

CITY OF FAIR OAKS RANCH PLANNING AND ZONING COMMISSION MEETING

Thursday, January 8, 2026 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Planning and Zoning Commission, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

CONSENT AGENDA

All of the following items are considered to be routine by the Planning and Zoning Commission, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

4. Approval of the October 9, 2025 Planning and Zoning meeting minutes.

Christina Picioccio, TRMC, City Secretary

CONSIDERATION/DISCUSSION ITEMS

5. Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Preliminary Plat, establishing a total of 65 lots, from the applicant and property owner Far Project SPV, LPC

Jessica Relucio, ENV SP, City Planner

6. Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Tree Removal and Preservation Plan

Aithne Loeblich, Environmental Program Manager

ADJOURNMENT

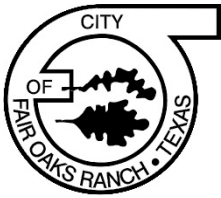
Signature of Agenda Approval:

s/ Scott Huizenga
Scott Huizenga, City Manager

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted on January 2, 2026 and remained so posted continuously for at least three business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the P&Z Commission meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, October 9, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice-Chairperson David Horwath

Commissioners: Linda Tom, Eric Beilstein, and Shawna Verrett

Absent: Commissioners Joe Marking and Lamberto "Bobby" Balli

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was led by Vice-Chairperson David Horwath.

CITIZENS and GUEST FORUM

3. Citizens to be heard – N/A

CONSENT AGENDA

4. **Approval of the September 11, 2025 Planning and Zoning Commission Regular Meeting Minutes**

MOTION: Made by Commissioner Tom, seconded by Commissioner Beilstein to approve the consent agenda.

VOTE: 5 - 0, Motion Passed.

PUBLIC HEARING

5. **Conduct a public hearing on a proposed amendment to the Comprehensive Plan to designate the land use classification as Community Facilities (CF) for approximately 2.923 acres located at 329 Ammann Road, Kendall County, Texas**
 - A. **The Planning & Zoning Chairperson opened the public hearing at 6:34 PM**
 - B. **City Planner Jessica Relucio provided a presentation on the designated land use classification**
 - C. **The Planning & Zoning Commission did not receive public testimony**
 - D. **The Planning & Zoning Chairperson closed the public hearing at 6:42 PM**

CONSIDERATION / DISCUSSION ITEMS

- 6. Consideration and possible action regarding a recommendation to the City Council on a proposed amendment to the Comprehensive Plan to designate the land use classification as Community Facilities (CF) for approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall Conty, Texas**

Chairperson Bobbe Barnes read an email from Commissioner Balli where he voiced support for agenda items 6 and 8.

MOTION: Made by Commissioner Tom, seconded by Vice-Chairperson Horwath to approve a recommendation to the City Council on a proposed amendment to the Comprehensive Plan to designate a land use classification as Community Facilities (CF) for approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall Conty, Texas.

VOTE: 5 - 0, Motion Passed.

PUBLIC HEARING

- 7. Conduct a public hearing on a zoning request from the applicant and property owner, City of Fair Oaks Ranch, to designate approximately 2.923 acres located at southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF)**

- A. The Planning & Zoning Chairperson opened the public hearing at 6:50 PM**
- B. City Planner Jessica Relucio provided a presentation on the zoning request**
- C. The Planning & Zoning Commission did not receive public testimony**
- D. The Planning & Zoning Chairperson closed the public hearing at 6:55 PM**

CONSIDERATION / DISCUSSION ITEMS

- 8. Consideration and possible action regarding a recommendation to the City Council on a zoning request from the applicant and property owner, City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF)**

MOTION: Made by Commissioner Tom, seconded Commissioner Verrett to recommend approval to the City Council on a zoning request from the applicant and property owner, The City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF).

VOTE: 5 - 0, Motion Passed.

9. Consideration and possible action on the selection of the Planning and Zoning Commission Chairperson and Vice-Chairperson

MOTION: Made by Chairperson Barnes, to recommend Commissioner David Horwath as Chairperson.

Commissioner Horwath declined the nomination stating he preferred to remain Vice-Chairperson.

VOTE: There was no vote due to lack of a second.

MOTION: Made by Commissioner Beilstein, seconded by Commissioner Tom to recommend Shawna Verrett to serve as the P&Z Chairperson.

VOTE: 5 - 0, Motion Passed.

MOTION: Made by Commissioner Tom, seconded by Commissioner Verrett to recommend Commissioner David Horwath to serve as the P&Z Vice-Chairperson until the next Vice-Chairperson is selected at the first meeting of FY 2026-27.

VOTE: 5 - 0, Motion Passed.

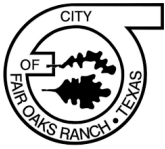
ADJOURNMENT

Chairperson Barnes adjourned the meeting at 7:13 PM.

Shawna Verett, Chairperson

ATTEST:

Christina Picioccio, TRMC
City Secretary



PLANNING AND ZONING COMMISSION CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Preliminary Plat, establishing a total of 65 lots, from the applicant and property owner Far Project SPV, LPC

DATE: January 8, 2026

DEPARTMENT: Public Works

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION / BACKGROUND:

In December 2025, staff received a Preliminary Plat application from Pape-Dawson Consulting Engineers, LLC, on behalf of the property owner, Far Project SPV, LP, for Post Oak Subdivision Phase I creating 65 lots consisting of 60 one-acre minimum single-family residential lots and five (5) greenbelt or drainage easement lots (85.827 acres). The development is generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west.

In alignment with the approved Development Agreement dated August 2025, this is the first of four phases for the approximately 344-acre Post Oak subdivision. The Agreement states that the development standards at the conception of the Agreement — Chapter 10 Subdivision Regulations — shall apply. Additional standards included in Article 3, Section 3.02(a) of the Agreement, also apply:

- Minimum lot frontages of 120 feet; cul-de-sacs and knuckle-sacs with a minimum lot frontage of 100 feet.
- Owner shall comply with the City of Fair Oaks Ranch Unified Development Code, Section 9.7 Drainage and Erosion Control Standards with the exception of 9.7 (1)(d) which shall apply as follows: Downstream impacts of increased impervious area resulting from development will be mitigated through detention and/or green infrastructure. Peak runoff control will be provided for the 100-yr, 10-yr, and 2-yr storms such that post-development flows from the subject project meet or are less than pre-development flows as determined with a drainage study.

In September 2025, the City Council approved the future land use map (FLUM) amendment and zoning designation as Neighborhood Residential (NR), which requires a minimum lot size of one acre. The development has a Public Improvement District (PID) to finance public infrastructure and improvements within the property, including roads, utilities, drainage, parks, sidewalks, landscaping, lighting, and other infrastructure. A comprehensive overview was provided by staff at the City Council meeting in July 2025. The City will provide water service, and lots will use on-site septic systems.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the preliminary plat and make a recommendation to the City Council. The City Council has the final authority to act on the plat. After approval of the preliminary plat, the applicant will prepare and submit construction plans and a Final Plat Application. The policy analysis shows that the Post Oak Preliminary Plat Phase 1 meets the following:

1. The approved amended development agreement dated August 2025, which reflects a significant reduction in lots from the original agreement of 635 to 227, enables the preservation of geological and drainage features on site, and reduces future demands on the City's water supply and transportation infrastructure.
2. The approved amended Concept Plan.
3. Zoning regulations for Neighborhood Residential - one (1) acre minimum lot size.
4. Future Land Use Map regulations for Neighborhood Residential - one (1) acre minimum lot size.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N / A

LEGAL ANALYSIS:

All applicable regulations for the preliminary plat have been met.

RECOMMENDATION / PROPOSED MOTION:

I move to recommend approval of the Preliminary Plat for Post Oak Subdivision Phase I with the following conditions:

1. The developer shall correct the Mayor's signature block to include "Subdivision" to state "Post Oak Subdivision Phase 1" on sheets 2-7.
2. The developer shall edit GENERAL NOTES and remove "Private streets" from note 1 on sheet 1 since there are no private streets.
3. The developer shall revise Blk 7 Lot 6 street frontage length of about 98 feet to meet the minimum required of 120 feet. Please address accordingly on sheet 2.
4. The developer shall label lot 21 as "Greenbelt" and designate the location of the detention pond as a "Drainage Easement". Lot 21 is still missing a label on sheets 3, 4, and 5.
5. The developer shall address all comments and obtain approval of the Stormwater Management Plan from the Engineering Manager.
6. State under a new section "Temporary Easements" or under "General Notes" that "Temporary easement shown hereon is granted for construction and related purposes, such as drainage easements, and shall terminate upon completion of construction and acceptance of improvements. Upon termination of the temporary easement, the easement area shall be restored to a condition reasonably similar to its pre-construction state." Then, remove the reference to Document No., under the Legends Table on each sheet.

EXHIBITS:

Exhibit A — Location Map

Exhibit B — Subject Property Aerial Map

Exhibit C — Post Oak Concept Plan

Exhibit D — Universal Application, Specific Application (Preliminary Plat), and the Preliminary Plat

Exhibit A



Date: October 3, 2025, 2:41 PM - User ID: julian.garcia
 File: \\pape-dawson.com\Net-pd\39\03\02\Design\Exhibits\SWMP

JOB NO. 13903-02
 DATE NOVEMBER 2025
 DESIGNER DL
 CHECKED WH DRAWN JG
 SHEET EX 1

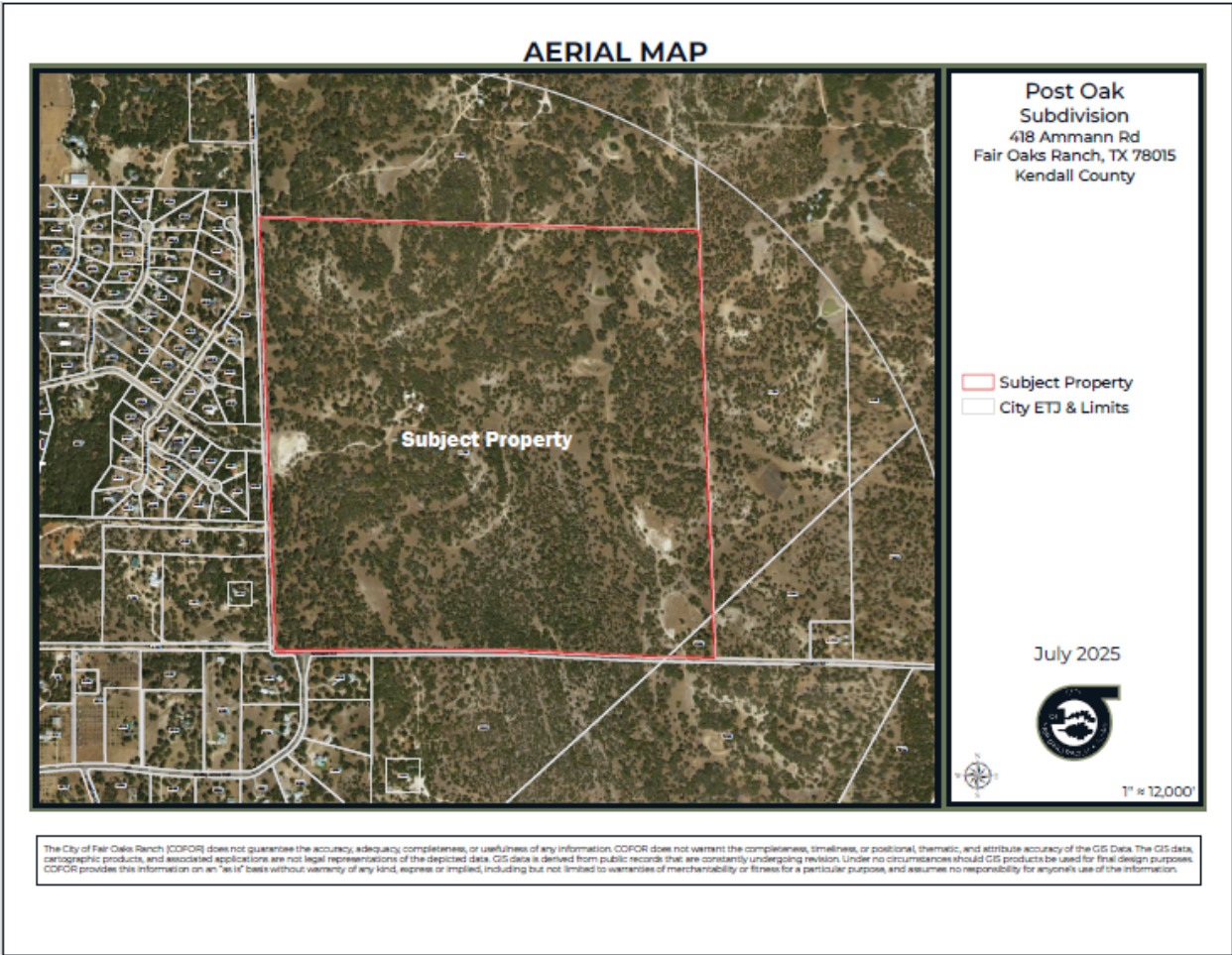
POST OAK PHASE 1 KENDALL COUNTY, TEXAS LOCATION MAP

PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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

Exhibit B



Concept Plan





City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. awade@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

(1) A complete **Universal Application** form (2 pages), and

(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.

The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Post Oak Phase I Acreage: 101.74
 Brief Description of Project: Single Family Development with large acre lots
 Is property platted? ☐ No ☒ Yes Subdivision name: Post Oak Phase I No. of Lots: 60
 Recordation #: N/A Parcel(s) Tax ID#: 11782
 Existing Use: Vacant woodland area Proposed Use: Single family development
 Current Zoning: Rural Residential Proposed Zoning: Neighborhood Residential District
 Occupancy Type: Abandoned Sq. Ft: N/A Bed #: N/A Bath #: N/A Car Garage #: N/A
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☒ Septic ☐ Public

PROPERTY OWNER INFORMATION

Owner: Far Project SPV, LPC Contact Name: Scott Teeter
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, TX 78218
 Phone: 210-828-6131 Email: scott@bitterblue.com

APPLICANT INFORMATION

Applicant/Developer: Far Project SPV, LPC Contact Name: Scott Teeter
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, TX 78218
 Phone: 210-828-6131 Email: scott@bitterblue.com

KEY CONTACT INFORMATION

Name of the Individual: Pape-Dawson Contact Name: Matt Geistweidt
 Address: 2000 NW Loop 410 City/State/ZIP: San Antonio, TX 78213
 Phone: 210-375-9000 E-mail: MGeistweidt@pape-dawson.com

Signature:  Date: 12/12/2025
 Print Name: Scott Teeter

(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: December 12, 2025 BY: Jessica Relucio
 FEES PAID: \$3,850 APPROVED BY: Jessica Relucio
 DATE APPROVED: Application approved on December 23, 2025
 APPLICATION/PERMIT NO: PP25-01 EXP DATE: December 23, 2026

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-S25). Please check the appropriate type below:**Land Use Policy Related**

(Section 3.9 of the UDC)

- ☐ Annexation* - Form S1
- ☐ Comprehensive Plan Amendment (Text)
- ☐ Unified Development Code (UDC) Text Amendment
- ☐ Rezoning/ FLUM amendment* - Form S2
- ☐ Special Use Permit* - Form S3
- ☐ Planned Unit Development (PUD)* - Form S4
- ☐ Development Agreement
- ☐ Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

(Section 3.8 of the UDC)

- ☐ Amending Plat* - Form S6
- ☐ Minor Plat* - Form S7
- ☐ Development Plat* - Form S8
- ☐ Concept Plan** - Form S9
- ☐ Preliminary Plat* - Form S10
- ☐ Final Plat* - Form S11
- ☐ Replat* - Form S12
- ☐ Construction Plans* - Form S13
- ☐ Vacating Plat
- ☐ Plat Extension

Site Development Related

(Section 3.9 of the UDC)

- ☐ Vested Rights Verification Letter (Refer to UDC Section 4.2 (3))
- ☐ Zoning Verification Letter
- ☐ Written Interpretation of the UDC
- ☐ Temporary Use Permit* - Form S14
- ☐ Special Exception* - Form S15
- ☐ Site Development Permit* (Site Plan Review) - Form S16
- ☐ Floodplain Development Permit* - Form S17
- ☐ Stormwater Permit* - Form S18
- ☐ Certificate of Design Compliance* - Form S19

Appeal of an Administrative Decision

- ☐ Zoning ☐ Others

Variance

- ☐ Policy ☐ Judicial* - Form S20
- ☐ Sign Special Exception/Appeal to an Administrative Decision
- ☐ Administrative Exception
- ☐ Permit for Repair of Non-Conforming Use/Building
- ☐ Letter of Regulatory Compliance
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)* - Form S21
- ☐ Relief from Signage Regulations
- ☐ Group Living Operation License* - Form S22
- ☐ Grading/Clearing Permit - Form S23

Miscellaneous Permits

- ☐ Appeal of Denial of Sign Permit
- ☐ Master/ Common Signage Plan* - Form S24
- ☐ Right-of-Way Construction* - Form S25

Building Permits Related

For the following permits, please visit:

<http://fairoaksranchtx.org/77/Building-Codes>**Commercial**

New/Remodel/Addition

Residential

New Home

Remodels/Additions

Detached Buildings

Others

Fence

Solar Panels

Swimming Pools

Backflow Device/Irrigation System

Signs

Master/ Common Signage Plan

Water Heater or Water Softener

Miscellaneous

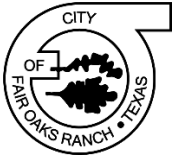
*These types of applications require additional information as listed in the Specific Application Form.

** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- ☐ Universal Application Form (Form UA).
- ☐ Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- ☐ Application Processing Fees and other application fees.
- ☐ Letter of intent explaining the request in detail and reason for the request.
- ☐ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- ☐ Site plan and shapefile drawings (if applicable) for the property
- ☐ Location map clearly indicating the site in relation to adjacent streets and other landmarks
- ☐ A copy of proof of ownership (recorded property deed or current year tax statements)

¹For items that are duplicated in the specific type of application, only one copy is required.

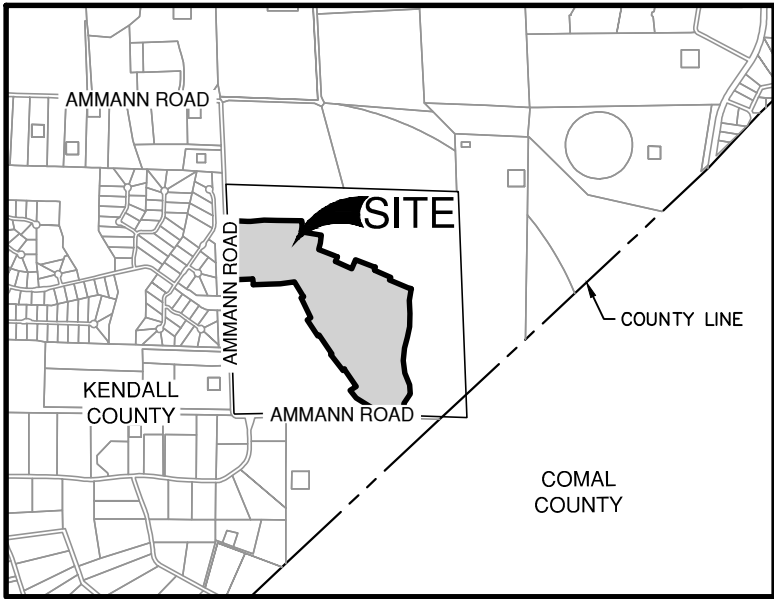
**S10****SPECIFIC APPLICATION FORM - PRELIMINARY PLAT**

Section 3.8 (4) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☐ A completed Universal Application and checklist signed by the owner/s of the property.
- ☐ Payment of all other applicable fees (see Schedule of Fees).
- ☐ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☐ Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- ☐ Pre-Application Conference prior to application submittal.
- ☐ Approved copy of a Concept Plan or other approved plats, if applicable.
- ☐ Concept plan approval (if required).
- ☐ A title report.
- ☐ A complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- ☐ A copy of proposed plat.
- ☐ A copy of all existing recorded plats pertaining to the preliminary plat.
- ☐ Basic engineering information, if deemed necessary by the City.
- ☐ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- ☐ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☐ Drainage/Stormwater plan, if any grade changes.
- ☐ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to be approved prior to Preliminary Plat approval.
- ☐ Acknowledgment that the applicant or representative will attend all Planning and Zoning Commission meetings, City Council meetings, and any other applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.



LOCATION MAP

MAPS CO MAP GRID: 123X1
NOT-TO-SCALE

FIRE FLOW:

THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF FAIR OAKS RANCH AND THE FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES

(THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTION OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTIONS IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN IT'S NATURAL STATE OR AS CHANGED BY THE CITY.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE UTILITY SHALL MAKE COMMERCIALY EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES, AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

IMPACT FEE ASSESSMENT:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

UTILITY EASEMENT:

UTILITIES INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS, AND/OR APPURTENANCES THERETO (THE UTILITIES)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES. THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE UTILITY SHALL MAKE COMMERCIALY EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES, AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER OR PROPERTY OWNER ASSOCIATION.

SURVEYOR NOTES:

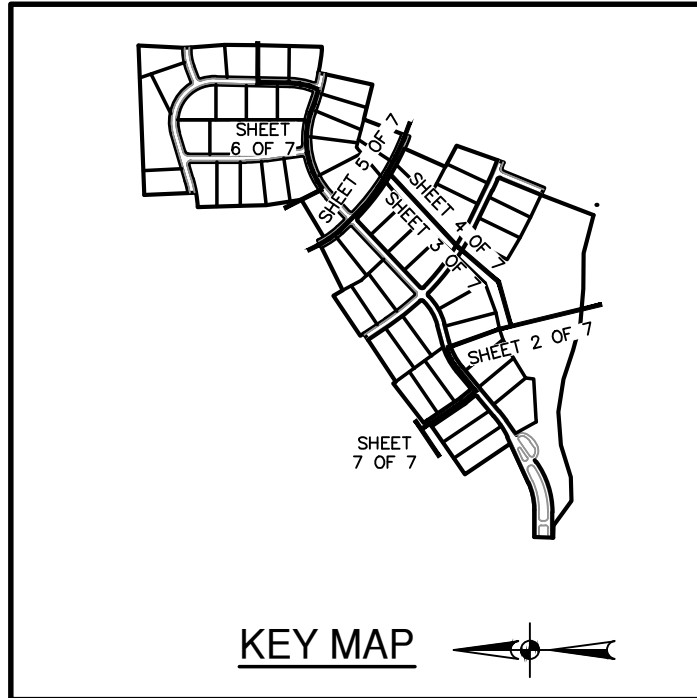
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 3/4" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 3/4" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCE, AREAS AND COORDINATES SHOWN THEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (TX83-SCF), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000015.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

GENERAL NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION OF POST OAK OF THE CITY OF FAIR OAKS RANCH, KENDALL COUNTY, OR COMAL COUNTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
- FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48259C0420F AND 48259C0450F EFFECTIVE DATE 12/17/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FUTURE RMEA MAP REVISIONS AND/OR AMENDMENTS.
- THE PROPERTY WITHIN THIS PLAT IS ZONED NEIGHBORHOOD RESIDENTIAL.
- THE OPEN SPACE REQUIREMENT OF CHAPTER 10 OLD SUBDIVISION REGULATIONS SECTION 7 "PRIVATE OPEN SPACE DEDICATION" HAS BEEN MET FOR THE POST OAK SUBDIVISION.
 - TOTAL OPEN SPACE REQUIRED: 2.42 ACRES
 - TOTAL OPEN SPACE PROVIDED: 26.716 ACRES
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1) SHALL BE THE RESPONSIBILITY OF THE POST OAK SUBDIVISION PROPERTY OWNER'S ASSOCIATION OR THEIR ASSIGNS.

THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREAS:

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
WATER: CITY OF FAIR OAKS RANCH



VESTED RIGHTS NOTE:

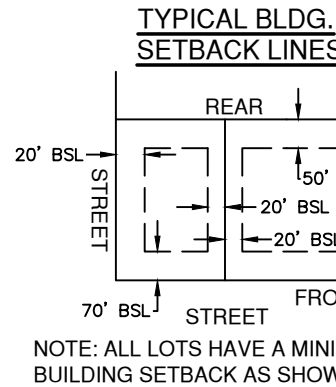
THIS SUBDIVISION IS SUBJECT TO THE CITY'S SUBDIVISION ORDINANCE IN EFFECT NOVEMBER 20, 2014 AS AMENDED AND OUTLINED IN THE POST OAK DEVELOPMENT AGREEMENT WHICH GOVERNS DENSITY, LOT SIZES, AND CERTAIN INFRASTRUCTURE STANDARDS.

FENCE NOTES:

DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TOEQ. ALL FENCES CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GRATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 16 FEET. ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS. FENCE IN A DRAINAGE EASEMENT WILL BE WROUGHT IRON AND HAVE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	850.00'	007°02'52"	N07°11'25"W	104.49'	104.56'
C2	275.00'	001°19'42"	S04°00'18"W	6.38'	6.38'
C3	1000.00'	008°26'21"	S05°20'36"W	147.16'	147.29'
C4	1600.00'	003°03'08"	S22°27'13"W	85.22'	85.23'
C5	2100.00'	001°05'35"	S20°57'44"W	40.06'	40.06'
C6	15.00'	088°53'35"	S22°56'16"E	21.01'	23.27'
C7	500.00'	023°12'33"	N54°07'43"E	201.16'	202.54'
C8	500.00'	013°02'27"	S49°02'40"W	113.56'	113.80'
C9	550.00'	004°20'30"	S53°24'13"W	41.67'	41.68'
C10	525.00'	004°48'03"	N61°23'37"E	43.98'	43.99'
C11	800.00'	005°49'41"	N13°37'42"W	81.34'	81.37'
C12	300.00'	073°47'41"	S20°21'19"W	360.23'	386.39'
C13	15.00'	078°05'51"	N18°12'14"E	18.90'	20.45'
C14	325.00'	024°11'09"	S08°45'08"E	136.17'	137.19'
C15	275.00'	024°11'09"	S08°45'08"E	115.22'	116.08'
C16	15.00'	087°15'53"	S64°28'38"E	20.70'	22.85'
C17	300.00'	019°21'07"	S81°33'59"W	100.85'	101.33'
C18	500.00'	015°39'38"	N80°55'39"W	136.24'	136.66'
C19	15.00'	094°21'20"	N59°43'30"E	22.00'	24.70'
C20	1000.00'	002°59'03"	N11°03'18"E	52.08'	52.08'
C21	1050.00'	009°32'09"	N14°19'50"E	174.55'	174.75'
C22	525.00'	062°19'59"	S12°04'06"E	543.40'	571.16'
C23	15.00'	092°50'37"	S89°39'24"E	21.73'	24.31'
C24	1550.00'	022°59'39"	N32°25'28"E	617.89'	622.05'
C25	1600.00'	023°08'07"	N32°29'42"E	641.68'	646.06'
C26	15.00'	087°17'49"	S00°24'50"W	20.71'	22.85'
C27	15.00'	092°39'29"	S89°33'52"E	21.70'	24.26'
C28	1600.00'	016°14'38"	N34°59'04"E	507.32'	509.47'
C29	2050.00'	005°26'49"	N23°08'21"E	194.81'	194.88'
C30	15.00'	088°56'23"	S68°08'45"W	21.02'	23.28'
C31	2100.00'	002°11'11"	N24°46'09"E	80.14'	80.14'
C32	1635.00'	018°32'31"	N35°02'54"E	526.81'	529.11'
C33	15.00'	087°28'09"	S00°29'59"W	20.74'	22.90'
C34	405.00'	028°24'53"	N29°01'39"W	198.80'	200.85'
C35	445.00'	024°49'08"	S27°13'46"E	191.26'	192.76'
C36	1105.00'	004°52'15"	N37°12'13"W	93.91'	93.94'
C37	515.00'	032°26'15"	N16°19'27"W	287.68'	291.56'
C38	485.00'	028°47'54"	N14°26'39"W	241.22'	243.77'
C39	1045.00'	010°51'22"	N34°12'39"W	197.70'	198.00'
C40	15.00'	089°59'59"	N84°38'20"W	21.21'	23.56'
C41	125.00'	005°28'54"	N53°06'07"E	11.95'	11.96'
C42	75.00'	005°28'54"	N53°06'07"E	7.17'	7.18'
C43	15.00'	090°00'00"	N05°21'40"E	21.21'	23.56'
C44	505.00'	024°49'08"	N27°13'46"W	217.04'	218.75'
C45	345.00'	028°24'53"	N29°01'39"W	169.35'	171.10'
C46	15.00'	089°25'59"	N87°57'05"W	21.11'	23.41'
C47	1620.00'	009°06'06"	N51°48'01"E	257.07'	257.35'
C48	1570.00'	009°04'40"	N51°48'52"E	248.49'	248.75'
C49	15.00'	090°35'44"	N02°03'47"E	21.32'	23.72'
C50	15.00'	090°00'00"	N88°14'05"W	21.21'	23.56'
C51	575.00'	017°01'44"	N55°16'47"E	170.27'	170.90'
C52	525.00'	017°01'44"	S55°16'47"W	155.46'	156.04'
C53	15.00'	090°00'03"	N01°45'54"E	21.21'	23.56'
C54	575.00'	031°08'17"	S27°39'57"E	308.66'	312.49'
C55	15.00'	086°06'46"	N55°09'11"W	20.48'	22.54'
C56	1025.00'	008°12'34"	N85°53'43"E	146.74'	146.87'
C57	15.00'	106°32'32"	S36°43'44"W	24.04'	27.89'
C58	850.00'	005°49'41"	N13°37'42"W	86.42'	86.46'
C59	25.00'	073°27'28"	S53°16'16"E	29.90'	32.05'
C60	250.00'	107°47'04"	S37°21'00"W	403.96'	470.30'
C61	450.00'	015°39'38"	N80°55'39"W	122.61'	123.00'
C62	15.00'	090°18'07"	N27°56'46"W	21.27'	23.64'
C63	575.00'	022°31'39"	S07°50'05"W	224.62'	226.08'
C64	25.00'	085°13'10"	N39°10'51"E	33.85'	37.18'
C65	975.00'	008°12'34"	N85°53'43"E	139.58'	139.70'
C66	511.50'	013°02'37"	S49°02'45"W	116.19'	116.45'
C67	488.50'	046°15'06"	N65°38'59"E	383.72'	394.34'
C68	577.00'	005°08'01"	S73°08'41"E	51.68'	51.70'
C69	503.50'	046°15'06"	N65°38'59"E	395.50'	406.45'
C70	496.50'	013°02'23"	S49°02'38"W	112.75'	113.00'

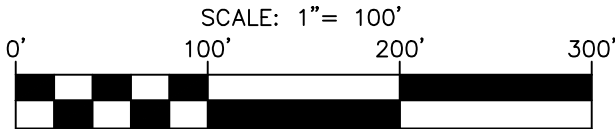
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S01°07'26"W	40.62'
L2	S22°36'56"W	50.00'
L3	N55°49'50"E	27.53'
L4	N34°26'36"W	50.00'
L5	S55°49'45"W	27.52'
L6	N54°07'01"E	51.42'
L7	N33°43'55"W	50.00'
L8	S56°16'19"W	36.20'
L9	N79°17'09"E	50.00'
L10	S86°39'33"E	50.00'
L11	S80°26'48"E	50.00'
L12	S69°04'21"E	50.00'
L13	N43°14'05"W	49.06'
L14	S69°35'04"E	50.00'
L15	N43°14'05"W	14.44'
L16	N43°14'05"W	12.90'
L17	N43°14'05"W	50.68'
L18	S26°12'19"E	50.00'
L19	S55°49'50"W	27.50'
L20	N34°26'36"W	15.00'
L21	S55°49'50"W	27.53'



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK AS SHOWN ABOVE.

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FAR PROJECT SPV, LP
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

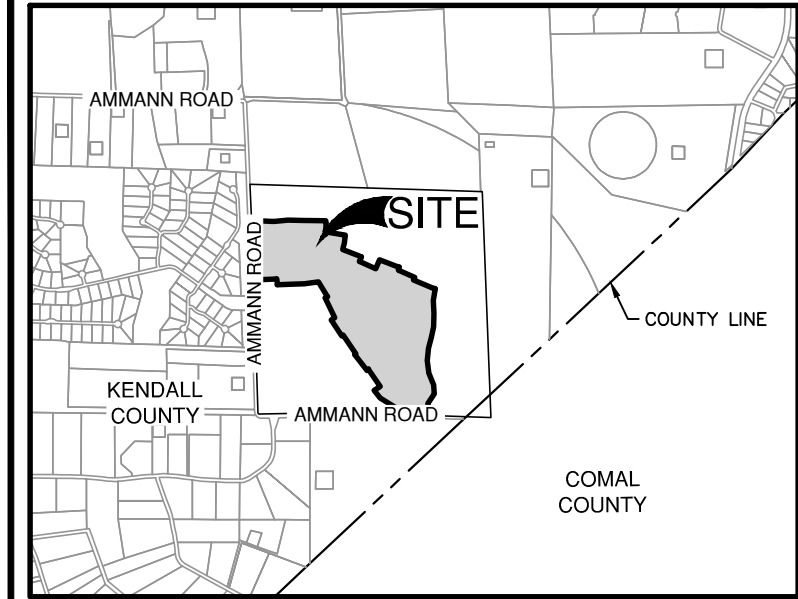
THIS PLAT OF POST OAK SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____, 20_____.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____ M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

- | | |
|--|---|
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL VOLUME |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR) | PG PAGE(S) |
| 1140 EXISTING CONTOURS | ROW RIGHT-OF-WAY |
| 1140 CENTERLINE | NCB NEW CITY BLOCK |
| 10' PUBLIC UTILITY EASEMENT | ● FOUND IRON ROD (UNLESS NOTED OTHERWISE) |
| OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____) | ○ SET 1/2" IRON ROD (PD) |
| OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____) | 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |
| 15' OFFSITE WATER EASEMENT (DOC. NO. _____) | 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |
| VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____) | 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.) |
| | VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T.) |

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

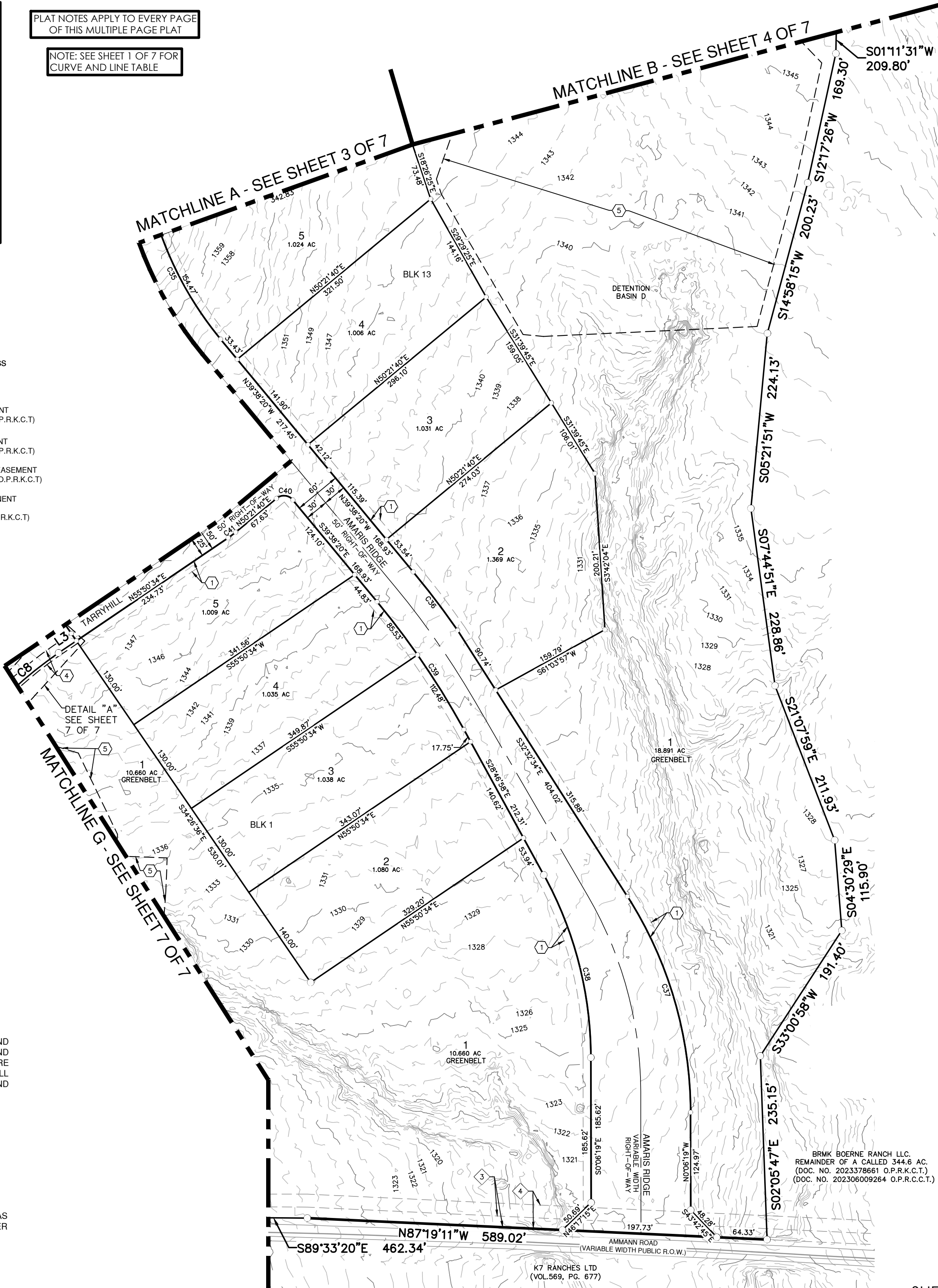
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

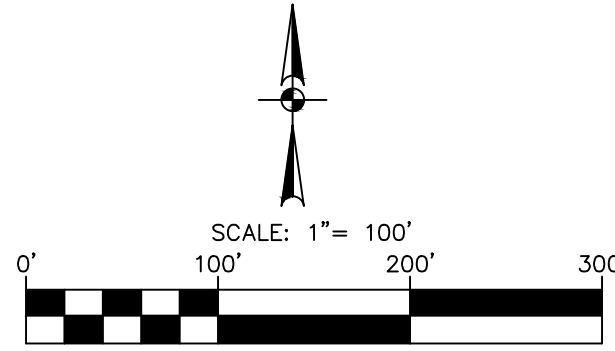
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE



PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

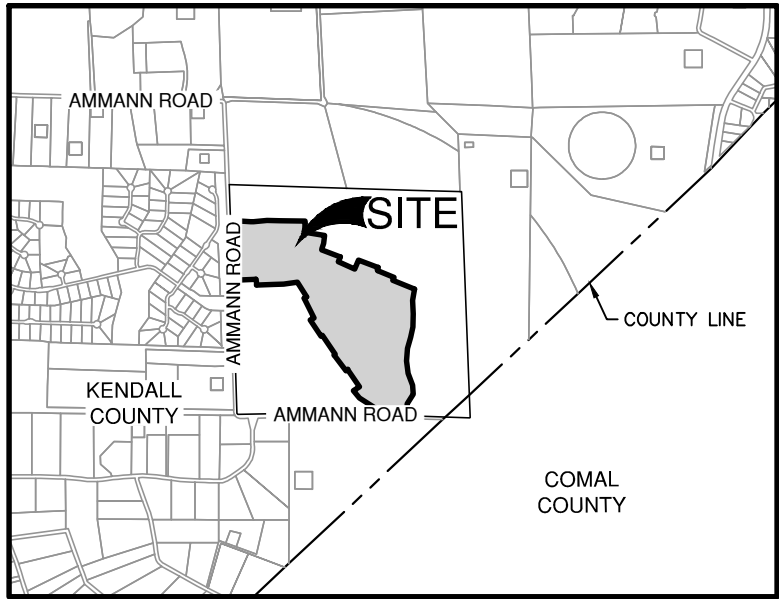
THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____ M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR)	PG	PAGE(S)
— 1140	EXISTING CONTOURS	ROW	RIGHT-OF-WAY
— 1140	CENTERLINE	NCB	NEW CITY BLOCK
①	10' PUBLIC UTILITY EASEMENT	●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
②	OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)	○	SET 1/2" IRON ROD (PD)
③	OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)	◇	30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)
④	15' OFFSITE WATER EASEMENT (DOC. NO. _____)	◇	20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)
⑤	VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)	◇	14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.)
		◇	VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T.)

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND
STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND
IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE
ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL
REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND
REGULATIONS.

LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

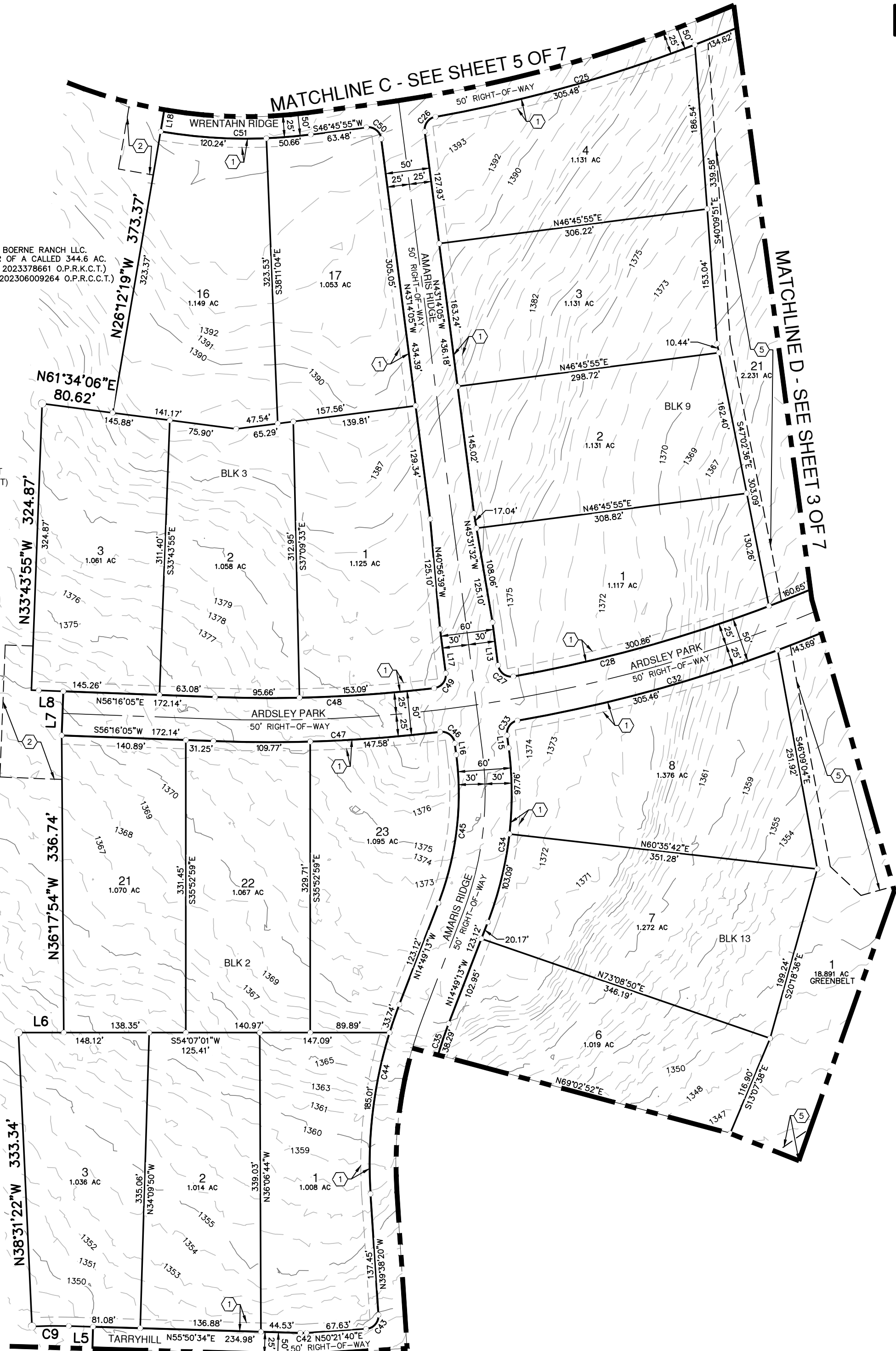
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER
MY SUPERVISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

BRMK BOERNE RANCH LLC
REMAINDER OF A CALLED 344.6 AC.
(DOC. NO. 2023378661 O.P.R.K.C.T.)
(DOC. NO. 202306009264 O.P.R.K.C.T.)



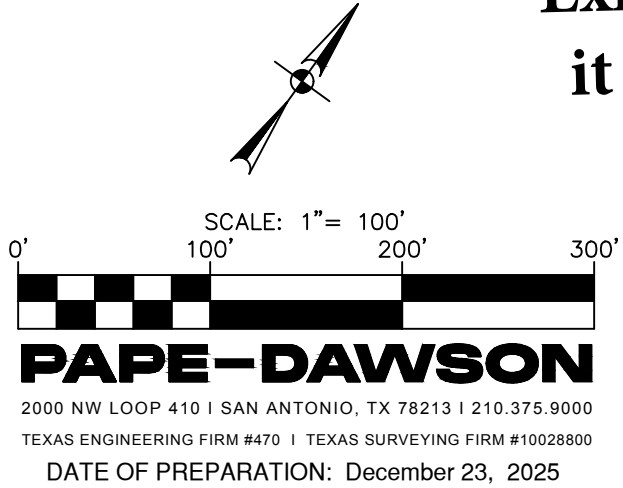
MATCHLINE A - SEE SHEET 2 OF 7

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR
CURVE AND LINE TABLE

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT
OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY,
TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33,
CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60
RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1,
BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1,



STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A
DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC,
EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR
PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS
IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE
CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF
OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

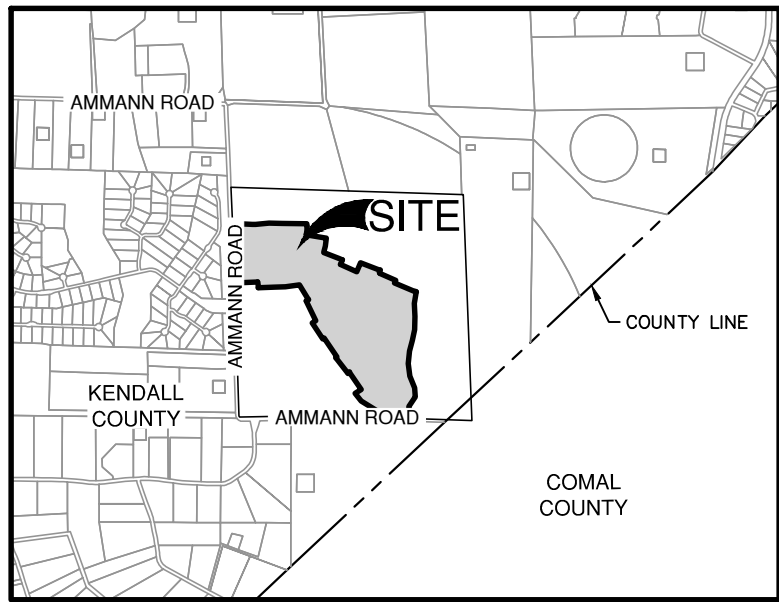
THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND
CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS
HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____
DAY OF _____, AD 20_____ AT
_____ O'CLOCK _____ M., IN THE RECORDS OF KENDALL
COUNTY, TEXAS, DOCUMENT NO. _____. IN
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF
OFFICE THIS _____ DAY OF _____ A.D. _____.



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR)	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
		●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
— 1140	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
—	CENTERLINE		
①	10' PUBLIC UTILITY EASEMENT	①	30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)
②	OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)	②	20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)
③	OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)	③	14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.)
④	15' OFFSITE WATER EASEMENT (DOC. NO. _____)	④	VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T.)
⑤	VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)		

STATE OF TEXAS
COUNTY OF BEXAR
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IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE
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REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND
REGULATIONS.

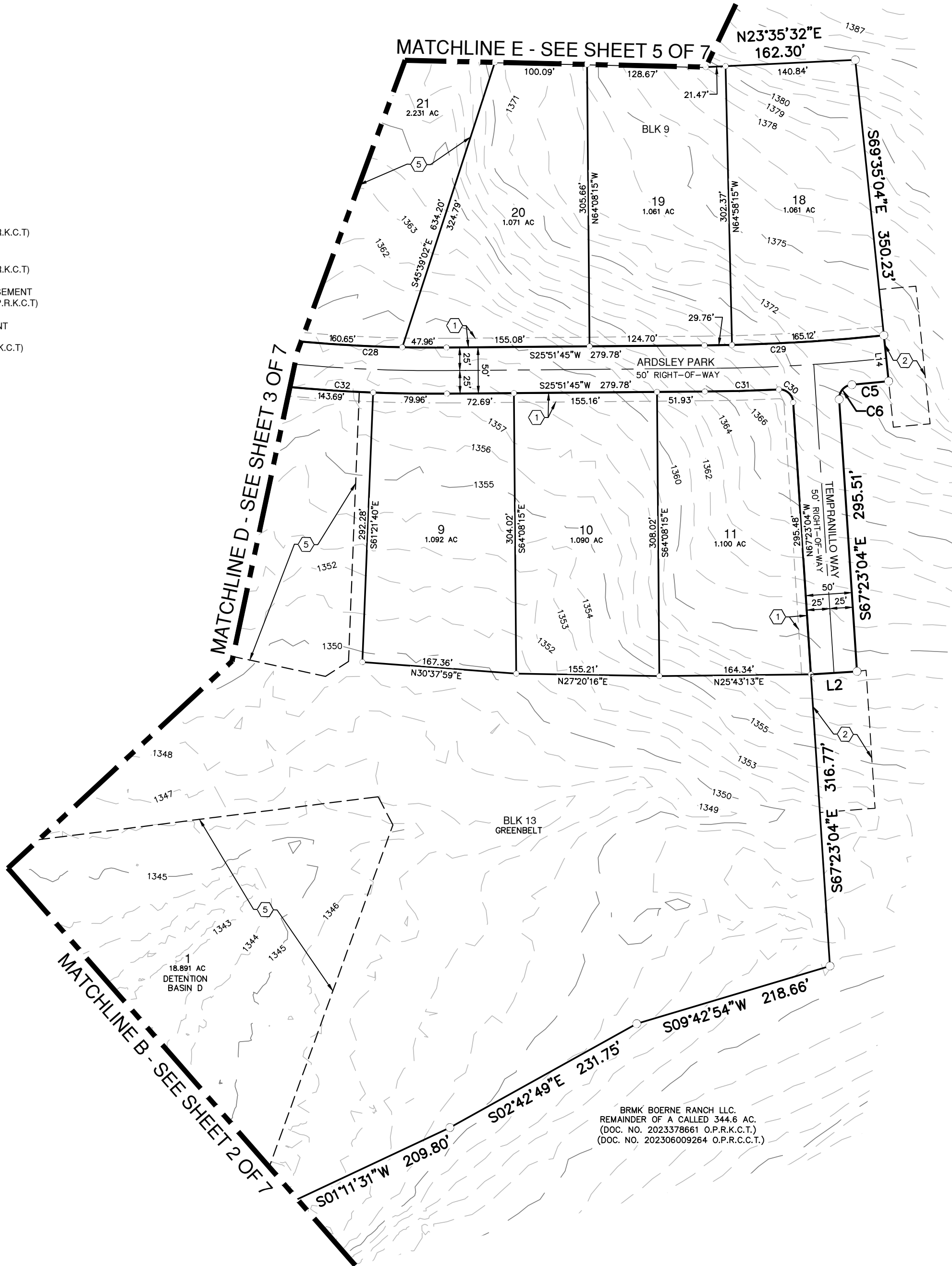
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR

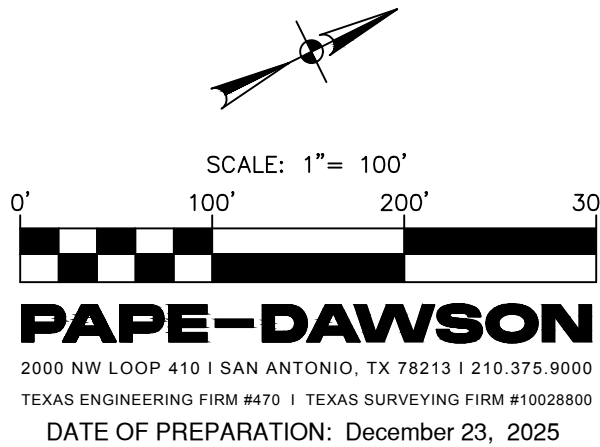


PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR
CURVE AND LINE TABLE

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT
OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY,
TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33,
CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60
RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1,
BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



STATE OF TEXAS
COUNTY OF BEXAR
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OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

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OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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MAYOR

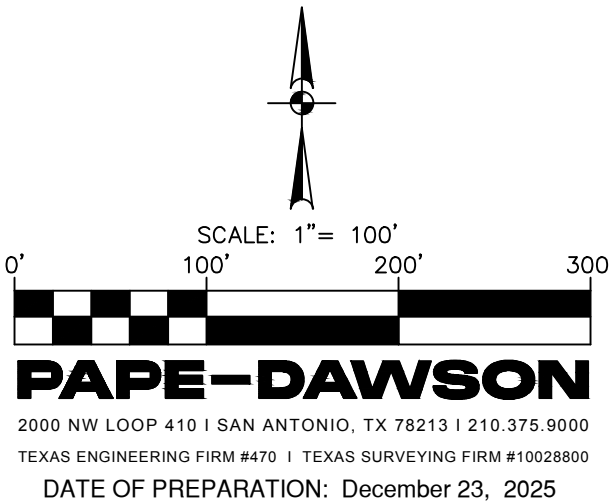
CITY SECRETARY

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PRELIMINARY SUBDIVISION PLAT
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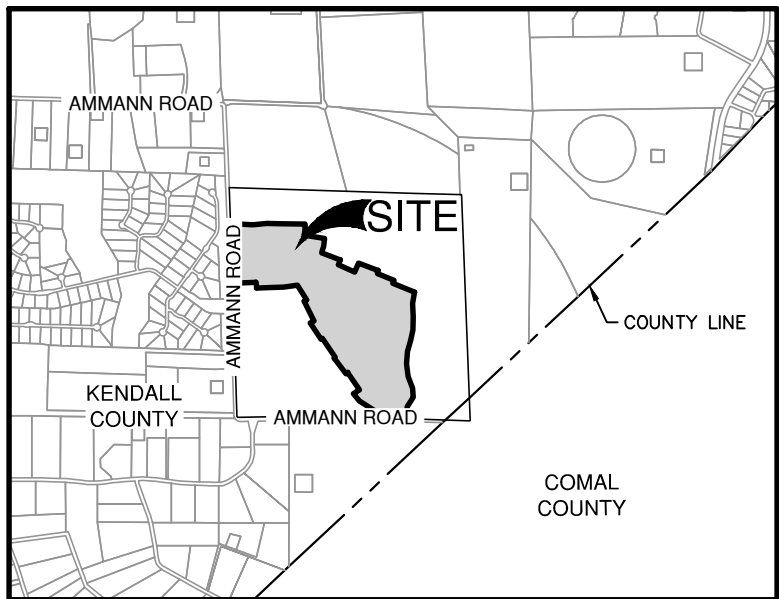
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COUNTY CLERK, KENDALL COUNTY, TEXAS



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| DPR DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS | VOL VOLUME |
| OPR OFFICIAL PUBLIC RECORDS
(OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY) OF
BEXAR COUNTY, TEXAS (SURVEYOR) | PG PAGE(S) |
| — 1140 — EXISTING CONTOURS | ROW RIGHT-OF-WAY |
| — — CENTERLINE | NCB NEW CITY BLOCK |
| | ● FOUND IRON ROD (UNLESS
NOTED OTHERWISE) |
| | ○ SET 1/2" IRON ROD (PD) |
-
- | | |
|---|---|
| ① 10' PUBLIC UTILITY EASEMENT | ① 30' WIDE UTILITY EASEMENT
(DOC. NO. 2025-396131, O.P.R.K.C.T.) |
| ② OFFSITE PUBLIC ACCESS EASEMENT
FOR TEMPORARY TURN AROUND
(DOC. NO. _____) | ② 20' WIDE TEMPORARY
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(DOC. NO. 2025-396131, O.P.R.K.C.T.) |
| ③ OFFSITE DRAINAGE EASEMENT
FOR TEMPORARY CHANNEL
(DOC. NO. _____) | ③ 14' ELECTRICAL UTILITY EASEMENT
(VOL. 1463, PGS. 269-275, O.P.R.K.C.T.) |
| ④ 15' OFFSITE WATER EASEMENT
(DOC. NO. _____) | ④ VARIABLE WIDTH PERMANENT
WATER EASEMENT
(VOL. 880, PGS. 51-63, O.P.R.K.C.T.) |
| ⑤ VARIABLE WIDTH DRAINAGE EASEMENT
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REGULATIONS.

LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

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PLAT NOTES APPLY TO EVERY PAGE
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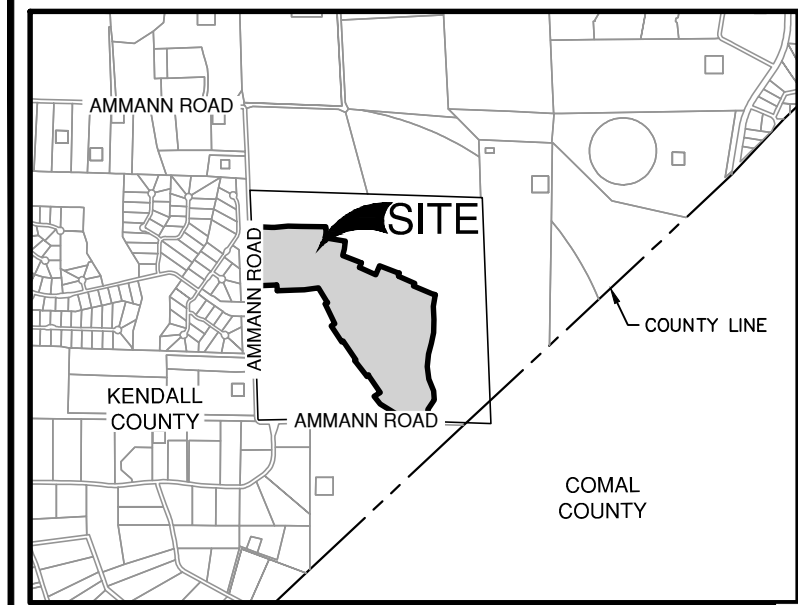
NOTE: SEE SHEET 1 OF 7 FOR
CURVE AND LINE TABLE

MATCHLINE F - SEE SHEET 6 OF 7

MATCHLINE C - SEE SHEET 3 OF 7

MATCHLINE E
SEE SHEET 4 OF 7

Exhibit D



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

- | | | |
|--|---|---|
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL PG ROW NCB | VOLUME PAGE(S) RIGHT-OF-WAY NEW CITY BLOCK FOUND IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR) | | |
| 1140 EXISTING CONTOURS CENTERLINE | | |
| 1 10' PUBLIC UTILITY EASEMENT | 1 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) | |
| 2 OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____) | 2 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) | |
| 3 OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____) | 3 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.) | |
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STATE OF TEXAS
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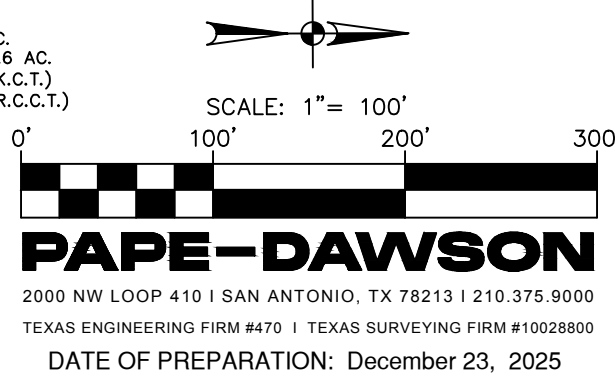
REGISTERED PROFESSIONAL LAND SURVEYOR

BRMK BOERNE RANCH LLC.
REMAINDER OF A CALLED 344.6 AC.
(DOC. NO. 2023378661 O.P.R.K.C.T.)
(DOC. NO. 202306009264 O.P.R.K.C.T.)



PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

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BY: SCOTT TEETER, PRESIDENT

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MAYOR

CITY SECRETARY

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NOTE: SEE SHEET 1 OF 7 FOR
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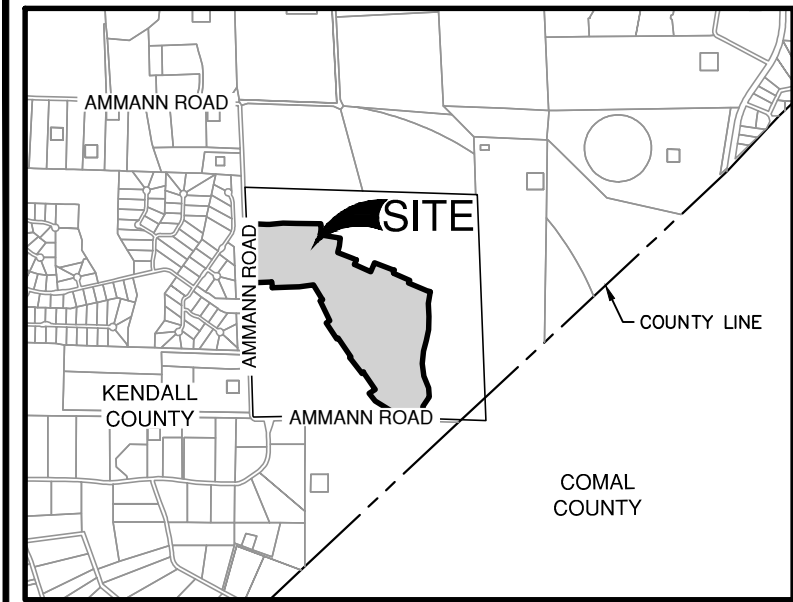
SHEET 6 OF 7

COUNTY CLERK, KENDALL COUNTY, TEXAS

POST OAK SUBDIVISION PHASE 1

Civil Job No. 13903-02; Survey Job No. 13903-02

Date: Dec 22, 2025, 8:04 AM - User: b6: ericd@pape-dawson.com
File: P:\2025\02\Survey\Civil\Job No. 13903-02.dwg

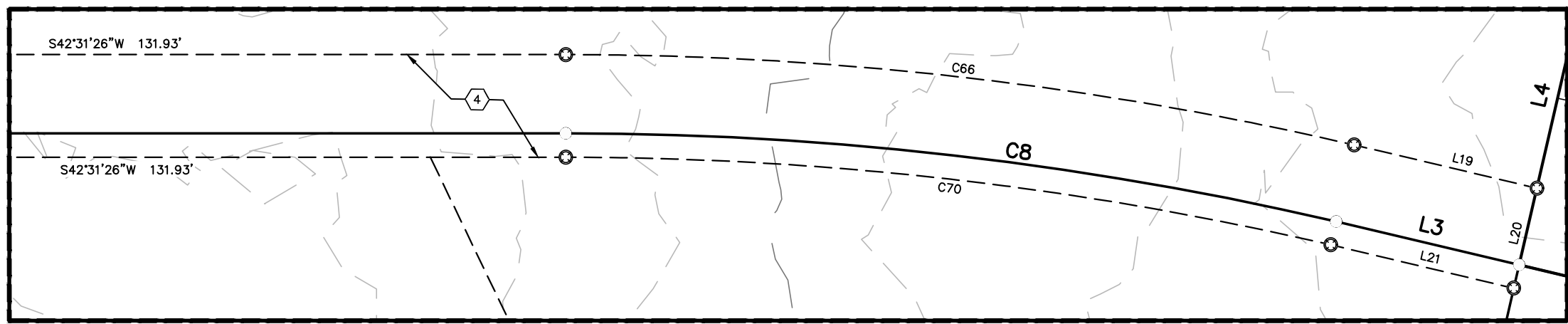


LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

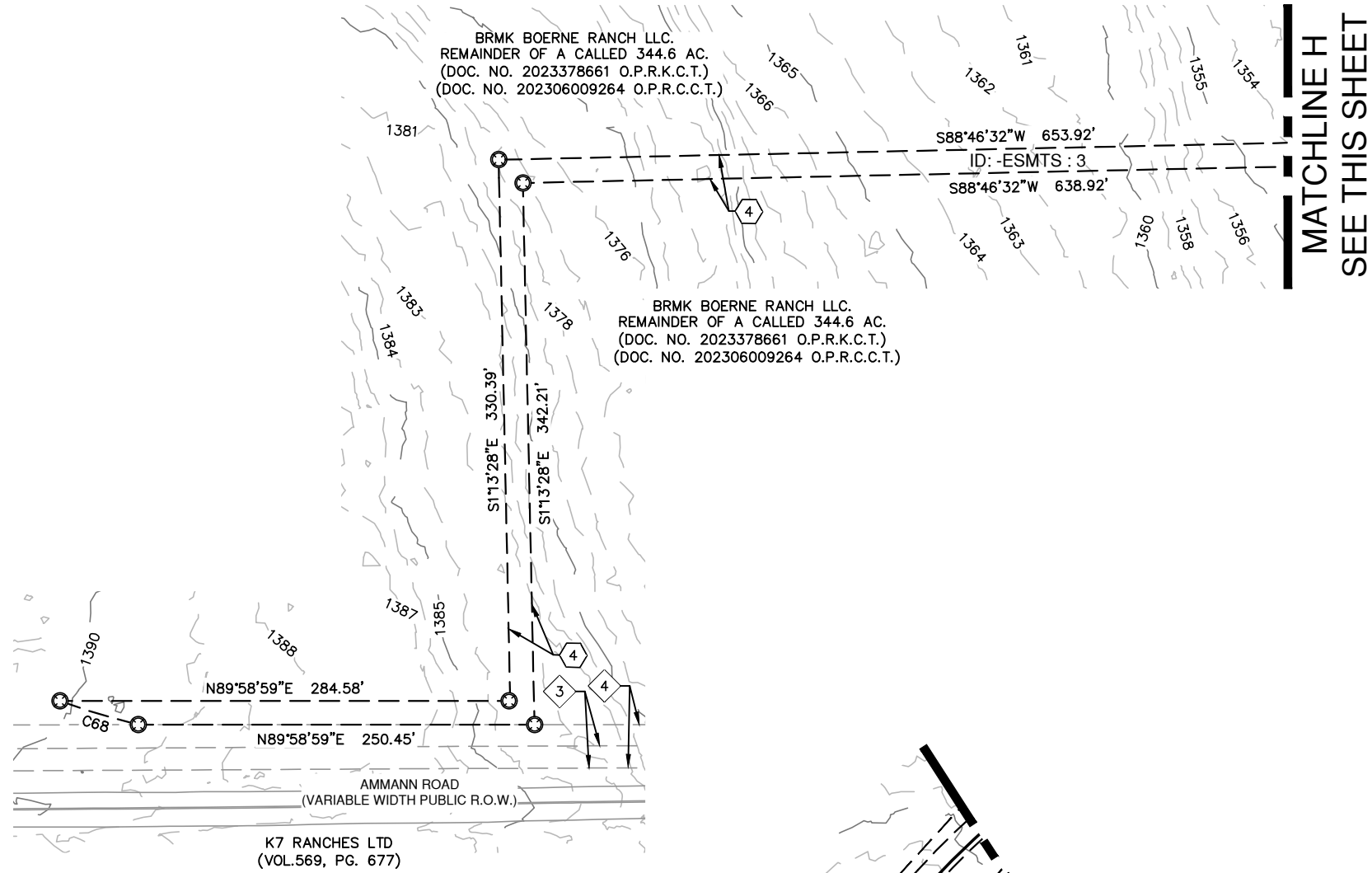
LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
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		NCB	NEW CITY BLOCK
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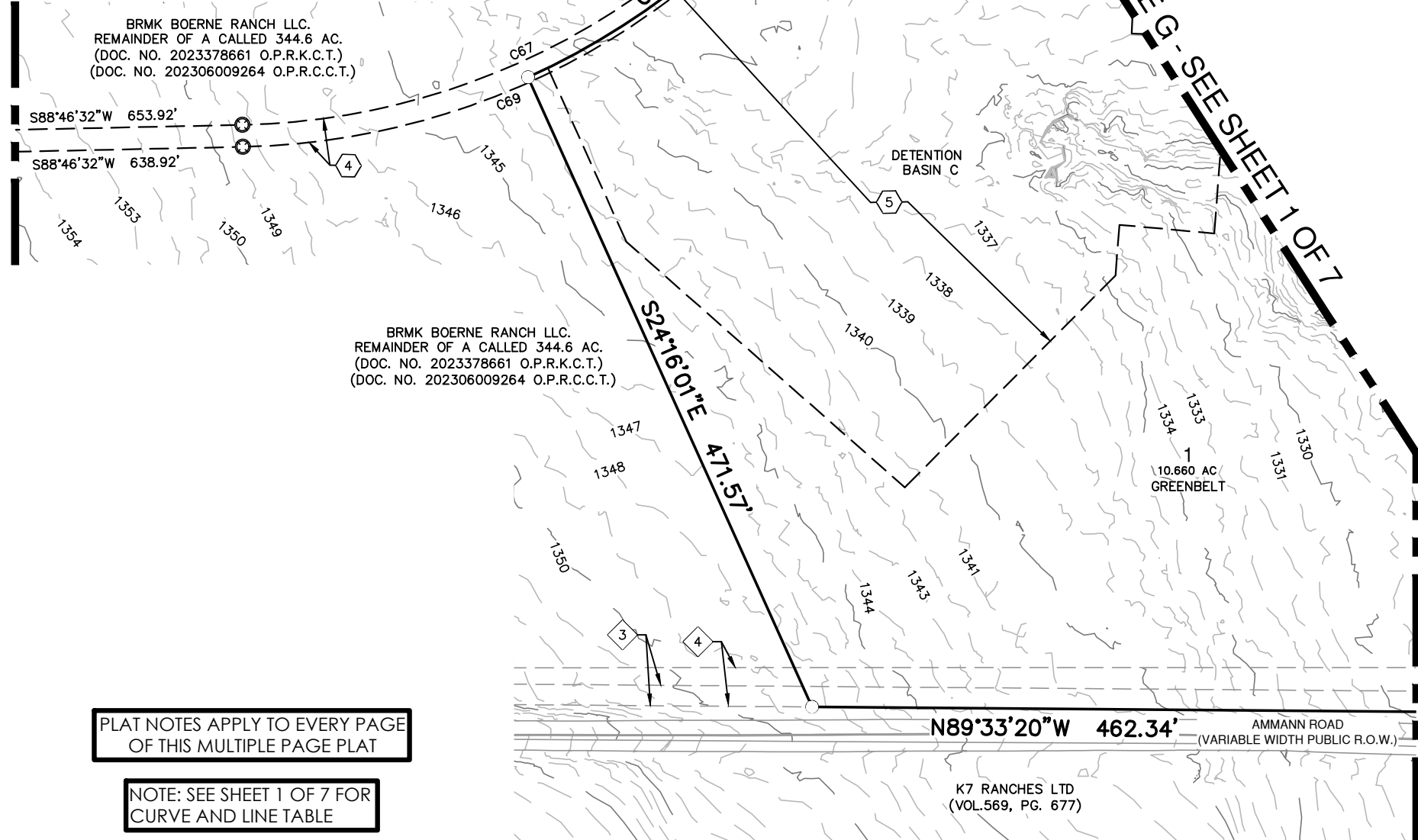


DETAIL "A"

SCALE: 1" = 20'

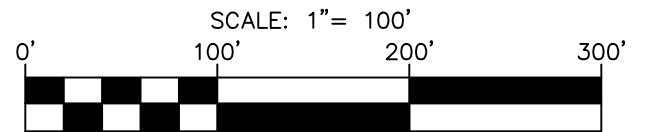


MATCHLINE H
SEE THIS SHEET



PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT
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PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
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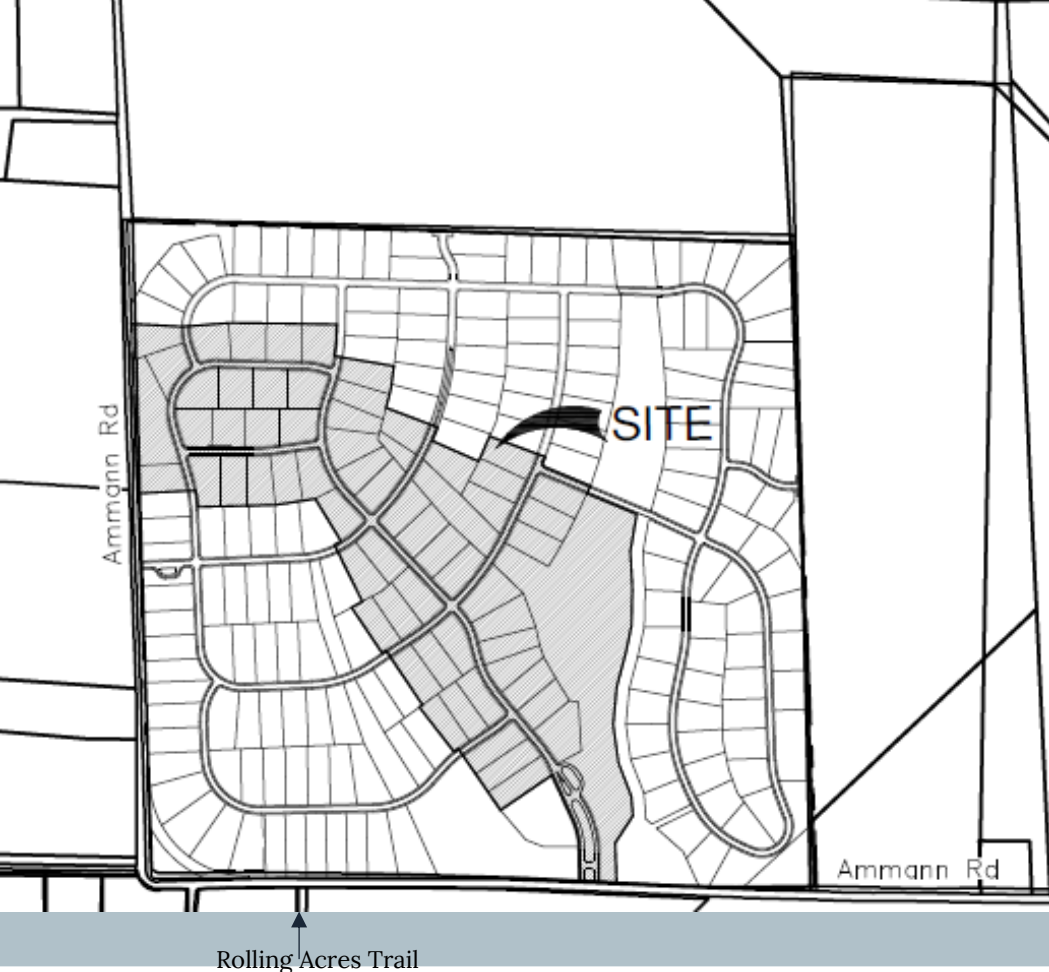
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PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR
CURVE AND LINE TABLE



Planning and Zoning Commission

Post Oak Subdivision Phase I Preliminary Plat

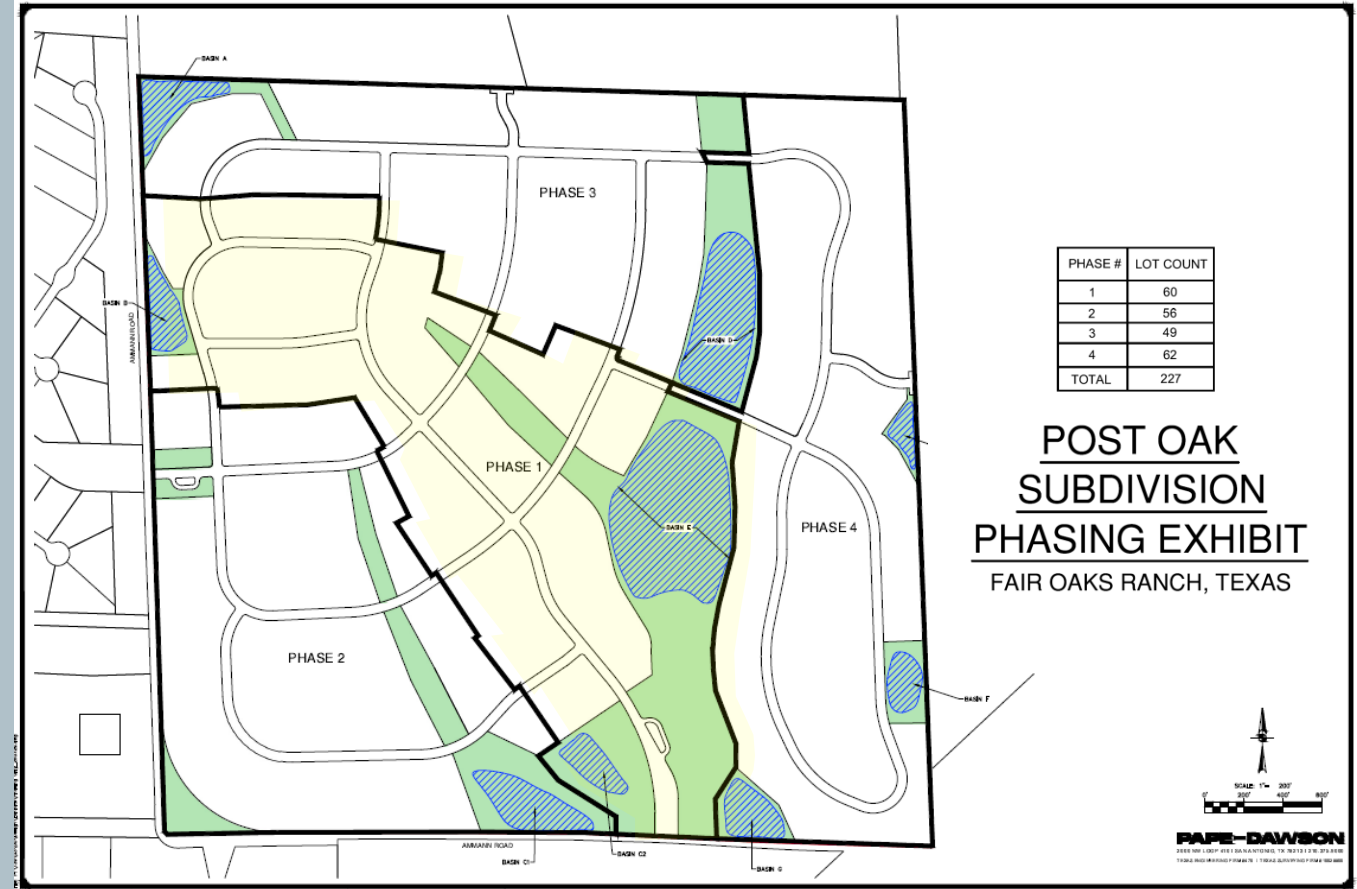


January 8, 2025

Jessica Relucio, ENV SP
City Planner

Introduction/Background

- Location: North of the intersection of Rolling Acres Trail and Ammann Road
- Zone: Neighborhood Residential (minimum 1-acre single-family lots)
- Public Improvement District (PID)
- One of four phases
- Total Post Oak subdivision is +/- 344-acres

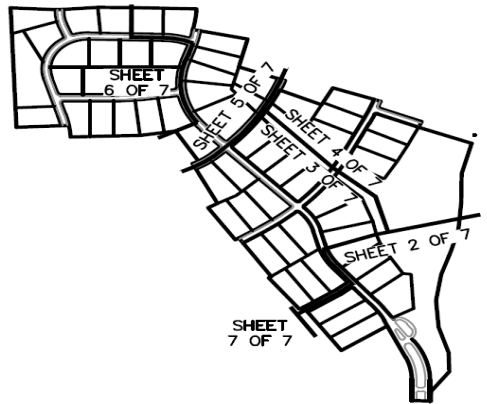


Preliminary Plat Summary

- Development Agreement (August 2025) Incorporates:
 - 2014 Subdivision Chapter 10 regulations
 - Enhanced requirements from the UDC 2025 Amendments:
 - Minimum lot frontages
 - Drainage and Erosion Control Standards
 - Tree mitigation for protected trees >18-inch tree circumference
- Total of Lots: 65 lots, which include:
 - 60 single-family residential 1-acre lots
 - 5 easement lots – 85.82 acres

**PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1**

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUM 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 6 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1 & 6, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



KEY MAP 

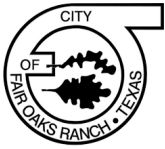
PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
 DATE OF PREPARATION: December 12, 2025



Recommended Motion

Staff recommends the approval of Post Oak Subdivision Phase 1 Preliminary Plat with the following conditions:

1. Developer shall correct the Mayor's signature block to include "Subdivision" to state "Post Oak Subdivision Phase 1" on sheets 2-7
2. Developer shall edit GENERAL NOTES and remove "Private streets" from note 1 on sheet 1 since there are no private streets
3. Developer shall revise Blk 7 Lot 6 street frontage length of about 98 feet, to meet the minimum required of 120 feet. Please address accordingly on sheet 2.
4. Developer shall label lot 21 as "Greenbelt" and designate have the location of the detention pond as a "Drainage Easement". Lot 21 is still missing a label on sheets 3, 4, and 5.
5. Developer shall address all comments and obtain approval of the Stormwater Management Plan from the Engineering Manager
6. State under a new section "Temporary Easements" or under "General Notes" that "Temporary easement shown hereon is granted for construction and related purposes, such as drainage easements, and shall terminate upon completion of construction and acceptance of improvements. Upon termination of the temporary easement, the easement area shall be restored to a condition reasonably similar to its pre-construction state." Then, remove the reference to Document No., under the Legends Table on each sheet.



PLANNING AND ZONING COMMISSION CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Tree Removal and Preservation Plan

DATE: January 8, 2026

DEPARTMENT: Public Works

PRESENTED BY: Aithne Loeblich, Environmental Program Manager

INTRODUCTION / BACKGROUND:

On December 15, 2025, a preliminary plat and Tree Removal and Preservation Plan (TRPP) for Post Oak Subdivision Phase I was submitted to the Public Works Department by Pape-Dawson Consulting Engineers, LLC. The development is located north of Ammann Road and west of FM 3351.

The Post Oak development is vested under the City's previous subdivision ordinance. Article III, Section 6 Tree and Habitat Protection, states: "It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine (9) caliper inches in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or Extraterritorial Jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat." Additionally, "For new construction on a [an] undeveloped tract, a Tree Removal and Preservation Plan identifying the location, species, caliper and approximate canopy coverage of all healthy trees which are nine (9) caliper inches in size or larger when measured at 4-½ feet above the ground shall be submitted with the preliminary plat."

Furthermore, the Post Oak Subdivision Development Agreement (DA) includes additional tree mitigation requirements to maintain both tree cover and the rural character of the City. Article 3, Section 3.01(b) of the DA states that the Developer shall be bound by a submitted and approved tree plan reflecting:

- a. Mitigation of one (1) 2.5 caliper inch tree for every 18-inch - 24-inch tree removed
- b. Addressing tree islands within designated right-of-way
- c. Removal of trees 24 caliper inches and larger will require the mitigation of three (3) 2.5 caliper inch trees for each tree removed (this is in accordance with the Subdivision Ordinance in effect November 20, 2014)
- d. Any minor amendments to the tree plan shall be approved administratively

City Council approval is required prior to removal of any tree which is 24-inch caliper in size or larger (heritage tree). The submitted Tree Removal and Preservation Plan (**Exhibit A**) identified the following healthy heritage trees:

#1506 – 25.5” Live Oak – To Be Removed
#1508 – 27.5” Live Oak – To Be Removed
#1607 – 29.5” Live Oak – To Be Removed
#1630 – 27” Live Oak – To Be Preserved
#1632 – 25” Live Oak – To Be Removed
#1636 – 29” Live Oak – To Be Preserved
#1677 – 27.5” Live Oak – To Be Preserved
#1679 – 25” Live Oak – To Be Removed
#1685 – 38.5” Live Oak – To Be Removed
#1686 – 29” Live Oak – To Be Removed
#1688 – 36.5” Live Oak – To Be Removed
#1691 – 24.5” Live Oak – To Be Removed
#1692 – 26.5” Live Oak – To Be Removed
#1693 – 27” Live Oak – To Be Removed
#1971 – 36.5” Live Oak – To Be Removed
#2350 – 32” Live Oak – To Be Removed
#2364 – 28” Live Oak – To Be Removed
#5861 – 30” Live Oak – To Be Removed
#5863 – 32.5” Live Oak – To Be Removed
#5879 – 27” Live Oak – To Be Removed
#5881 – 25.5” Live Oak – To Be Removed
#5886 – 26.5” Live Oak – To Be Removed
#5887 – 25” Live Oak – To Be Removed
#7051 – 24” Live Oak – To Be Removed
#7093 – 26.5” Live Oak – To Be Removed
#7108 – 26” Live Oak – To Be Removed
#7134 – 31.5” Live Oak – To Be Removed
#7141 – 28” Live Oak – To Be Removed
#7142 – 27” Live Oak – To Be Removed
#7146 – 27.5” Live Oak – To Be Removed
#7153 – 33” Live Oak – To Be Removed
#7155 – 28” Live Oak – To Be Removed
#7158 – 27.5” Live Oak – To Be Removed
#7256 – 24” Live Oak – To Be Removed
#9784 – 26.5” Live Oak – To Be Removed
#9793 – 28.5” Live Oak – To Be Removed
#9797 – 26” Live Oak – To Be Removed
#9802 – 29” Live Oak – To Be Removed
#9807 – 25” Live Oak – To Be Removed
#9808 – 26.5” Live Oak – To Be Removed
#9815 – 24” Live Oak – To Be Removed
#9836 – 29.5” Live Oak – To Be Removed
#9855 – 26.5” Live Oak – To Be Removed
#9872 – 25” Live Oak – To Be Removed
#9885 – 30.5” Live Oak – To Be Removed
#9886 – 25.5” Live Oak – To Be Removed
#9887 – 29” Live Oak – To Be Removed

#9895 – 27.5” Live Oak – To Be Removed
#9896 – 25” Live Oak – To Be Removed
#9903 – 29” Live Oak – To Be Removed
#9904 – 35” Live Oak – To Be Removed
#9930 – 24” Live Oak – To Be Removed
#9931 – 29” Live Oak – To Be Removed
#9959 – 29.5” Live Oak – To Be Removed
#9983 – 25” Live Oak – To Be Removed

A total of fifty-five (55) heritage trees that are 24 caliper inches in size or larger are marked to be removed; therefore, one hundred and sixty-five (165) 2.5 caliper inch trees are to be planted to meet mitigation requirements. Furthermore, ninety-three (93) protected trees that are 18 caliper inches or larger are marked to be removed; therefore, ninety-three (93) 2.5 caliper inch trees are to be planted to meet mitigation requirements. A grand total of two hundred and fifty-eight (258) 2.5 caliper inch trees are to be planted to meet both heritage and protected tree mitigation requirements, as noted on the TRPP, Sheet T1.00. Notes on the TRPP state four (4) trees shall be planted per lot on 64 lots, and two (2) trees shall be planted in the green space to meet mitigation requirements.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

1. All protected and heritage trees to be removed that have been identified on the TRPP are solely located within right of ways, utility or drainage easements meeting the requirements of Article III Section 6 (D) of the previous subdivision ordinance.
2. The developer has met the requirement of replanting one (1) 2.5 caliper inch tree for every tree between 18 caliper inches up to 24 caliper inches and three (3) 2.5 caliper inch trees for every 24 caliper inch or larger tree marked to be removed in accordance with the Development Agreement, Article 3, Section 3.01 (b).

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

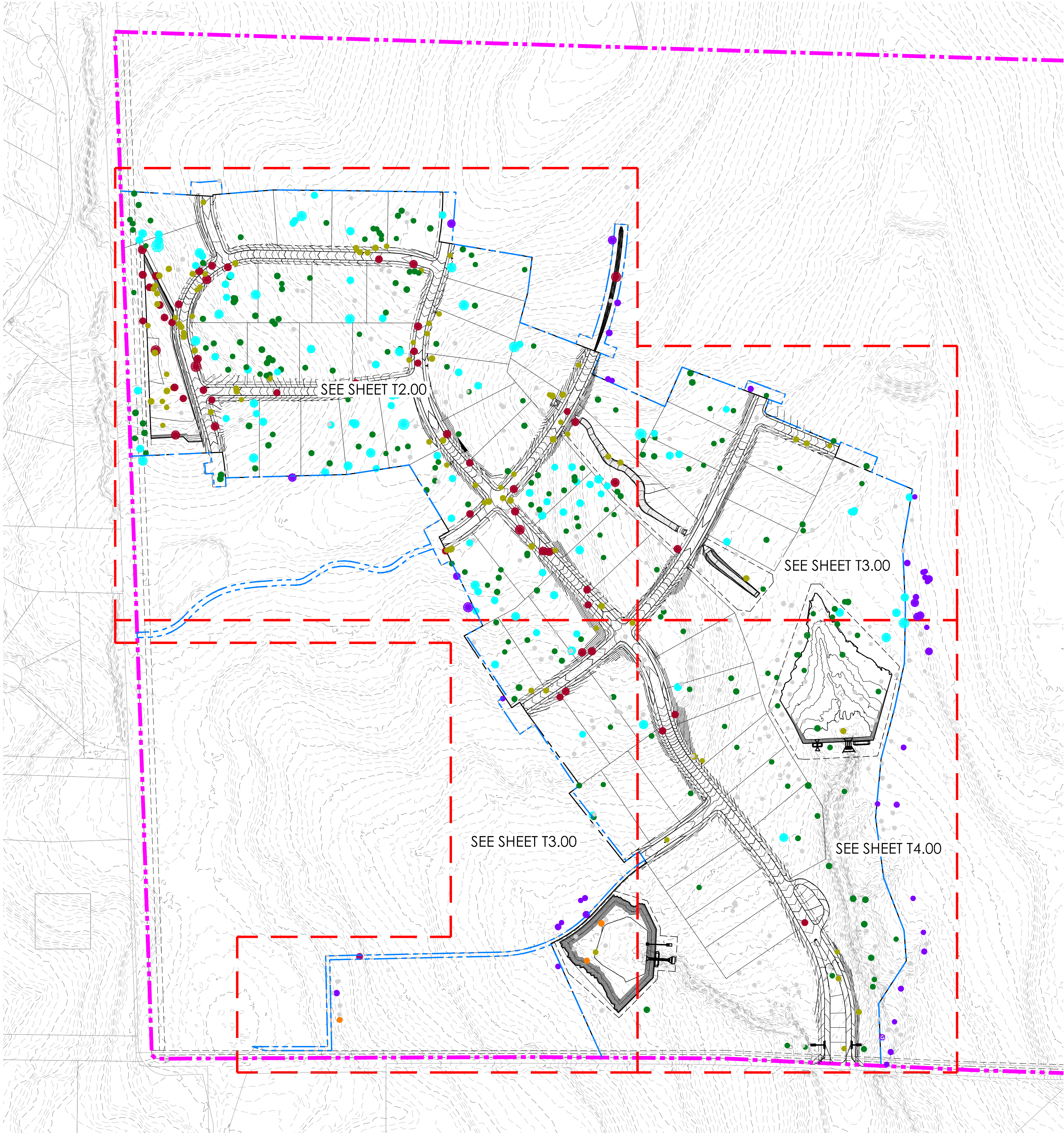
N/A

RECOMMENDATION / PROPOSED MOTION:

Staff have reviewed the Post Oak Subdivision Phase I Tree Removal and Preservation Plan and recommends approval based on conformance with the City’s previous subdivision ordinance Article III, Section 6 and the Development Agreement.

Motion: I move to recommend approval to the City Council in support of the Post Oak Subdivision Phase I Tree Removal and Preservation Plan.

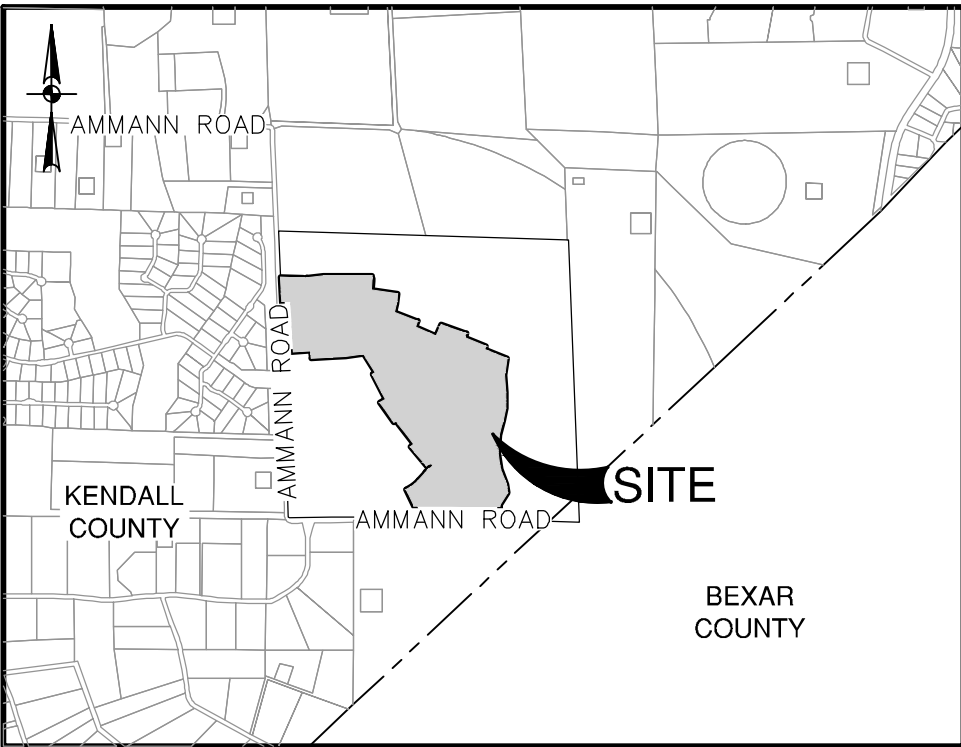
Exhibit A Tree Removal and Preservation Plan



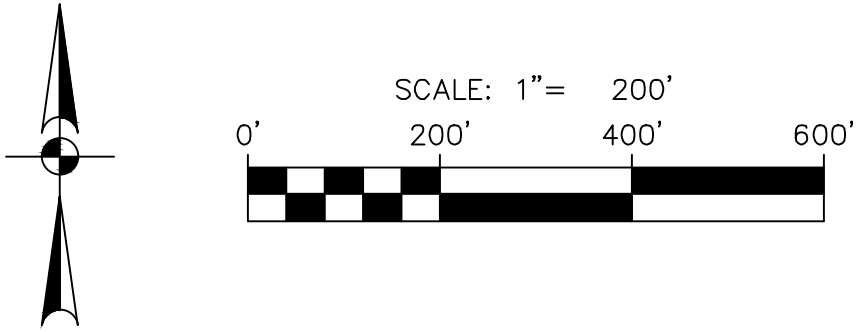
TREE SURVEY SUMMARY			
CLASSIFICATION	TOTAL TREES (#)	REMOVED (#)	REQUIRED MITIGATION (# 2.5" TREES)
PROTECTED (NON-EXEMPT)	302	90	212
HERITAGE (NON-EXEMPT)	156	54	102
PROTECTED (OFF-SITE)	34	3	31
HERITAGE (OFF-SITE)	12	1	3
TOTAL	504	148	356

MITIGATION SUMMARY
256 ~ 2.5" DBH TREES SHALL BE PLANTED WITHIN UNIT 1 LOTS IN TOTAL WITH 4 TREES PLANTED PER LOT ON 64 LOTS.

2 ~ 2.5" DBH TREES SHALL BE PLANTED IN THE GREEN SPACE PLATTED WITHIN UNIT 1



LOCATION MAP
NOT-TO-SCALE



LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- OFF SITE TREES (TO REMAIN)
- PROTECTED & NON-EXEMPT TREES REMOVED
- HERITAGE & NON-EXEMPT TREES REMOVED
- PROTECTED & OFF-SITE TREES REMOVED
- HERITAGE & OFF-SITE TREES REMOVED
- HERITAGE & NON-EXEMPT TREES SAVED
- PROTECTED & NON-EXEMPT TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- MATCH LINE

GENERAL NOTES

- NOTES:
- PROJECT IS SUBJECT TO THE POST OAK DEVELOPMENT AGREEMENT
 - 100% OF TREES 18" TO 24" DBH (PROTECTED CLASS) WITHIN THE TREE SURVEY AREA SHALL BE MITIGATED AT A RATIO OF ONE 2.5" DBH TREE PLANTED FOR EVERY ONE PROTECTED TREE REMOVED
 - 100% OF TREES 24" DBH AND LARGER (HERITAGE CLASS) WITHIN THE TREE SURVEY AREA SHALL BE MITIGATED AT A RATIO OF THREE 2.5" DBH TREES PLANTED FOR EVERY ONE PROTECTED TREE REMOVED
 - TREES LOCATED OUTSIDE THE LIMITS OF THE TREE SURVEY WILL REMAIN UNDISTURBED. THE ONLY TREES ALLOWED TO BE REMOVED ARE THE TREES LABELED IN THIS PLAN.
 - SITE VEGETATION DESCRIPTION: VEGETATION ON THE SITE RANGES FROM OPEN AREAS TO DENSELY VEGETATED AREAS, INCLUDING BRUSH, MESQUITE, CEDAR, OAKS AND ELMS.
 - VEGETATION SHOWN AS NEITHER PRESERVED NOR REMOVED IS ASSUMED TO BE OF INSIGNIFICANT SIZE.
 - TREES PLANTED FOR MITIGATION SHALL BE A MINIMUM OF 2.5" DBH.
 - EXEMPT TREES DEAD OR TREES UNDER 18" ARE NOT MITIGATED, IF REMOVED, AND MAY BE REMOVED IF WITHIN THE CONSTRUCTION LIMITS.

TREE PRESERVATION NOTES

- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 1' RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- A (CHAIN LINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE ZONE.
- THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES WILL BE PAINTED WITH PRUNING PAINT OR SPRAY PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREES TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

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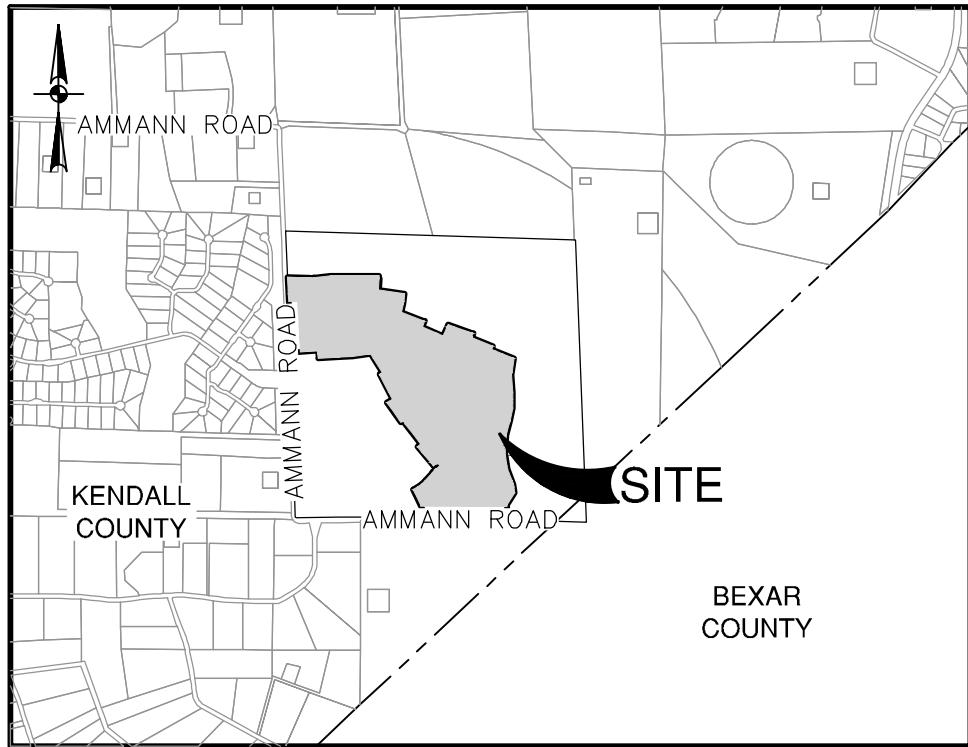
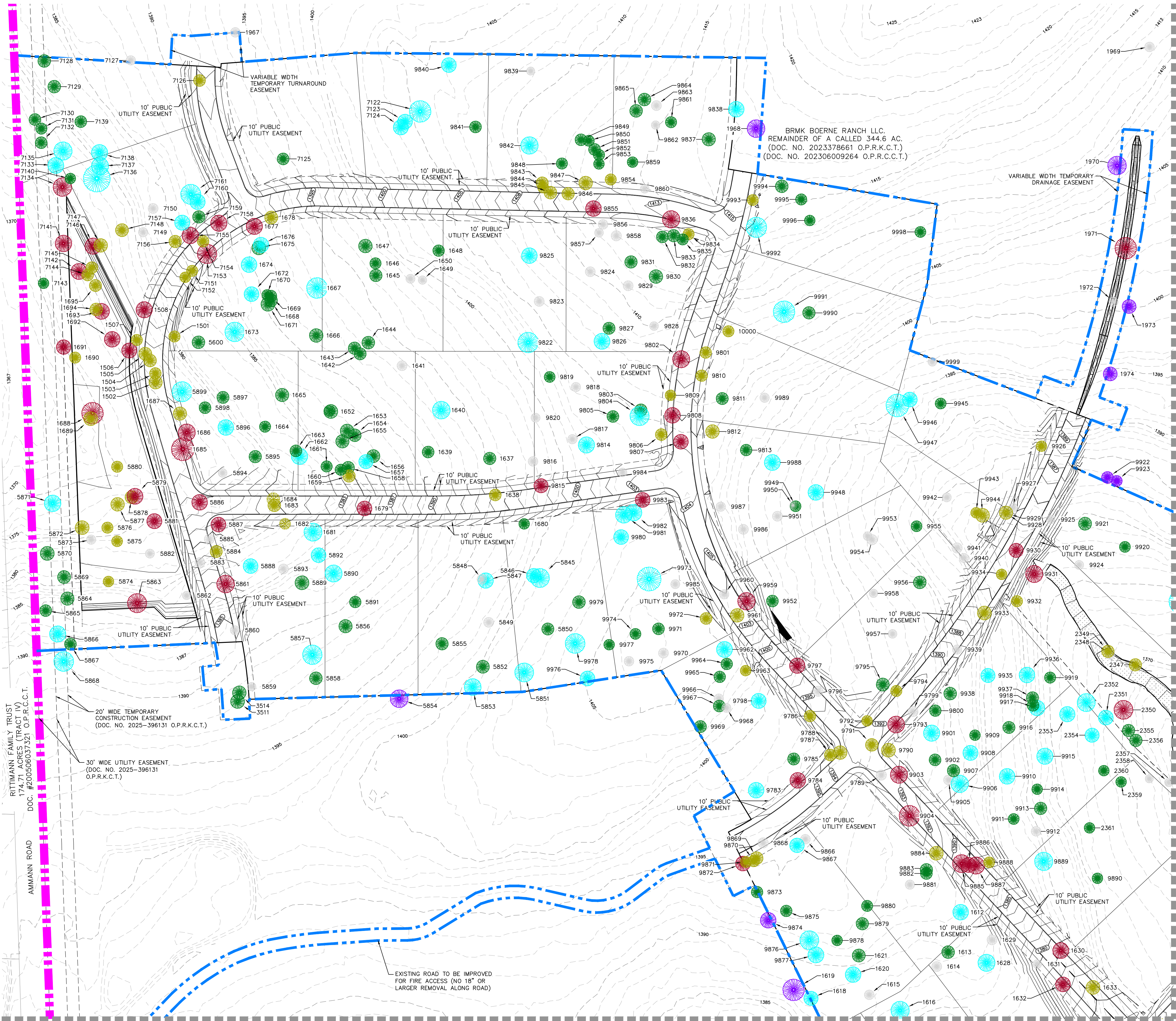
POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN OVERALL MAP

PLAT NO. N/A
JOB NO. 13903-02
DATE DECEMBER 2025
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T1.00

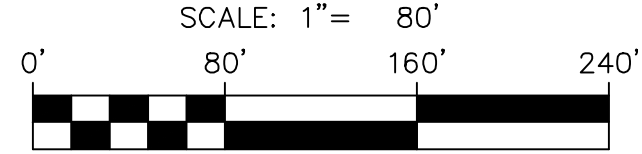
Exhibit A Tree Removal and Preservation Plan

Date: December 23, 2025, 3:26 PM - User ID: dburrows
File: P:\39\03\02\Design\Civil\Trees Master Tree Plan 1390302.dwg

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LOCATION MAP
NOT-TO-SCALE



LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- OFF SITE TREES (TO REMAIN)
- PROTECTED & NON-EXEMPT TREES REMOVED
- HERITAGE & NON-EXEMPT TREES REMOVED
- PROTECTED & OFF-SITE TREES REMOVED
- HERITAGE & OFF-SITE TREES REMOVED
- HERITAGE & NON-EXEMPT TREES SAVED
- PROTECTED & NON-EXEMPT TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- PROPOSED ELEVATION CONTOUR
- EXISTING ELEVATION CONTOUR

NO.	REVISION	DATE

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POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN

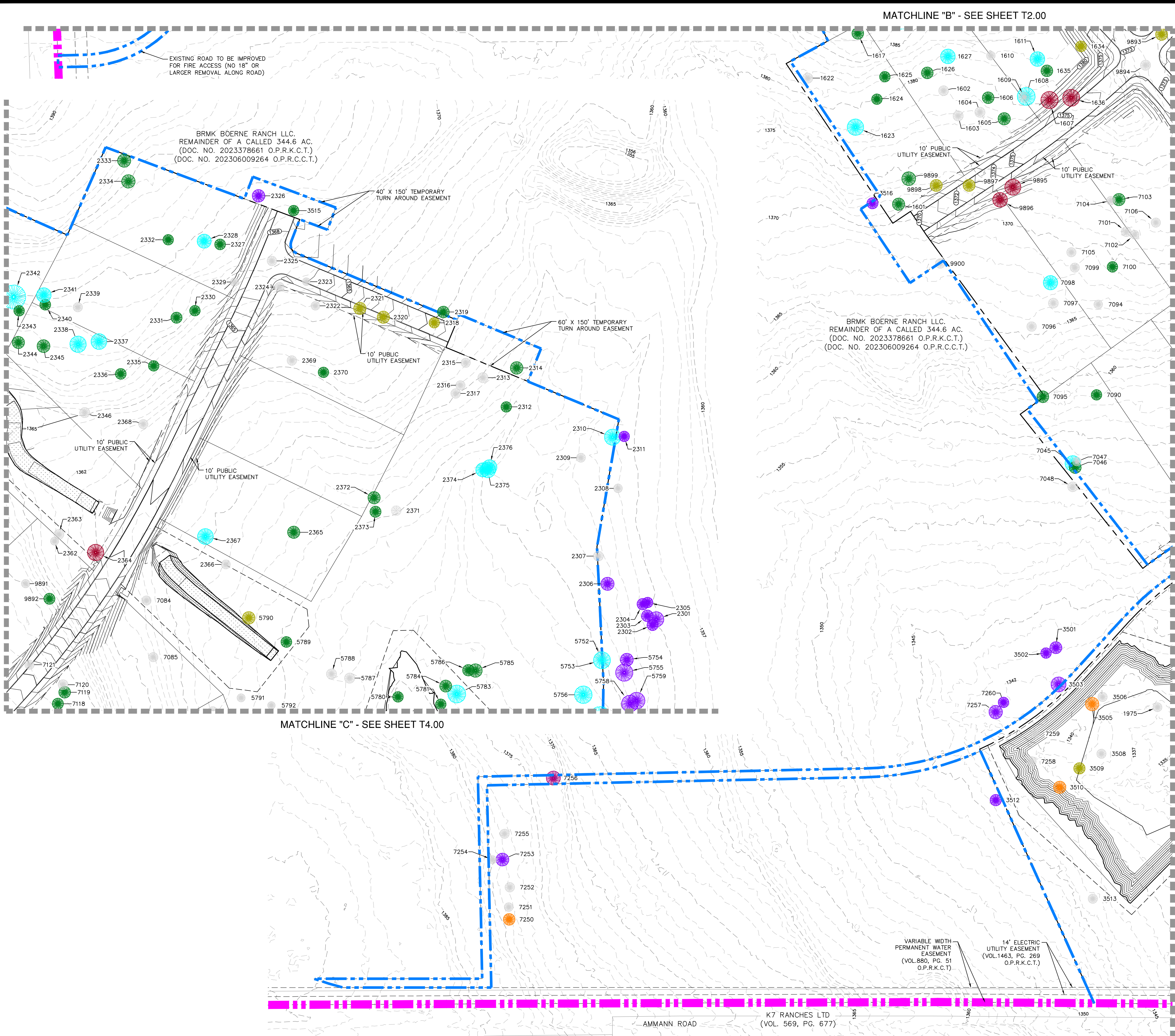
PLAT NO.	N/A
JOB NO.	13903-02
DATE	DECEMBER 2025
DESIGNER	DL
CHECKED	WH
DRAWN	SR
SHEET	T2.00

Exhibit A Tree Removal and Preservation Plan

Dates: December 23, 2025, 3:26 PM - User ID: dburrows
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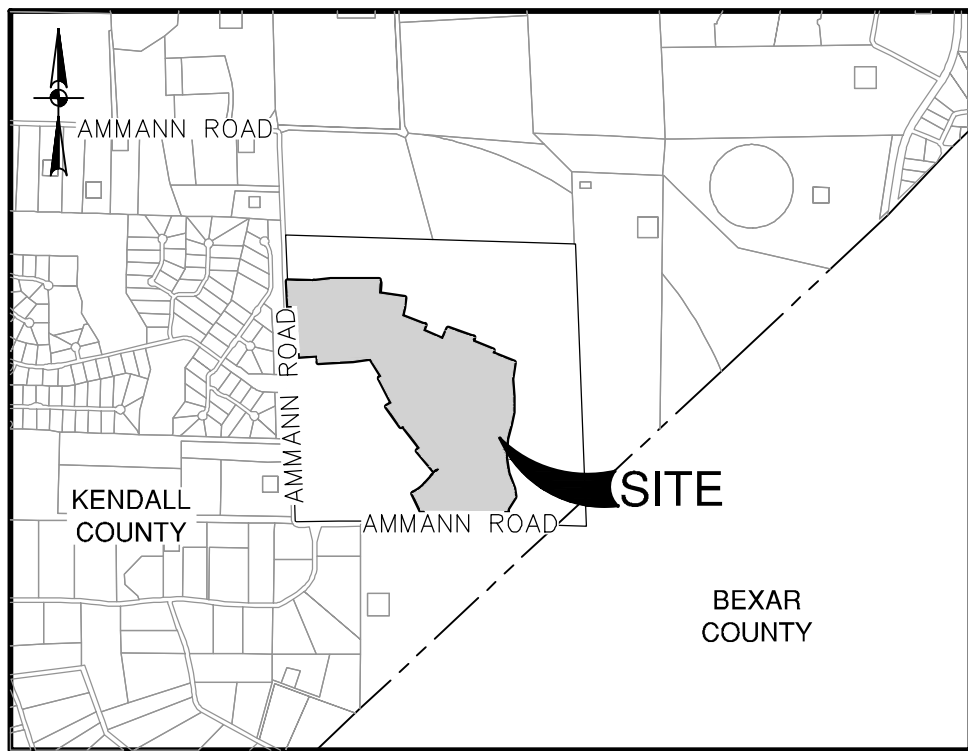
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MATCHLINE "A" - SEE SHEET T2.00



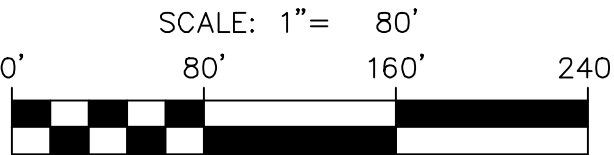
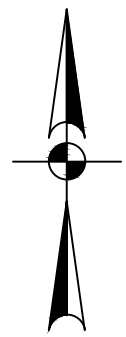
MATCHLINE "B" - SEE SHEET T2.00

MATCHLINE "D" - SEE SHEET T4.00



LOCATION MAP

NOT-TO-SCALE



LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- OFF SITE TREES (TO REMAIN)
- PROTECTED & NON-EXEMPT TREES REMOVED
- HERITAGE & NON-EXEMPT TREES REMOVED
- PROTECTED & OFF-SITE TREES REMOVED
- HERITAGE & OFF-SITE TREES REMOVED
- HERITAGE & NON-EXEMPT TREES SAVED
- PROTECTED & NON-EXEMPT TREES SAVED

- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- PROPOSED ELEVATION CONTOUR
- EXISTING ELEVATION CONTOUR

NO.	REVISION	DATE

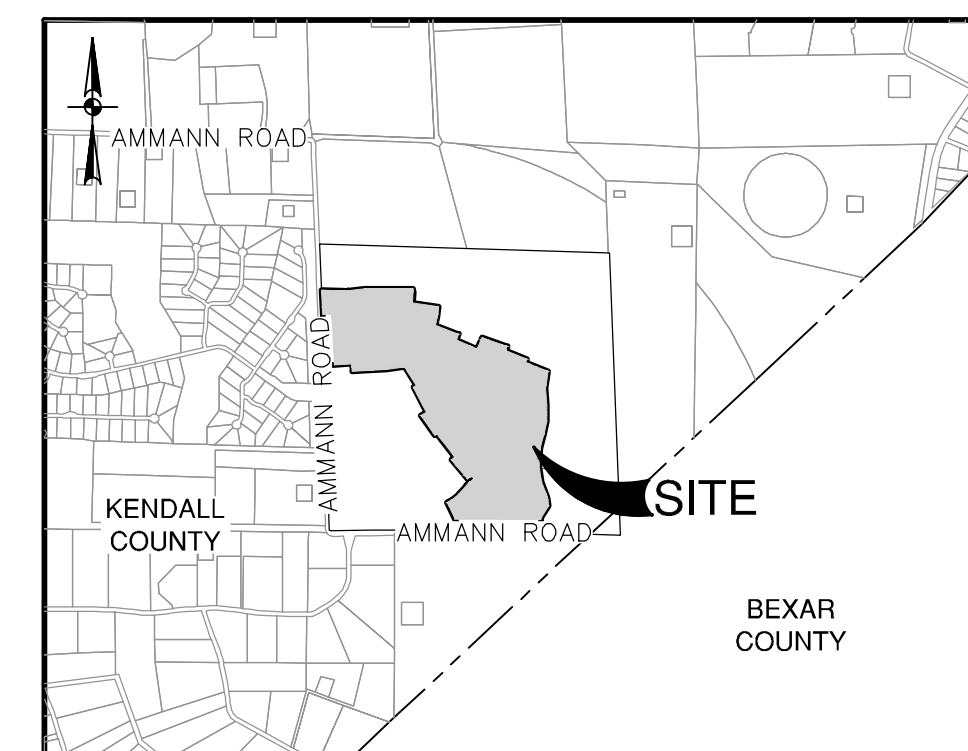
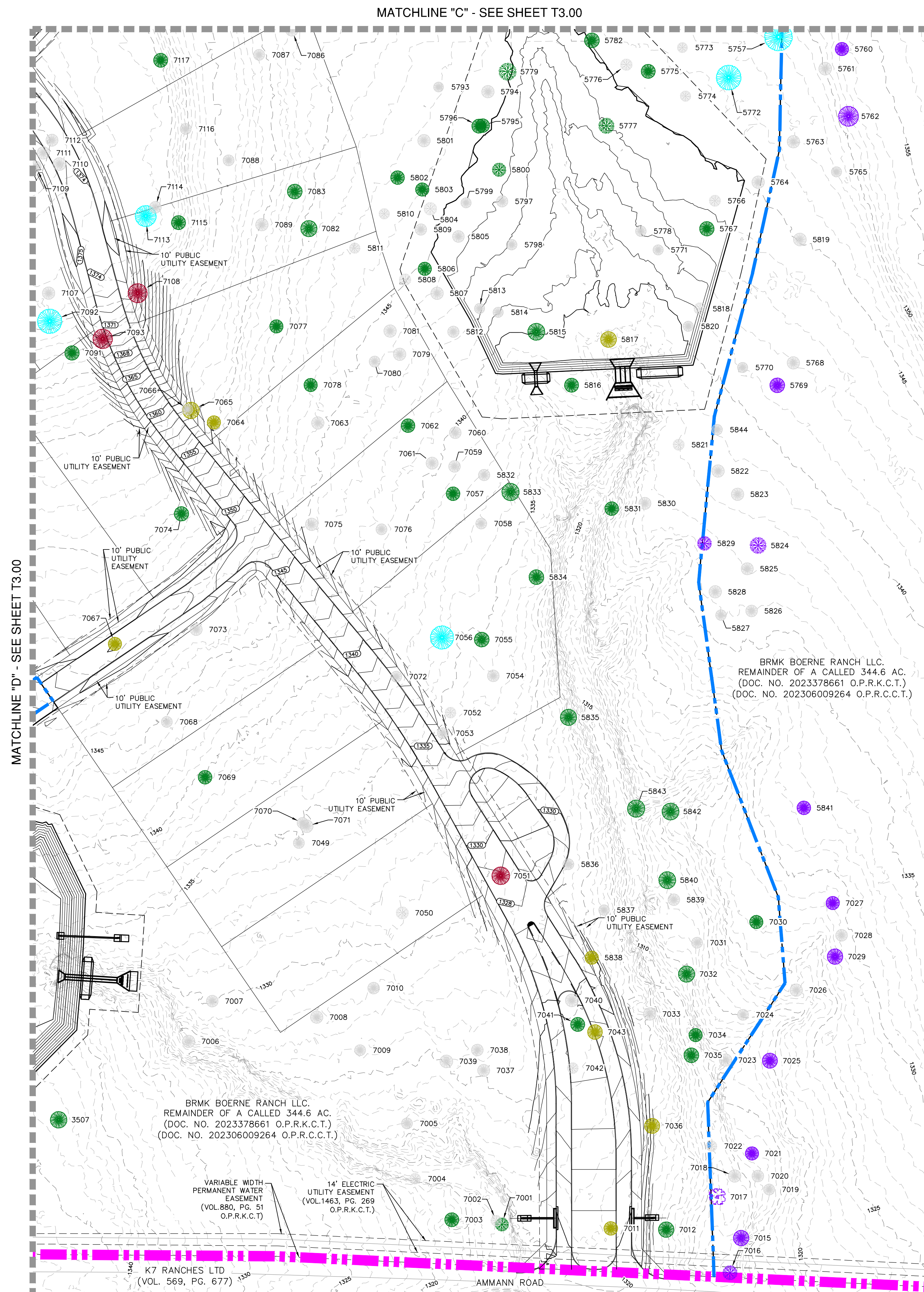
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POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN

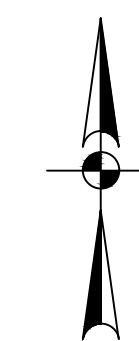
PLAT NO.	N/A
JOB NO.	13903-02
DATE	DECEMBER 2025
DESIGNER	DL
CHECKED	WH
DRAWN	SR
SHEET	T3.00

Exhibit A Tree Removal and Preservation Plan

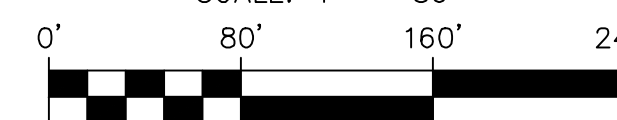


LOCATION MAP

NOT-TO-SCALE



SCALE: 1"= 80'



LEGEND

- | | |
|---|--------------------------------------|
|  | EXEMPT TREES (UNDER 18" OR DEAD) |
|  | OFF SITE TREES
(TO REMAIN) |
|  | PROTECTED & NON-EXEMPT TREES REMOVED |
|  | HERITAGE & NON-EXEMPT TREES REMOVED |
|  | PROTECTED & OFF-SITE TREES REMOVED |
|  | HERITAGE & OFF-SITE TREES REMOVED |
|  | HERITAGE & NON-EXEMPT TREES SAVED |
|  | PROTECTED & NON-EXEMPT TREES SAVED |

[illegible]

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POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN

PLAT NO. N/A
JOB NO. 13903-02
DATE DECEMBER 2025
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T4.00

BRANCH CLEARANCE DETAIL

NOT TO SCALE

TREE PROTECTION ZONE
NOT TO SCALE

ELEVATION
NOT TO SCALE

LEVEL II A FENCE PROTECTION

LEVEL II B FENCE PROTECTION
NOT TO SCALE

BRANCH PRUNING

NOT TO SCALE

NEW TREE PLANTING DETAIL

NOT TO SCALE

NOTE:
MEMBERS OF THE RED OAK GROUP (QUERCUS SECTION LOBATAE) SHALL NOT BE NEWLY PLANTED IN THE CITY DUE TO THEIR HIGH SUSCEPTIBILITY TO OAK WILT. THIS INCLUDES, BUT IS NOT LIMITED TO, TEXAS RED OAK OR SPANISH OAK (QUERCUS BUCKLEYI); SHUMARD OAK (QUERCUS SHUMARDII); AND BLACKJACK OAK (QUERCUS MARILANDICA). INFORMATION ON RECOMMENDED TREE PLANTINGS CAN BE FOUND ON THE CITY OF FAIR OAKS RANCH WEBSITE.

[illegible]

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POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
MASTER TREE DETAILS

PLAT NO. N/A
JOB NO. 13903-02
DATE DECEMBER 2025
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T5.00

Exhibit A Tree Removal and Preservation Plan

Date: December 23, 2025, 3:26 PM -- User ID: dburrows
File: P:\39\03\02\Design\Civil\Trees Master Tree Plan 1390302.dwg

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POINTS								
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI--TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION
1501	13832801.35	2087561.47	LOAK	19	Y 13X12.5	Protected	NON--EXEMPT	REMOVED
1502	13832724.38	2087529.76	LOAK	22.5	N	Protected	NON--EXEMPT	REMOVED
1503	13832739.43	2087529.38	LOAK	19.5	N	Protected	NON--EXEMPT	REMOVED
1504	13832761.01	2087520.45	LOAK	21.5	N	Protected	NON--EXEMPT	REMOVED
1505	13832772.40	2087512.45	LOAK	22	N	Protected	NON--EXEMPT	REMOVED
1506	13832777.84	2087485.48	LOAK	25.5	N	Heritage	NON--EXEMPT	REMOVED
1507	13832795.46	2087498.18	LOAK	19	Y 12.5X7X6.5	Protected	NON--EXEMPT	REMOVED
1508	13832846.21	2087510.63	LOAK	27.5	N	Heritage	NON--EXEMPT	REMOVED
1601	13831358.06	2088776.18	LOAK	21	N	Protected	NON--EXEMPT	SAVED
1602	13831550.09	2088852.34	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1603	13831507.37	2088876.91	LOAK	17.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1604	13831513.57	2088913.84	LOAK	17.5	Y 12X11	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1605	13831502.56	2088954.88	LOAK	21	Y 15.5X11.5	Protected	NON--EXEMPT	SAVED
1606	13831538.15	2088927.73	LOAK	20	Y 15.5X9.5	Protected	NON--EXEMPT	SAVED
1607	13831534.22	2089031.54	LOAK	29.5	Y 10X10.5X10X9.5X9.5	Heritage	NON--EXEMPT	REMOVED
1608	13831540.41	2088992.13	LOAK	30.5	Y 14.5X13.5X10X9	Heritage	NON--EXEMPT	SAVED
1609	13831539.15	2088988.75	LOAK	17.5	Y 12X11.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1610	13831609.35	2088932.27	LOAK	15	Y 11X8.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1611	13831603.63	2089011.06	LOAK	25	Y 14X11.5X10.5	Heritage	NON--EXEMPT	SAVED
1612	13831834.58	2088882.14	LOAK	26.5	Y 21X11.5	Heritage	NON--EXEMPT	SAVED
1613	13831767.58	2088861.08	ROAK	21.5	Y 16X11	Protected	NON--EXEMPT	SAVED
1614	13831743.32	2088841.92	LOAK	17	Y 9X9X7	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1615	13831695.84	2088728.52	LOAK	16.5	Y 11X11	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1616	13831669.66	2088780.38	LOAK	31	Y 18X9X7X6X4	Heritage	NON--EXEMPT	SAVED
1617	13831647.08	2088707.19	LOAK	20	Y 16.5X7	Protected	NON--EXEMPT	SAVED
1618	13831689.93	2088630.70	LOAK	24	Y 10.5X10.5X9X8	Heritage	NON--EXEMPT	SAVED
1619	13831704.08	2088601.47	LOAK	36.5	Y 14X13X12.5X12X8	Heritage	OFF--SITE	SAVED
1620	13831729.82	2088701.44	LOAK	26.5	Y 20X13	Heritage	NON--EXEMPT	SAVED
1621	13831761.84	2088710.91	LOAK	22	N	Protected	NON--EXEMPT	SAVED
1622	13831571.22	2088622.47	LOAK	17.5	Y 12X11.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1623	13831488.32	2088703.19	LOAK	28	N	Heritage	NON--EXEMPT	SAVED
1624	13831535.65	2088739.46	LOAK	18	Y 10X8.5X7.5	Protected	NON--EXEMPT	SAVED
1625	13831573.64	2088752.92	LOAK	18	N	Protected	NON--EXEMPT	SAVED
1626	13831580.25	2088824.73	LOAK	20	N	Protected	NON--EXEMPT	SAVED
1627	13831608.11	2088859.58	LOAK	25	N	Heritage	NON--EXEMPT	SAVED
1628	13831749.57	2088925.52	LOAK	29	Y 17.5X13X10	Heritage	NON--EXEMPT	SAVED
1629	13831788.15	2088934.82	LOAK	17	Y 9X8.5X8	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1630	13831770.17	2089050.27	LOAK	27	N	Heritage	NON--EXEMPT	REMOVED
1631	13831747.43	2089010.72	LOAK	15	Y 11X8	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1632	13831713.34	2089054.05	LOAK	25	N	Heritage	NON--EXEMPT	REMOVED
1633	13831708.27	2089104.45	LOAK	23.5	Y 14X11X8.5	Protected	NON--EXEMPT	REMOVED
1634	13831625.00	2089084.79	LOAK	18.5	Y 12.5X12	Protected	NON--EXEMPT	REMOVED
1635	13831583.68	2089027.10	LOAK	20	Y 11.5X9X8.5	Protected	NON--EXEMPT	SAVED
1636	13831538.06	2089068.19	LOAK	29	N	Heritage	NON--EXEMPT	REMOVED
1637	13832596.55	2088091.02	LOAK	21	Y 14.5X13	Protected	NON--EXEMPT	SAVED
1638	13832535.28	2088100.37	LOAK	20	N	Protected	NON--EXEMPT	REMOVED
1639	13832607.35	2087987.59	LOAK	20	N	Protected	NON--EXEMPT	SAVED
1640	13832677.71	2088009.70	LOAK	30	N	Heritage	NON--EXEMPT	SAVED
1641	13832752.27	2087943.69	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1642	13832772.25	2087873.31	LOAK	20.5	N	Protected	NON--EXEMPT	SAVED
1643	13832781.73	2087863.91	LOAK	21	N	Protected	NON--EXEMPT	SAVED
1644	13832791.08	2087887.11	LOAK	21.5	N	Protected	NON--EXEMPT	SAVED
1645	13832903.88	2087899.76	LOAK	21	N	Protected	NON--EXEMPT	SAVED
1646	13832924.21	2087899.21	LOAK	19	N	Protected	NON--EXEMPT	SAVED
1647	13832953.33	2087882.21	LOAK	23	Y 15.5X15.5	Protected	NON--EXEMPT	SAVED
1648	13832945.53	2088005.18	LOAK	19.5	Y 14X11	Protected	NON--EXEMPT	SAVED
1649	13832896.06	2087978.03	LOAK	14.5	Y 10.5X8	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1650	13832898.29	2087957.93	LOAK	15.5	Y 11X9.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1651	13832676.28	2087822.22	CELM	19	N	Protected	NON--EXEMPT	SAVED
1652	13832675.48	2087824.04	LOAK	23.5	N	Protected	NON--EXEMPT	SAVED
1653	13832642.77	2087851.38	LOAK	23	N	Protected	NON--EXEMPT	SAVED
1654	13832635.49	2087864.33	LOAK	21.5	N	Protected	NON--EXEMPT	SAVED
1655	13832625.28	2087843.58	LOAK	22.5	N	Protected	NON--EXEMPT	SAVED
1656	13832600.47	2087895.60	LOAK	22	N	Protected	NON--EXEMPT	SAVED
1657	13832591.28	2087883.04	LOAK	24	N	Heritage	NON--EXEMPT	SAVED
1658	13832581.18	2087853.29	LOAK	21	N	Protected	NON--EXEMPT	SAVED
1659	13832567.15	2087854.72	LOAK	21	N	Protected	NON--EXEMPT	REMOVED
1660	13832577.61	2087840.72	LOAK	19	N	Protected	NON--EXEMPT	SAVED
1661	13832583.14	2087817.09	LOAK	19	N	Protected	NON--EXEMPT	SAVED
1662	13832600.03	2087771.50	LOAK	27.5	Y 20X15.5	Heritage	NON--EXEMPT	SAVED
1663	13832609.32	2087765.45	LOAK	20	N	Protected	NON--EXEMPT	SAVED
1664	13832649.90	2087713.62	LOAK	19	N	Protected	NON--EXEMPT	SAVED
1665	13832703.09	2087742.35	LOAK	22.5	Y 11.5X11.5X11	Protected	NON--EXEMPT	SAVED
1666	13832803.06	2087799.59	LOAK	23	N	Protected	NON--EXEMPT	SAVED
1667	13832882.85	2087800.82	LOAK	35	Y 24.5X12.5X9	Heritage	NON--EXEMPT	SAVED
1668	13832861.91	2087723.71	LOAK	21.5	N	Protected	NON--EXEMPT	SAVED
1669	13832869.45	2087723.59	LOAK	19.5	N	Protected	NON--EXEMPT	SAVED
1670	13832871.22	2087717.13	LOAK	18	N	Protected	NON--EXEMPT	SAVED
1671	13832855.53	2087718.47	LOAK	23.5	N	Protected	NON--EXEMPT	SAVED
1672	13832872.50	2087690.85	LOAK	25	N	Heritage	NON--EXEMPT	SAVED
1673	13832809.03	2087662.58	LOAK	33	Y 23X20	Heritage	NON--EXEMPT	SAVED
1674	13832922.00	2087686.72	LOAK	26.5	Y 22.5X8	Heritage	NON--EXEMPT	SAVED

POINTS								
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION
1675	13832950.20	2087703.16	LOAK	23.5	N	Protected	NON--EXEMPT	SAVED
1676	13832955.05	2087706.75	LOAK	26	N	Heritage	NON--EXEMPT	SAVED
1677	13832986.27	2087695.66	LOAK	27.5	N	Heritage	NON--EXEMPT	REMOVED
1678	13833001.10	2087723.98	LOAK	22	Y 15X14.5	Protected	NON--EXEMPT	REMOVED
1679	13832512.60	2087880.75	LOAK	25	Y 18X14.5	Heritage	NON--EXEMPT	REMOVED
1680	13832486.69	2088148.87	LOAK	18	Y 13.5X9.5	Protected	NON--EXEMPT	SAVED
1681	13832472.84	2087794.18	LOAK	30.5	Y 24X13	Heritage	NON--EXEMPT	SAVED
1682	13832486.85	2087747.19	CELM	19	N	Protected	NON--EXEMPT	REMOVED
1683	13832517.86	2087729.16	LOAK	21.5	N	Protected	NON--EXEMPT	REMOVED
1684	13832528.12	2087727.57	CELM	22.5	N	Protected	NON--EXEMPT	REMOVED
1685	13832612.02	2087575.45	LOAK	38.5	N	Heritage	NON--EXEMPT	REMOVED
1686	13832640.11	2087582.07	LOAK	29	N	Heritage	NON--EXEMPT	REMOVED
1687	13832671.89	2087570.73	LOAK	22.5	Y 17.5X10	Protected	NON--EXEMPT	REMOVED
1688	13832672.60	2087423.76	LOAK	36.5	Y 20.5X20X12	Heritage	NON--EXEMPT	REMOVED
1689	13832663.30	2087420.69	LOAK	23.5	Y 17.5X12	Protected	NON--EXEMPT	REMOVED
1690	13832765.95	2087394.62	LOAK	19	N	Protected	NON--EXEMPT	REMOVED
1691	13832783.62	2087375.25	LOAK	24.5	Y 17X15.5	Heritage	NON--EXEMPT	REMOVED
1692	13832796.65	2087456.88	LOAK	26.5	Y 23X7	Heritage	NON--EXEMPT	REMOVED
1693	13832843.60	2087438.82	LOAK	27	N	Heritage	NON--EXEMPT	REMOVED
1694	13832846.79	2087429.93	LOAK	21.5	N	Protected	NON--EXEMPT	REMOVED
1695	13832886.96	2087428.71	BJO	20.5	N	Protected	NON--EXEMPT	REMOVED
1967	13833312.12	2087663.69	LOAK	16.5	Y 8X7X5X5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1968	13833150.43	2088538.40	LOAK	30	N	Heritage	OFF--SITE	SAVED
1969	13833287.63	2089199.30	LOAK	16.5	Y 12X9.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1970	13833088.47	2089144.84	LOAK	31.5	Y 23.5X16.5	Heritage	OFF--SITE	SAVED
1971	13832949.59	2089159.48	LOAK	36.5	N	Heritage	NON--EXEMPT	REMOVED
1972	13832859.62	2089138.65	LOAK	16	Y 11X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
1973	13832851.76	2089165.03	LOAK	23.5	Y 14X10.5X9	Protected	OFF--SITE	SAVED
1974	13832738.56	2089133.41	LOAK	23.5	N	Protected	OFF--SITE	SAVED
1975	13830506.94	2089214.16	LOAK	15.5	Y 9X7X6.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2301	13831810.85	2090339.31	LOAK	26	N	Heritage	OFF--SITE	SAVED
2302	13831801.13	2090333.17	LOAK	19	N	Protected	OFF--SITE	SAVED
2303	13831816.66	2090324.32	LOAK	20	N	Protected	OFF--SITE	SAVED
2304	13831836.47	2090316.53	LOAK	19.5	N	Protected	OFF--SITE	SAVED
2305	13831839.30	2090324.79	LOAK	18	N	Protected	OFF--SITE	SAVED
2306	13831870.90	2090256.93	LOAK	22.5	Y 15.5X14	Protected	OFF--SITE	SAVED
2307	13831917.74	2090241.44	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2308	13832032.42	2090274.67	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2309	13832084.23	2090211.98	LOAK	15.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2310	13832119.01	2090265.45	LOAK	27.5	Y 19X17.5	Heritage	NON--EXEMPT	SAVED
2311	13832120.36	2090285.20	LOAK	18	N	Protected	OFF--SITE	SAVED
2312	13832170.21	2090085.69	LOAK	18	N	Protected	NON--EXEMPT	SAVED
2313	13832219.73	2090046.27	LOAK	17.5	Y 12X11	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2314	13832236.22	2090103.27	BJO	21	Y 11X11X10	Protected	NON--EXEMPT	SAVED
2315	13832244.92	2090017.17	LOAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2316	13832206.80	2090008.14	LOAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2317	13832192.96	2090000.15	LOAK	16.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2318	13832312.60	2099663.80	LOAK	18	N	Protected	NON--EXEMPT	REMOVED
2319	13832330.84	2099979.22	LOAK	20	N	Protected	NON--EXEMPT	SAVED
2320	13832322.02	2098877.75	LOAK	21	N	Protected	NON--EXEMPT	REMOVED
2321	13832336.95	2098938.00	LOAK	21	N	Protected	NON--EXEMPT	REMOVED
2322	13832341.35	2098762.76	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2323	13832382.12	2089747.47	LOAK	13.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2324	13832373.08	2089702.11	LOAK	16	Y 11X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2325	13832417.16	2098689.24	BJO	16.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2326	13832527.41	2098666.60	LOAK	21.5	Y 16X11	Protected	OFF--SITE	SAVED
2327	13832445.23	2089601.57	BJO	18.5	N	Protected	NON--EXEMPT	SAVED
2328	13832450.69	2089574.65	BJO	24	Y 17X14	Heritage	NON--EXEMPT	SAVED
2329	13832381.46	2089625.94	LOAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2330	13832333.04	2089558.96	LOAK	18	N	Protected	NON--EXEMPT	SAVED
2331	13832321.82	2089527.87	LOAK	19	N	Protected	NON--EXEMPT	SAVED
2332	13832453.05	2089513.84	LOAK	18	Y 12X12	Protected	NON--EXEMPT	SAVED
2333	13832586.92	2089439.26	LOAK	22.5	N	Protected	NON--EXEMPT	SAVED
2334	13832551.84	2089446.46	LOAK	23	Y 13.5X12X7	Protected	NON--EXEMPT	SAVED
2335	13832326.69	2089489.25	LOAK	18	Y 12X12	Protected	NON--EXEMPT	SAVED
2336	13832226.09	2089433.54	LOAK	18.5	Y 13X11	Protected	NON--EXEMPT	SAVED
2337	13832280.82	2089396.59	LOAK	27	N	Heritage	NON--EXEMPT	SAVED
2338	13832276.24	2089361.27	LOAK	28	N	Heritage	NON--EXEMPT	SAVED
2339	13832338.89	2089360.92	LOAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2340	13832343.17	2089305.82	LOAK	18.5	N	Protected	NON--EXEMPT	SAVED
2341	13832359.51	2089303.36	LOAK	25	N	Heritage	NON--EXEMPT	SAVED
2342	13832356.20	2089252.38	LOAK	41	Y 24X21X13	Heritage	NON--EXEMPT	SAVED
2343	13832332.87	2089261.61	LOAK	18	N	Protected	NON--EXEMPT	SAVED
2344	13832279.31	2089260.31	LOAK	21	N	Protected	NON--EXEMPT	SAVED
2345	13832273.09	2089302.84	LOAK	22	N	Protected	NON--EXEMPT	SAVED
2346	13832160.63	2089372.54	LOAK	17.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2347	13832502.02	2089175.58	LOAK	21	N	Protected	NON--EXEMPT	REMOVED
2348	13832267.78	2089132.72	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
2349	13832272.56	2089129.49	LOAK	21	Y 9X8X8X8	Protected	NON--EXEMPT	REMOVED
2350	13832174.30	2089155.63	LOAK	32	N	Heritage	NON--EXEMPT	REMOVED
2351	13832161.42	2089125.95	LOAK	25	N	Heritage	NON--EXEMPT	SAVED
2352	13832186.59	2089093.01	LOAK	30.5	Y 25X11	Heritage	NON--EXEMPT	SAVED

Exhibit A Tree Removal and Preservation Plan

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POINTS								
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI- TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION
5794	13831570.88	2089853.21	POAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5795	13831525.17	2089846.13	LOAK	18.5	N	Protected	NON--EXEMPT	SAVED
5796	13831524.42	2089841.00	LOAK	19	N	Protected	NON--EXEMPT	SAVED
5797	13831423.20	2089872.42	POAK	15.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5798	13831364.84	2089885.24	POAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5799	13831421.21	2089823.76	POAK	14	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5800	13831465.68	2089868.25	CELM	18.5	Y 10X9.5X7.5	Protected	NON--EXEMPT	SAVED
5801	13831504.92	2089767.11	POAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5802	13831455.13	2089731.51	BJO	18.5	N	Protected	NON--EXEMPT	SAVED
5803	13831439.12	2089764.70	BJO	18	Y 12.5X11.5	Protected	NON--EXEMPT	SAVED
5804	13831413.15	2089775.69	CELM	17.5	Y 14X7	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5805	13831375.86	2089813.47	BJO	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5806	13831332.32	2089768.15	POAK	18	Y 12.5X11	Protected	NON--EXEMPT	SAVED
5807	13831299.35	2089784.78	POAK	17	Y 12X10.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5808	13831317.72	2089741.66	CELM	16	Y 8.5X8X7	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5809	13831385.22	2089762.96	LOAK	15.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5810	13831406.41	2089713.61	CELM	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5811	13831360.15	2089673.90	CELM	14.5	Y 11X7.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5812	13831247.55	2089806.67	POAK	15.5	Y 11X9.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5813	13831278.88	2089841.97	POAK	14	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5814	13831273.74	2089867.01	POAK	14	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5815	13831247.51	2089918.36	BJO	23	Y 12X11X11	Protected	NON--EXEMPT	SAVED
5816	13831175.60	2089965.85	POAK	19	Y 13.5X11.5	Protected	NON--EXEMPT	SAVED
5817	13831237.13	2090015.67	ROAK	21.5	Y 11.5X10X10	Protected	NON--EXEMPT	REMOVED
5818	13831278.54	2090138.75	CELM	16.5	Y 12.5X8	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5819	13831371.77	2090273.38	LOAK	17.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5820	13831254.94	2090123.10	LOAK	14	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5821	13831095.39	2090110.18	CELM	15.5	Y 13.5X4	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5822	13831059.99	2090163.18	POAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5823	13831028.64	2090189.47	BJO	17	Y 12X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5824	13830959.73	2090217.10	CELM	22	Y 11X9X8X5.5	Protected	OFF--SITE	SAVED
5825	13830928.34	2090202.50	BJO	16.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5826	13830871.56	2090208.38	BJO	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5827	13830865.93	2090167.09	LOAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5828	13830897.35	2090159.41	POAK	17	Y 12X10.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5829	13830962.53	2090144.86	CELM	19	Y 12.5X8X5	Protected	OFF--SITE	SAVED
5830	13831016.43	2090064.67	LOAK	16.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5831	13831009.35	2090019.90	ROAK	18.5	N	Protected	NON--EXEMPT	SAVED
5832	13831054.60	2089848.06	BJO	15.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5833	13831031.73	2089883.61	BJO	23.5	N	Protected	NON--EXEMPT	SAVED
5834	13830917.09	2089918.49	LOAK	20	N	Protected	NON--EXEMPT	SAVED
5835	13830728.25	2089961.74	ROAK	22	Y 16X12	Protected	NON--EXEMPT	SAVED
5836	13830530.42	2089961.54	LOAK	15	Y 10X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5837	13830466.66	2090009.60	LOAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5838	13830404.60	2089993.06	LOAK	18	Y 12X12	Protected	NON--EXEMPT	REMOVED
5839	13830482.68	2090103.63	POAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5840	13830509.01	2090094.78	POAK	23	N	Protected	NON--EXEMPT	SAVED
5841	13830606.36	2090278.76	POAK	18.5	Y 12.5X12	Protected	OFF--SITE	SAVED
5842	13830601.40	2090099.13	ROAK	23	N	Protected	NON--EXEMPT	SAVED
5843	13830605.33	2090052.84	ROAK	23.5	Y 16.5X14.5	Protected	NON--EXEMPT	SAVED
5844	13831115.76	2090161.90	LOAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5845	13832395.83	2088175.26	LOAK	32.2	Y 17.2X16.5X13.5	Heritage	NON--EXEMPT	SAVED
5846	13832399.83	2088164.98	LOAK	24.5	N	Heritage	NON--EXEMPT	SAVED
5847	13832391.50	2088084.25	LOAK	26	N	Heritage	NON--EXEMPT	SAVED
5848	13832393.77	2088077.90	LOAK	16.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5849	13832321.37	2088089.33	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5850	13832310.15	2088188.68	LOAK	20.5	N	Protected	NON--EXEMPT	SAVED
5851	13832237.19	2088148.96	LOAK	32	Y 17X15.5X14.5	Heritage	NON--EXEMPT	SAVED
5852	13832246.81	2088079.52	LOAK	22	N	Protected	NON--EXEMPT	SAVED
5853	13832212.69	2088062.46	LOAK	28.5	N	Heritage	NON--EXEMPT	SAVED
5854	13832193.08	2087938.88	LOAK	30	N	Heritage	OFF--SITE	SAVED
5855	13832285.38	2088010.90	LOAK	21	N	Protected	NON--EXEMPT	SAVED
5856	13832314.84	2087848.84	LOAK	22.5	Y 15.5X14	Protected	NON--EXEMPT	SAVED
5857	13832266.91	2087793.05	LOAK	33	N	Heritage	NON--EXEMPT	SAVED
5858	13832227.42	2087799.02	LOAK	21.5	N	Protected	NON--EXEMPT	SAVED
5859	13832213.39	2087691.19	LOAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5860	13832308.11	2087662.84	LOAK	15.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5861	13832385.68	2087647.31	LOAK	30	Y 25X10	Heritage	NON--EXEMPT	REMOVED
5862	13832366.49	2087581.92	LOAK	14.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5863	13832353.57	2087498.65	LOAK	32.5	N	Heritage	NON--EXEMPT	REMOVED
5864	13832361.24	2087381.62	BJO	22.5	N	Protected	NON--EXEMPT	SAVED
5865	13832341.08	2087345.13	LOAK	20	N	Protected	NON--EXEMPT	SAVED
5866	13832301.79	2087365.24	LOAK	27.5	N	Heritage	NON--EXEMPT	SAVED
5867	13832284.75	2087386.70	ROAK	20	N	Protected	NON--EXEMPT	SAVED
5868	13832255.58	2087375.46	ROAK	33.5	Y 16X14X10.5X10.5	Heritage	NON--EXEMPT	SAVED
5869	13832397.39	2087375.99	LOAK	22	N	Protected	NON--EXEMPT	SAVED
5870	13832437.15	2087347.78	LOAK	23.5	N	Protected	NON--EXEMPT	SAVED
5871	13832521.18	2087356.77	LOAK	28	Y 19.5X17.5	Heritage	NON--EXEMPT	SAVED
5872	13832480.40	2087406.37	LOAK	23.5	N	Protected	NON--EXEMPT	REMOVED
5873	13832460.20	2087421.42	LOAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5874	13832390.03	2087450.60	LOAK	18	Y 12.5X11	Protected	NON--EXEMPT	REMOVED
5875	13832457.52	2087465.09	LOAK	18.5	N	Protected	NON--EXEMPT	REMOVED

POINTS								
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI- TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION
5876	13832480.37	2087448.82	LOAK	19	Y 13X12	Protected	NON--EXEMPT	REMOVED
5877	13832519.53	2087465.97	LOAK	23	N	Protected	NON--EXEMPT	REMOVED
5878	13832531.53	2087489.37	LOAK	22	N	Protected	NON--EXEMPT	REMOVED
5879	13832533.03	2087495.14	LOAK	27	N	Heritage	NON--EXEMPT	REMOVED
5880	13832582.64	2087465.26	LOAK	19	N	Protected	NON--EXEMPT	REMOVED
5881	13832491.25	2087527.72	LOAK	25.5	N	Heritage	NON--EXEMPT	REMOVED
5882	13832436.74	2087520.22	LOAK	15.5	Y 10.5X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5883	13832421.93	2087604.27	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5884	13832440.30	2087631.66	LOAK	20.5	Y 14.5X12	Protected	NON--EXEMPT	REMOVED
5885	13832461.14	2087619.98	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5886	13832522.90	2087603.74	LOAK	26.5	N	Heritage	NON--EXEMPT	REMOVED
5887	13832485.62	2087635.27	LOAK	25	N	Heritage	NON--EXEMPT	REMOVED
5888	13832415.84	2087689.32	LOAK	25	N	Heritage	NON--EXEMPT	SAVED
5889	13832387.77	2087775.65	LOAK	23.5	N	Protected	NON--EXEMPT	SAVED
5890	13832403.34	2087828.75	LOAK	29	Y 20.5X17	Heritage	NON--EXEMPT	SAVED
5891	13832355.49	2087865.19	LOAK	19.5	N	Protected	NON--EXEMPT	SAVED
5892	13832434.13	2087803.47	LOAK	25	N	Heritage	NON--EXEMPT	SAVED
5893	13832411.03	2087744.56	LOAK	17	Y 12.5X9.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5894	13832572.19	2087642.35	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
5895	13832599.62	2087697.15	LOAK	21	Y 14X14	Protected	NON--EXEMPT	SAVED
5896	13832648.58	2087647.70	LOAK	26.5	N	Heritage	NON--EXEMPT	SAVED
5897	13832699.09	2087642.99	LOAK	20.5	Y 14X13.5	Protected	NON--EXEMPT	SAVED
5898	13832681.76	2087612.79	LOAK	20	Y 14X12.5	Protected	NON--EXEMPT	SAVED
5899	13832708.63	2087574.28	LOAK	34	N	Heritage	NON--EXEMPT	SAVED
7001	13830045.29	2089872.03	CELM	18	Y 12X12	Protected	NON--EXEMPT	SAVED
7002	13830050.33	2089864.43	CELM	15	Y 12X6	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7003	13830051.64	2089804.53	LOAK	19	N	Protected	NON--EXEMPT	SAVED
7004	13830106.90	2089755.08	CELM	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7005	13830181.40	2089744.21	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7006	13830291.82	2089450.07	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7007	13830346.08	2089481.92	LOAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7008	13830324.54	2089622.59	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7009	13830280.03	2089681.00	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7010	13830363.62	2089699.31	LOAK	16	Y 12X8.5	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7011	13830039.99	2090018.72	POAK	18.5	Y 10X9X8	Protected	NON--EXEMPT	REMOVED
7012	13830038.36	2090093.34	BJO	21	Y 11X10X10	Protected	NON--EXEMPT	SAVED
7015	13830027.04	2090194.29	LOAK	21	N	Protected	OFF--SITE	SAVED
7016	13829980.26	2090179.35	CELM	19.5	Y 10X10X9	Protected	OFF--SITE	SAVED
7017	13830082.39	2090162.39	PCN	21.5	N	Protected	OFF--SITE	SAVED
7018	13830110.56	2090185.54	LOAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7019	13830092.37	2090231.99	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7020	13830110.52	2090216.79	BJO	16	Y 11X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7021	13830140.96	2090208.85	BJO	18	Y 12.5X11	Protected	OFF--SITE	SAVED
7022	13830150.91	2090154.31	CELM	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7023	13830266.72	2090173.26	ROAK	17	Y 12X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7024	13830327.67	2090196.82	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7025	13830265.89	2090233.03	LOAK	20.5	Y 17X7	Protected	OFF--SITE	SAVED
7026	13830360.88	2090268.51	LOAK	17	Y 13X8	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7027	13830478.12	2090317.68	BJO	18	N	Protected	OFF--SITE	SAVED
7028	13830434.74	2090329.56	POAK	16	Y 11X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7029	13830406.03	2090320.74	LOAK	21	N	Protected	OFF--SITE	SAVED
7030	13830452.67	2090214.71	LOAK	18	N	Protected	NON--EXEMPT	SAVED
7031	13830424.77	2090134.93	BJO	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7032	13830382.47	2090120.78	POAK	22	Y 12X11X9	Protected	NON--EXEMPT	SAVED
7033	13830328.77	2090071.08	ROAK	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7034	13830300.38	2090132.94	LOAK	18	N	Protected	NON--EXEMPT	SAVED
7035	13830273.14	2090127.20	ROAK	20	Y 14X12	Protected	NON--EXEMPT	SAVED
7036	13830265.06	2090074.38	POAK	20.5	Y 11.5X10.5X8	Protected	NON--EXEMPT	REMOVED
7037	13830252.77	2090847.48	LOAK	16.5	Y 11.5X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7038	13830280.22	2089838.95	LOAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7039	13830264.91	2089797.21	LOAK	17.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7040	13830347.11	2089966.21	LOAK	17.5	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7041	13830314.70	2089974.19	LOAK	19	N	Protected	NON--EXEMPT	SAVED
7042	13830255.92	2089967.60	CELM	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7043	13830304.48	2089997.42	LOAK	20	Y 16X8	Protected	NON--EXEMPT	REMOVED
7045	13830919.44	2089070.90	LOAK	26.5	N	Heritage	NON--EXEMPT	SAVED
7046	13830291.55	2089074.99	LOAK	20.5	Y 14.5X12	Protected	NON--EXEMPT	SAVED
7047	13830922.58	2089077.79	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7048	13830879.84	2089070.71	LOAK	17	Y 12X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7049	13830559.04	2089598.61	LOAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7050	13830464.87	2089737.93	CELM	17	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7051	13830514.93	2089870.48	LOAK	24	N	Heritage	NON--EXEMPT	REMOVED
7052	13830273.59	2089802.86	CELM	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7053	13830706.94	2089792.58	BJO	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7054	13830784.14	2089860.42	LOAK	16	Y 11X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7055	13830832.98	2089844.87	LOAK	20	Y 14X12	Protected	NON--EXEMPT	SAVED
7056	13830835.79	2089791.39	LOAK	31.5	Y 22.5X18	Heritage	NON--EXEMPT	SAVED
7057	13831029.41	2089806.25	LOAK	18.5	Y 13X11	Protected	NON--EXEMPT	SAVED
7058	13830989.29	2089844.23	POAK	15	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7059	13831066.22	2089808.23	POAK	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7060	13831111.56	2089809.22	BJO	16	N	Not Protected	EXEMPT--UNDERSIZED	REMOVED
7061	13831070.57	2089776.04	LOAK	16.5	Y 11.5X10	Not Protected	EXEMPT--UNDERSIZED	REMOVED

Exhibit A Tree Removal and Preservation Plan

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POINTS									
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI- TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION	
7144	13832904.66	2087415.76	LOAK	20	N	Protected	NON-EXEMPT	REMOVED	
7145	13832916.96	2087422.68	LOAK	20	N	Protected	NON-EXEMPT	REMOVED	
7146	13832953.11	2087424.70	LOAK	27.5	N	Heritage	NON-EXEMPT	REMOVED	
7147	13832954.31	2087437.56	LOAK	23	N	Protected	NON-EXEMPT	REMOVED	
7148	13832979.93	2087473.31	LOAK	22	N	Protected	NON-EXEMPT	REMOVED	
7149	13832976.41	2087508.80	LOAK	16	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7150	13833016.40	2087525.57	BJO	17	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7151	13832911.59	2087591.17	LOAK	19	N	Protected	NON-EXEMPT	REMOVED	
7152	13832900.77	2087579.52	LOAK	18	N	Protected	NON-EXEMPT	REMOVED	
7153	13832940.14	2087616.23	LOAK	33	N	Heritage	NON-EXEMPT	REMOVED	
7154	13832961.28	2087609.53	LOAK	19.5	N	Protected	NON-EXEMPT	REMOVED	
7155	13832971.03	2087588.04	LOAK	28	N	Heritage	NON-EXEMPT	REMOVED	
7156	13832960.89	2087562.67	LOAK	21	N	Protected	NON-EXEMPT	REMOVED	
7157	13832992.56	2087574.45	LOAK	25.5	N	Heritage	NON-EXEMPT	SAVED	
7158	13832991.62	2087635.96	LOAK	27.5	N	Heritage	NON-EXEMPT	REMOVED	
7159	13833002.21	2087602.40	LOAK	21	N	Protected	NON-EXEMPT	SAVED	
7160	13833027.50	2087600.15	LOAK	26	N	Heritage	NON-EXEMPT	SAVED	
7161	13833040.05	2087588.84	LOAK	34	N	Heritage	NON-EXEMPT	SAVED	
7250	13830147.93	2088117.41	LOAK	20	N	Protected	OFF-SITE	REMOVED	
7251	13830168.70	2088116.51	LOAK	15	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7252	13830202.29	2088118.40	LOAK	16.5	Y 12X9	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7253	13830249.15	2088105.93	LOAK	22	N	Protected	OFF-SITE	SAVED	
7254	13830248.95	2088089.14	LOAK	14	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7255	13830292.79	2088109.56	LOAK	16	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7256	13830387.05	2088192.08	LOAK	24	N	Heritage	OFF-SITE	REMOVED	
7257	13830498.63	2088940.48	LOAK	23	N	Protected	OFF-SITE	SAVED	
7258	13830415.05	2089000.55	LOAK	17	Y 12X10	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7259	13830462.02	2089007.39	LOAK	16	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
7260	13830515.12	2088953.65	LOAK	18	N	Protected	OFF-SITE	SAVED	
9783	13832039.43	2088538.58	LOAK	26.5	N	Heritage	NON-EXEMPT	SAVED	
9784	13832055.98	2088608.53	LOAK	26.5	N	Heritage	NON-EXEMPT	REMOVED	
9785	13832091.86	2088601.69	LOAK	20.5	N	Protected	NON-EXEMPT	SAVED	
9786	13832163.98	2088628.97	LOAK	19.5	Y 9.5X9X6X5.5	Protected	NON-EXEMPT	REMOVED	
9787	13832098.52	2088663.19	LOAK	20	N	Protected	NON-EXEMPT	REMOVED	
9788	13832102.61	2088679.74	LOAK	23	Y 11X9.5X8X6.5	Protected	NON-EXEMPT	REMOVED	
9789	13832064.81	2088748.79	LOAK	17.5	Y 12X11	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9790	13832106.66	2088760.84	LOAK	23.5	N	Protected	NON-EXEMPT	REMOVED	
9791	13832115.60	2088732.91	LOAK	21.5	N	Protected	NON-EXEMPT	REMOVED	
9792	13832155.87	2088724.85	LOAK	18	N	Protected	NON-EXEMPT	REMOVED	
9793	13832149.72	2088773.73	LOAK	28.5	N	Heritage	NON-EXEMPT	REMOVED	
9794	13832206.12	2088774.05	LOAK	19	N	Protected	NON-EXEMPT	REMOVED	
9795	13832216.89	2088751.31	LOAK	22	N	Protected	NON-EXEMPT	SAVED	
9796	13832205.59	2088642.49	LOAK	17.5	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9797	13832248.57	2088607.54	LOAK	26	N	Heritage	NON-EXEMPT	REMOVED	
9798	13832189.44	2088542.75	LOAK	25.5	Y 13.5X12.5X11.5	Heritage	NON-EXEMPT	SAVED	
9799	13832171.51	2088801.99	LOAK	17.5	Y 12X11.5	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9800	13832173.03	2088839.57	LOAK	19.5	Y 14X11	Protected	NON-EXEMPT	SAVED	
9801	13832774.41	2088453.79	LOAK	19.5	Y 13X8X5	Protected	NON-EXEMPT	REMOVED	
9802	13832763.18	2088412.62	LOAK	29	Y 23X12	Heritage	NON-EXEMPT	REMOVED	
9803	13832677.72	2088344.87	LOAK	21	Y 15X12	Protected	NON-EXEMPT	SAVED	
9804	13832667.84	2088342.71	LOAK	32.5	N	Heritage	NON-EXEMPT	SAVED	
9805	13832667.05	2088297.97	LOAK	20	Y 12.5X8X7	Protected	NON-EXEMPT	SAVED	
9806	13832636.58	2088379.21	LOAK	20	Y 14.5X11	Protected	NON-EXEMPT	REMOVED	
9807	13832624.64	2088412.20	LOAK	25	N	Heritage	NON-EXEMPT	REMOVED	
9808	13832669.00	2088398.06	LOAK	26.5	N	Heritage	NON-EXEMPT	REMOVED	
9809	13832702.66	2088394.70	LOAK	18	N	Protected	NON-EXEMPT	REMOVED	
9810	13832735.58	2088447.06	LOAK	19.5	N	Protected	NON-EXEMPT	REMOVED	
9811	13832697.13	2088481.62	LOAK	20.5	Y 14.5X12	Protected	NON-EXEMPT	SAVED	
9812	13832641.82	2088465.21	LOAK	23	N	Protected	NON-EXEMPT	REMOVED	
9813	13832610.69	2088521.74	LOAK	19.5	Y 13X13	Protected	NON-EXEMPT	SAVED	
9814	13832619.23	2088253.49	LOAK	27.5	Y 18.5X18	Heritage	NON-EXEMPT	SAVED	
9815	13832550.75	2088177.23	LOAK	24	N	Heritage	NON-EXEMPT	REMOVED	
9816	13832591.64	2088163.77	LOAK	16.5	Y 10X7X6.5	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9817	13832628.89	2088229.87	LOAK	16	Y 11.5X9.5	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9818	13832716.47	2088235.82	LOAK	16	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9819	13832733.43	2088191.73	LOAK	18.5	N	Protected	NON-EXEMPT	SAVED	
9820	13832664.94	2088168.03	LOAK	15.5	Y 11X9	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9822	13832791.28	2088155.51	LOAK	34.5	Y 26X17.5	Heritage	NON-EXEMPT	SAVED	
9823	13832860.34	2088174.15	LOAK	17	Y 12X10	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9824	13832910.12	2088259.91	LOAK	17	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9825	13832937.15	2088157.64	LOAK	26.5	Y 14.5X14.5X10	Heritage	NON-EXEMPT	SAVED	
9826	13832793.31	2088279.65	LOAK	27	Y 11.5X11X10.5X10	Heritage	NON-EXEMPT	SAVED	
9827	13832815.17	2088291.37	LOAK	20.5	Y 15X11	Protected	NON-EXEMPT	SAVED	
9828	13832818.88	2088367.07	LOAK	15	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9829	13832886.56	2088323.58	LOAK	17	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9830	13832902.04	2088370.26	LOAK	23	N	Protected	NON-EXEMPT	SAVED	
9831	13832926.54	2088328.35	LOAK	21	N	Protected	NON-EXEMPT	SAVED	
9832	13832968.67	2088381.07	LOAK	20	N	Protected	NON-EXEMPT	SAVED	
9833	13832970.64	2088399.94	LOAK	21	N	Protected	NON-EXEMPT	SAVED	
9834	13832973.24	2088425.03	LOAK	19	N	Protected	NON-EXEMPT	REMOVED	
9835	13832964.38	2088415.21	LOAK	19	N	Protected	NON-EXEMPT	SAVED	
9836	13832998.12	2088395.78	LOAK	29.5	Y 23.5X12	Heritage	NON-EXEMPT	REMOVED	

POINTS									
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI- TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION	
9837	13833132.52	2088458.98	LOAK	22.5	Y 19.5X6	Protected	NON-EXEMPT	SAVED	
9838	13833182.99	2088505.17	LOAK	26.5	N	Heritage	NON-EXEMPT	SAVED	
9839	13833247.14	2088159.78	LOAK	14	Y 10.5X7.5	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9840	13833257.17	2088022.40	LOAK	25	N	Heritage	NON-EXEMPT	SAVED	
9841	13833153.26	2088067.16	LOAK	20	Y 14X12.5	Protected	NON-EXEMPT	SAVED	
9842	13833122.15	2088157.78	LOAK	29.5	N	Heritage	NON-EXEMPT	SAVED	
9843	13833059.18	2088179.24	LOAK	20.5	N	Protected	NON-EXEMPT	REMOVED	
9844	138332051.55	2088180.84	LOAK	18.5	N	Protected	NON-EXEMPT	REMOVED	
9845	13833042.93	2088193.06	LOAK	21.5	Y 17X9.5	Protected	NON-EXEMPT	REMOVED	
9846	13833041.10	2088222.72	LOAK	21	N	Protected	NON-EXEMPT	REMOVED	
9847	13833059.03	2088252.17	LOAK	23	N	Protected	NON-EXEMPT	REMOVED	
9848	13833091.83	2088212.27	LOAK	19	N	Protected	NON-EXEMPT	SAVED	
9849	13833131.67	2088244.31	LOAK	20	N	Protected	NON-EXEMPT	SAVED	
9850	13833130.01	2088257.47	LOAK	18.5	N	Protected	NON-EXEMPT	SAVED	
9851	13833115.54	2088267.10	LOAK	20	N	Protected	NON-EXEMPT	SAVED	
9852	13833106.30	2088274.53	LOAK	19	N	Protected	NON-EXEMPT	SAVED	
9853	13833091.12	2088274.52	LOAK	18	N	Protected	NON-EXEMPT	SAVED	
9854	13833065.03	2088294.32	LOAK	19	N	Protected	NON-EXEMPT	REMOVED	
9855	13833016.20	2088265.27	LOAK	26.5	Y 18X17	Heritage	NON-EXEMPT	REMOVED	
9856	13832989.68	2088281.43	LOAK	16.5	Y 9X9X6	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9857	13832975.55	2088274.61	LOAK	15	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9858	13832970.43	2088303.68	LOAK	17.5	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9859	13833094.20	2088330.97	LOAK	18	N	Protected	NON-EXEMPT	SAVED	
9860	13833049.36	2088351.33	LOAK	15	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9861	13833161.23	2088395.63	LOAK	19	N	Protected	NON-EXEMPT	SAVED	
9862	13833156.46	2088369.69	LOAK	14.5	Y 8X7X6.5	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9863	13833189.13	2088371.05	LOAK	17	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9864	13833199.28	2088350.93	LOAK	21.5	Y 17.5X4.5X4	Protected	NON-EXEMPT	SAVED	
9865	13833180.26	2088336.96	LOAK	21.5	Y 15X7.5X6	Protected	NON-EXEMPT	SAVED	
9866	13831957.18	2088621.30	LOAK	16.5	Y 11X11	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9867	13831946.82	2088607.17	LOAK	24.5	N	Heritage	NON-EXEMPT	SAVED	
9868	13831950.92	2088550.36	LOAK	17.5	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9869	13831925.38	2088539.45	LOAK	21.5	Y 15.5X12	Protected	NON-EXEMPT	REMOVED	
9870	13831920.49	2088534.49	LOAK	19.5	Y 13.5X12.5	Protected	NON-EXEMPT	REMOVED	
9871	13831919.00	2088521.56	LOAK	19	Y 13X12	Protected	NON-EXEMPT	REMOVED	
9872	13831916.28	2088516.46	LOAK	25	Y 15X13X7	Heritage	NON-EXEMPT	REMOVED	
9873	13831868.40	2088540.17	LOAK	19.5	Y 14X11	Protected	NON-EXEMPT	SAVED	
9874	13831821.05	2088558.84	LOAK	26.5	N	Heritage	OFF-SITE	SAVED	
9875	13831836.75	2088589.14	LOAK	19.5	N	Protected	NON-EXEMPT	SAVED	
9876	13831787.59	2088627.92	LOAK	32	N	Heritage	NON-EXEMPT	SAVED	
9877	13831762.84	2088639.01	LOAK	27	N	Heritage	NON-EXEMPT	SAVED	
9878	13831787.17	2088674.59	LOAK	18	Y 13.5X9.5	Protected	NON-EXEMPT	SAVED	
9879	13831815.23	2088716.96	LOAK	21	N	Protected	NON-EXEMPT	SAVED	
9880	13831845.17	2088725.04	LOAK	19	Y 14.5X9.5	Protected	NON-EXEMPT	SAVED	
9881	13831880.84	2088796.84	POAK	16	Y 11.5X9	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9882	13831899.58	2088824.60	POAK	20	Y 13.5X13	Protected	NON-EXEMPT	SAVED	
9883	13831905.85	2088824.60	POAK	21	Y 12X10X8.5	Protected	NON-EXEMPT	SAVED	
9884	13831933.63	2088841.16	POAK	23.5	N	Protected	NON-EXEMPT	REMOVED	
9885	13831916.14	2088883.64	LOAK	30.5	N	Heritage	NON-EXEMPT	REMOVED	
9886	13831914.01	2088895.33	LOAK	25.5	N	Heritage	NON-EXEMPT	REMOVED	
9887	13831912.93	2088907.98	LOAK	29	Y 20X18.5	Heritage	NON-EXEMPT	REMOVED	
9888	13831918.32	2088930.02	LOAK	18.5	N	Protected	NON-EXEMPT	REMOVED	
9889	13831919.86	2089021.67	ROAK	31	N	Heritage	NON-EXEMPT	SAVED	
9890	13831891.50	2089111.90	LOAK	18	Y 8.5X7.5X6.5X5	Protected	NON-EXEMPT	SAVED	
9891	13831871.20	2089272.59	LOAK	14.5	Y 11X7	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9892	13831845.60	2089312.89	BJO	19	Y 13X12.5	Protected	NON-EXEMPT	SAVED	
9893	13831645.38	2089221.15	LOAK	20.5	N	Protected	NON-EXEMPT	REMOVED	
9894	13831593.19	2089194.00	LOAK	17.5	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9895	13831386.86	2088969.49	LOAK	27.5	N	Heritage	NON-EXEMPT	REMOVED	
9896	13831365.45	2088947.92	LOAK	25	N	Heritage	NON-EXEMPT	REMOVED	
9897	13831389.87	2088895.44	LOAK	20.5	N	Protected	NON-EXEMPT	REMOVED	
9898	13831389.72	2088839.84	LOAK	20.5	N	Protected	NON-EXEMPT	REMOVED	
9899	13831401.20	2088793.31	LOAK	23.5	N	Protected	NON-EXEMPT	SAVED	
9900	13831257.58	2088846.54	LOAK	16.5	Y 11X11	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9901	13832135.28	2088833.35	LOAK	27.5	N	Heritage	NON-EXEMPT	SAVED	
9902	13832090.42	2088839.10	LOAK	20	N	Protected	NON-EXEMPT	SAVED	
9903	13832065.40	2088778.46	LOAK	29	Y 13X12X10.5X10	Heritage	NON-EXEMPT	REMOVED	
9904	13831996.43	2088796.19	LOAK	35	Y 22X14X12.5	Heritage	NON-EXEMPT	REMOVED	
9905	13832056.74	2088861.76	LOAK	17	N	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9906	13832050.09	2088880.56	LOAK	29.5	N	Heritage	NON-EXEMPT	SAVED	
9907	13832072.30	2088870.12	LOAK	21	Y 15.5X11.5	Protected	NON-EXEMPT	SAVED	
9908	13832102.08	2088898.60	LOAK	25.5	Y 18X15.5	Heritage	NON-EXEMPT	SAVED	
9909	13832131.85	2088906.19	LOAK	18	N	Protected	NON-EXEMPT	SAVED	
9910	13832062.72	2088960.19	LOAK	26.5	Y 20.5X12	Heritage	NON-EXEMPT	SAVED	
9911	13831991.09	2088971.16	LOAK	18.5	N	Protected	NON-EXEMPT	SAVED	
9912	13831970.38	2089008.84	LOAK	16.5	Y 11.5X10.5	Not Protected	EXEMPT-UNDERSIZED	REMOVED	
9913	13832008.93	2089016.47	LOAK	21	N	Protected	NON-EXEMPT	SAVED	
9914	13832041.04	2089010.66	LOAK	18	N	Protected	NON-EXEMPT	SAVED	
9915	13832096.50	2089023.59	LOAK	27.5	Y 18.5X18.5	Heritage	NON-EXEMPT	SAVED	
9916	13832144.80	2088963.28	LOAK	20.5	N	Protected	NON-EXEMPT	SAVED	
9917	13832177.40	2089010.48	LOAK	26	N	Heritage	NON-EXEMPT	SAVED	
9918	13832181.97	2089003.62	LOAK	20	N	Protected	NON-EXEMPT	SAVED	



Post Oak Subdivision Phase I

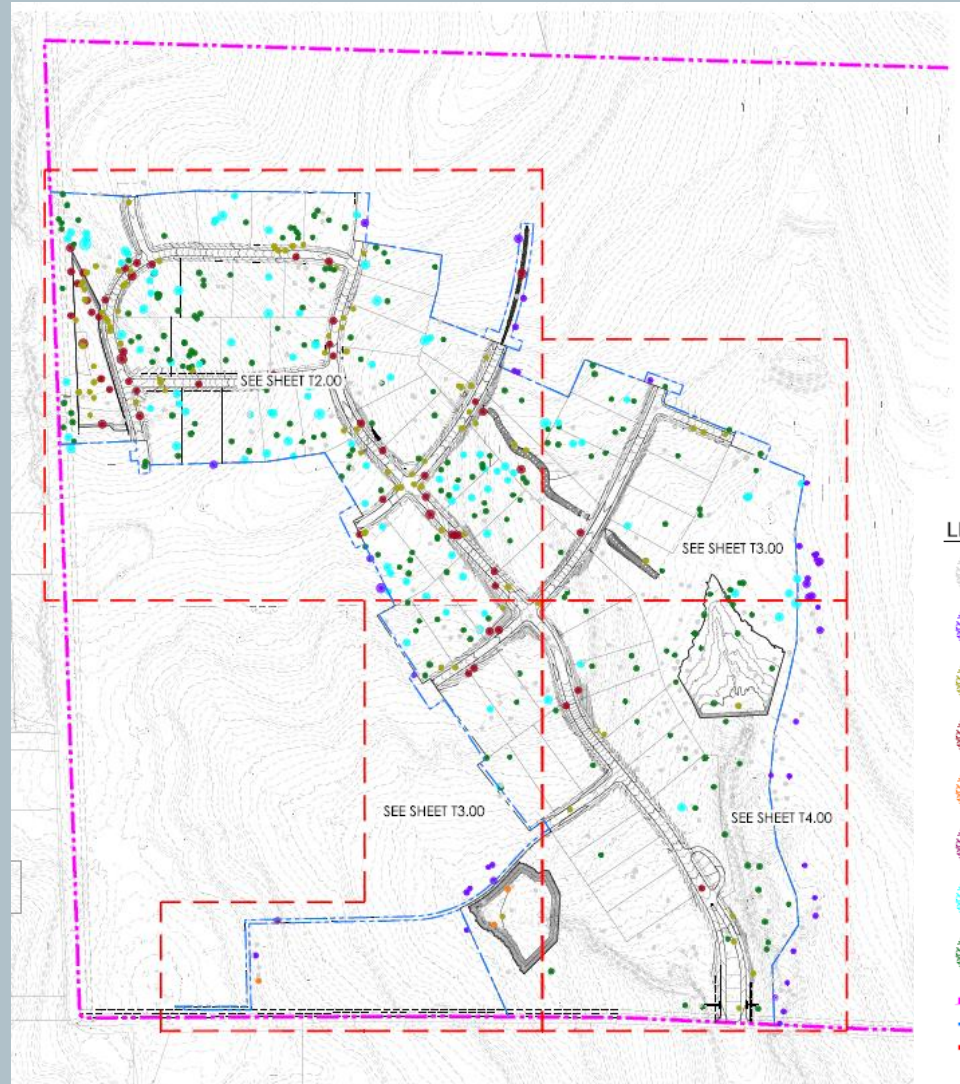


Tree Removal and Preservation Plan

Aithne Loeblich
Environmental Program Manager

Introduction

- December 15, 2025, a preliminary plat establishing Post Oak Subdivision Phase I was submitted to the Public Works Department by Pape-Dawson.
- Consists of:
 - 60 single family residential 1-acre lots
 - 5 green/open-space lots for designated drainage easements



LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- OFF SITE TREES (TO REMAIN)
- PROTECTED & NON-EXEMPT TREES REMOVED
- HERITAGE & NON-EXEMPT TREES REMOVED
- PROTECTED & OFF-SITE TREES REMOVED
- HERITAGE & OFF-SITE TREES REMOVED
- HERITAGE & NON-EXEMPT TREES SAVED
- PROTECTED & NON-EXEMPT TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- MATCH LINE

Old Ch. 10 Subdivision Regulations

Article III, Section 6 Tree and Habitat Protection:



- “Unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine (9) caliper inches in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat.”
- And, “For new construction on a [an] undeveloped tract, a Tree Removal and Preservation Plan identifying the location, species, caliper and approximate canopy coverage of all healthy trees which are nine (9) caliper inches in size or larger when measured at 4-½ feet above the ground shall be submitted with the preliminary plat.”

Development Agreement (DA)

Additional tree mitigation requirements



- Developer shall be bound by a submitted and approved tree plan reflecting:
 - a) Mitigation of one (1) 2.5 caliper inch tree for every caliper 18-inch – 24-inch tree removed
 - b) Addressing tree islands within designated Right-of-Ways
 - c) Removal of trees 24 caliper inches and larger will require the mitigation of three (3) 2.5 caliper inch trees for each tree removed (this is in accordance with the 2014 Code)
 - d) Any minor amendments to the tree plan shall be approved administratively



Heritage Trees To Be Removed

3:1 Ratio for # of 2.5" Trees To Be Replanted

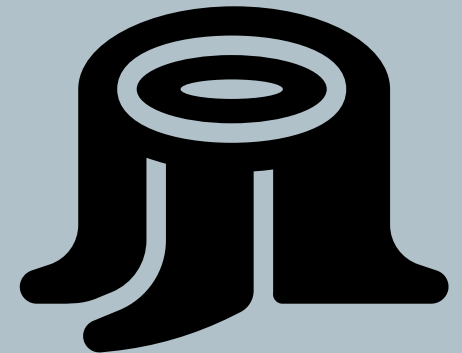


Tree #	Species	Tree Size (dia")
1506	Live Oak	25.5
1508	Live Oak	27.5
1607	Live Oak	29.5
1630	Live Oak	27
1632	Live Oak	25
1636	Live Oak	29
1677	Live Oak	27.5
1679	Live Oak	25
1685	Live Oak	38.5
1686	Live Oak	29
1688	Live Oak	36.5
1691	Live Oak	24.5
1692	Live Oak	26.5
1693	Live Oak	27
1971	Live Oak	36.5
2350	Live Oak	32
2364	Live Oak	28

Tree #	Species	Tree Size (dia")
5861	Live Oak	30
5863	Live Oak	32.5
5879	Live Oak	27
5881	Live Oak	25.5
5886	Live Oak	26.5
5887	Live Oak	25
7051	Live Oak	24
7093	Live Oak	26.5
7108	Live Oak	26
7134	Live Oak	31.5
7141	Live Oak	28
7142	Live Oak	27
7146	Live Oak	27.5
7153	Live Oak	33
7155	Live Oak	28
7158	Live Oak	27.5
7256	Live Oak	24

Tree #	Species	Tree Size (dia")
9784	Live Oak	26.5
9793	Live Oak	28.5
9797	Live Oak	26
9802	Live Oak	29
9807	Live Oak	25
9808	Live Oak	26.5
9815	Live Oak	24
9836	Live Oak	29.5
9855	Live Oak	26.5
9872	Live Oak	25
9885	Live Oak	30.5
9886	Live Oak	25.5
9887	Live Oak	29
9895	Live Oak	27.5
9896	Live Oak	25
9903	Live Oak	29
9904	Live Oak	35

Tree #	Species	Tree Size (dia")
9930	Live Oak	24
9931	Live Oak	29
9959	Live Oak	29.5
9983	Live Oak	25



Protected Trees To Be Removed

1:1 Ratio for # of 2.5" Trees To Be Replanted



Tree #	Species	Tree Size (dia")	Tree #	Species	Tree Size (dia")	Tree #	Species	Tree Size (dia")
1501	Live Oak	19	1695	Blackjack Oak	20.5	5878	Live Oak	22
1502	Live Oak	22.5	2318	Live Oak	18	5880	Live Oak	19
1503	Live Oak	19.5	2320	Live Oak	21	5884	Live Oak	20.5
1504	Live Oak	21.5	2321	Live Oak	21	7011	Post Oak	18.5
1505	Live Oak	22	2347	Live Oak	21	7036	Post Oak	20.5
1507	Live Oak	19	2349	Live Oak	21	7043	Live Oak	20
1633	Live Oak	23.5	3505	Live Oak	23	7064	Live Oak	18
1634	Live Oak	18.5	3509	Live Oak	19.5	7065	Live Oak	22.5
1638	Live Oak	20	3510	Live Oak	21	7067	Live Oak	18
1659	Live Oak	21	5790	Live Oak	21.5	7126	Live Oak	20
1682	Cedar Elm	19	5817	Red Oak	21.5	7144	Live Oak	20
1683	Live Oak	21.5	5838	Live Oak	18	7145	Live Oak	20
1684	Cedar Elm	22.5	5872	Live Oak	23.5	7147	Live Oak	23
1687	Live Oak	22.5	5874	Live Oak	18	7148	Live Oak	22
1689	Live Oak	23.5	5875	Live Oak	18.5	7151	Live Oak	19
1690	Live Oak	19	5876	Live Oak	19	7152	Live Oak	18
1694	Live Oak	21.5	5877	Live Oak	23	7154	Live Oak	19.5

Protected Trees To Be Removed

1:1 Ratio for # of 2.5" Trees To Be Replanted



Tree #	Species	Tree Size (dia")
7156	Live Oak	21
7250	Live Oak	20
9786	Live Oak	19.5
9787	Live Oak	20
9788	Live Oak	23
9790	Live Oak	23.5
9791	Live Oak	21.5
9792	Live Oak	18
9794	Live Oak	19
9801	Live Oak	19.5
9806	Live Oak	20
9809	Live Oak	18
9810	Live Oak	19.5
9812	Live Oak	23
9834	Live Oak	19
9843	Live Oak	20.5
9844	Live Oak	18.5

Tree #	Species	Tree Size (dia")
9845	Live Oak	21.5
9846	Live Oak	21
9847	Live Oak	23
9854	Live Oak	19
9869	Live Oak	21.5
9870	Live Oak	19.5
9871	Live Oak	19
9884	Post Oak	23.5
9893	Live Oak	20.5
9897	Live Oak	20.5
9898	Live Oak	20.5
9926	Live Oak	18
9929	Live Oak	22.5
9932	Live Oak	19
9933	Live Oak	23.5
9934	Live Oak	18
9943	Live Oak	18

Tree #	Species	Tree Size (dia")
9944	Live Oak	23.5
9961	Live Oak	23
9963	Live Oak	18
9993	Live Oak	18.5
10000	Live Oak	19



Grand Totals

Type of Tree To Be Removed	Total # of Trees	Mitigation Ratio	# Trees To Be Replanted
Heritage	55	3:1	165
Protected	93	1:1	93
Grand Totals	148		258

Notes on the Tree Plan state four trees shall be planted per lot on 64 lots, and two trees shall be planted in the green space to meet mitigation requirements.



Staff Recommendation



- Staff has reviewed the Post Oak Subdivision Phase 1 TRPP and recommends approval based on conformance with the City's previous subdivision ordinance Article III, Section 6 and the Development Agreement

