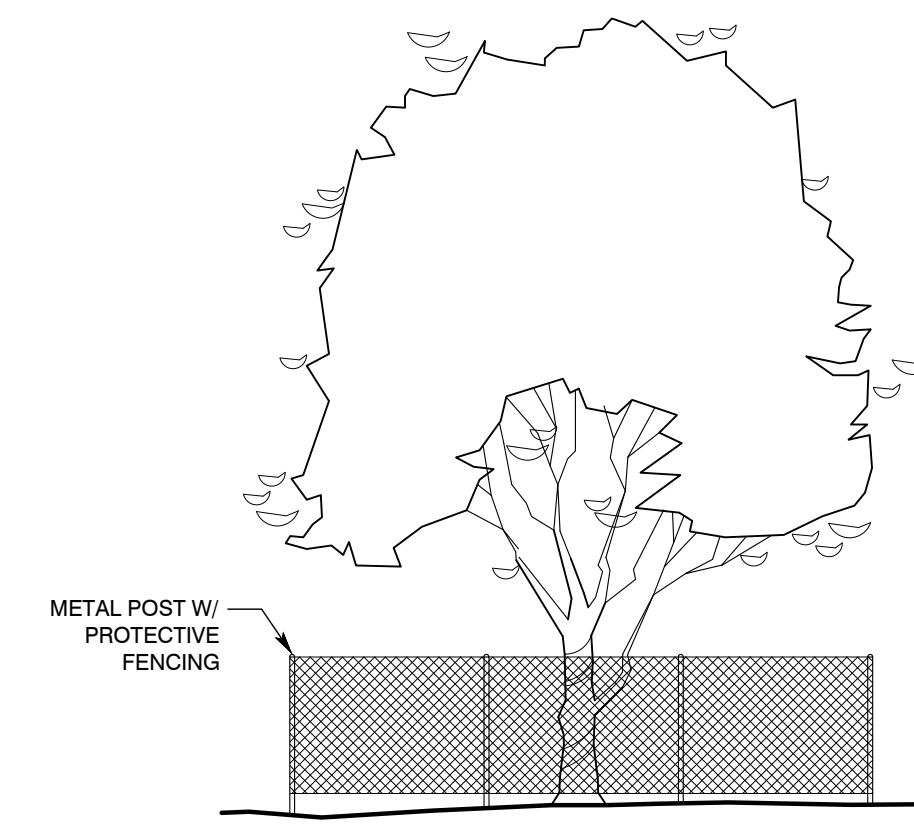
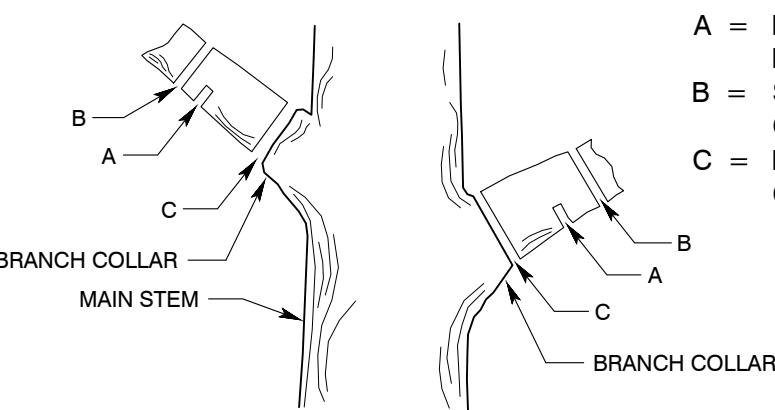


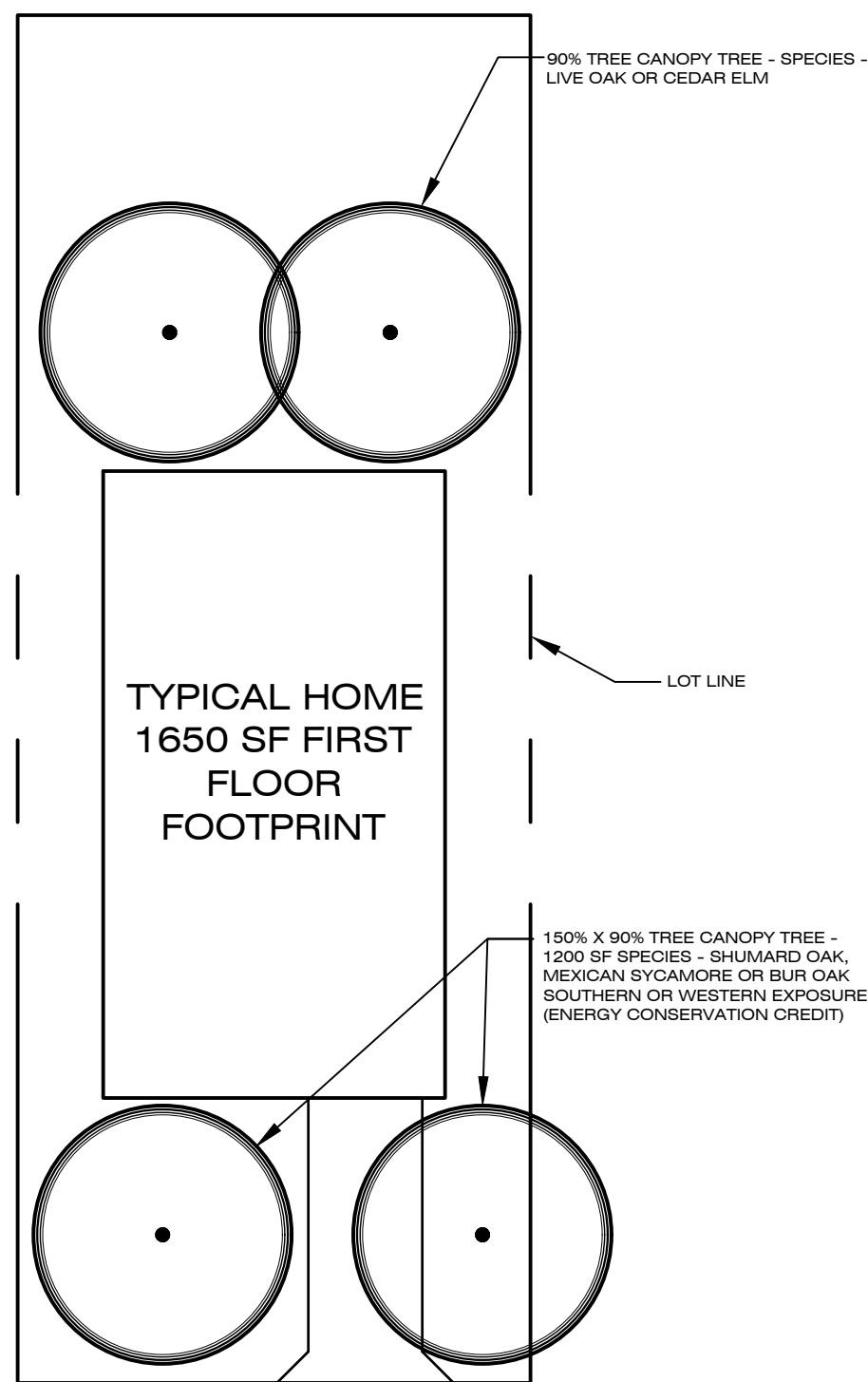


TREE PROTECTION DETAIL
NOT TO SCALE

PRUNING NOTES:
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



TREE PRUNING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL FOR TYPICAL LOT - 3 Trees (Units 2, 3, & 4)
4 TREES (Unit 1)
Scale: 1/16" = 1'-0"

NOTES:
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND IS A CERTIFIED ARBORIST.
2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
5. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING. NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
9. THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE (RPZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.

A = FIRST CUT. TO PREVENT BARK FROM PEELING WHEN THE BRANCH FALLS.
B = SECOND CUT. TO REDUCE THE WEIGHT OF THE BRANCH.
C = FINAL CUT. ALLOW FOR A HEALING COLLAR BUT DO NOT LEAVE A STUB.

TREE CANOPY COMPLIANCE
GROSS PROJECT SITE AREA:
X 38% = **TREE CANOPY REQUIRED**
TREE CANOPY PROVIDED
100% CREDIT EXISTING PROTECTED TREES

(4) LIVE OAKS @ 875 SF x 100%:
(TAG #'s 3719 thru 3722)
(8) HACKBERRIES @ 875 SF x 100%:
(TAG #'s 3704, 3708, 3805, 3801 thru 3883, 3885, 3886)
(12) MESQUITES @ 850 SF x 100%:
(TAG #'s 3703, 3709, 3723, 3724, 3778, 3782, 3795, 3818, 3844, 3849, 3854, 3877)

90% CREDIT PROPOSED TREES

1. (3) PER LOT, UNITS (2, 3, & 4), 222 TOTAL LOTS
A. (2) SHUMARD OAKS, BUR OAKS OR MEXICAN SYCAMORES PER LOT @ 1200 SF X 90% X 150% (ENERGY CONSERVATION CREDIT USED)
B. (1) LIVE OAK OR CEDAR ELM PER LOT @ 875 SF X 90%
2. (4) PER LOT, UNITS (1), 73 TOTAL LOTS
A. (2) SHUMARD OAKS, BUR OAKS OR MEXICAN SYCAMORES PER LOT @ 1200 SF X 90% X 150% (ENERGY CONSERVATION CREDIT USED)
B. (2) LIVE OAK OR CEDAR ELM PER LOT @ 875 SF X 90%

TOTAL TREE CANOPY PROVIDED:

TREE MITIGATION SUMMARY

MITIGATION REQUIRED PER TREE INVENTORY:

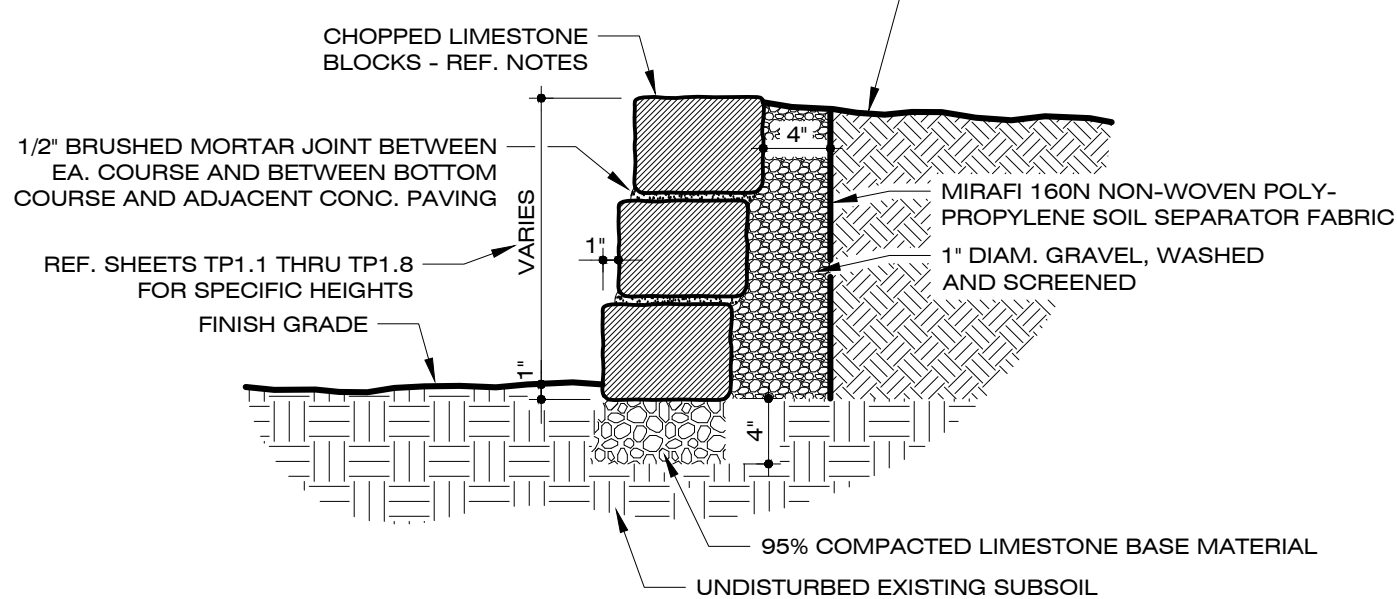
TOTAL MITIGATION PROVIDED:

1. PARTIAL-CREDIT PROPOSED TREES (UNITS 2, 3, & 4)
(2) 1.5" TREES PER LOT X 222 LOTS (LESS 1.5" EA.)
2. FULL-CREDIT PROPOSED TREES (UNITS 2, 3, & 4)
(1) 1.5" TREES PER LOT X 222 LOTS
3. PARTIAL-CREDIT PROPOSED TREES (UNIT 1)
(2) 1.5" TREES PER LOT X 73 LOTS (LESS 1.5" EA.)
4. FULL-CREDIT PROPOSED TREES (UNIT 1)
(2) 1.5" TREES PER LOT X 73 LOTS

TOTAL MITIGATION PROVIDED:

LIMESTONE BLOCK WALL NOTES:

1. LIMESTONE BLOCK TO BE 8" HT. X 8" W. X APPROX. 16" L. W/ SAWN TOP AND BOTTOM, CHOPPED FACE AND BACK, COLOR TO BE SELECTED.
2. PROVIDE 1" DIAM. PVC WEEPS @ MAX 5'-0" O.C., MIN. 1.0% SLOPE W/ OUTFALL INVERT FLUSH W/ LOW-SIDE FINISH GRADE.
3. PROVIDE SAMPLE OF PROPOSED LIMESTONE BLOCK FOR OWNERS APPROVAL PRIOR TO ORDERING OR DELIVERING MATERIALS TO PROJECT SITE.
4. MORTAR COLOR TO BE "ALABAMA WHITE".
5. REFER TO SHEETS TP1.1 THRU TP1.8 FOR LAYOUT INFORMATION.



LIMESTONE BLOCK TREE WELL ①

SCALE: 1" = 1'-0"

VICINITY MAP (N.T.S.)

EXISTING TREE PRESERVATION AND REMOVAL NOTES:

1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
3. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
4. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.

3,165,678 SF
1,202,958 SF

3500 SF

7000 SF

6600 SF

719,280 SF

174,825 SF

236,520 SF

114,975 SF

1,262,700 SF (39.9%)

421.3 CAL. IN.

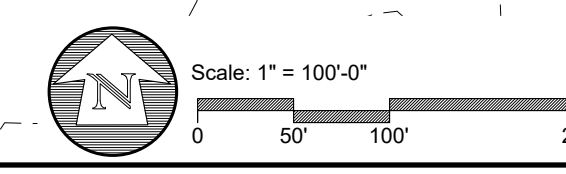
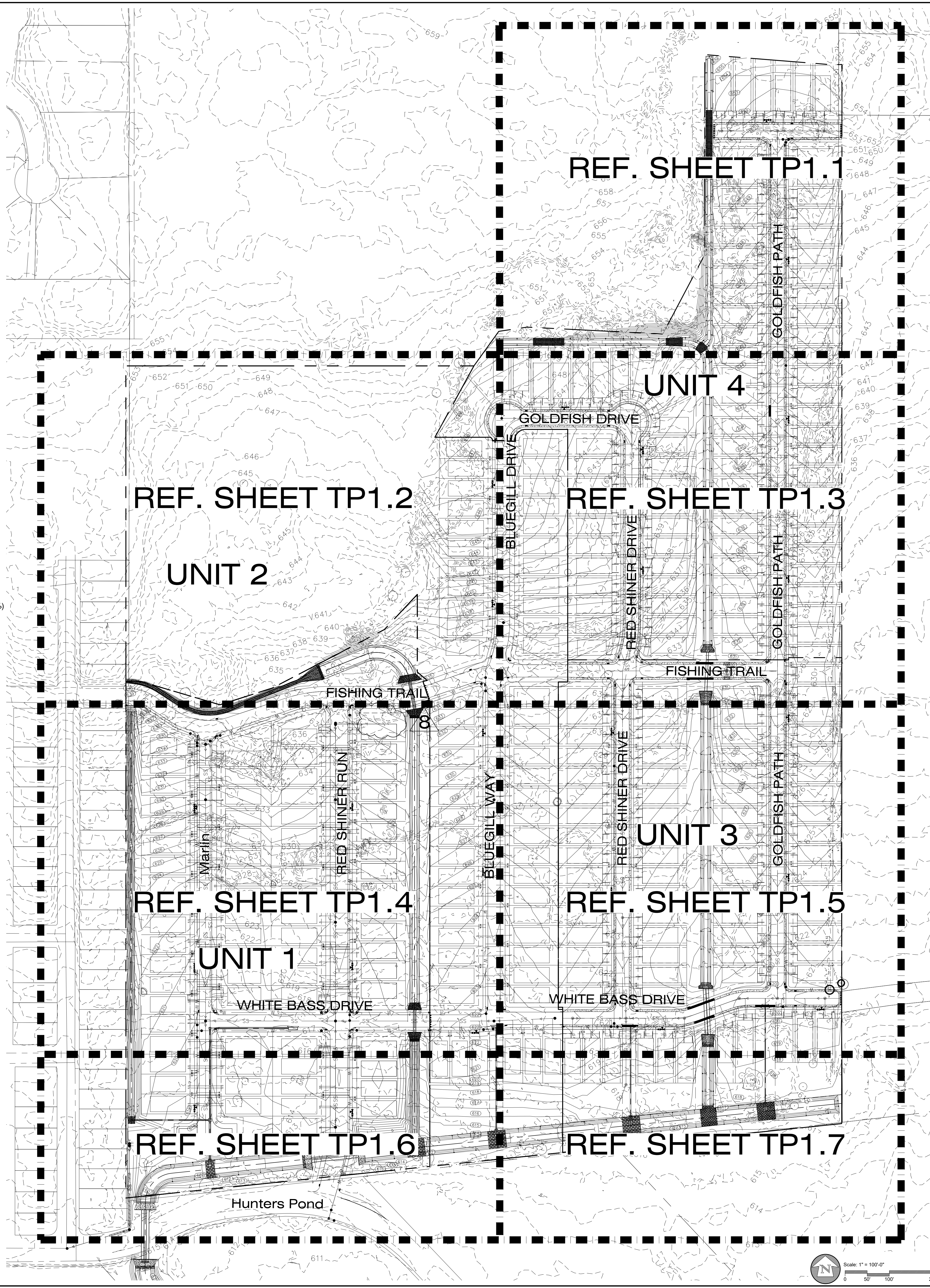
0 CAL. IN.

333.0 CAL. IN.

0 CAL. IN.

109.5 CAL. IN.

442.5 CAL. IN.



HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 robinson@horizondesignva.com

52424

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OWNER
CCE Development

26807 IH-10 West, Unit B
Boerne, TX 78006

PROJECT TITLE
Smiley Tract
Tree Preservation
Hwy. 90 West and West Montgomery
San Antonio, TX xx

PROJECT NUMBER
2022-090
DRAWN BY
ev
CHECKED BY
jr

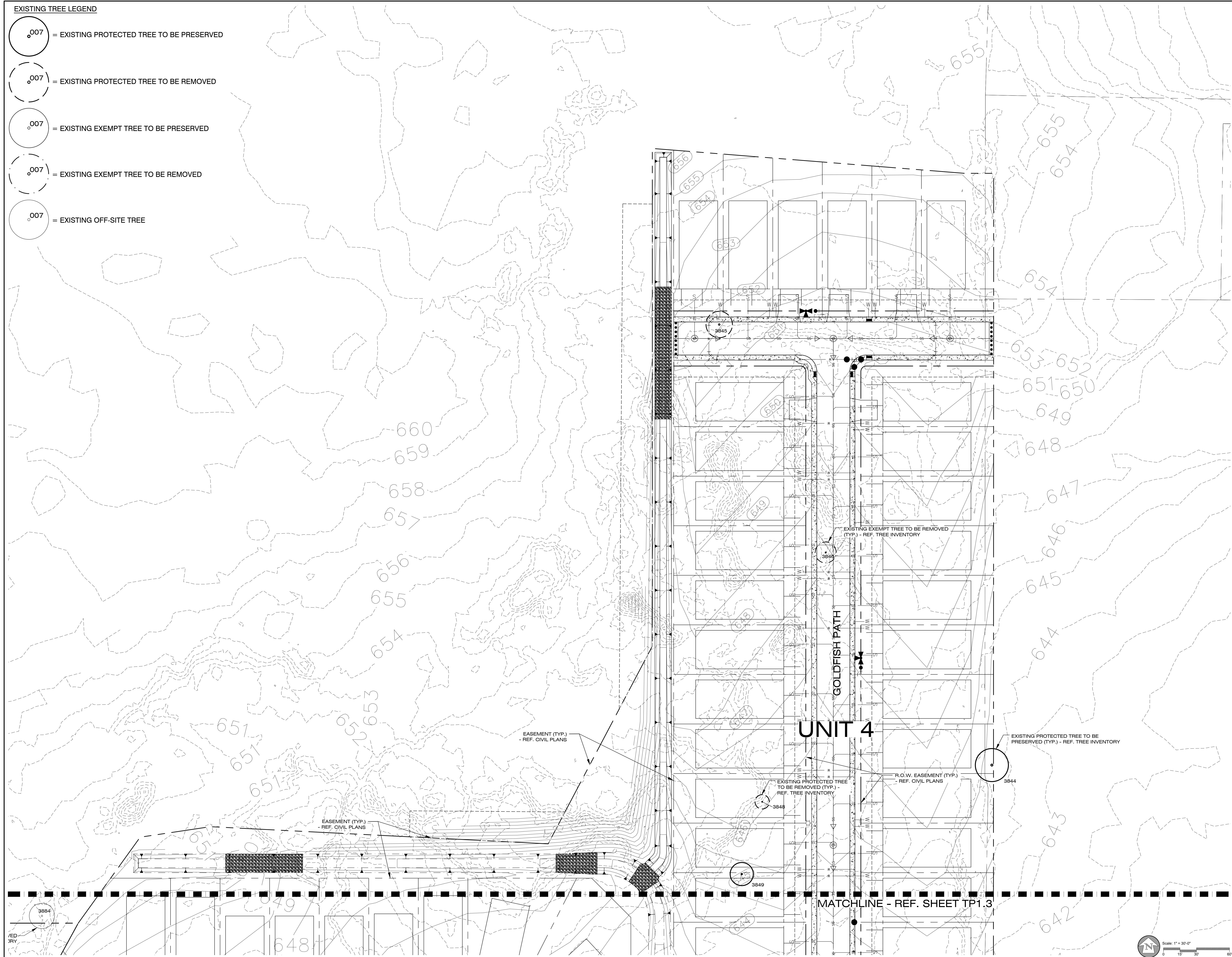
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1.	12/21/22	City Comments
2.	3/14/23	Site Update
3.	5/1/23	City Comments
4.	5/22/23	City Comments
5.	6/2/23	City Comments
6.	4/14/23	City Comments
7.	4/17/24	Site Update
8.	5/24/24	City Comments

SHEET TITLE
OVERALL
TREE
PRESERVATION
PLAN

DATE
OCTOBER 17, 2022
SHEET NUMBER

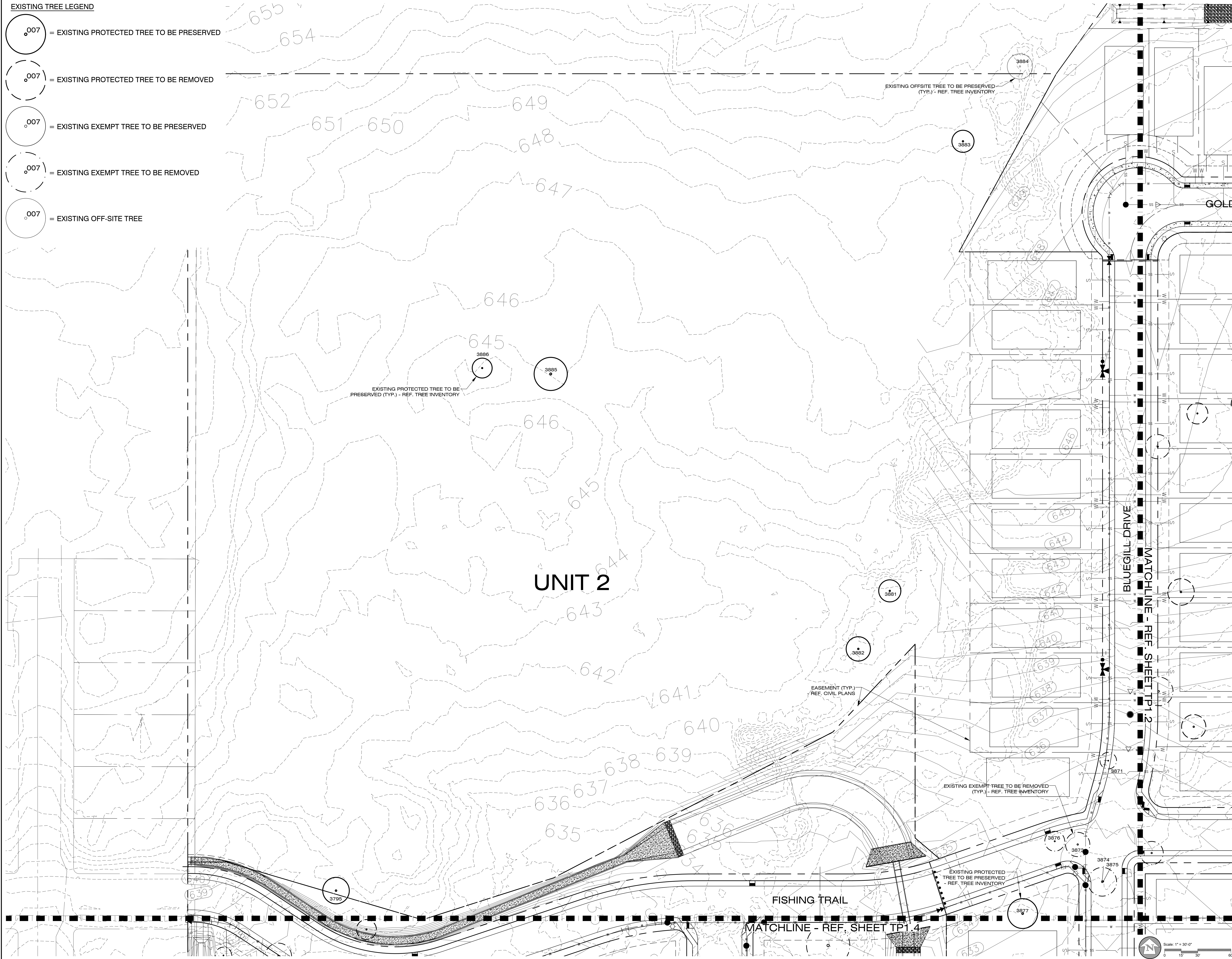
TP1.0

 = EXISTING PROTECTED TREE TO BE PRESERVED
 = EXISTING PROTECTED TREE TO BE REMOVED
 = EXISTING EXEMPT TREE TO BE PRESERVED
 = EXISTING EXEMPT TREE TO BE REMOVED
 = EXISTING OFF-SITE TREE



4.17.24
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TP1.1



- EXISTING TREE LEGEND**
- = EXISTING PROTECTED TREE TO BE PRESERVED
 - = EXISTING PROTECTED TREE TO BE REMOVED
 - = EXISTING EXEMPT TREE TO BE PRESERVED
 - = EXISTING EXEMPT TREE TO BE REMOVED
 - = EXISTING OFF-SITE TREE

H O R I Z O N
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OWNER
CCE Development
26807 IH-10 West, Unit B
Boerne, TX 78006

PROJECT TITLE
Smiley Tract
Tree Preservation
Hwy. 90 West and West Montgomery
San Antonio, TX xx

PROJECT NUMBER
2022-090

DRAWN BY
ev

CHECKED BY
jr

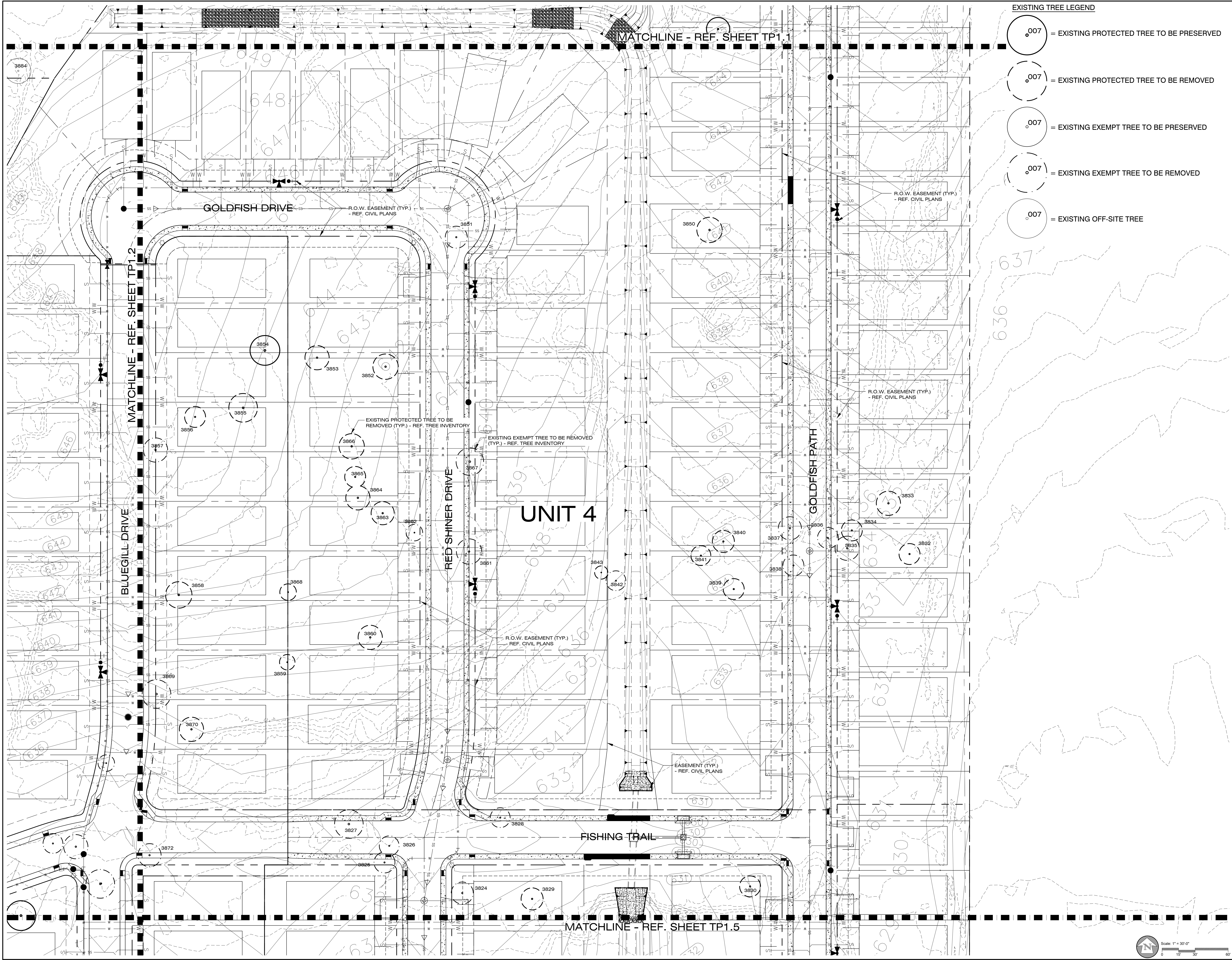
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NUMBER	DATE	DESCRIPTION
1.	12/21/22	Addendum #1 - City Comments
2.	3/14/23	Site Update
3.	5/1/23	Addendum #3 - City Comments

SHEET TITLE
ENLARGED
TREE
PRESERVATION
PLAN

DATE
OCTOBER 17, 2022

SHEET NUMBER
TP1.2



- EXISTING TREE LEGEND
- = EXISTING PROTECTED TREE TO BE PRESERVED
 - = EXISTING PROTECTED TREE TO BE REMOVED
 - = EXISTING EXEMPT TREE TO BE PRESERVED
 - = EXISTING EXEMPT TREE TO BE REMOVED
 - = EXISTING OFF-SITE TREE

HORIZON
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DEVELOPMENT CONSULTING
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REGISTERED LANDSCAPE ARCHITECT
ROBINSON
STATE OF TEXAS
41724

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OWNER
CCE Development
26807 IH-10 West, Unit B
Boerne, TX 78006

PROJECT TITLE
Smiley Tract Tree Preservation
Hwy. 90 West and West Montgomery
San Antonio, TX xx

PROJECT NUMBER
2022-090

DRAWN BY
ev

CHECKED BY
jr

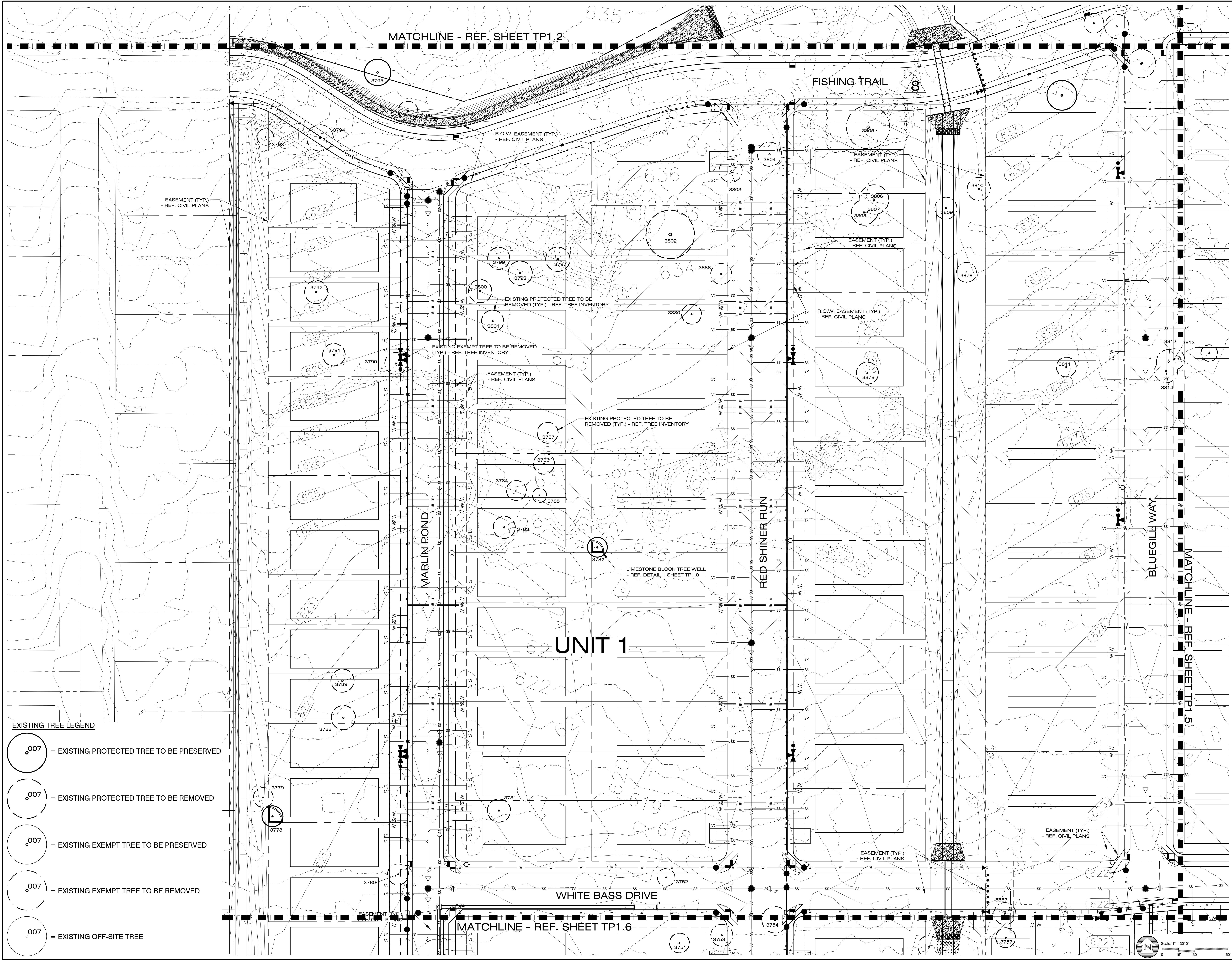
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2.	3/14/23	Site Update
3.	5/1/23	Addendum #3 - City Comments

SHEET TITLE
ENLARGED TREE PRESERVATION PLAN

DATE
OCTOBER 17, 2022

SHEET NUMBER
TP1.3



EXISTING TREE LEGEND

- = EXISTING PROTECTED TREE TO BE PRESERVED
- = EXISTING PROTECTED TREE TO BE REMOVED
- = EXISTING EXEMPT TREE TO BE PRESERVED
- = EXISTING EXEMPT TREE TO BE REMOVED
- = EXISTING OFF-SITE TREE

HORIZON
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DEVELOPMENT CONSULTING
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CCE Development
26807 IH-10 West, Unit B
Boerne, TX 78006

PROJECT TITLE
**Smiley Tract
Tree Preservation**
Hwy. 90 West and West Montgomery
San Antonio, TX xx

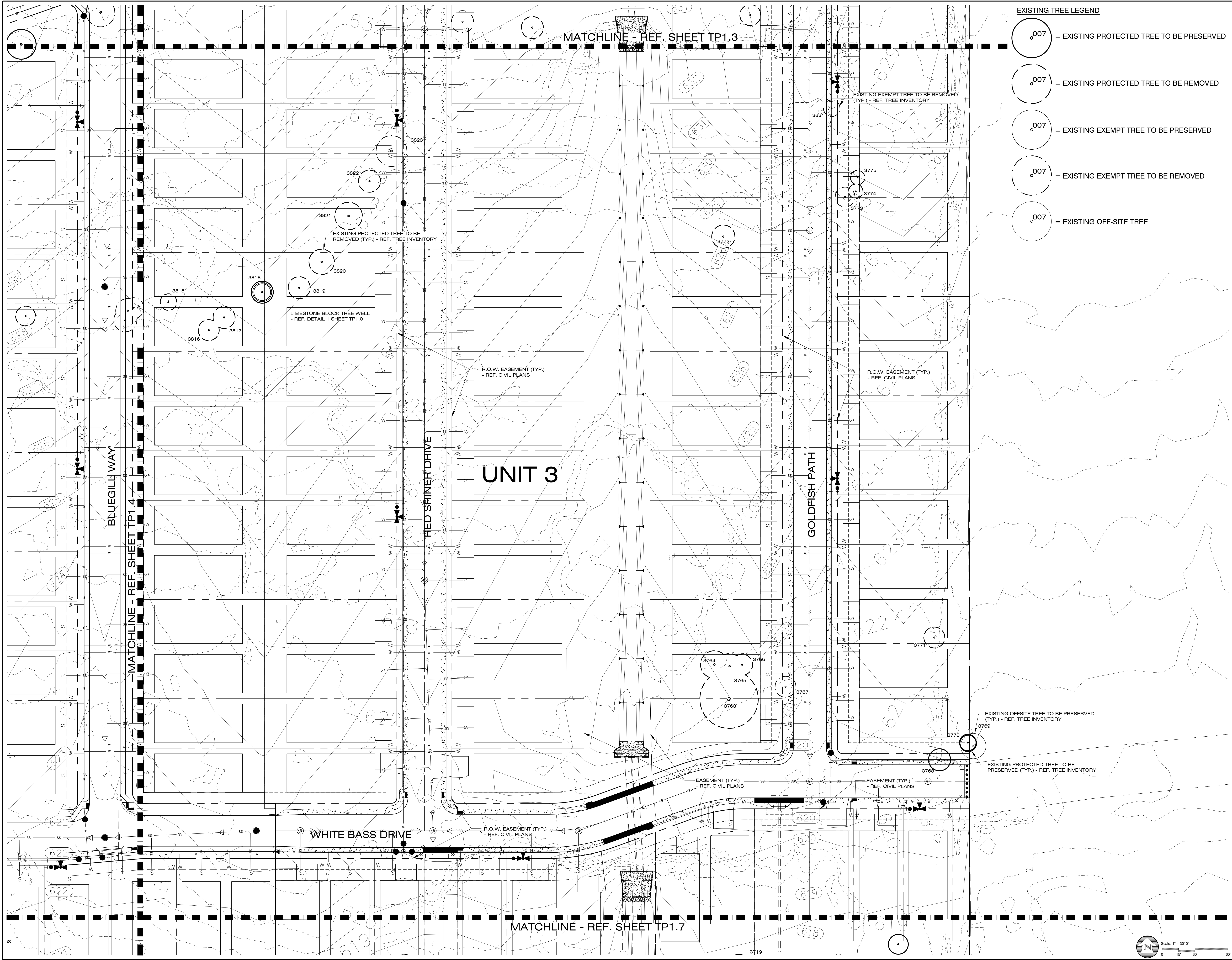
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DRAWN BY: ev
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NUMBER	DATE	DESCRIPTION
1.	12/21/22	Addendum #1 - City Comments
2.	3/14/23	Site Update
3.	5/1/23	Addendum #3 - City Comments
4.		
5.	5/24/24	City Comments

SHEET TITLE
**ENLARGED
TREE
PRESERVATION
PLAN**

DATE
OCTOBER 17, 2022
SHEET NUMBER

TP1.4



- EXISTING TREE LEGEND**
- ◉ = EXISTING PROTECTED TREE TO BE PRESERVED
 - = EXISTING PROTECTED TREE TO BE REMOVED
 - ◉ = EXISTING EXEMPT TREE TO BE PRESERVED
 - = EXISTING EXEMPT TREE TO BE REMOVED
 - ◉ = EXISTING OFF-SITE TREE

HORIZON
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PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14637 San Pedro Ave., Suite 200
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REGISTERED LANDSCAPE ARCHITECT
ROBINSON
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OWNER
CCE Development
26807 IH-10 West, Unit B
Boerne, TX 78006

PROJECT TITLE
Smiley Tract
Tree Preservation
Hwy. 90 West and West Montgomery
San Antonio, TX xx

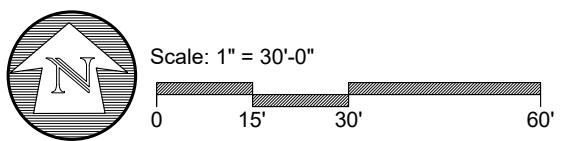
PROJECT NUMBER
2022-090
DRAWN BY ev **CHECKED BY** jr

NUMBER	DATE	DESCRIPTION
1.	12/21/22	Addendum #1 - City Comments
2.	3/14/23	Site Update
3.	5/1/23	Addendum #3 - City Comments

SHEET TITLE
ENLARGED
TREE
PRESERVATION
PLAN

DATE
OCTOBER 17, 2022
SHEET NUMBER

TP1.5



4.17.24
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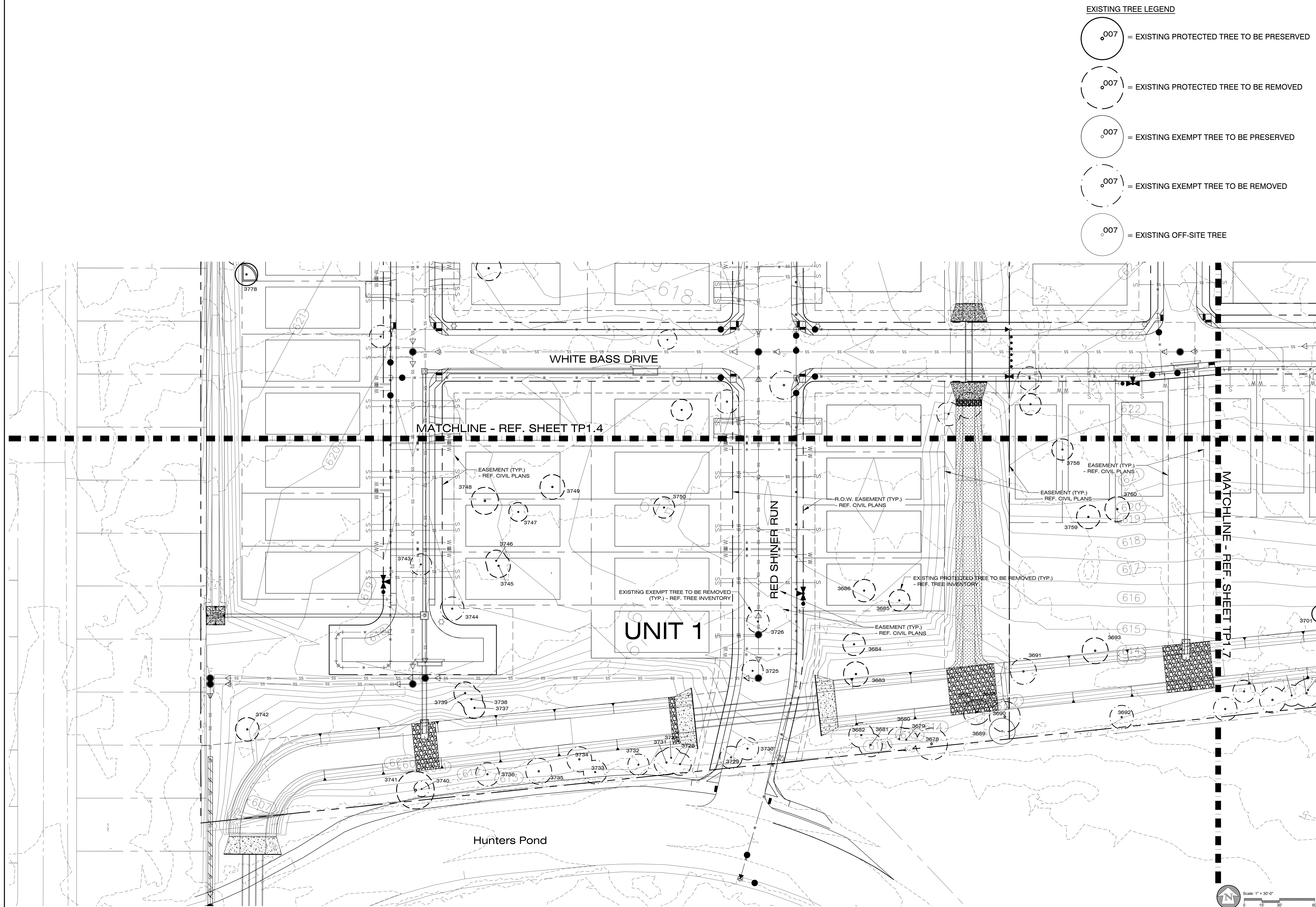
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San Antonio, TX xx

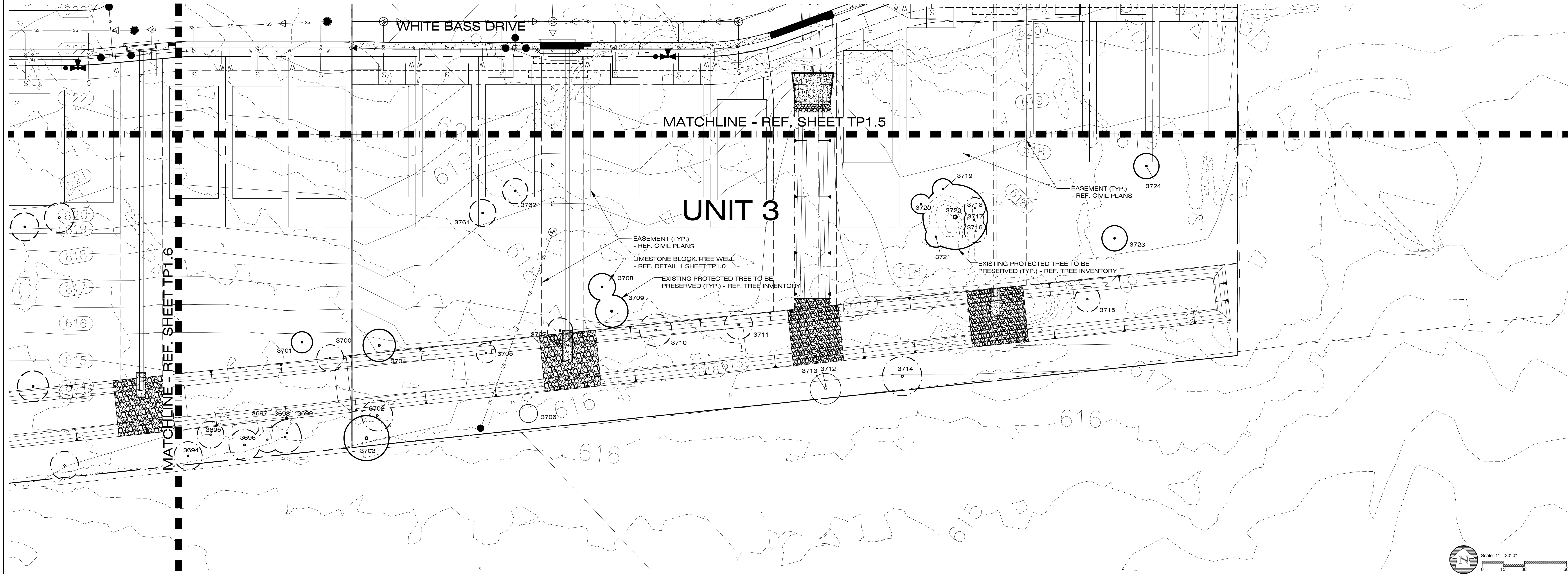
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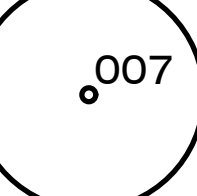
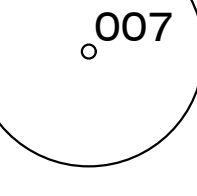
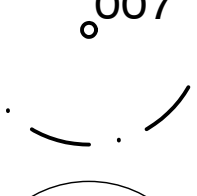
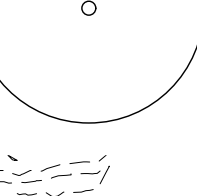
REVISIONS		
NUMBER	DATE	DESCRIPTION
1.	12/21/22	City Comments
2.	3/14/23	Site Update
3.	5/1/23	City Comments
5.	6/5/23	City Comments

DATE
OCTOBER 17, 2022

TP1.6





- EXISTING TREE LEGEND**
-  = EXISTING PROTECTED TREE TO BE PRESERVED
 -  = EXISTING PROTECTED TREE TO BE REMOVED
 -  = EXISTING EXEMPT TREE TO BE PRESERVED
 -  = EXISTING EXEMPT TREE TO BE REMOVED
 -  = EXISTING OFF-SITE TREE

EXISTING PROTECTED TREE INVENTORY
June 05, 2023

LARGE SPECIES										SMALL SPECIES										PROTECTED	
TAG#	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	TAG#	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	EXEMPT	COMMENTS	
3678	HACKBERRY	19										3678	HACKBERRY	19					19	Easement, Removed	
3679	HACKBERRY	11										3679	HACKBERRY	11					16	Easement, Removed	
3680	HACKBERRY	12										3680	HACKBERRY	12					12	Easement, Removed	
3681	HACKBERRY	12										3681	HACKBERRY	12					12	Easement, Removed	
3682	HACKBERRY	13										3682	HACKBERRY	13					13	Easement, Removed	
3683	HACKBERRY	13			13							3683	HACKBERRY	13					13	Easement, Removed	
3684	HACKBERRY	11			11							3684	HACKBERRY	11							
3685	HACKBERRY	10			10							3685	HACKBERRY	10							
3686	HACKBERRY	11			11							3686	HACKBERRY	11							
3687	HACKBERRY	13										3687	HACKBERRY	13					13	Easement, Removed	
3688	HACKBERRY	13										3688	HACKBERRY	13					13	Easement, Removed	
3689	HACKBERRY	14										3689	HACKBERRY	14					14	Easement, Preserved	
3690	HACKBERRY	18										3690	HACKBERRY	18					18	Easement, Removed	
3691	HACKBERRY	14										3691	HACKBERRY	14					14	Easement, Removed	
3692	HACKBERRY	12										3692	HACKBERRY	12					12	Easement, Removed	
3693	HACKBERRY	14			14							3693	HACKBERRY	14							
3694	HACKBERRY	12										3694	HACKBERRY	12					12	Easement, Removed	
3695	HACKBERRY	11										3695	HACKBERRY	11					11	Easement, Removed	
3696	HACKBERRY	14										3696	HACKBERRY	14					14	Easement, Preserved	
3697	HACKBERRY	10										3697	HACKBERRY	10					10	Easement, Preserved	
3698	HACKBERRY	15										3698	HACKBERRY	15					15	Easement, Preserved	
3699	HACKBERRY	11										3699	HACKBERRY	11					11	Easement, Preserved	
3700	MESQUITE	11										3700	MESQUITE	11					11	Easement, Preserved	
3701	ELM	7	7									3701	ELM	7	7						
3702	HACKBERRY	14										3702	HACKBERRY	14					14	Easement, Preserved	
3703	MESQUITE	24										3703	MESQUITE	24							
3704	HACKBERRY	15		15								3704	HACKBERRY	15							
3705	CONDALIA	6										3705	CONDALIA	6					6	Easement, Preserved	
3706	CONDALIA	5										3706	CONDALIA	5					5	Easement, Preserved	
3707	MESQUITE	10										3707	MESQUITE	10							
3708	HACKBERRY	11										3708	HACKBERRY	11							
3709	MESQUITE	15		15								3709	MESQUITE	15							
3710	MESQUITE	15										3710	MESQUITE	15					15	Easement, Preserved	
3711	HACKBERRY	12										3711	HACKBERRY	12					12	Easement, Preserved	
3712	CONDALIA	5										3712	CONDALIA	5					5	Easement, Preserved	
3713	MESQUITE	14										3713	MESQUITE	14					14	Easement, Preserved	
3714	MESQUITE	20										3714	MESQUITE	20					20	Easement, Preserved	
3715	MESQUITE	10										3715	MESQUITE	10					10	Easement, Preserved	
3716	LIVE OAK	8										3716	LIVE OAK	8					8	Easement, Preserved	
3717	LIVE OAK	6										3717	LIVE OAK	6					6	Easement, Preserved	
3718	LIVE OAK	7										3718	LIVE OAK	7					7	Easement, Preserved	
3719	LIVE OAK	7	7									3719	LIVE OAK	7	7						
3720	LIVE OAK	6	6									3720	LIVE OAK	6	6						
3721	LIVE OAK	7	7									3721	LIVE OAK	7	7						
3722	LIVE OAK	38										3722	LIVE OAK	38							
3723	MESQUITE	10		10								3723	MESQUITE	10							
3724	MESQUITE	10		10								3724	MESQUITE	10							
3725	HACKBERRY	10										3725	HACKBERRY	10					10	R.O.W. Removed	
3726	HACKBERRY	11										3726	HACKBERRY	11					11	R.O.W. Removed	
3727	HACKBERRY	10										3727	HACKBERRY	10					10	Easement, Preserved	
3728	HACKBERRY	11										3728	HACKBERRY	11					11	Easement, Preserved	
3729	HACKBERRY	11										3729	HACKBERRY	11					11	R.O.W. Removed	
3730	HACKBERRY	11										3730	HACKBERRY	11					11	R.O.W. Removed	
3731	HACKBERRY	13										3731	HACKBERRY	13					13	Easement, Preserved	
3732	HACKBERRY	10										3732	HACKBERRY	10					10	Easement, Preserved	
3733	HACKBERRY	12										3733	HACKBERRY	12					12	Easement, Preserved	
3734	HACKBERRY	13										3734	HACKBERRY	13					13	Easement, Preserved	
3735	HACKBERRY	14										3735	HACKBERRY	14					14	Easement, Preserved	
3736	MESQUITE	12										3736	MESQUITE	12					12	Easement, Preserved	
3737	HACKBERRY	10										3737	HACKBERRY	10					10	Easement, Preserved	
3738	HACKBERRY	11										3738	HACKBERRY	11					11	Easement, Preserved	
3739	HACKBERRY	11										3739	HACKBERRY	11					11	Easement, Preserved	
3740	CONDALIA	5										3740	CONDALIA	5							
3741	MESQUITE	24					24					3741	MESQUITE	24					5	Easement, Preserved	
3742	MESQUITE	12										3742	MESQUITE	12							
3743	MESQUITE	10										3743	MESQUITE	10					10	R.O.W. Removed	
3744	HACKBERRY	12										3744	HACKBERRY	12					12	Easement, Preserved	
3745	MESQUITE	12										3745	MESQUITE	12							
3746	HACKBERRY	10										3746	HACKBERRY	10							
3747	ELM	8										3747	ELM	8							
3748	HACKBERRY	15										3748	HACKBERRY	15					15	Easement, Preserved	
3749	MESQUITE	13										3749	MESQUITE	13					13	Easement, Preserved	
3750	MESQUITE	10										3750	MESQUITE	10					10	Easement, Preserved	
3751	MESQUITE	10										3751	MESQUITE	10					10	Easement, Preserved	
3752	ASH	8										3752	ASH	8					8	R.O.W. Removed	
3753	HACKBERRY	12										3753	HACKBERRY	12					12	Easement, Preserved	
3754	HACKBERRY	16										3754	HACKBERRY	16					16	R.O.W. Removed	
3755	HACKBERRY	14										3755	HACKBERRY	14					14	Easement, Preserved	
3756	HACKBERRY	12										3756	HACKBERRY	12					12	Easement, Preserved	
3757	HACKBERRY	10										3757	HACKBERRY	10							
3758	MESQUITE	10										3758	MESQUITE	10							
3759	MESQUITE	12										3759	MESQUITE	12					12	Easement, Preserved	
3760	HACKBERRY	13										3760	HACKBERRY	13							
3761	MESQUITE	11										3761	MESQUITE	11					11	Easement, Preserved	
3762	MESQUITE	10										3762	MESQUITE	10							
3763	LIVE OAK	45										3763	LIVE OAK	45							
3764	LIVE OAK	17										3764	LIVE OAK	17					17	Easement, Preserved	
3765	LIVE OAK	15										3765	LIVE OAK	15					15	Easement, Preserved	
3766	LIVE OAK	11										3766	LIVE OAKB								