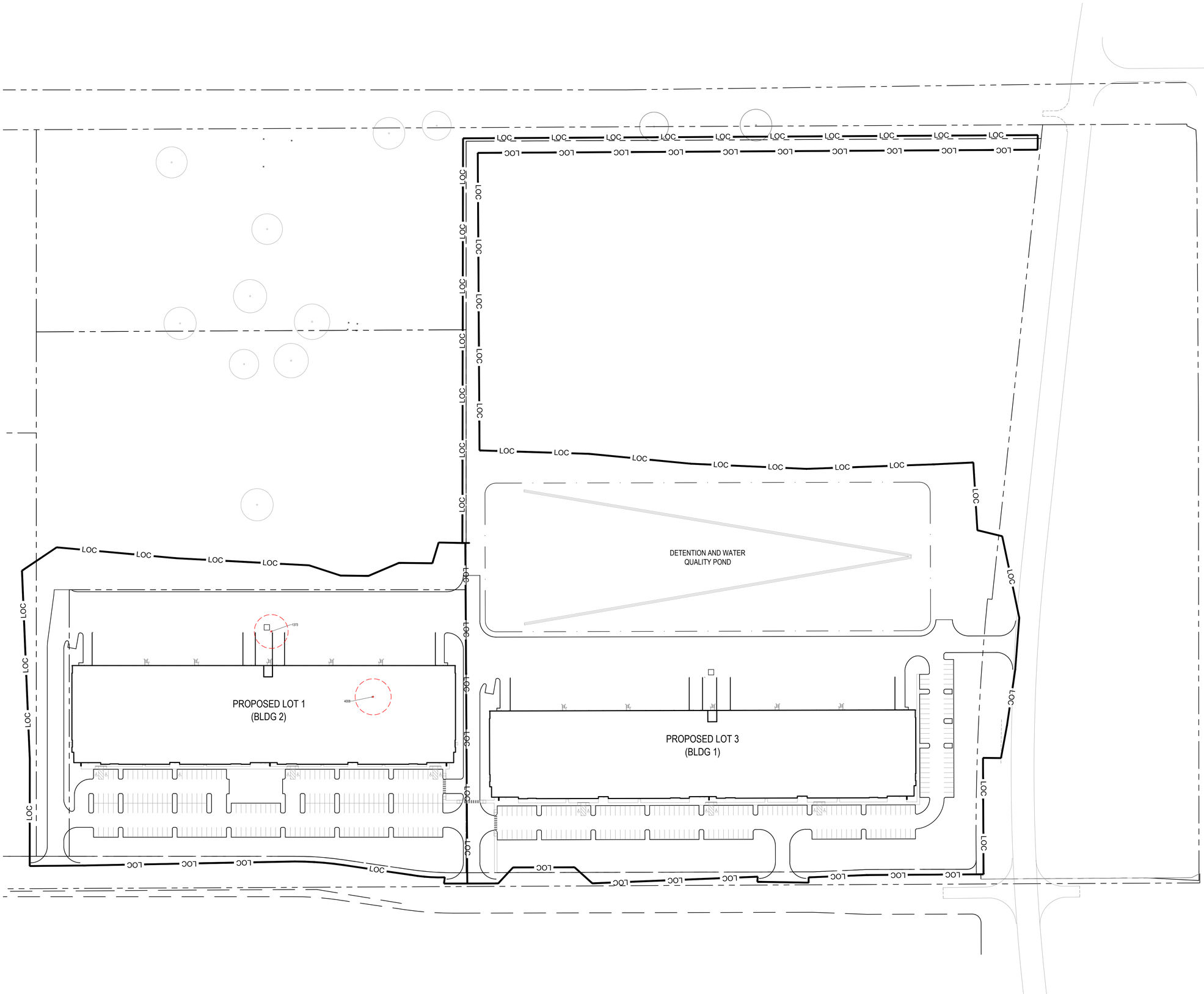
REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
2871
STATE OF TEXAS
11.25.2025

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN



EXISTING TREE LEGEND

EXISTING TREE
TO BE PROTECTED

EXISTING TREE
TO BE REMOVED

NORTH

0 40 80 160
SCALE 1" = 80'

TRP-25-0045

CITY OF LEANDER APPROVAL

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TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
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INVESTORS, LLC
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512.720.7200

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MATTHEW FRANKLIN TAYLOR
3771
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
HERITAGE TREE
PROTECTION PLAN

EXISTING TREE SURVEY - LOT 1 (BUILDING 2) (SURVEY DATE: 6/24/2024)

TREE #	TREE TYPE	SIZE	REMOVED	PROTECTED	HERITAGE	TOTAL SIGNIFICANT CLASS TREES REMOVED			TOTAL SIGNICANT CLASS TREES PROTECTED	REASON FOR REMOVAL
						SIGNIFICANT 8-18" (1:1)	SIGNIFICANT >18-26" (2:1)	HERITAGE >26" (3:1)		
1367	LIVE OAK	17	X			17				TRUCK COURT
1368	LIVE OAK	10.5	X			10.5				TRUCK COURT
1369	LIVE OAK	9.5	X			9.5				TRUCK COURT
1370	LIVE OAK	10.5	X			10.5				TRUCK COURT
1371	LIVE OAK	9	X			9				TRUCK COURT
1372	LIVE OAK	9.5	X			9.5				TRUCK COURT
1373	LIVE OAK	31	X		Y			31		TRUCK COURT
1374	LIVE OAK	26	X				26			TRUCK COURT
1375	LIVE OAK	15.5	X			15.5				TRUCK COURT
1376	LIVE OAK	12.5	X			12.5				TRUCK COURT
1377	LIVE OAK	16	X			16				TRUCK COURT
1378	LIVE OAK	8.5	X			8.5				TRUCK COURT
1379	LIVE OAK	16.5	X			16.5				TRUCK COURT
1380	LIVE OAK	9.5	X			9.5				BUILDING FOOTPRINT
1381	LIVE OAK	8.5	X			8.5				BUILDING FOOTPRINT
1382	LIVE OAK	14.5	X			14.5				BUILDING FOOTPRINT
1383	LIVE OAK	11	X			11				BUILDING FOOTPRINT
1384	LIVE OAK	21	X				21			BUILDING FOOTPRINT
1385	LIVE OAK	17.5	X			17.5				BUILDING FOOTPRINT
1386	LIVE OAK	10.5	X			10.5				BUILDING FOOTPRINT
1387	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1388	LIVE OAK	15	X			15				BUILDING FOOTPRINT
1389	CEDAR ELM	9.5	X			9.5				BUILDING FOOTPRINT
1390	CEDAR ELM	8.5	X			8.5				BUILDING FOOTPRINT
1391	CEDAR ELM	13	X			13				BUILDING FOOTPRINT
1392	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1393	LIVE OAK	11.5	X			11.5				BUILDING FOOTPRINT
1394	LIVE OAK	8.5	X			8.5				BUILDING FOOTPRINT
1395	LIVE OAK	9	X			9				BUILDING FOOTPRINT
1396	LIVE OAK	13	X			13				BUILDING FOOTPRINT
1397	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1398	LIVE OAK	8.5	X			8.5				BUILDING FOOTPRINT
1399	CEDAR ELM	8.5	X			8.5				BUILDING FOOTPRINT
1400	LIVE OAK	14.5	X			14.5				BUILDING FOOTPRINT
1401	CEDAR ELM	8.5	X			8.5				BUILDING FOOTPRINT
1402	LIVE OAK	16	X			16				BUILDING FOOTPRINT
1403	LIVE OAK	10.5	X			10.5				BUILDING FOOTPRINT
1404	LIVE OAK	15	X			15				BUILDING FOOTPRINT
1405	LIVE OAK	9.5	X			9.5				BUILDING FOOTPRINT
1406	LIVE OAK	8	X			8				BUILDING FOOTPRINT
1407	LIVE OAK	10.5	X			10.5				BUILDING FOOTPRINT
1408	LIVE OAK	9	X			9				BUILDING FOOTPRINT
1409	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1410	LIVE OAK	16	X			16				PARKING LOT
1411	LIVE OAK	16	X			16				PARKING LOT
1412	LIVE OAK	16	X			16				PARKING LOT
1413	LIVE OAK	9		X					9	
1414	LIVE OAK	10.5		X					10.5	
1415	LIVE OAK	9		X					9	
1416	LIVE OAK	10		X					10	
1417	LIVE OAK	11		X					11	
1418	LIVE OAK	10		X					10	
1419	LIVE OAK	11		X					11	
1420	LIVE OAK	11		X					11	
1421	LIVE OAK	12.5		X					12.5	
1422	LIVE OAK	11		X					11	
1423	LIVE OAK	10		X					10	
1424	LIVE OAK	9.5		X					9.5	
1425	LIVE OAK	8		X					8	
1426	LIVE OAK	10.5		X					10.5	
1427	LIVE OAK	12		X					12	
1428	LIVE OAK	11		X					11	
1429	LIVE OAK	16.5		X					16.5	
1430	LIVE OAK	8.5		X					8.5	
1431	LIVE OAK	11		X					11	
1432	LIVE OAK	11.5		X					11.5	
1433	LIVE OAK	9		X					9	
1434	LIVE OAK	12		X					12	
1435	LIVE OAK	10		X					10	
1436	LIVE OAK	9	X			9				TRUCK COURT
1437	LIVE OAK	10	X			10				TRUCK COURT
1438	LIVE OAK	13.5	X			13.5				TRUCK COURT
1439	LIVE OAK	10	X			10				TRUCK COURT
1440	LIVE OAK	11.5	X			11.5				TRUCK COURT
1441	LIVE OAK	10		X					10	
1442	LIVE OAK	10.5	X			10.5				TRUCK COURT
1443	LIVE OAK	10.5	X			10.5				GRADING
1449	LIVE OAK	10	X			10				GRADING
1450	LIVE OAK	8	X			8				GRADING
1451	LIVE OAK	13.5	X			13.5				GRADING
1452	LIVE OAK	11	X			11				GRADING
1453	LIVE OAK	8.5	X			8.5				GRADING
1454	LIVE OAK	9.5	X			9.5				GRADING
4004	LIVE OAK	18	X			18				BUILDING FOOTPRINT
4005	LIVE OAK	23.5	X				23.5			BUILDING FOOTPRINT
4006	LIVE OAK	26		X					26	
4007	LIVE OAK	20.5		X					20.5	
4008	LIVE OAK	33	X		Y			33		BUILDING FOOTPRINT
4009	LIVE OAK	19	X				19			BUILDING FOOTPRINT
4010	LIVE OAK	20	X				20			BUILDING FOOTPRINT
4011	LIVE OAK	22	X				22			TRUCK COURT
4012	LIVE OAK	22	X				22			TRUCK COURT
4013	LIVE OAK	24	X				24			TRUCK COURT
4014	LIVE OAK	24	X				24			TRUCK COURT
4015	LIVE OAK	19	X				19			GRADING
	TOTAL INCHES	**1240**				**654.5**	**220.5**	**64.0**	**301.0**	
						x 100%	x 200%	x 300%	x 0%	
	TOTAL MITIGATION INCHES					**654.5**	**441.0**	**192.0**	**301.0**	**0.0**

EXISTING TREE SURVEY - LOT 3 (BUILDING 1) (SURVEY DATE: 6/24/2024)

TREE #	TREE TYPE	SIZE	REMOVED	PROTECTED	HERITAGE	TOTAL SIGNIFICANT CLASS TREES REMOVED			TOTAL SIGNICANT CLASS TREES PROTECTED	REASON FOR REMOVAL
						SIGNIFICANT 8-18" (1:1)	SIGNIFICANT >18-26" (2:1)	HERITAGE >26" (3:1)		
1292	LIVE OAK	8	X			8				GRADING
1293	LIVE OAK	8.5	X			8.5				GRADING
1297	LIVE OAK	10.5		X					10.5	
1312	POST OAK	8.5		X					8.5	
	TOTAL INCHES	**35.5**				**17**	**0.0**	**0.0**	**19.0**	
						x 100%	x 200%	x 300%	x 0%	
	TOTAL MITIGATION INCHES					**16.5**	**0.0**	**0.0**	**19.0**	**0.0**

CHECKED BY: MT
DRAWN BY: CJ

TRP-25-0045

CITY OF LEANDER APPROVAL

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SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER
LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

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REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN RAMSEY
3771
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
EXISTING TREE SURVEYS

PROPOSED
LOT 1 (BLDG 2)

LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 15 30 60

SCALE 1" = 30'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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SUITE 200
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CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
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ALBUQUERQUE, NM 87120
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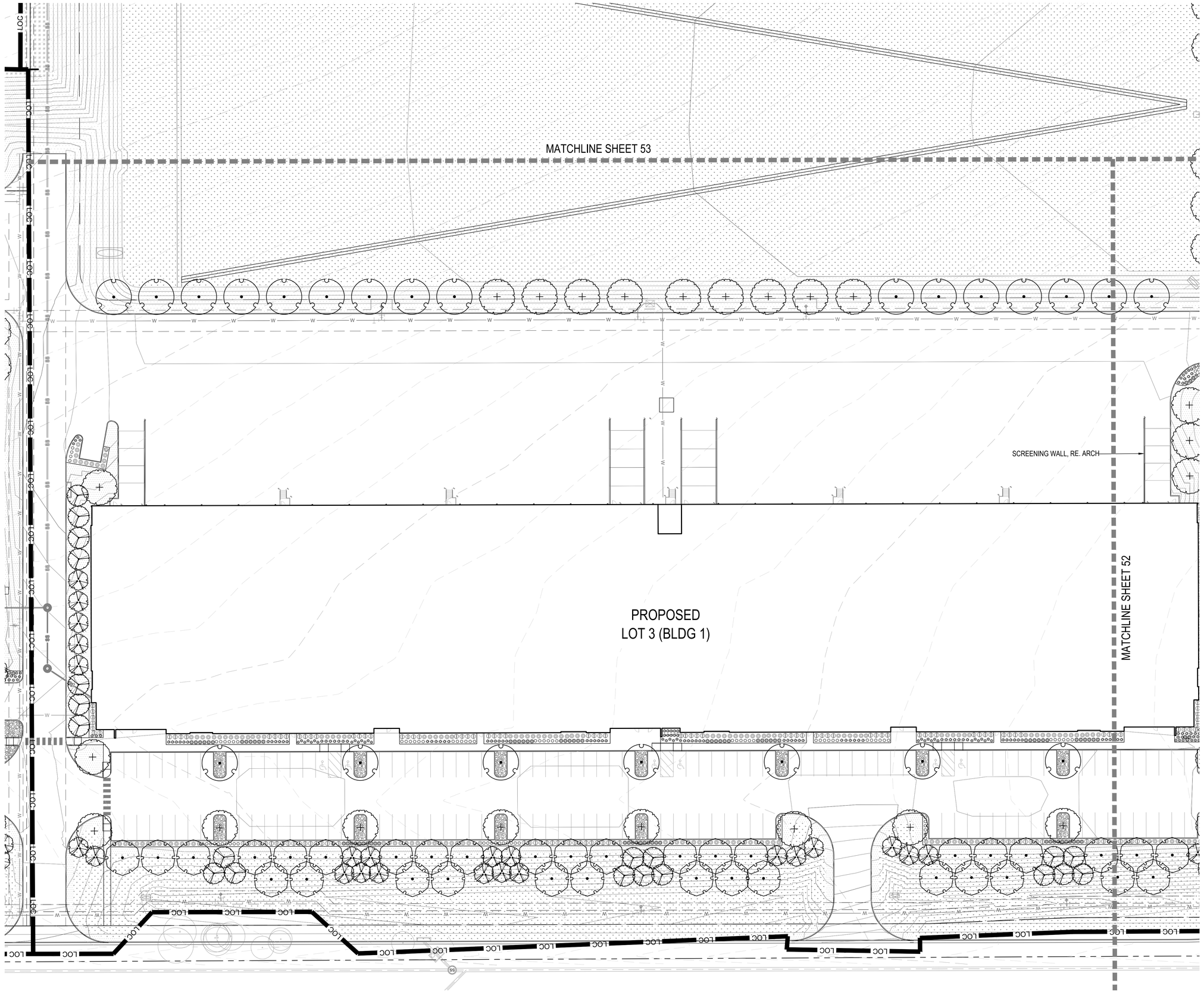
REGISTERED LANDSCAPE ARCHITECT
WHITNEY FRANKLIN NORRIS
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

50 OF 55



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 15 30 60

SCALE 1" = 30'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

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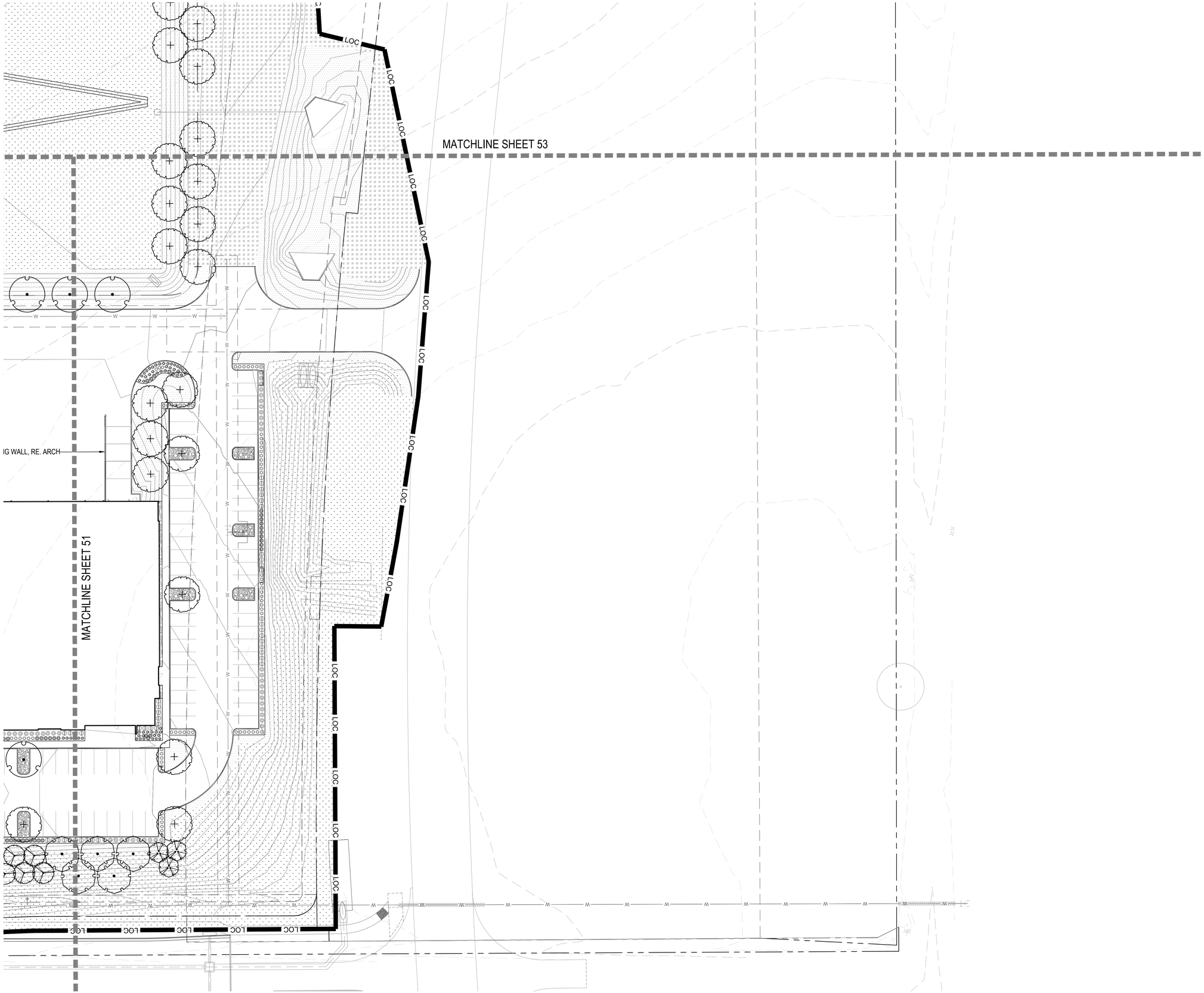
REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
5871
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

51 OF 55



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 15 30 60

SCALE 1" = 30'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
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ALBUQUERQUE, NM 87120
512.720.7200

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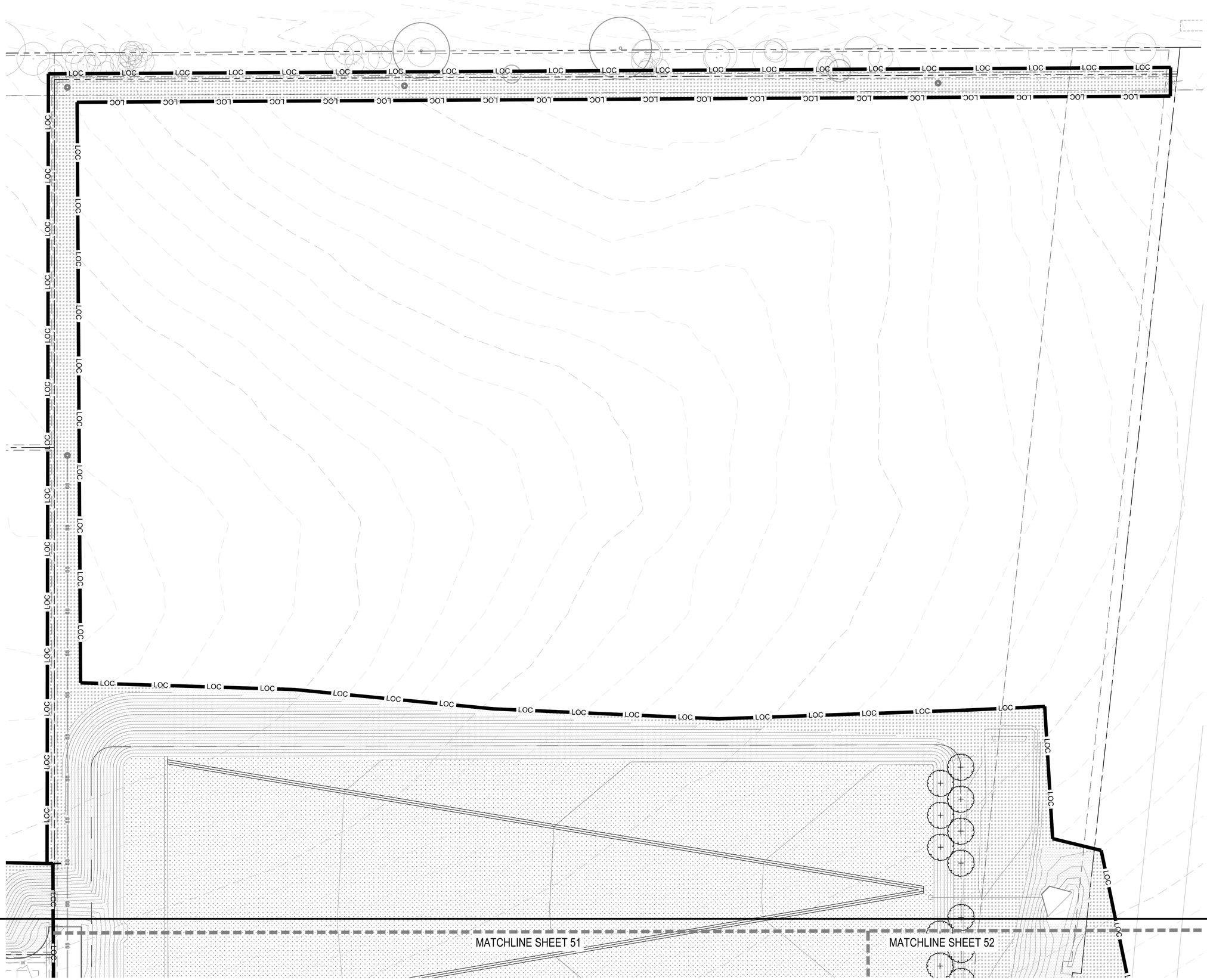
REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
3771
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

52 OF 55



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 20 40 80

SCALE 1" = 40'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

Texas 811
Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT
WILLIAM FRANKLIN TAYLOR
3171
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

53 OF 55

GENERAL NOTES

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE ON AN EXISTING TREE.
2. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO THE CLEARING OF THE SITE OR ANY CONSTRUCTION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE. REFER TO CIVIL SHEETS FOR TREE PROTECTION FENCING LOCATIONS.
3. EXISTING TREES SHALL BE MULCHED AT A DEPTH OF THREE INCHES AND A MINIMUM RADIUS OF 10 FEET FROM TREE BASE.
4. CONTRACTOR TO AMEND AND USE STOCKPILED TOPSOIL ON SITE PRIOR TO IMPORT.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS MIX.
6. PRUNE ALL EXISTING TREES TO ELIMINATE DEAD OR BROKEN LIMBS THAT MIGHT BE HAZARDOUS TO PEDESTRIANS.
7. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING AS PER CITY OF LEANDER'S UNIFIED DEVELOPMENT CODE (UDC).
8. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH UDC.
9. THE IRRIGATION WILL COMPLY WITH CITY UDC.

SOIL CONDITIONING AND MULCHING NOTES

1. A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
2. NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.
3. A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS. THE ORGANIC MATTER CONTENT OF SUCH SOILS SHALL BE NOT LESS THAN 5% BY DRY WEIGHT.
4. TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL (MAXIMUM 40% CLAY, MINIMUM 5% ORGANIC MATTER). PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITH A RADIUS OF SIX FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

TREE PLANTING NOTES

1. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.
2. PRUNE SUCKERS OFF.
3. SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
4. MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
5. FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
6. BREAK UP SIDES OF PLANTING HOLE.
7. CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.
8. DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
   a. STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL;
   b. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING;
   c. STAKE TREES JUST BELOW FIRS BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.);
   d. REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.

TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF LEANDER STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   a. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   b. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   c. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   d. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   e. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;

SPECIAL CONSTRUCTION TECHNIQUES

1. PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

IRRIGATION NOTE

1. ALL LANDSCAPE AREAS WITH PLANTS REQUIRING IRRIGATION FOR ESTABLISHMENT WILL BE IRRIGATED WITH A DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM AS PER CITY AND STATE CODE AND REGULATIONS AND REQUIREMENTS. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

1. ALL PLANTS ON NEWLY DEVELOPED PARCELS, EXCEPT THOSE DEVELOPED FOR SINGLE HOUSEHOLDS AND TWO HOUSEHOLD DWELLINGS, MUST BE IRRIGATED, WITH THESE EXCEPTIONS
   A. PLANTS THAT DO NOT REQUIRE IRRIGATION FOR ESTABLISHMENT
   B. MATURE XERISCAPE AREAS, WITH ESTABLISHED PLANTS THAT DO NOT REQUIRE IRRIGATION FOR SURVIVAL
   C. TREES ESTABLISHED FOR TWO YEARS OR MORE

TOPSOIL REQUIREMENTS

1. TOPSOIL REMOVED DURING CONSTRUCTION ACTIVITY MUST BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPE TO THE MAXIMUM EXTENT POSSIBLE

CITY OF LEANDER GENERAL NOTES

1. THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
2. TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT TWELVE (12") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
3. ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH IN AREAS PLANTED WITH TURFGRASS. THIS SIX-INCH (6") MINIMUM SOIL DEPTH WILL CONSIST OF 75 PERCENT SOIL BLENDED WITH 25 PERCENT COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP TWO INCHES OF THE NATIVE SOIL. THE SIX-INCH (6") DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXISTING TREES, SHRUB BEDS OR WILDSCAPE AREAS. AREAS WITH EXISTING NATIVE SOIL AND VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION; PROVIDED THAT NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
4. ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE DEVELOPER.
5. ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE PROPERTY.
6. NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET TREE PLANTING REQUIREMENTS.

TREE MITIGATION NOTE

1. 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 contractors 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.

REPLACEMENT TREES NOTE

1. Replacement trees shall be a minimum of two (2) caliper inches and identified on the City of Leander preferred plant list of included in the Grow Green Guide for Native and Adaptive Landscape Plants published by the City of Austin Watershed Protectioon and Texas A&M AgriLife Extension, as amended from time to time.

LANDSCAPE REQUIREMENTS - LOT 1 (BUILDING 2)

LANDSCAPE AREA: Art. VI Sec. 1B	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF TOTAL LOT AREA)	45,855 S.F. (10% COVERAGE)	45,855 S.F. (10% COVERAGE)
TREES (1 SHADE TREES / 600 S.F. OF LANDSCAPE AREA) (173 TREE CREDITS APPLIED)	76 TREES	76 TREES
SHRUBS (4 SHADE TREES / 600 S.F. OF LANDSCAPED AREA)	304 SHRUBS	304 SHRUBS

*NOTE: PER ART. VI SEC. 13, THE EXTERIOR SURFACE AREA OF WALLS FOR THE PROPOSED BUILDING IS COMPRISED OF 100% MASONRY THUS THE REQUIRED SHADE TREE RATIO IS REDUCED TO (1) SHADE TREE PER 600 SQ. FT. OF REQUIRED LANDSCAPE AREA.

EXISTING SIGNIFICANT TREE CREDIT - LOT 1 (BUILDING 2)

Significant Class Trees (8"-18")
Total Significant Trees Preserved = 24 (254")
Total Significant Tree Preserved Credits (1:1) = 254" (254" x 1)

Significant Class Trees (>18")
Total Significant Trees Preserved = 2 (46.5")
Total Significant Tree Preserved Credits (1:2) = 93" (46.5" x 2)

Total Credits To Be Applied to Landscape Requirements = 173 Credits ((254" + 93") / 2" Cal. Trees)

EXISTING TREE MITIGATION - LOT 1 (BUILDING 2)

Significant Class Trees (8"-18")
Total Significant Trees Surveyed = 81 (909")
Total Significant Trees Preserved = 24 (254.5")
Total Significant Trees Removed = 57 (654.5")

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 12 (267")
Total Significant Trees Preserved = 2 (46.5")
Total Significant Trees Removed = 10 (220.5")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 2 (64")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 2 (64")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 960.25"
Significant Class Trees 8"-<18" (1:1 Replacement Inches) = 327.25" ((654.5" x 1/2) x 1)
Significant Class Trees 18"-26" (2:1 Replacement Inches) = 441" (220.5" x 2)
Heritage Class Trees >26" (3:1 Replacement Inches) = 192" (64" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $19,200 ($300 x 64")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 960.25"
Total Mitigation Inches Planted Onsite = 236"
Significant and Heritage Tree Mitigation F.I.L. = $108,638 ((960.25" - 236") x $150)

Tree Protection Summary
Total Trees Surveyed = 95 (1,240")
Total Trees Preserved = 26 (27% of Total Trees Surveyed)
Total Trees Removed = 69 (73% of Total Trees Surveyed)

PLANT SCHEDULE - LOT 1 (BUILDING 2)

SYMBOL	QTY	COMMON / BOTANICAL NAME	ROOT	SIZE
TREES				
	20	CEDAR ELM ULMUS CRASSIFOLIA	B & B	3" CAL.
	23	SHUMARD RED OAK QUERCUS SHUMARDII	B & B	3" CAL.
	17	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	B & B	3" CAL.
ORNAMENTAL				
	13	CRAPE MYRTLE 'NATCHEZ' LAGERSTROEMIA INDICA 'NATCHEZ'	B & B	2"CAL
	15	DESERT WILLOW CHILOPSIS LINEARIS	B & B	2"CAL
SHRUBS				
	69	AUTUMN SAGE SALVIA GREGGII	CONT.	5 GAL.
	110	BURFORD HOLLY ILEX CORNUTA 'BURFORDII'	CONT.	5 GAL.
	105	GULF MUHLY MUHLENBERGIA CAPILLARIS	CONT.	5 GAL.
	70	NEW GOLD LANTANA LANTANA X 'NEW GOLD'	CONT.	5 GAL.
	62	RED YUCCA HESPERALOE PARVIFLORA	CONT.	5 GAL.
	80	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	CONT.	5 GAL.

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	WATER USE
GROUND COVERS				
	5,975 SF	DECOMPOSED GRANITE DECOMPOSED GRANITE	-	
	4,840 SF	MULCH MULCH	-	
	5,178 SF	NATIVE SEED MIX NATIVE SEED MIX	SEED	
SOD/SEED				
	74,701 SF	BERMUDA GRASS CYNODON DACTYLON	SOD	
	32,062 SF	BERMUDA HYRDOSEED CYNODON DACTYLON	SEED	

LANDSCAPE REQUIREMENTS - LOT 3 (BUILDING 1)

LANDSCAPE AREA: Art. VI Sec. 1B	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF TOTAL LOT AREA)	78,866 S.F. (10% COVERAGE)	78,866 S.F. (10% COVERAGE)
TREES (1 SHADE TREES / 600 S.F. OF LANDSCAPE AREA) (9 TREE CREDITS APPLIED)	131 TREES	131 TREES
SHRUBS (4 SHADE TREES / 600 S.F. OF LANDSCAPED AREA)	524 SHRUBS	524 SHRUBS

*NOTE: PER ART. VI SEC. 13, THE EXTERIOR SURFACE AREA OF WALLS FOR THE PROPOSED BUILDING IS COMPRISED OF 100% MASONRY THUS THE REQUIRED SHADE TREE RATIO IS REDUCED TO (1) SHADE TREE PER 600 SQ. FT. OF REQUIRED LANDSCAPE AREA.

EXISTING SIGNIFICANT TREE CREDIT - LOT 3 (BUILDING 1)

Significant Class Trees (8"-18")
Total Significant Trees Preserved = 2 (19")
Total Significant Tree Preserved Credits (1:1) = 19" ((9) Shade Trees)

Significant Class Trees (>18")
Total Significant Trees Preserved = 0 (0")
Total Significant Tree Preserved Credits (1:2) = 0" ((0) Shade Trees)

Total Credits To Be Applied to Landscape Requirements = 9 Credits ((19" + 0") / 2" Cal. Trees)

EXISTING TREE MITIGATION - LOT 3 (BUILDING 1)

Significant Class Trees (8"-18")
Total Significant Trees Surveyed = 4 (35.5")
Total Significant Trees Preserved = 2 (19")
Total Significant Trees Removed = 2 (17")

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 0 (0")
Total Significant Trees Preserved = 0 (0")
Total Significant Trees Removed = 0 (0")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 0 (0")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 0 (0")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 0"
Significant Class Trees 8"-18" (1:1 Replacement Inches) = 0" (>50% of Trees Preserved)
Significant Class Trees >18"-<26" (2:1 Replacement Inches) = 0" (0" x 2)
Heritage Class Trees ≥26" (3:1 Replacement Inches) = 0" (0" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $0 ($300 x 0")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 0"
Total Mitigation Inches Planted Onsite = 0"
Significant and Heritage Tree Mitigation F.I.L. = $0 (0" x $150)

Tree Protection Summary
Total Trees Surveyed = 4 (35.5")
Total Trees Preserved = 2 (50% of Total Trees Surveyed)
Total Trees Removed = 2 (50% of Total Trees Surveyed)

PLANT SCHEDULE - LOT 3 (BUILDING 1)

SYMBOL	QTY	COMMON / BOTANICAL NAME	ROOT	SIZE
TREES				
	23	CEDAR ELM ULMUS CRASSIFOLIA	B & B	3" CAL.
	35	SHUMARD RED OAK QUERCUS SHUMARDII	B & B	3" CAL.
	41	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	B & B	3" CAL.
ORNAMENTAL				
	20	CRAPE MYRTLE 'NATCHEZ' LAGERSTROEMIA INDICA 'NATCHEZ'	B & B	2"CAL
	26	DESERT WILLOW CHILOPSIS LINEARIS	B & B	2"CAL
SHRUBS				
	145	AUTUMN SAGE SALVIA GREGGII	CONT.	5 GAL.
	157	BURFORD HOLLY ILEX CORNUTA 'BURFORDII'	CONT.	5 GAL.
	118	GULF MUHLY MUHLENBERGIA CAPILLARIS	CONT.	5 GAL.
	53	NEW GOLD LANTANA LANTANA X 'NEW GOLD'	CONT.	5 GAL.
	96	RED YUCCA HESPERALOE PARVIFLORA	CONT.	5 GAL.
	193	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	CONT.	5 GAL.

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	WATER USE
GROUND COVERS				
	2,574 SF	DECOMPOSED GRANITE DECOMPOSED GRANITE	-	
	79,735 SF	NATIVE SEED MIX NATIVE SEED MIX	SEED	
SOD/SEED				
	100,213 SF	BERMUDA GRASS CYNODON DACTYLON	SOD	
	263,841 SF	BERMUDA HYRDOSEED CYNODON DACTYLON	SEED	

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER
LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

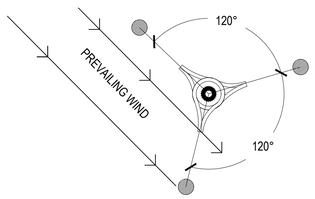
Texas 811 Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT
WHITNEY FRANKLIN NORRIS
2571
STATE OF TEXAS

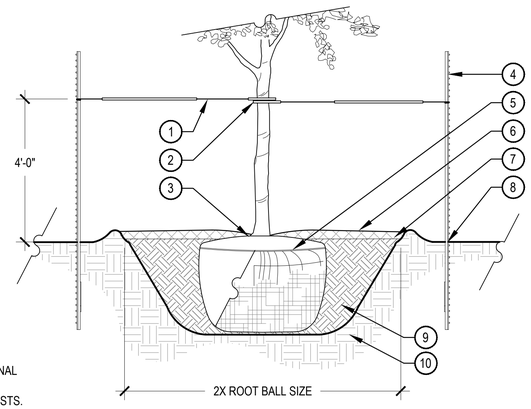
DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES AND CALCULATIONS

54 OF 55



PLAN VIEW - THREE STAKES

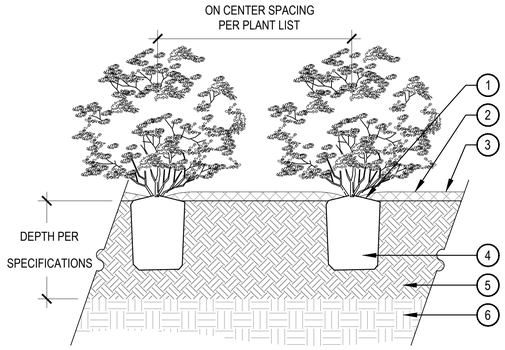


1. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. BLACK RUBBER HOSE
3. TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
4. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOT BALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOT BALL, REMOVE ALL CONTAINERS FROM ROOT BALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 4" CALIPER = (2) T-POSTS, TREES 4" CALIPER AND GREATER = (3) T-POSTS.
3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

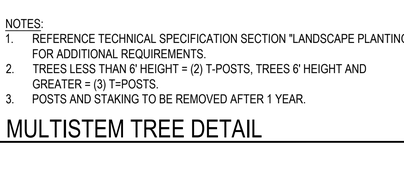


1. TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE, PLACE ROOT BALL ON COMPACTED SPECIFIED PLANTING MIX
2. FILL BED WITH MINIMUM 3" LAYER OF SPECIFIED MULCH, TAPER MULCH AWAY FROM TRUNK
3. FINISH GRADE
4. REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC.
5. SPECIFIED PLANTING MIX
6. UNDISTURBED SUBGRADE

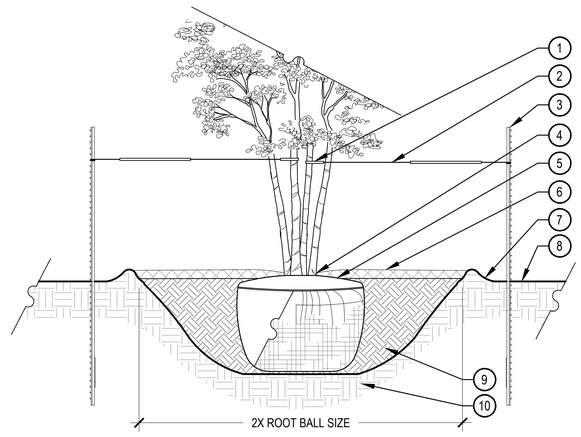
NOTES:
1. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB DETAIL

SCALE: 1/2" = 1'-0"



PLAN VIEW - THREE STAKES

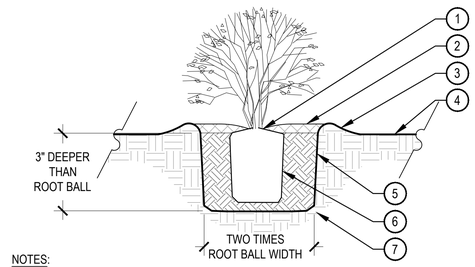


1. BLACK RUBBER HOSE, ATTACHED TO (2) MINIMUM INNER LARGER CANES
2. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
3. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOTBALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
4. TOP OF ROOTBALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOTBALL, REMOVE ALL CONTAINERS FROM ROOTBALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 6' HEIGHT = (2) T-POSTS, TREES 6' HEIGHT AND GREATER = (3) T=POSTS.
3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

3 MULTISTEM TREE DETAIL

SCALE: 1/2" = 1'-0"

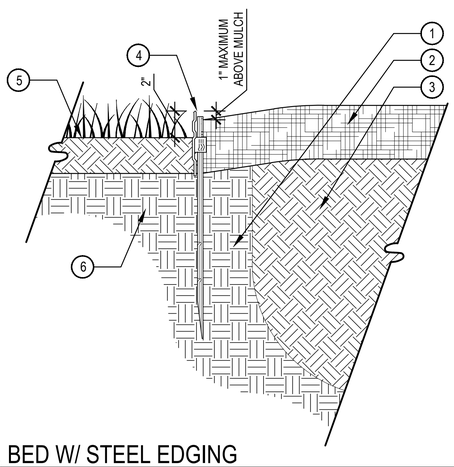


1. TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE, PLACE ROOT BALL ON COMPACTED SUBGRADE PLANTING MIX
2. 3" LAYERS OF SPECIFIED MULCH, TAPER MULCH AWAY FROM TRUNK
3. 5" HIGH WATER RETENTION BASIN
4. FINISH GRADE
5. SPECIFIED SOIL BACKFILL MIX
6. REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC.
7. UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. SHRUB PIT INSTALLATION IN PLANTING BEDS TO BE USED ONLY IF SPECIFIED IN TECHNICAL SPECIFICATIONS.
3. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
4. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
5. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
6. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
7. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

4 PIT-PLANTED SHRUB

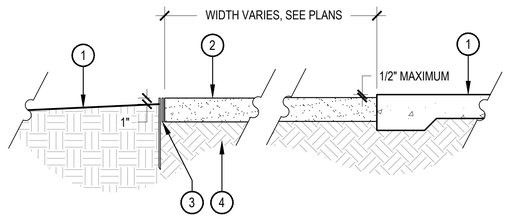
SCALE: 1/2" = 1'-0"



1. COMPACTED SOIL ADJACENT TO EDGING
2. 3" LAYER OF SPECIFIED MULCH
3. SPECIFIED SOIL BACKFILL MIX
4. METAL EDGING
5. FINISH GRADE
6. SUBGRADE

5 BED W/ STEEL EDGING

SCALE: 3" = 1'-0"



1. ADJACENT LANDSCAPE, PAVING OR BUILDING, REF. PLANS FOR TYPE AND FINISH
2. DECOMPOSED GRANITE COMPACTED TO 3" MIN, ROLL EVERY 1" LAYER, SLOPE TO DRAIN
3. STEEL EDGING
4. COMPACTED SUBGRADE, REF. GEOTECH FOR MATERIAL AND DEPTH REQUIREMENTS

NOTES:
1. SLOPE ADJACENT LANDSCAPE AWAY FROM DECOMPOSED GRANITE OR PROVIDE APPROPRIATE DRAINAGE.

6 DECOMPOSED GRANITE

SCALE: 1" = 1'-0"

CHECKED BY: MT
DRAWN BY: CJ

TRP-25-0045

CITY OF LEANDER APPROVAL

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER
LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

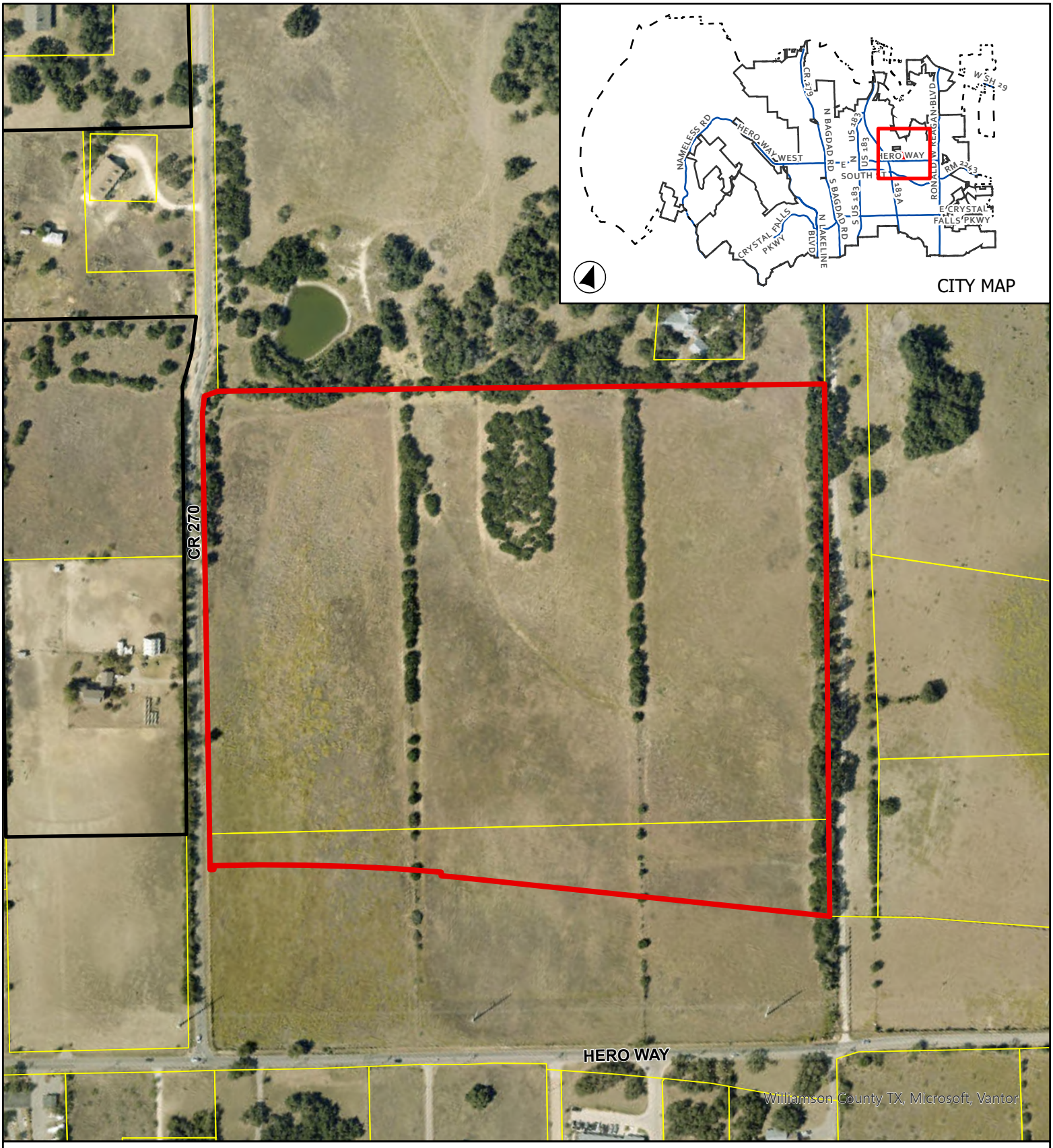
Texas 811 Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT
IAN FRANKLIN
5371
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
LANDSCAPE DETAILS

55 OF 55



CASE: TRP-25-0045 **ATTACHMENT 5** **TITAN LEANDER COMMERCE CENTER**

Aerial Map

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0 115 230

Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels