



Date: June 17, 2024
To: HyG Homes, LLC
Attn: Adrian Tames
RE: Heron Valley U1&2 Condition Assessment Summary Report and Recommendations
Proj: TMS9377

We appreciate the opportunity to serve HyG Homes on this proposed project. Our scope of work on this project included completing an arborist condition assessment and survey verification on 1,344 previously-surveyed trees, inventory any additional trees missing from the original survey, and make general recommendations for a preservation plan to meet City of San Antonio compliance.

Below are observations and recommendations from our on-site assessments:

- Overall, site is an +/- 11.3 acre existing residential property with a high density of small native tree species, mostly left in their natural state. The site has been partially cleared since the prior survey was conducted.
- TMS found multiple discrepancies on the original survey, mostly due to incorrectly reported measurements. Of the 1,344 trees originally surveyed, 199 were found to be undersized. In addition, 17 trees with an above-ground connection were previously surveyed as individual trees but have been corrected to reflect proper multistem measurements and noted as duplicate trees within the inventory.
- One additional tree (#9901, 8.5" Cedar Elm) was not included on the original survey and was picked up by our team. A .csv inventory with northing/easting points is attached that can be imported in development plans and design software. All tree points should be located within 6" of the trunk but we recommend any improvements proposed within the dripline of a tree to be preserved to be verified and surveyed by an RPLS and staked in the field. Points were collected in State Plane Texas South Central FIPS 4204 ESRI: 102740.
- Of the 1,345 total trees assessed, 2 were found to be in Good condition, 1,074 were found to be in Fair condition, 23 were found to be in Poor condition, 29 were found to be in Very Poor condition, 5 were found to be Invasive, and 45 were found to be dead. The remaining 167 trees were missing.
- Of the 1,345 trees assessed, 869 are in a healthy condition and of size to be considered protected. Previously-surveyed trees are considered "undersized" when they fall below the minimum threshold for protected status. If healthy, these "undersized" trees can be electively preserved and requested to be counted as mitigation inches.
- Please see attached condition assessment inventory where collected attributes, condition ratings, summary and recommendation, and individual tree reports and photos of each tree are available via the clickable link.
- We encourage site planning around the largest and best-condition trees as they are the highest likelihood to survive construction as well as are the highest cost to mitigate removal. We recommend prioritization of large, dense clusters and areas of contiguous canopy if feasible to preserve with design.
- For trees in Excellent, Good, and Fair condition, we recommend preservation where feasible with adequate root protection zone to ensure survivability with ½ of the RPZ preserved (including overbuild) as a minimum design standard. Our team is available to assist with

planning to ensure that cumulative impacts to these trees are addressed with a care plan to promote resiliency to construction impacts and survivability. We also recommend regular construction inspections for preserved trees during construction activities and would be happy to put together a proposal for this work.

- For trees in Poor condition, we generally recommend removal especially if trees are going to be impacted by construction. For trees in Very Poor (Critical) condition, we recommend removal. Trees that are in Poor and Very poor condition can typically be exempted from preservation and removed from calculations, ultimately pending City of San Antonio inspection and approval of assessed condition.

Our team appreciates the opportunity to assist with this project and looks forward to being a future resource for your team. If you have any additional questions or concerns, please let me know.

Thank you,



Justin R. Krobot, PMP, BCMA

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ISA Board Certified Master Arborist TX-3937BM | Municipal Specialist | Tree Risk Assessment Qualified
| TX Oak Wilt Qualified



1,345 assessed tree points in various colors reflecting disposition category