



## DEVELOPMENT SERVICES

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### TRE-APP-APP22-38801394 - MDP SCHWAB TRACT/BROOK STONE CREEK

\*\*\*SCOPE OF WORK: PLATTING AND TREE REMOVAL FOR RESIDENTIAL LOTS, ASSOCIATED  
ROW AND UTILITY/DRAINAGE EASEMENTS WITHIN UNITS 1A, 1B AND 1C \*\*\*

\*\*\*MASTER TREE PLAN FOR SCHWAB MDP TRACT\*\*\*

// TECHNICAL REVIEW COMMENTS // HG 12.14.2020 //

\*\*\*AMENDMENT #1 APPROVED 7.8.2021 HG\*\*\*

\*\*\*AMENDMENT #2 APPROVED 12.17.2021 HG\*\*\*

\*\*\*AMENDMENT #3 APPROVED 3.28.2022 HG\*\*\*

\*\*\*AMENDMENT #4 APPROVED 5.18.2022 HG\*\*\*

\*\*\*AMENDMENT #5 APPROVED 9.23.22 HG\*\*\*

\*\*\*AMENDMENT #6 APPROVED 6.21.23 HG\*\*\*

\*\*\*AMENDMENT #7 APPROVED 1.4.24 HG\*\*\*

\*\*\*AMENDMENT #8 APPROVED 6.26.24 HG\*\*\*

// STATUS: APPROVED (2010 TREE STAND DELINEATION METHOD)

// PLEASE SEE COMMENTS/CONDITIONS BELOW:

-(4)-2" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER 191 LOTS (UNITS 1A & 1B) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OF THE 4 TREES SHALL BE LOCATED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(5)-3" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER 273 LOTS (UNITS 2A, 2B & 2D) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OF THE 5 TREES SHALL BE LOCATED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(4)-2.5" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED ON 120 LOTS (UNIT 1C) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OF THE 4 TREES SHALL BE LOCATED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(4)-3" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED ON 225 LOTS (UNITS 2E & 2F) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OF THE 4 TREES SHALL BE LOCATED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(4)-3.5" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED ON 105 LOTS (UNIT 2C) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OF THE 4 TREES SHALL BE LOCATED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.



## DEVELOPMENT SERVICES

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-A HERITAGE TREE SURVEY SHALL BE REQUIRED FOR EACH PHASE/UNIT AT PLATTING STAGE.

-A GRADING PLAN SHALL BE REQUIRED FOR EACH PHASE/UNIT AT PLATTING STAGE.

-THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2570623) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

-CONSTRUCTION ON INDIVIDUAL RESIDENTIAL LOTS OUTSIDE OF CITY LIMITS AND WITHIN EXTRATERRITORIAL JURISDICTION ARE REQUIRED TO SUBMIT A TREE PERMIT APPLICATION REFERENCING APPROVED TREE PRESERVATION PLAN TO VERIFY COMPLIANCE AT BUILDING STAGE. FAILURE TO DO SO COULD INCUR CESSATION OF ON-SITE CONSTRUCTION, ADDITIONAL MITIGATION, AND/OR WORK WITHOUT PERMIT PENALTIES.

-IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO MAINTAIN A COPY OF THE APPROVED TREE PLANS, APPROVED TREE PERMIT AND THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY ARBORIST READILY AVAILABLE AT THE SITE AT ALL TIMES DURING WHICH AUTHORIZED WORK IS IN PROGRESS. ALL OFFSITE STAGING, STORAGE, PROJECT TRAILERS, EMPLOYEE PARKING, ETC. IS REQUIRED APPLY FOR A TEMPORARY USES APPLICATION AND TO COMPLY WITH THE TERMS AND CONDITIONS OF THE APPROVED TREE PERMIT.

-\*\*FAILURE TO SCHEDULE A FENCING INSPECTION PRIOR TO START OF WORK MAY RESULT IN A STOPWORK ORDER OR A PENALTY OF \$1000.00 OR BOTH.

// NOTE: APPLICATION IS FOR PLATTING AND TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL ONLY WITHIN SCHWAB MDP TRACT UNITS 1A, 1B AND 1C ONLY. ANY SITE WORK OR TREE REMOVAL OUTSIDE OF THESE UNITS SHALL REQUIRE A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK.

// GENERAL NOTES, TERMS, AND CONDITIONS:

35-523 (k) (5), 35-477 (j), 35-523 (k) (4), 21-170 (b), 35-511 (e), 35-523 (k) (2), 35-477 (5) (c), 35-477 (h)  
and 35-523  
(j) (1)

Please forward a copy to the contractor on site with a copy of the plat or plan (if applicable) for posting on site. A copy of the approved permit and plan must be on site during site work.



HERITAGE TREE PRESERVATION SUMMARY (2010 ORD.)									
PHASE	CLASSIFICATION	TOTAL TREES	TOTAL TREES (IN)	REQUIRED PRESERVATION	REQUIRED PRESERVATION	20% MINIMUM	TOTAL TREES PRESERVED (IN)	TOTAL REMOVED (IN)	REQUIRED MITIGATION
1	HERITAGE	36	1071	1	1071	214	692	379	3 TO 1
2	HERITAGE	139	4027	1	4027	805	1936	2091	3 TO 1
3	HERITAGE	63	1899	1	1899	380	767	1133	3 TO 1
TOTAL	HERITAGE	238	6997	1	6997	1399	3395	3603	3 TO 1
									10808

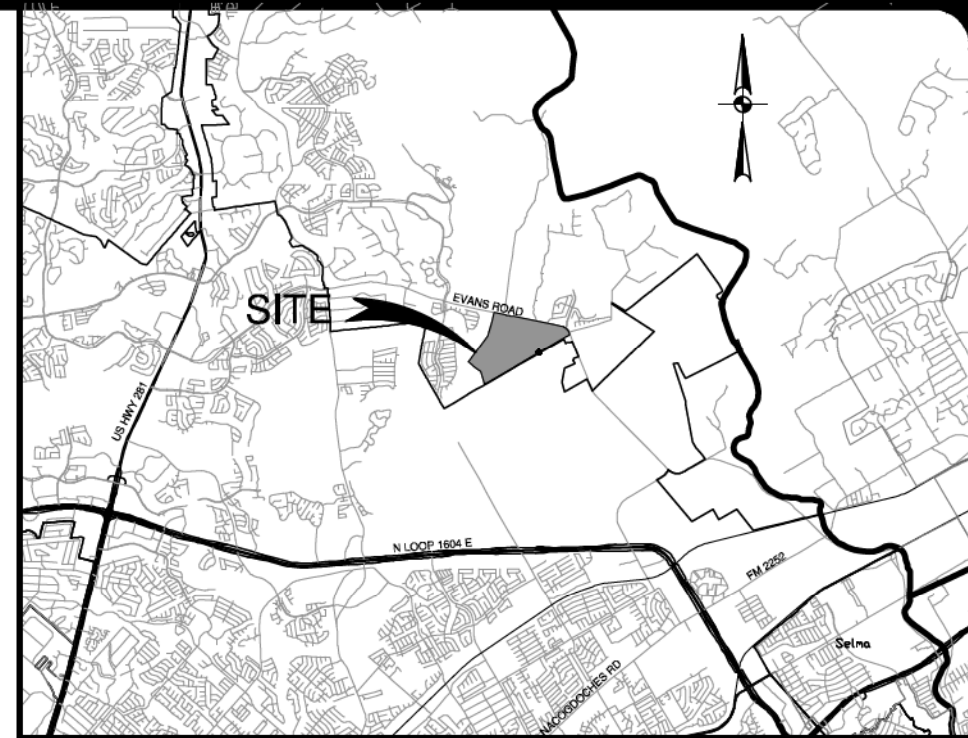
CANOPY PRESERVATION CALCULATION (2010 ORD.)	
CANOPY INSIDE FLOODPLAIN	
TOTAL TREE CANOPY AREA INSIDE FLOODPLAIN	25.31 ACRES
REQUIRED TREE PRESERVATION AREA (80%)	20.25 ACRES
PROPOSED TREE PRESERVATION AREA	25.11 ACRES
EXCESS CANOPY PRESERVED	4.86 ACRES
CANOPY OUTSIDE FLOODPLAIN	
TOTAL TREE CANOPY OUTSIDE FLOODPLAIN (INCLUDING BUFFER ZONE)	196.52 ACRES
REQUIRED TREE PRESERVATION AREA (30%)	58.95 ACRES
PROPOSED TREE PRESERVATION AREA (INCLUDING BUFFER ZONE)	62.11 ACRES
EXCESS CANOPY PRESERVED	3.15 ACRES
EXCESS CANOPY TO INCHES	
EXCESS CANOPY PRESERVED	137431 SF
CANOPY SQFT TO TREES	137431 / 875 SF
TREES TO INCHES	157 * 16.7"
ENVIRONMENTALLY SENSITIVE AREA	
TOTAL TREE CANOPY AREA IN ENVIRONMENTALLY SENSITIVE AREA	9.64 ACRES
REQUIRED TREE PRESERVATION AREA (80%)	7.71 ACRES
PROPOSED TREE PRESERVATION AREA	9.12 ACRES
HERITAGE TREES REMOVED	0 INCHES
MITIGATION REQUIRED	0 INCHES

HERITAGE TREE MITIGATION CALCULATION (2010 ORD.)						
MITIGATION REQUIRED						
TOTAL MITIGATION REQUIRED				10808	INCHES	
EXCESS CANOPY INCHES				2622	INCHES	
MITIGATION REMAINING				8186	INCHES	
TREE PLANTING						
UNIT	LOTS	LOT SIZE	NUMBER OF TREES	SIZE	MITIGATION	TOTAL MITIGATION
1A	108	45'x120'	4	2.0"	5.0"	540.0"
1B	83	50'x120'	4	2.0"	5.0"	415.0"
1C	120	45'x120'	4	2.5"	7.0"	840.0"
2A	104	60'x130'	5	3.0"	12.0"	1248.0"
2B	88	50'x120'	5	3.0"	12.0"	1056.0"
2C	105	45'x120'	4	3.5"	11.0"	1155.0"
2D	81	50'x120'	5	3.0"	12.0"	972.0"
2E	158	45'x120'	4	3.0"	9.0"	1422.0"
2F	67	45'x120'	4	3.0"	9.0"	603.0"
TOTAL	914		3929		TOTAL EXCESS	8251.0" 65.5"

PROPOSED TREE CANOPY (2010 ORD.)							
FINAL TREE CANOPY REQUIREMENTS							
TOTAL SITE ACREAGE			320.16	ACRES			
ACREAGE WITHIN REGULATORY FLOODPLAIN			36.10	ACRES			
REQUIRED FINAL TREE CANOPY COVER (320.16-36.10 = 284.06) (38%)			107.94	ACRES			
EXISTING CANOPY PRESERVED			62.11	ACRES			
UDC CRITERIA							
PER UDC: 2-2" TREES PER LOT WILL BE PLANTED							
LARGE SHADE: 1,200 SF * 90% = 1080 SF							
MEDIUM SHADE: 875 SF * 90% = 787.50 SF							
SMALL SHADE: 550 SF * 90% = 495 SF							
TREE PLANTING							
UNIT	LOTS	LOT SIZE	NUMBER OF TREES	AREA (SF)	PROPOSED CANOPY (SF)	PROPOSED CANOPY (ACRES)	
1A	108	45'x120'	4	787.50	340200	7.81	
1B	83	50'x120'	4	787.50	261450	6.00	
1C	120	45'x120'	4	787.50	378000	8.68	
2A	104	60'x130'	5	787.50	409500	9.40	
2B	88	50'x120'	5	787.50	346500	7.95	
2C	105	45'x120'	4	787.50	330750	7.59	
2D	81	50'x120'	5	787.50	318938	7.32	
2E	158	45'x120'	4	787.50	497700	11.43	
2F	67	45'x120'	4	787.50	211050	4.85	
TOTAL	914		3929	TOTAL	3094088	71.03	
ENERGY CREDITS							
914 LOTS * 2 TREES * 875 FSQT * 1 ACRE/43560 SQFT * 90% * 50% =						16.52	ACRES
TOTAL PROPOSED TREE CANOPY COVER							
EXISTING CANOPY PRESERVED						62.11	ACRES
PROPOSED CANOPY						71.03	ACRES
ENERGY CREDITS						16.52	ACRES
TOTAL PROPOSED TREE CANOPY COVER						149.66	ACRES
FINAL TREE CANOPY COVERAGE				149.66 /284.06	52.69%		

#### LEGEND

- TREE CANOPY PRESERVED  
52.99 AC. (28.36%)
- TREE CANOPY REMOVED  
133.89 AC. (71.64%)
- TREE CANOPY PRESERVED  
INSIDE FLOODPLAIN  
25.11 AC. (99.21%)
- TREE CANOPY REMOVED INSIDE  
FLOODPLAIN  
0.20 AC. (0.79%)
- TREE CANOPY PRESERVED  
INSIDE FLOODPLAIN BUFFER ZONE  
9.12 AC. (94.61%)
- TREE CANOPY REMOVED  
INSIDE FLOODPLAIN BUFFER ZONE  
0.52 AC. (5.39%)
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR FEMA  
FLOODPLAIN BUFFER
- HERITAGE TREE REMOVED
- HERITAGE TREE PRESERVED
- 100' ELECTRIC EASEMENT  
(VOL. 2454, PG. 407, OPR)
- 85' WATER EASEMENT  
(VISTA RIDGE)
- PHASE BOUNDARY
- UNIT BOUNDARY



#### LOCATION MAP

NOT-TO-SCALE

- TREE PROTECTION AND PRESERVATION GENERAL NOTES:
- NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
  - TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
  - THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
  - ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
  - ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
  - EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
  - NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
  - NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
  - TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-71, CITY CODE).
  - AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
  - NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
  - ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
  - TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
  - ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
  - TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
  - 15.1.1 TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE EQUAL SIZE AND SPECIES.

#### NOTES

- THIS TREE PLAN WAS DONE IN ACCORDANCE TO THE 2010 TREE ORDINANCE.
- PROPOSED TREES USED FOR ENERGY CONSERVATION CREDIT SHALL BE PLANTED ON THE SOUTHERN OR WESTERN EXPOSURE OF THE HOUSE AND WITHIN 30 FEET OF THE HOUSE. SEE SHEET T6.00 FOR DETAIL.
- HERITAGE TREES TO BE SURVEYED AS EACH SINGLE FAMILY UNIT IS DEVELOPED. THIS EXHIBIT AND PERMIT WILL BE UPDATED ACCORDINGLY.
- GRADING PLAN WILL BE PROVIDED AS EACH SINGLE FAMILY UNIT IS DEVELOPED TO VERIFY COMPLIANCE WITH APPROVED TREE PLAN.

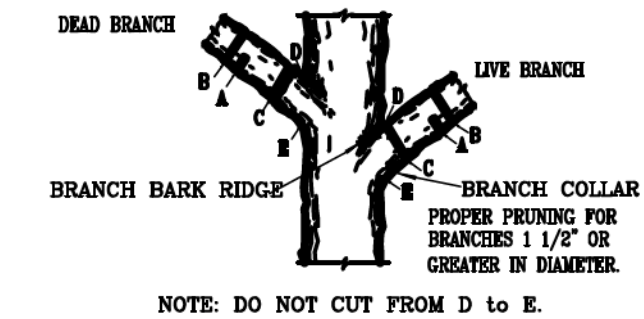
TRE-APP-APP22-38801394

AP#2570623

TREE PRESERVATION  
APPROVED

DATE 6/26/2024  
BY *Hernando Lopez*

\*\*\*AMENDMENT#8\*\*\*



NOTE: DO NOT CUT FROM D TO E.

- FIRST CUT - TO PREVENT THE BRANCH FROM BEING PULLED WHEN THE BRANCH FALLS.
- SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
- FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS.
- BRANCH RIDGES - IDENTIFY PROPERLY BRANCH RIDGES WHICH ARE SITES FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

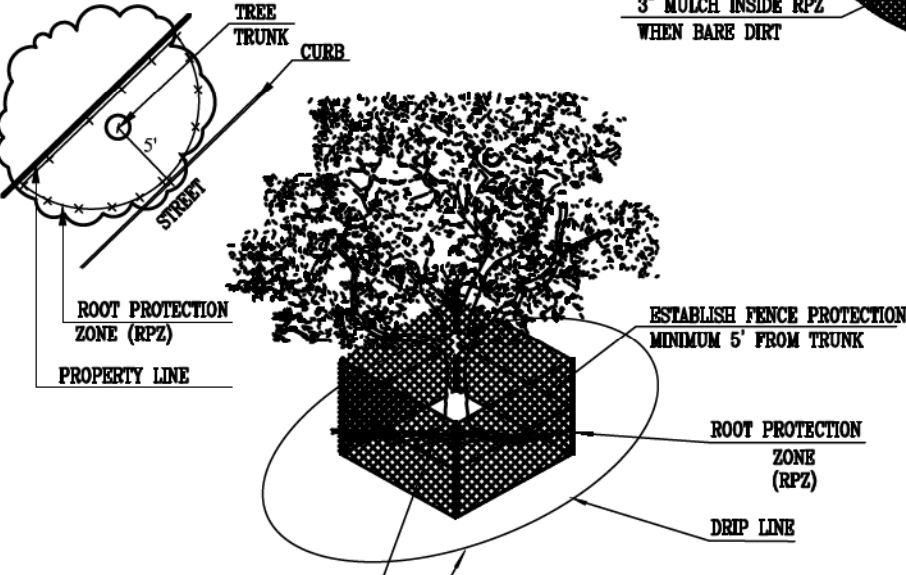
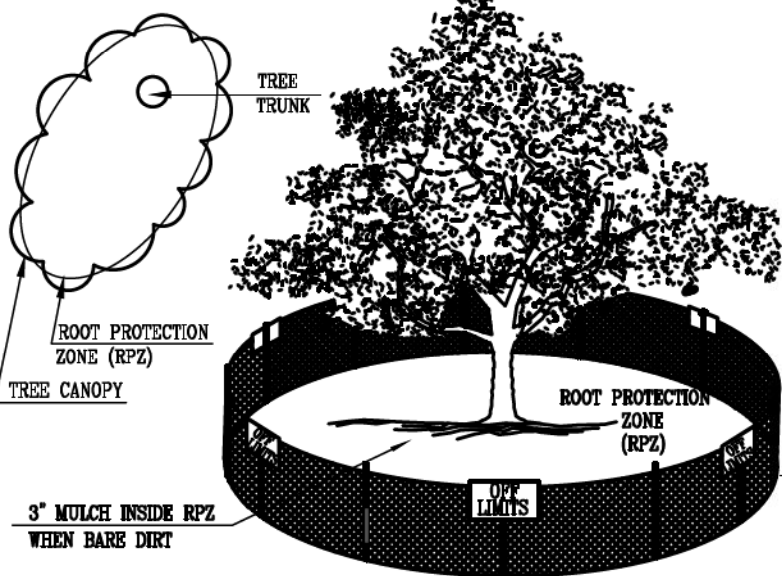
#### 1.4 BRANCH PRUNING DETAIL

N. T. S.

- THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

#### 1.1.2 LEVEL 1 & FENCE PROTECTION

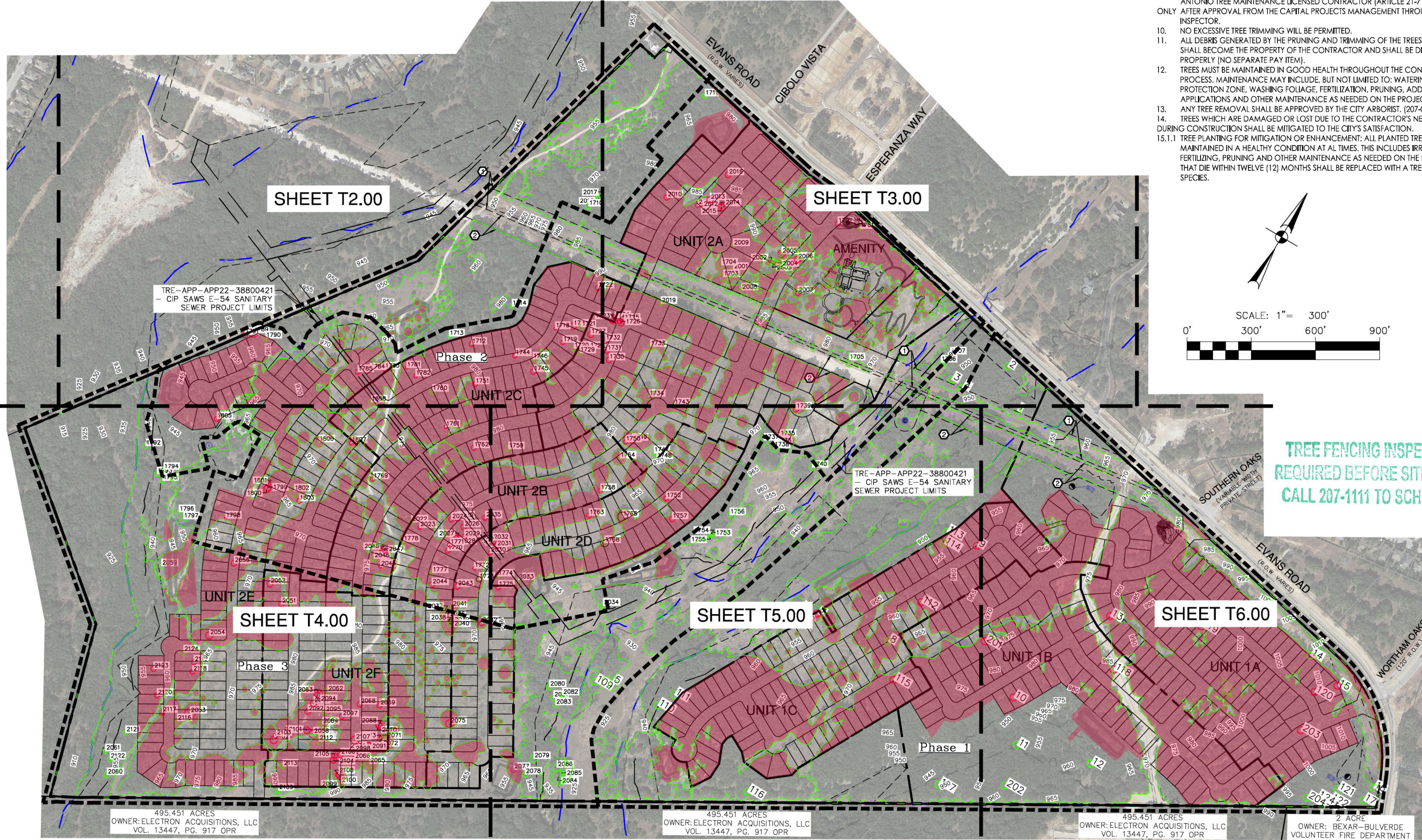
N. T. S.



- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

#### 1.1.3 LEVEL II A FENCE PROTECTION

N. T. S.



TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE

**PAPE-DAWSON  
ENGINEERS**

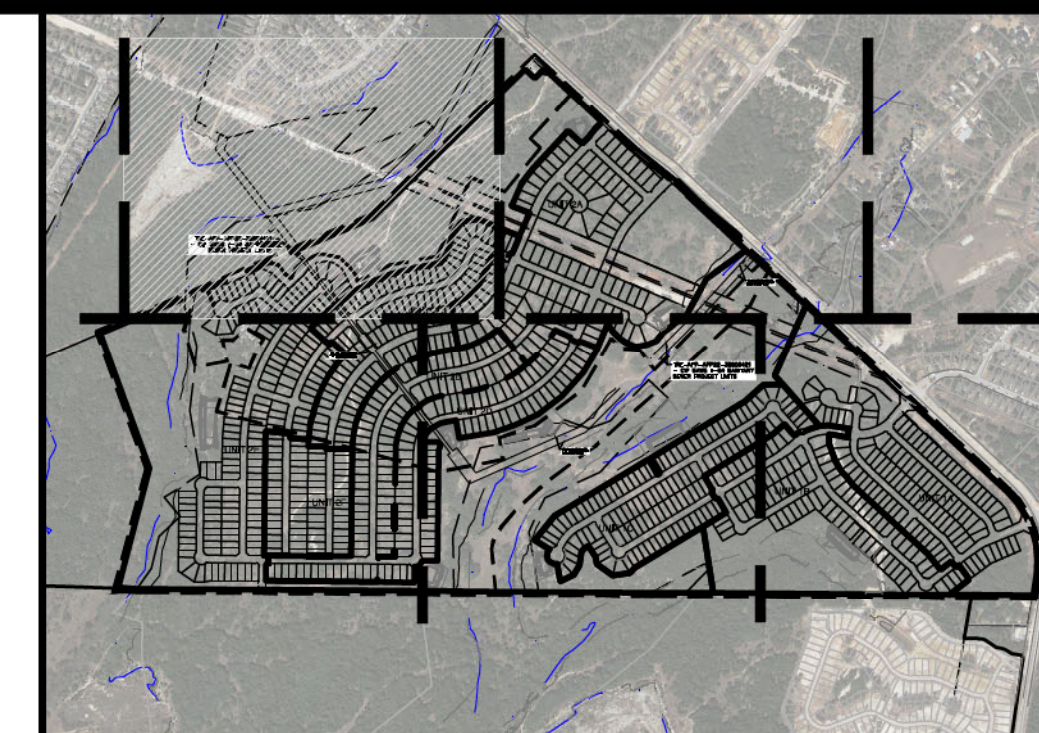
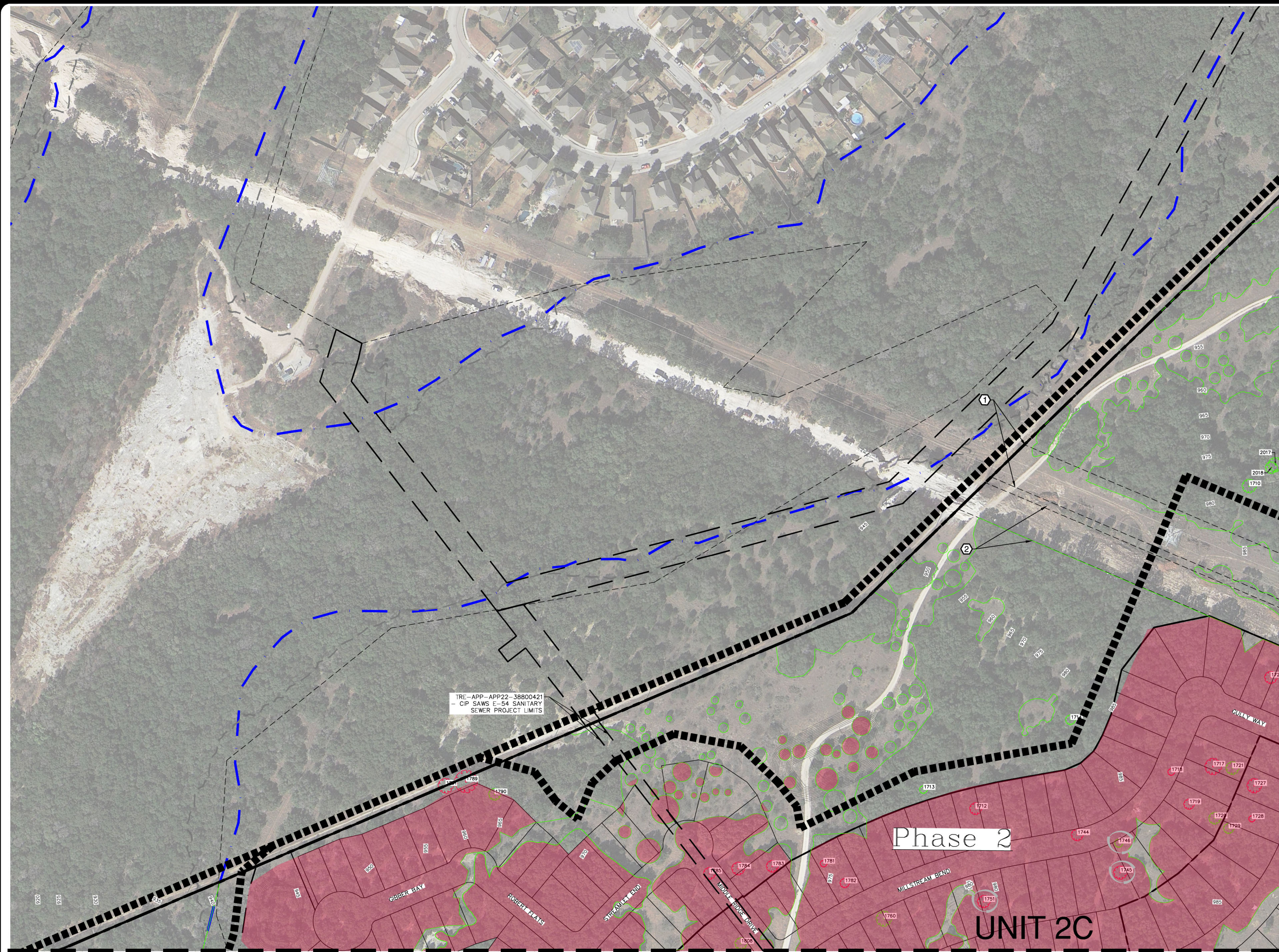
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #1008860

**SCHWAB TRACT**  
SAN ANTONIO, TEXAS







OVERALL TREE CANOPY PRESERVATION PLAN








PLAT NO. 12093-00  
JOB NO. 12093-00  
DATE JUNE 2024  
DESIGNER SS  
CHECKED SS  
DRAWN SS  
SHEET T1.00





### LEGEND

	TREE CANOPY PRESERVED
	TREE CANOPY REMOVED
	TREE CANOPY PRESERVED INSIDE FLOODPLAIN
	TREE CANOPY REMOVED INSIDE FLOODPLAIN
	TREE CANOPY PRESERVED INSIDE FLOODPLAIN BUFFER ZONE
	TREE CANOPY REMOVED INSIDE FLOODPLAIN BUFFER ZONE

-  100-YEAR FEMA FLOODPLAIN  
 100-YEAR FEMA FLOODPLAIN BUFFER  
 HERITAGE TREE REMOVED  
 HERITAGE TREE PRESERVED  
 100' ELECTRIC EASEMENT  
 (VOL. 2454, PG. 407, OPR)  
 85' WATER EASEMENT  
 (VISTA RIDGE)  
 PHASE BOUNDARY

NO.	REVISION	DATE
1	CITY COMMENTS	09/11/20
2	SURVEYED PHASE 3 TREES	01/14/22
3	ADDED HERITAGE TREES	02/17/22
4	REMOVED TREE 1746	02/17/22
5	REMOVED TREE 1789 & 1791	04/10/23
6	ADDED E-54 PROJECT LIMITS	12/18/23
7	REMOVED TREES 1745 AND 1751	06/11/24
	AND SAVED TREE 1746	

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
20200 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBP'S FIRM REGISTRATION #1025800

**SCHWAB TRACT**  
**SAN ANTONIO, TEXAS**

PLAT NO. \_\_\_\_\_  
JOB NO. 12093-00  
DATE JUNE 2024  
DESIGNER \_\_\_\_\_ SS  
CHECKED \_\_\_\_\_ DRAWN SS  
SHEET T2.00

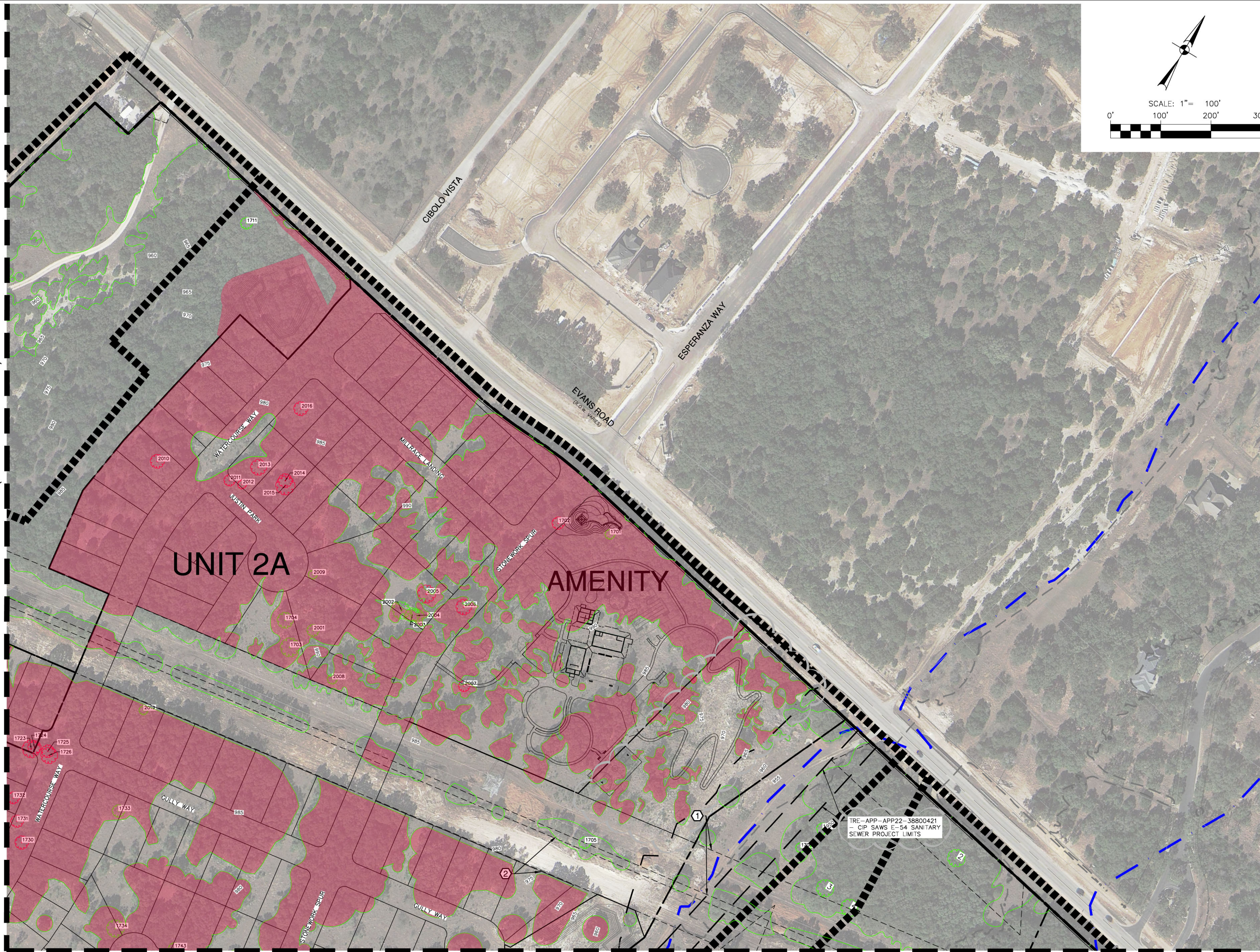
**TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE**



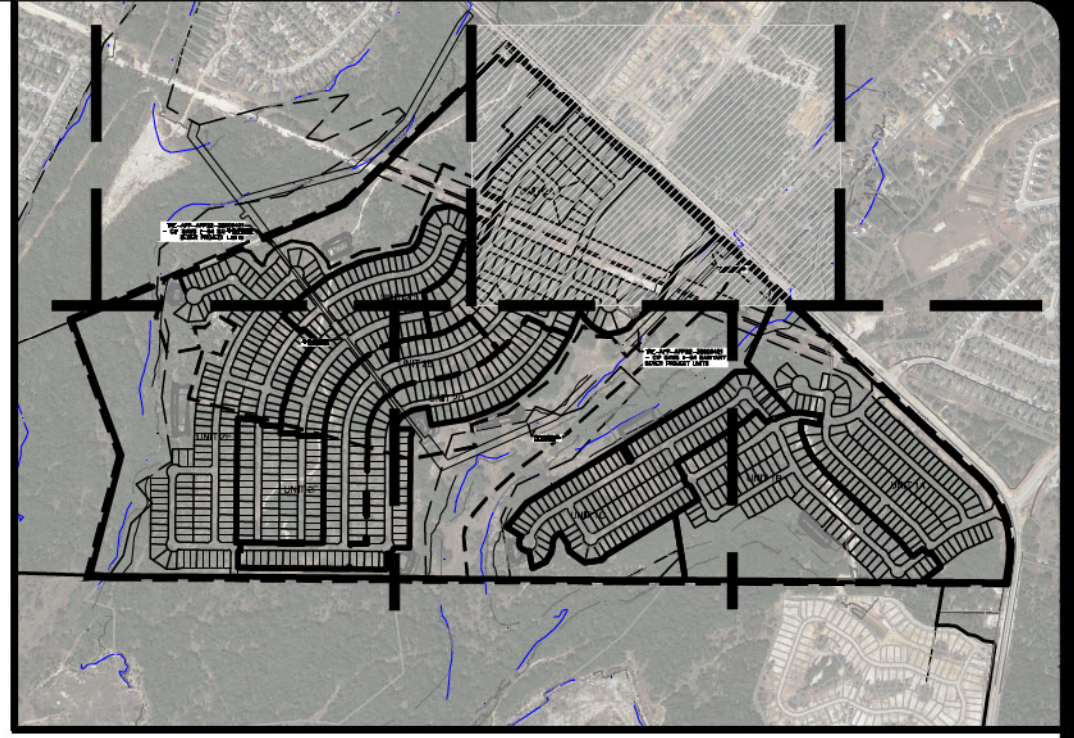
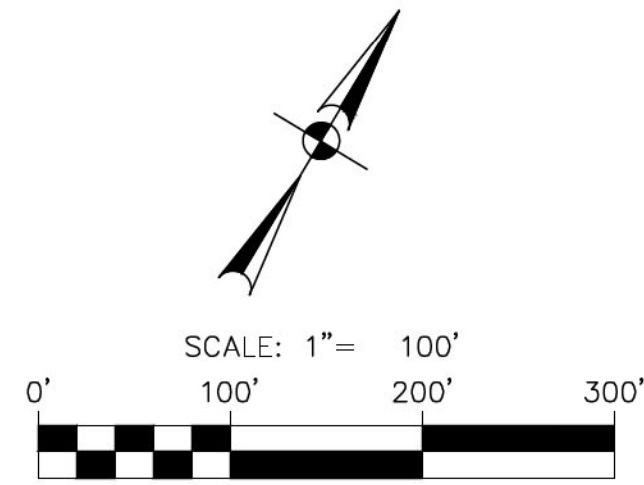
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MATCHLINE (SEE SHEET T2.00)



MATCHLINE (SEE SHEET T6.00)



INDEX MAP  
NOT-TO-SCALE

#### LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED
- TREE CANOPY PRESERVED INSIDE FLOODPLAIN
- TREE CANOPY REMOVED INSIDE FLOODPLAIN
- TREE CANOPY PRESERVED INSIDE FLOODPLAIN BUFFER ZONE
- TREE CANOPY REMOVED INSIDE FLOODPLAIN BUFFER ZONE
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR FEMA FLOODPLAIN BUFFER
- HERITAGE TREE REMOVED
- HERITAGE TREE PRESERVED
- 100' ELECTRIC EASEMENT (VOL. 2454, PG. 407, OPR)
- 85' WATER EASEMENT (VISTA RIDGE)
- PHASE BOUNDARY

NO.	REVISION	DATE
1	CITY COMMENTS	09/11/20
2	SURVEYED PHASE 3 TREES	01/14/22
3	ADDED HERITAGE TREES	02/17/22
4	REMOVED TREE 2012	09/02/22
5	REMOVED TREE 1732	09/09/22
6	REMOVED TREE 2007	05/22/23
7	REMOVED CANOPY	11/17/23
8	ADDED E-54 PROJECT LIMITS	12/19/23

**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPE FIRM REGISTRATION #10028600

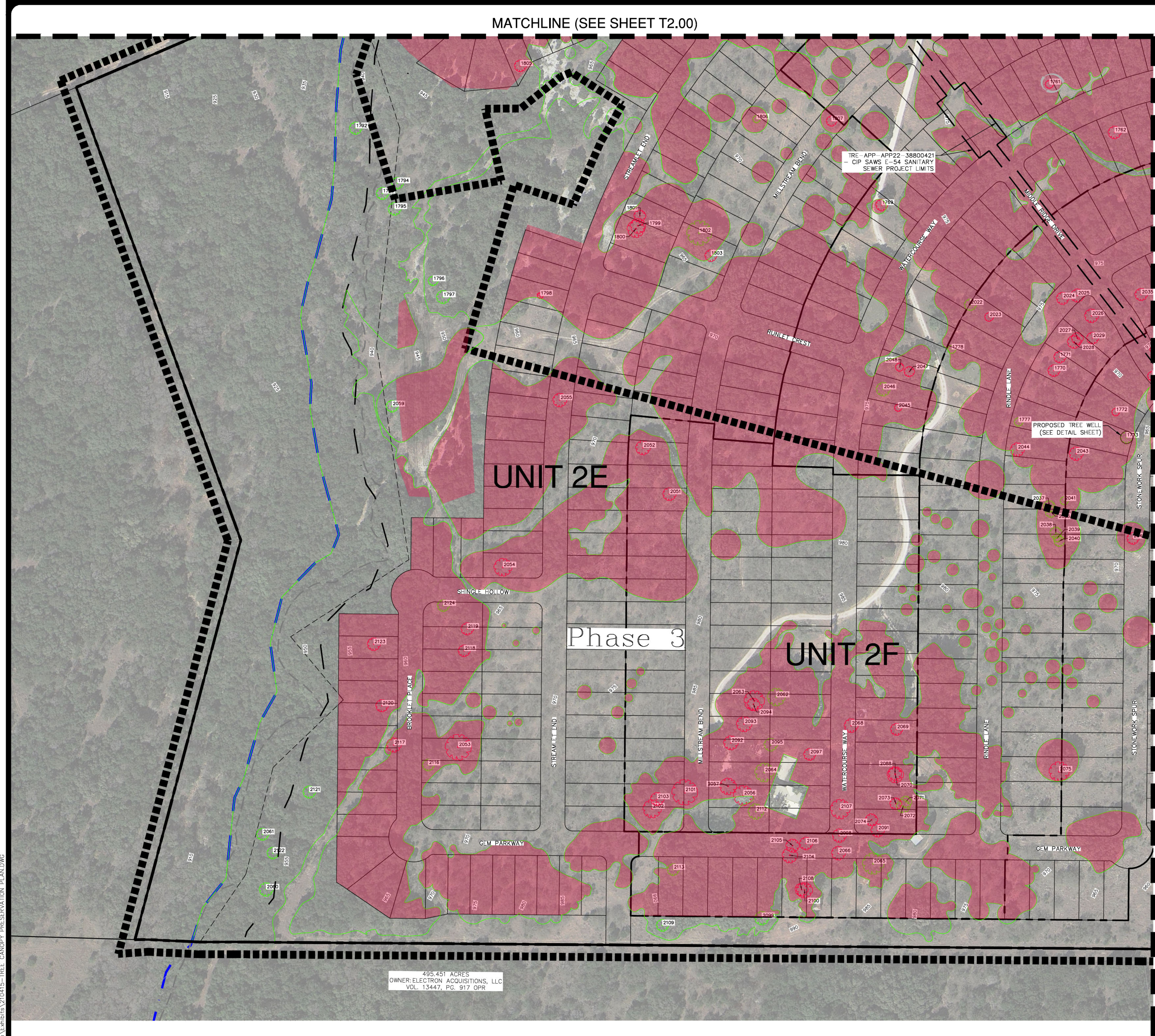
**SCHWAB TRACT**  
SAN ANTONIO, TEXAS  
TREE CANOPY PRESERVATION PLAN  
SINGLE FAMILY PHASE I & II PLAN

PLAT NO.	
JOB NO.	12093-00
DATE	JUNE 2024
DESIGNER	SS
CHECKED	DRAWN SS
SHEET	T3.00

TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE



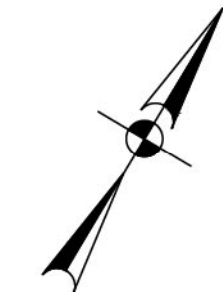
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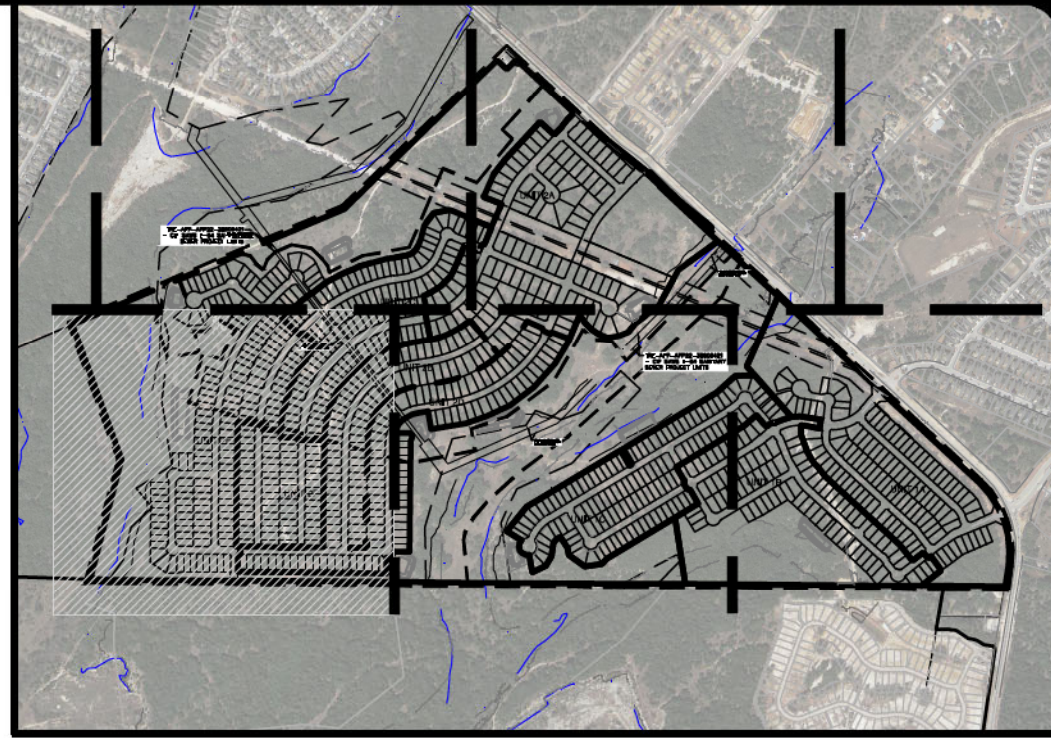
MATCHLINE (SEE SHEET T2.00)

MATCHLINE (SEE SHEET T5.00)

495.451 ACRES  
OWNER: ELECTRON ACQUISITIONS, LLC  
VOL. 13447, PG. 917 OPR



SCALE: 1" = 100'  
0' 100' 200' 300'



INDEX MAP  
NOT-TO-SCALE

#### LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED
- TREE CANOPY PRESERVED INSIDE FLOODPLAIN
- TREE CANOPY REMOVED INSIDE FLOODPLAIN
- TREE CANOPY PRESERVED INSIDE FLOODPLAIN BUFFER ZONE
- TREE CANOPY REMOVED INSIDE FLOODPLAIN BUFFER ZONE
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR FEMA FLOODPLAIN BUFFER
- HERITAGE TREE REMOVED
- HERITAGE TREE PRESERVED
- 100' ELECTRIC EASEMENT (VOL 2454, PG 407, OPR)
- 85' WATER EASEMENT (VISTA RIDGE)
- PHASE BOUNDARY

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028600

**SCHWAB TRACT**  
SAN ANTONIO, TEXAS  
TREE CANOPY PRESERVATION PLAN  
SINGLE FAMILY PHASE II & III PLAN

PLAT NO. \_\_\_\_\_  
JOB NO. 12093-00  
DATE JUNE 2024  
DESIGNER SS  
CHECKED DRAWN SS  
SHEET T4.00

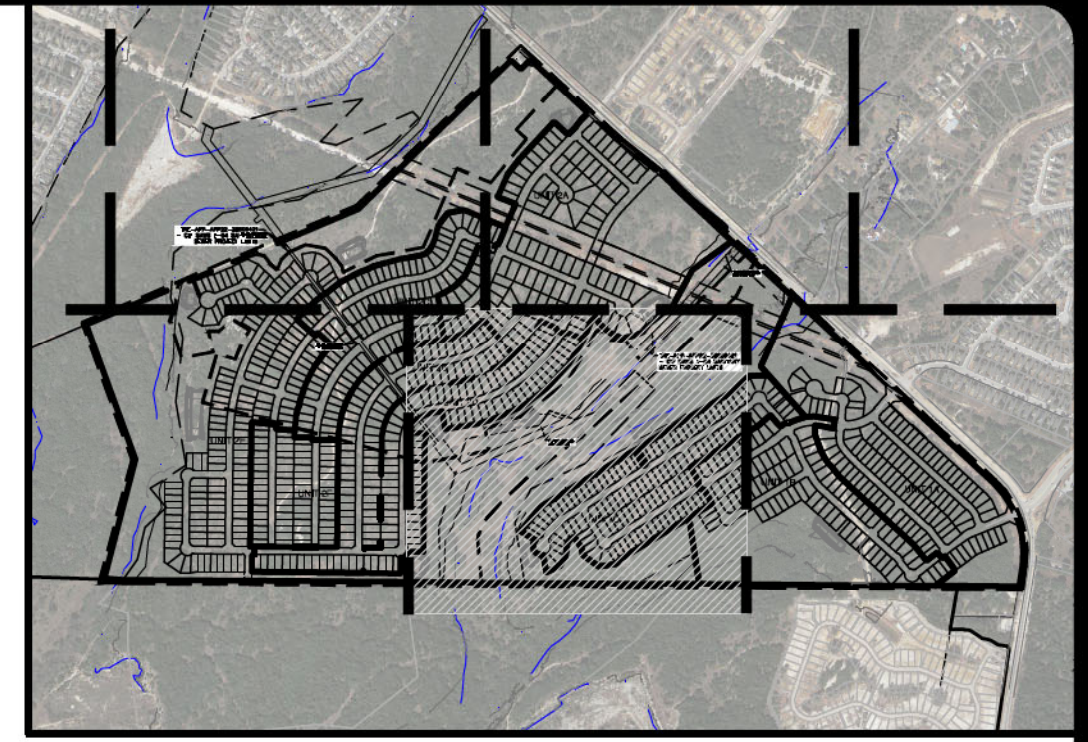
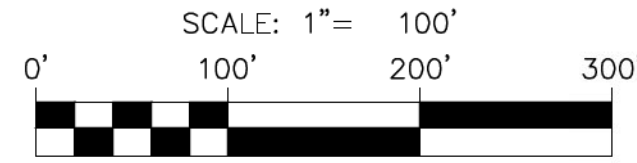
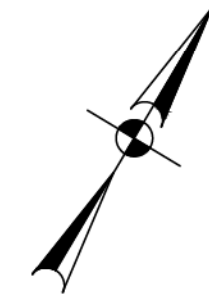
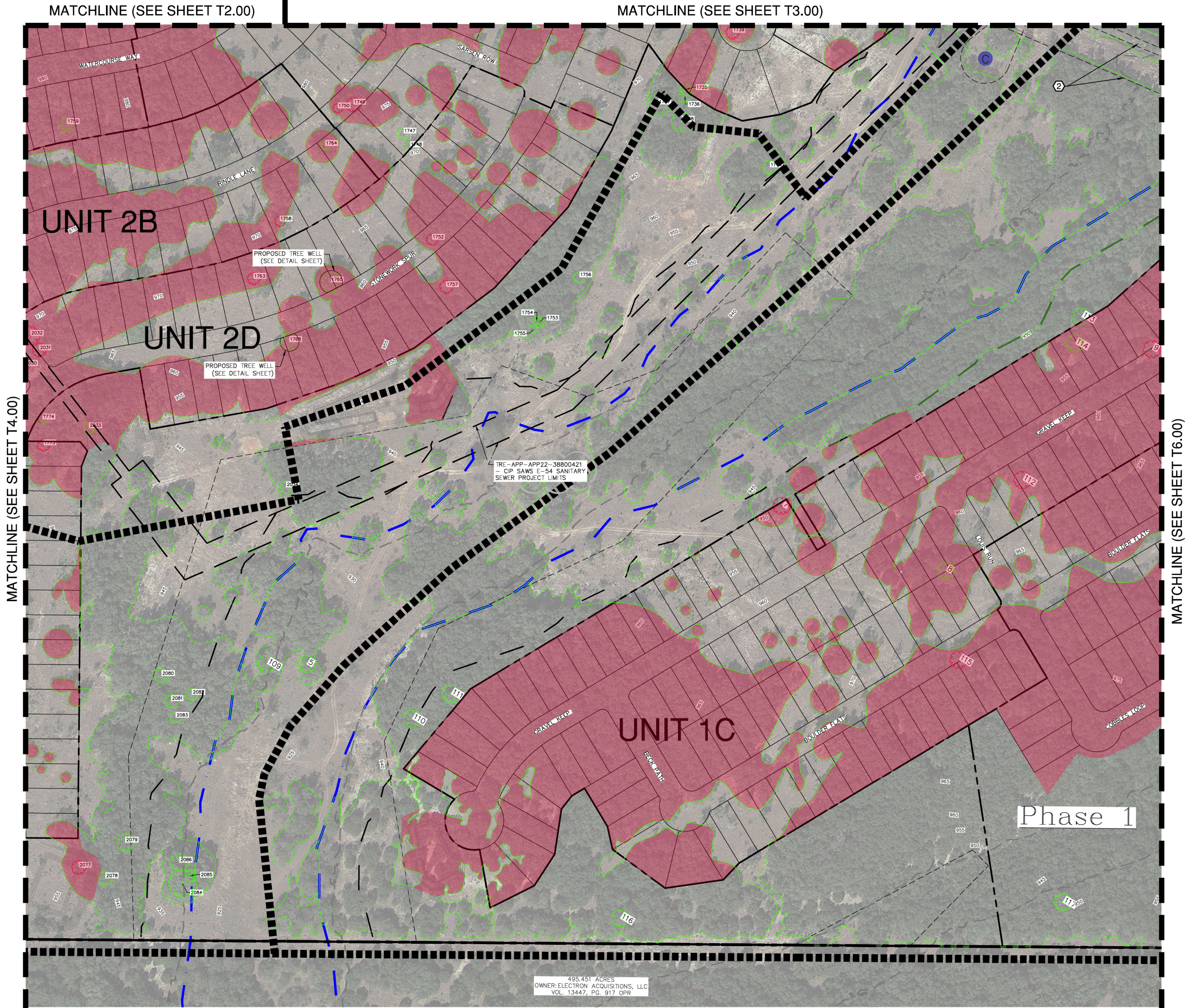
TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE

NO.	REVISION	DATE
1	CITY COMMENTS	09/11/20
2	SURVEYED PHASE 3 TREES	01/14/22
3	ADDED HERITAGE TREES	02/17/22
4	ADDED HERITAGE TREES	04/25/22
5	SAVED TREE 2046	09/02/22
6	REMOVED TREE 1805, 2043, 2117	12/07/22
7	ADDED TREE WELL CALLOUT	06/13/23
8	ADDED E-54 PROJECT LIMITS	12/19/23
9	REMOVED TREE 1761	06/11/24



Date: Jun 11, 2024, 5:03pm User ID: esen@pdxs  
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INDEX MAP  
NOT-TO-SCALE

LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED
- TREE CANOPY PRESERVED INSIDE FLOODPLAIN
- TREE CANOPY REMOVED INSIDE FLOODPLAIN
- TREE CANOPY PRESERVED INSIDE FLOODPLAIN BUFFER ZONE
- TREE CANOPY REMOVED INSIDE FLOODPLAIN BUFFER ZONE
- 100-YEAR FEMA FLOODPLAIN
- 100-YEAR FEMA FLOODPLAIN BUFFER
- HERITAGE TREE REMOVED
- HERITAGE TREE PRESERVED
- 100' ELECTRIC EASEMENT (VOL. 2454, PG. 407, OPR)
- 75' WATER EASEMENT (VISTA RIDGE)
- PHASE BOUNDARY

NO.	REVISION	DATE
1	CITY COMMENTS	09/11/20
2	SURVEYED PHASE 3 TREES	01/14/22
3	ADDED HERITAGE TREES	02/17/22
4	SAVED TREE 114	09/08/22
5	REMOVED TREES 1773, 2031, 2032	09/08/22
6	ADDED TREE WELL CALLOUT	06/13/23
7	ADDED E-54 PROJECT LIMITS	12/19/23

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028600

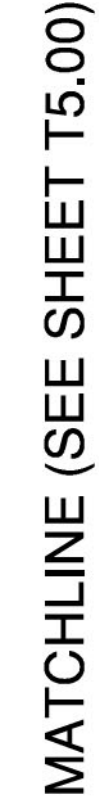
**SCHWAB TRACT**  
SAN ANTONIO, TEXAS

TREE CANOPY PRESERVATION PLAN  
SINGLE FAMILY PHASE I, II, & III PLAN

PLAT NO.	
JOB NO.	12093-00
DATE	JUNE 2024
DESIGNER	SS
CHECKED	DRAWN SS
SHEET	T5.00

TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE





2 ACRE  
OWNER: BEXAR-BULVERDE  
VOLUNTEER FIRE DEPARTMENT  
VOL. 18987 PG. 1966 OPR

NOTE: 3 TREES MUST BE PLANTED  
ON SOUTH OR WEST SIDE FOR  
ENERGY CREDIT

PLAT NO. \_\_\_\_\_  
JOB NO. 12093-00  
DATE JUNE 2024  
DESIGNER SS  
CHECKED \_\_\_\_\_ DRAWN SS  
**T6.00**  
SHEET



Date: Jun 11, 2024, 5:04pm User ID: esenluada  
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Phase 1

PHASE 1 TREE INDEX TABLE				
Point #	Species	Size	Phase	Status
1	ELM	30	1	SAVED
2	OAK	32	1	SAVED
3	OAK	26	1	SAVED
4	OAK	27	1	SAVED
5	OAK	40	1	SAVED
7	OAK	30	1	REMOVED
8	OAK	24	1	SAVED
9	OAK	38	1	REMOVED
10	OAK	26	1	REMOVED
11	OAK	25	1	SAVED
12	OAK	34	1	SAVED
13	OAK	50	1	REMOVED
14	OAK	26	1	SAVED
15	OAK	28	1	REMOVED
16	OAK	29	1	SAVED
17	OAK	24	1	SAVED
109	OAK	35	1	SAVED
110	OAK	30	1	SAVED
111	OAK	27	1	SAVED
112	OAK	30	1	REMOVED
113	OAK	35	1	SAVED
114	OAK	25	1	SAVED
115	OAK	34	1	REMOVED
116	OAK	28	1	SAVED
117	OAK	27	1	SAVED
118	OAK	35	1	REMOVED
119	OAK	25	1	REMOVED
120	OAK	25	1	REMOVED
121	OAK	39	1	SAVED
122	OAK	26	1	SAVED
123	OAK	26	1	SAVED
124	OAK	27	1	SAVED
201	OAK	31	1	REMOVED
202	OAK	26	1	SAVED
203	OAK	27	1	REMOVED
204	OAK	24	1	SAVED
TOTAL SAVED		692		
TOTAL REMOVED		379		

Phase 2

PHASE 2 TREE INDEX TABLE				
Point #	Species	Size	Phase	Status
1701	OAK	26	2	SAVED
1702	OAK	34	2	REMOVED
1703	OAK	38	2	SAVED
1704	OAK	32	2	SAVED
1705	OAK	29	2	SAVED
1706	OAK	28	2	SAVED
1707	OAK	24	2	SAVED
1710	OAK	41	2	SAVED
1711	CDR	24	2	SAVED
1712	CDR	24	2	REMOVED
1713	OAK	29	2	SAVED
1714	OAK	45	2	SAVED
1717	OAK	33	2	REMOVED
1718	OAK	31	2	REMOVED
1719	OAK	27	2	REMOVED
1720	OAK	24	2	SAVED
1721	OAK	26	2	SAVED
1722	OAK	25	2	REMOVED
1723	OAK	36	2	REMOVED
1724	OAK	27	2	REMOVED
1725	OAK	26	2	REMOVED
1726	OAK	33	2	REMOVED
1727	OAK	29	2	REMOVED
1728	OAK	26	2	REMOVED
1729	OAK	32	2	SAVED
1730	CDR	27	2	REMOVED
1731	OAK	25	2	REMOVED
1732	OAK	24	2	REMOVED
1733	OAK	25	2	SAVED
1734	OAK	35	2	SAVED
1735	OAK	25	2	SAVED
1736	OAK	26	2	SAVED
1737	OAK	47	2	SAVED
1738	OAK	42	2	SAVED
1739	OAK	27	2	REMOVED
1740	OAK	30	2	SAVED
1743	OAK	24	2	SAVED
1744	OAK	31	2	REMOVED
1745	OAK	27	2	REMOVED
1746	OAK	24	2	SAVED
1747	OAK	24	2	SAVED
1748	OAK	24	2	SAVED
1749	OAK	30	2	REMOVED
1750	OAK	26	2	REMOVED
1751	CDR	25	2	REMOVED
1752	OAK	24	2	REMOVED
1753	OAK	26	2	SAVED
1754	OAK	25	2	SAVED
1755	OAK	29	2	SAVED
1756	OAK	24	2	SAVED
1757	OAK	27	2	REMOVED
1758	OAK	30	2	REMOVED
1759	OAK	34	2	SAVED
1760	OAK	31	2	SAVED
1761	OAK	24	2	REMOVED
1762	OAK	26	2	REMOVED
1763	OAK	35	2	REMOVED
1764	OAK	24	2	SAVED
1765	OAK	45	2	SAVED
1768	OAK	38	2	SAVED
1769	OAK	24	2	REMOVED
1770	OAK	35	2	REMOVED
1771	OAK	24	2	REMOVED
1772	OAK	24	2	REMOVED
1773	OAK	37	2	SAVED
1774	OAK	37	2	SAVED
1775	OAK	33	2	REMOVED
1777	OAK	29	2	SAVED
1778	OAK	28	2	SAVED
1781	OAK	26	2	REMOVED

Phase 2

PHASE 2 TREE INDEX TABLE				
Point #	Species	Size	Phase	Status
1782	OAK	25	2	REMOVED
1783	OAK	24	2	REMOVED
1784	OAK	26	2	REMOVED
1785	OAK	24	2	REMOVED
1789	OAK	45	2	REMOVED
1790	OAK	24	2	SAVED
1791	OAK	30	2	REMOVED
1792	CDR	25	2	SAVED
1793	OAK	25	2	SAVED
1794	OAK	24	2	SAVED
1795	OAK	26	2	SAVED
1796	OAK	26	2	SAVED
1797	CDR	27	2	SAVED
1798	PER	12	2	REMOVED
1799	OAK	31	2	REMOVED
1800	OAK	35	2	REMOVED
1801	OAK	24	2	REMOVED
1802	OAK	50	2	SAVED
1803	OAK	24	2	REMOVED
1805	OAK	24	2	REMOVED
1806	OAK	28	2	SAVED
1807	OAK	35	2	REMOVED
1808	OAK	24	2	SAVED
2001	OAK	24	2	SAVED
2002	OAK	35	2	SAVED
2003	OAK	29	2	SAVED
2004	OAK	27	2	SAVED
2005	OAK	36	2	REMOVED
2006	OAK	41	2	REMOVED
2007	OAK	27	2	REMOVED
2008	OAK	27	2	SAVED
2009	OAK	25	2	SAVED
2010	OAK	28	2	REMOVED
2011	OAK	32	2	REMOVED
2012	OAK	35	2	REMOVED
2013	OAK	32	2	REMOVED
2014	OAK	28	2	REMOVED
2015	OAK	38	2	REMOVED
2016	OAK	51	2	REMOVED
2017	OAK	49	2	SAVED
2018	OAK	24	2	SAVED
2019	OAK	24	2	SAVED
2022	OAK	24	2	SAVED
2023	OAK	27	2	REMOVED
2024	OAK	25	2	REMOVED
2025	OAK	27	2	REMOVED
2026	OAK	28	2	REMOVED
2027	OAK	24	2	REMOVED
2028	OAK	27	2	REMOVED
2029	OAK	24	2	REMOVED
2030	OAK	27	2	REMOVED
2031	OAK	28	2	REMOVED
2032	OAK	38	2	REMOVED
2033	OAK	24	2	SAVED
2034	OAK	25	2	SAVED
2035	OAK	25	2	REMOVED
2036	OAK	32	2	SAVED
2037	OAK	24	2	SAVED
2038	OAK	24	2	SAVED
2039	OAK	24	2	SAVED
2040	OAK	32	2	SAVED
2041	OAK	25	2	SAVED
2042	OAK	24	2	REMOVED
2043	OAK	28	2	REMOVED
2044	OAK	28	2	REMOVED
2045	OAK	29	2	REMOVED
2046	OAK	28	2	SAVED
2047	OAK	25	2	REMOVED
2048	OAK	25	2	REMOVED
TOTAL SAVED		1988		
TOTAL REMOVED		2039		

Phase 2

Phase 3

PHASE 3 TREE INDEX TABLE				
Point #	Species	Size	Phase	Status
2051	OAK	26.5	3	REMOVED
2052	OAK	29	3	REMOVED
2053	OAK	52.5	3	REMOVED
2054	OAK	36	3	REMOVED
2055	OAK	28	3	REMOVED
2056	OAK	40	3	REMOVED
2057	OAK	33.5	3	REMOVED
2059	OAK	24	3	SAVED
2060	OAK	28	3	SAVED
2061	OAK	24.5	3	SAVED
2062	OAK	35.5	3	SAVED
2063	OAK	41	3	REMOVED
2064	OAK	38	3	SAVED
2065	OAK	43	3	SAVED
2066	OAK	28	3	REMOVED
2068	OAK	28	3	REMOVED
2069	OAK	24.5	3	REMOVED
2070	OAK	33	3	REMOVED
2071	OAK	24	3	SAVED
2072	OAK	27.5	3	SAVED
2073	OAK	24	3	REMOVED
2074	OAK	25	3	REMOVED
2075	OAK	40	3	REMOVED
2077	OAK	28.5	3	REMOVED
2078	OAK	29	3	SAVED
2079	OAK	35.5	3	SAVED
2080	OAK	30	3	SAVED
2081	OAK	27	3	SAVED
2082	OAK	25	3	SAVED
2083	OAK	24	3	SAVED
2084	OAK	56	3	SAVED
2085	OAK	24	3	SAVED
2086	OAK	37	3	SAVED
2088	OAK	26	3	REMOVED
2091	OAK	26.5	3	REMOVED
2092	OAK	29	3	REMOVED
2093	OAK	31	3	REMOVED
2094	OAK	24	3	REMOVED
2095	OAK	29.5	3	SAVED
2097	OAK	24	3	REMOVED
2098	OAK	27.5	3	REMOVED
2099	OAK	28	3	SAVED
2100	OAK	32	3	REMOVED
2101	OAK	51.5	3	REMOVED
2102	OAK	37	3	REMOVED
2103	OAK	27	3	REMOVED
2104	OAK	31	3	REMOVED
2105	OAK	27	3	REMOVED
2106	OAK	26	3	REMOVED
2107	OAK	39.5	3	REMOVED
2108	OAK	26.5	3	REMOVED
2109	OAK	24.5	3	SAVED
2112	OAK	31.5	3	SAVED
2113	OAK	24	3	SAVED
2116	OAK	24	3	SAVED
2117	OAK	29.5	3	REMOVED
2118	OAK	24	3	REMOVED
2119	OAK	25	3	REMOVED
2120	OAK	25	3	REMOVED
2121	OAK	25	3	SAVED
2122	OAK	24	3	SAVED
2123	OAK	26	3	REMOVED
2124	OAK	24	3	SAVED
TOTAL SAVED		766.5		
TOTAL REMOVED		1132.5		

TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028600

**SCHWAB TRACT**  
SAN ANTONIO, TEXAS  
TREE CANOPY PRESERVATION PLAN  
POINT LIST

PLAT NO. \_\_\_\_\_  
JOB NO. 12093--00  
DATE JUNE 2024  
DESIGNER SS  
CHECKED DRAWN SS  
SHEET T7.00

NO.	REVISION	DATE
1	SURVEYED PHASE 3 TREES	01/14/22
2	ADDED HERITAGE TREES	02/17/22
3	ADDED HERITAGE TREES	03/17/22
4	ADDED HERITAGE TREES	04/25/22
5	REVISED TREE TABLE	08/02/22
6	REVISED TREE TABLE	09/09/22
7	REVISED TREE TABLE	12/07/22
8	REVISED TREE TABLE	04/10/23
9	REVISED TREE TABLE	06/11/24



