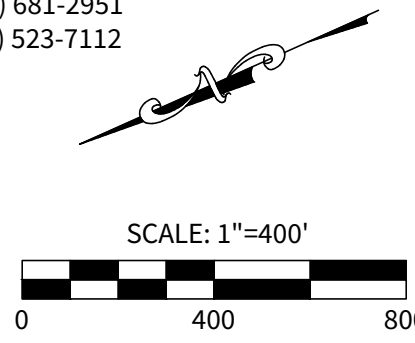
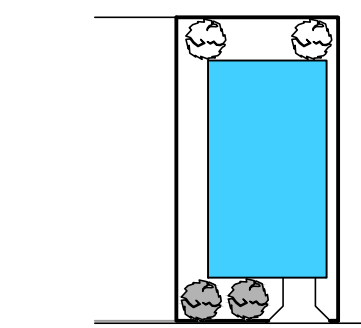


OWNER/DEVELOPER:
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CONTACT PERSON: SEAN MILLER
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CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRISTOPHER R. DICE, P.E.
4122 POND HILL ROAD, SUITE 101
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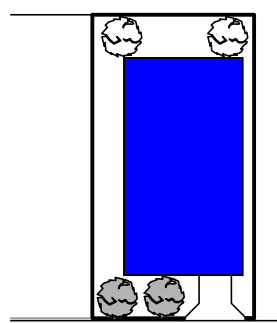


- LEGEND**
- TAKE ONE LIMITS
 - TREE PLAN LIMITS
 - FLOODPLAIN LIMITS
 - 100 YEAR FLOOD PLAIN BUFFER
 - SAVED CANOPY (APPROVED PLAN)
 - REMOVED CANOPY (APPROVED PLAN)
 - SAVED CANOPY (REVISED PLAN)
 - REMOVED CANOPY (REVISED PLAN)
 - PRESERVED HERITAGE TREE
 - REMOVED HERITAGE TREE



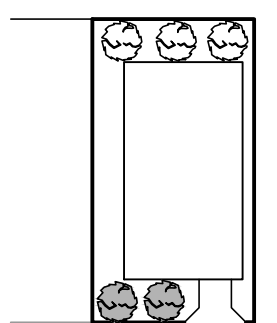
40' LOT PLANTING - DETAIL
NOT TO SCALE

NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.



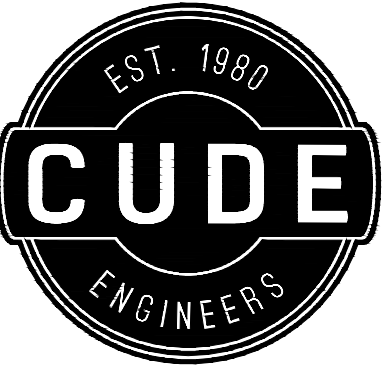
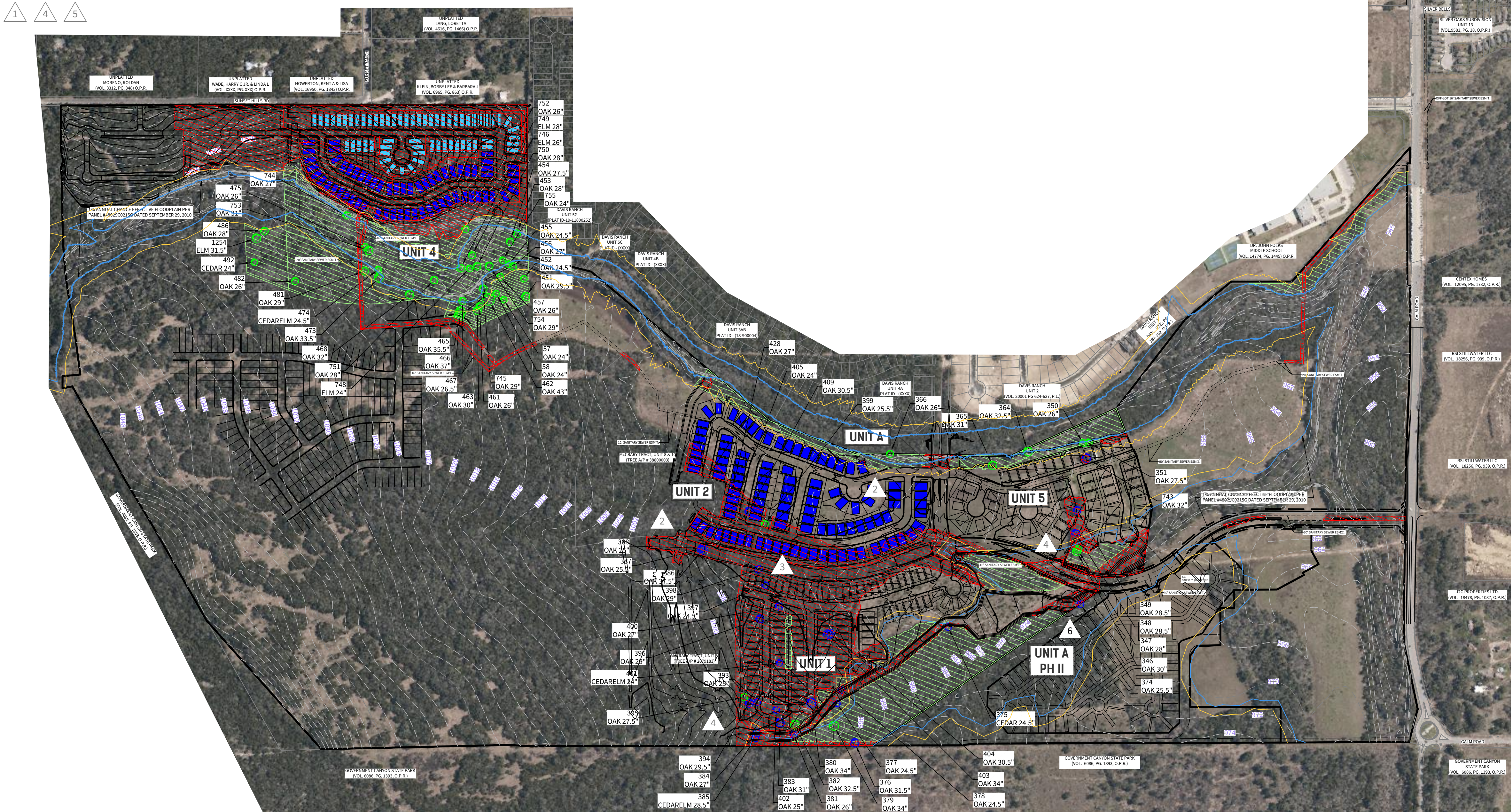
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40' LOT PLANTING - DETAIL
NOT TO SCALE

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MCCRARY TRACT

TREE CANOPY PRESERVATION PLAN

DATE
01/27/2022

PROJECT NO.
02142.018

DRAWN BY
CA

CHECKED BY
JC/DDC/AL

REVISIONS	
1.	01/12/2021 - REVISED & ADDED TREE CANOPY AREAS.
2.	08/16/2021 - REVISED EASEMENT TREE CANOPY AREAS.
3.	08/22/2021 - REVISED TREE STATUS.
4.	08/24/2021 - REVISED TREE CANOPY REMOVAL AREAS, REVISED TREE STATUS.
5.	10/05/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS 101-105 WITH PROPOSED TREES PLANTED & WATCH APPLICABLE LOTS.
6.	12/27/2021 - ERM REVISION.
7.	
8.	
9.	

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

MDP NO.
19-11100042

T1

TREE CANOPY PRESERVATION REQUIREMENTS AND CALCULATIONS				
	VALUE	UNIT	COMMENTS	
Overall Preservation				
Total	5,192,974.81	Sq. Ft.	9	
Removed	3,063,511.57	Sq. Ft.		
Preserved	2,129,463.24	Sq. Ft. 41.01%		
100 yr Floodplain				
Protected				
Total	1,366,309.05	Sq. Ft.	9	
Removed	303,978.85	Sq. Ft.		
Preserved	1,062,330.20	Sq. Ft. 77.75%		
Required 80%		2.25% Mitigation		
Heritage				
Total	632.50	in.	9	
Removed	137.00	in.		
Preserved	495.50	in. 78.34%		
Required 100%		21.66% Mitigation		
VARIANCE REQUIRED FOR MITIGATION IN FLOODPLAIN				
Environmentally Sensitive Areas				
Protected				
Total	547,521.12	Sq. Ft.		
Removed	81,746.74	Sq. Ft.		
Preserved	465,774.38	Sq. Ft. 85.07%		
Required 80%		0.00% Mitigation		
Heritage				
Total	428.50	in.		
Removed	26.00	in.		
Preserved	402.50	in. 93.93%		
Required 100%		6.07% Mitigation		
Outside of Floodplain				
Protected				
Total	3,279,144.64	Sq. Ft.		
Removed	2,677,785.98	Sq. Ft.		
Preserved	601,358.66	Sq. Ft. 18.34%		
Required 30%		11.66% Mitigation		
Heritage				
Total	1,060.00	in.		
Removed	674.50	in.		
Preserved	385.50	in. 36.37%		
Required 100%		63.63% Mitigation		
PRESERVATION MITIGATION REQUIRED				
100 yr Floodplain - Protected Required Mitigation	30,718.00	Sq. Ft.		
100 yr Floodplain - Heritage Required Mitigation	137.00	in. (removed)		
	411.00	in. (removed x 3)		
Environmentally Sensitive Areas - Protected Required Mitigation	-	Sq. Ft.		
Environmentally Sensitive Areas - Heritage Required Mitigation	26.00	in. (removed)		
	78.00	in. (removed x 3)		
Outside of Floodplain - Protected Required Mitigation	382,385.00	Sq. Ft.		
Outside of Floodplain - Heritage Required Mitigation	675.00	in. (removed)		
	2,025.00	in. (removed x 3)		
Total - Protected Mitigation Required	413,103.00	Sq. Ft.		
**Assumed M-L trees from Appendix E			(Sq. Ft. / 875)*16.7	
Total - Heritage Mitigation Required	2,514.00	in.		
TOTAL MITIGATION REQUIRED	10,399.00	in.		
PRESERVATION MITIGATION PROVIDED				
Total Inches Planted	4,232.50	in.		
TOTAL MITIGATION (in.) FROM THE "TOTAL PLANTED TREES" TABLE				
Total Inches to be Paid	6,166.50	in.		
POST CONSTRUCTION TREE CANOPY REQUIRED				
Total Area Outside of Floodplain	61.47	Ac.		
Number of Residential Lots	408	Lots		
Required Canopy (38%)	1,017,500.62	Sq. Ft.		
Preserved Canopy (ESA & Outside of Floodplain)	1,067,133.04	Sq. Ft.		
Required Canopy to be Planted	-	Sq. Ft.		
POST CONSTRUCTION TREE CANOPY MITIGATION PROVIDED				
Total Canopy Planted	1,796,287.50	Sq. Ft.		
TOTAL MITIGATION (SQ. FT.) FROM THE "TOTAL PLANTED TREES" TABLE				
Total inches to be paid	-	in.		
	\$ -	(\$200 per inch)		
TOTAL MITIGATION				
Total inches to be paid	6,166.50	in		
TOTAL MITIGATION - TREE CREDIT DEDUCTION				
Total tree credits previously purchased	7,386.00	in		
Total inches to be paid	-	in		
McCrary Unit 8&10 Mitigation (Paid with Tree Credits)	1,937.00			
McCrary Unit 12 Mitigation (Paid with Tree Credits)	36.50			
Inches to be paid with tree credits	5,412.50	in	9	
Remaining tree credit inches	-	in		
Remaining inches to be paid	754.00	in		
	\$ 150,800.00	(\$200 per inch)		
Previously fee paid for TRE-APP-21-38801076 approved on 12/14/2021	\$ 162,200.00			
Tree credits for future use		57 in		

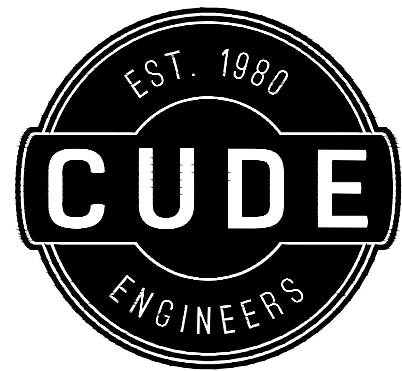
TOTAL PLANTED TREES								
Description	Number of Trees	Diameter (in.)	Required Diameter (in.)	Extra Diameter (in.)	Shade Value	(Sq. Ft.)	Energy Credit	Total Planted Diameter (in.)
Required 2 trees per lot (NON-E.C.)	816	3.0	1.5	1.5	875.0	-	-	2,448
Number of extra trees on lots (E.C.)	816	3.0	-	3.0	875.0	1.5	1.5	2,448
Number of extra trees on lots (HDC)	176	3.0	-	3.0	875.0	-	-	528
Streetscape Trees	65	2.0	1.5	0.5	875.0	-	-	130
TOTAL	1,873							5,554
								4,232.5
								1,796,287.50

TREE PLANTING					
	40' lots	45' lots	Planted Trees	Planted Inches	Mitigation Inches
PULTE	64	168	928.00	2,784 in	2,088 in
HDC	0	176	880.00	2,640 in	2,112 in
COMMON (Streetscape)	0	0	65.00	130 in	32.5
COMMON (HDC Extra)	0	0	-	0 in	0 in
TOTAL	64	344	1,873.00	5,554 in	4,232.5

PARAMETERS	
Planted trees on 40' lots (Pulte) =	4 trees
Dia. Of trees on 40' lots (Pulte) =	3 in
Planted trees on 45' lots (Pulte) =	4 trees
Dia. Of trees on 45' lots (Pulte) =	3 in
Planted trees on 45' lots (HDC) =	5 trees
Dia. Of trees on 45' lots (HDC) =	3 in
Streetscape Trees =	65 trees
Dia. Of streetscape trees =	2 in
Extra Trees =	0 trees
Dia. Of extre trees =	0 in

McCRARY TRACT 580 AC. HERITAGE TREE PLAN							
POINT #	SPECIES	FLOOD PLAIN		ESA		OUTSIDE OF FLOOD PLAIN	
		PRESERVE	REMOVE	PRESERVE	REMOVE	PRESERVE	REMOVE
57	OAK					24	
58	OAK					24	
346	OAK	30					
347	OAK	28					
348	OAK						28.5
349	OAK						28.5
350	OAK			26			
351	OAK			27.5			
364	OAK			32.5			
365	OAK			31			
366	OAK	26					
374	OAK		25.5				
375	CEDAR		24.5				
376	OAK		31.5				
377	OAK						24.5
378	OAK						24.5
379	OAK	34					
380	OAK						34
381	OAK				26		
382	OAK			32.5			
383	OAK						31
384	OAK		27				
385	CEDARELM		28.5				
386	OAK						37.5
387	OAK						25.5
388	OAK						25
393	OAK						25
394	OAK						29.5
395	OAK					27.5	
396	OAK						29
397	OAK						24.5
398	OAK						29
399	OAK					25.5	
400	OAK						27
401	CEDARELM						24
402	OAK						25
403	OAK						34
404	OAK						30.5
405	OAK						24
409	OAK						30.5
428	OAK						27
445	33.5" OAK (IN DECLINE)						
451	OAK					29.5	
452	OAK					24.5	
453	OAK	28					
454	OAK	27.5					
455	OAK			24.5			
456	OAK			27			
457	OAK			26			
461	OAK			26			
462	OAK					43	
463	OAK					30	
465	OAK					35.5	
466	OAK					37	
467	OAK	26.5					
468	OAK			32			
473	OAK			33.5			
474	CEDARELM	24.5					
475	OAK	26					
481	OAK			29			
482	OAK					26	
486	OAK					28	
492	CEDAR					24	
743	OAK						32
744	OAK	27					
745	OAK			29			
746	ELM	26					
748	ELM	24					
749	ELM	28					
750	OAK	28					
751	OAK	28					
752	OAK			26			
753	OAK	31					
754	OAK	29					
755	OAK	24					
1254	ELM					31.5	
9 TOTAL:	FLOODPLAIN	PRESERVE		495.5			
		REMOVE		137			
	ESA	PRESERVE		402.5			
		REMOVE		26			
	OUTSIDE OF FLOODPLAIN	PRESERVE		410			
		REMOVE		650			
		NUMBER OF TREES		75			
		INCHES		2121			

*TREE #445 NOT INCLUDED IN CALCULATIONS
*ON-SITE SANITARY SEWER ACREAGE = 5.53 AC.
*OFF-SITE SANITARY SEWER ACREAGE = 0.45 AC. (NO TREES TO BE REMOVED FROM THIS AREA).



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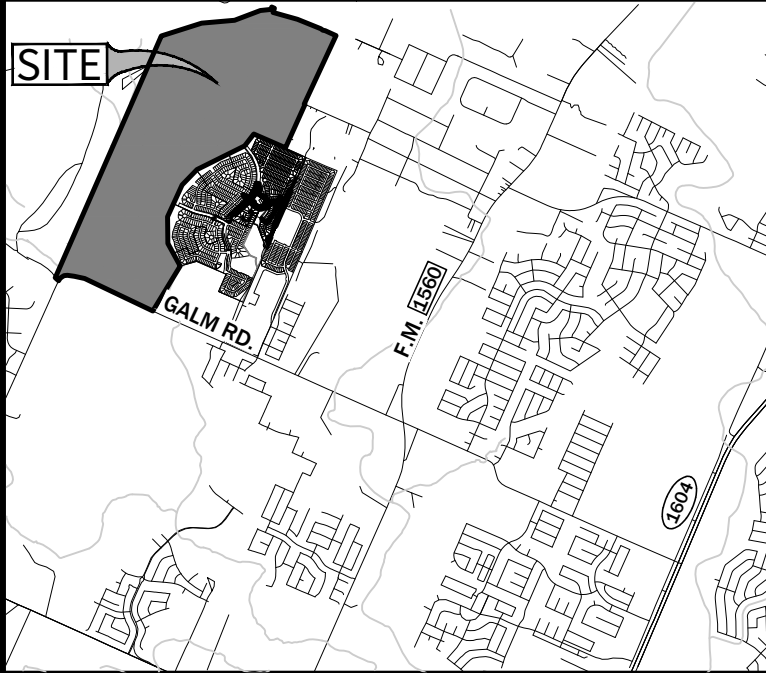
MCCRARY TRACT
TREE CANOPY PRESERVATION CALCULATIONS

DATE
01/27/2022
PROJECT NO.
02142.018
DRAWN BY
CA
CHECKED BY
JC/DDC/AL

REVISIONS	
1.	01/12/2021 - REVISED & ADDED TREE CANOPY AREAS.
2.	08/16/2021 - REVISED EASEMENT TREE CANOPY AREAS.
3.	08/22/2021 - REVISED TREE STATUS
4.	08/26/2021 - REVISED PLANTED TREES
5.	08/30/2021 - REVISED CANOPY AREAS
6.	09/16/2021 - REVISED CANOPY AREAS AND TREE STATUS
7.	10/11/2021 - UPDATE STREETScape TREE AND OVERALL MITIGATION CALCULATION
8.	11/10/2021 - UPDATED MCCRARY UNIT 12 TREE CREDIT MITIGATION, ADDED MCCRARY UNIT 12 TREE CREDIT MITIGATION
9.	01/27/2022 - ENR REVISION

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

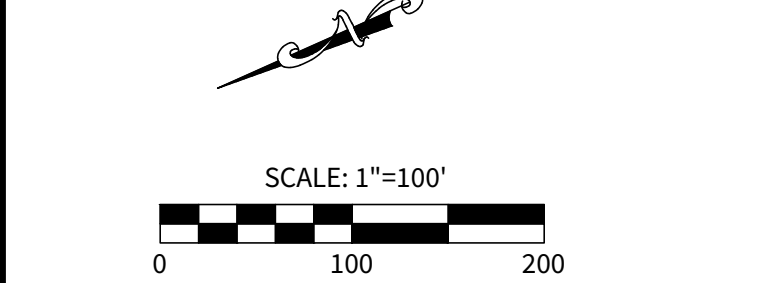
MDP NO.
19-11100042



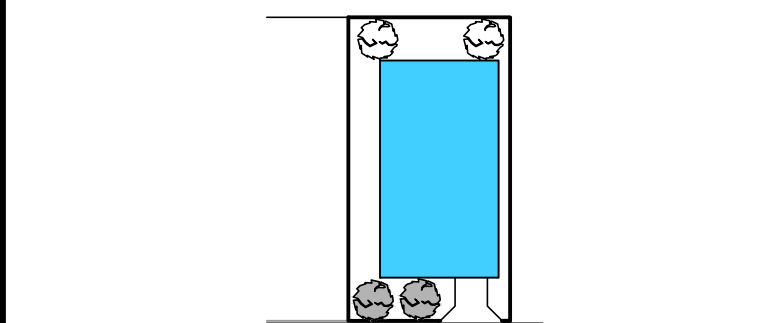
LOCATION MAP
N.T.S.

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
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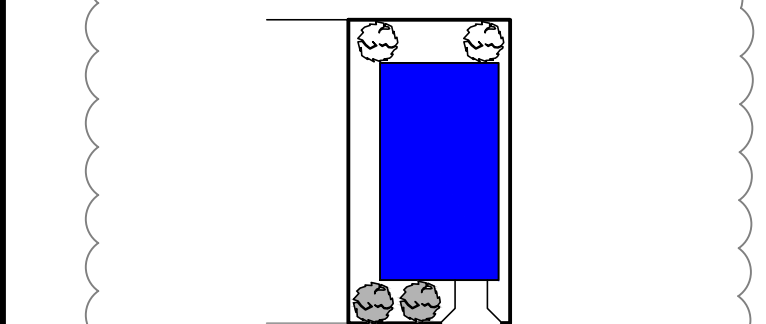


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 - TREE PLAN LIMITS
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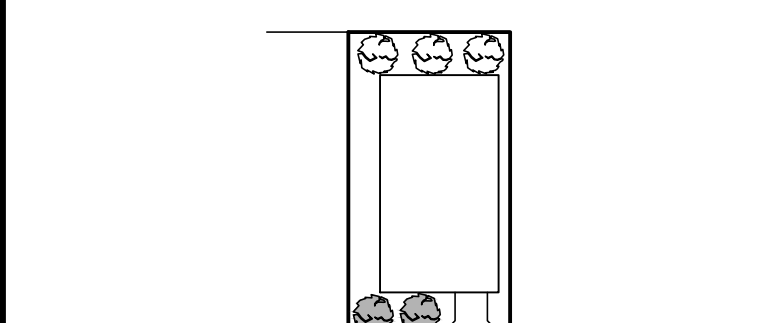
40' LOT PLANTING - DETAIL
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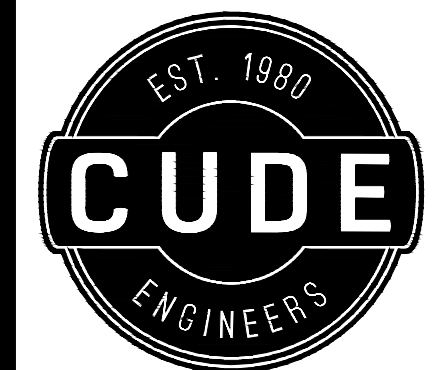
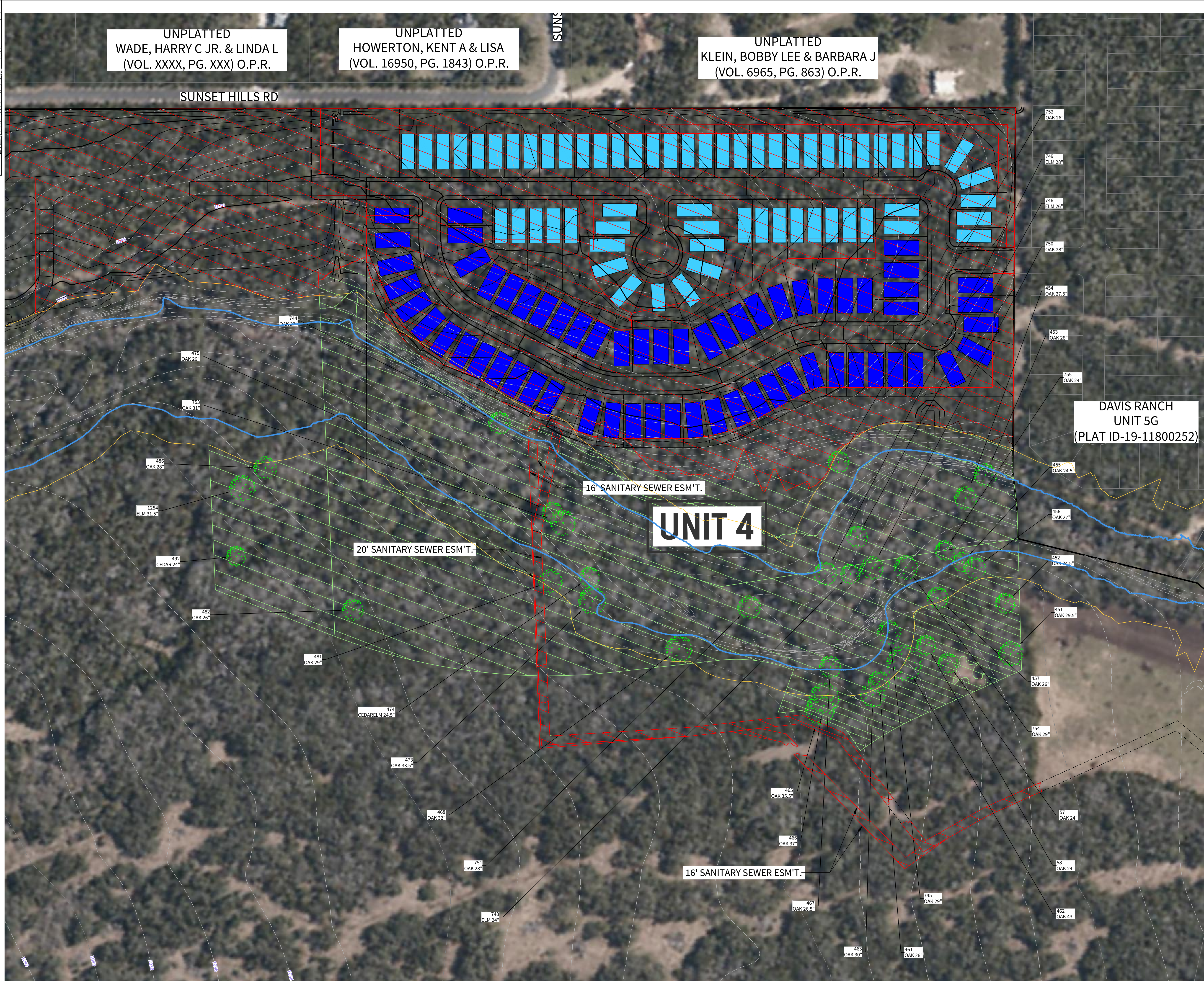
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MCCRARY TRACT
TREE CANOPY PRESERVATION PLAN

DATE
11/19/2021

PROJECT NO.
02142.018

DRAWN BY
CA

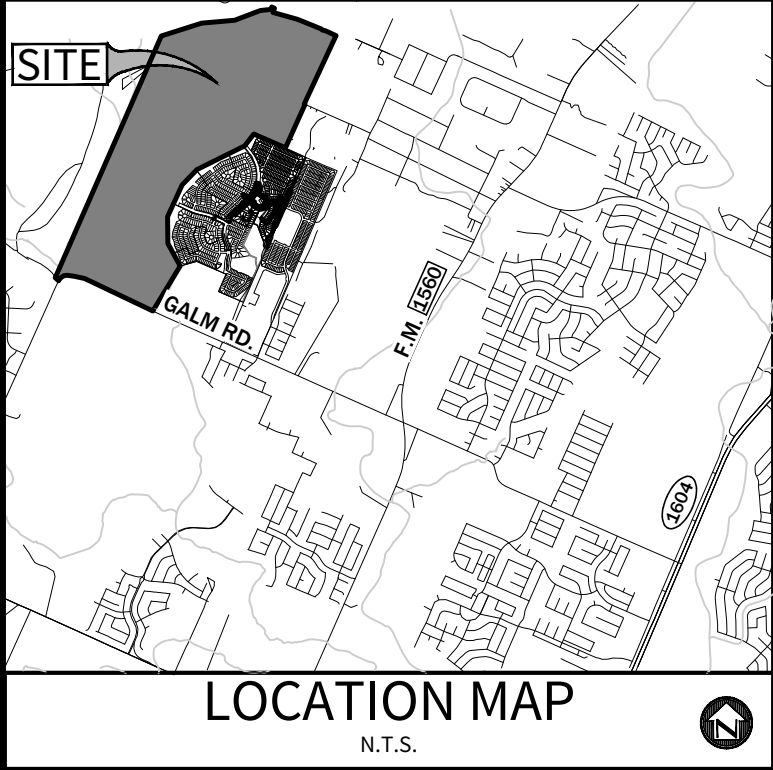
CHECKED BY
JC/DDC/CD

REVISIONS
1. 02/09/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS 4-11 WITH PROPOSED TREE PLANTING & MATCH APPROPRIABLE LOTS
2.
3.
4.
5.
6.
7.
8.
9.

CUDE ENGINEERS
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TBPLS No. 10048500

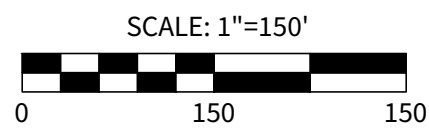
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T3



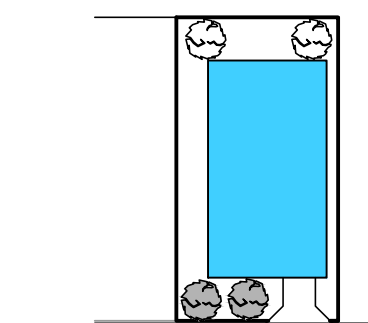
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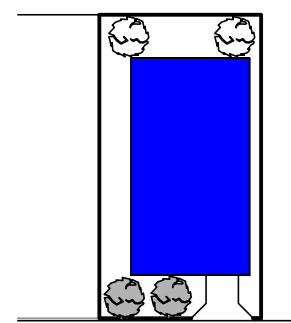
LEGEND

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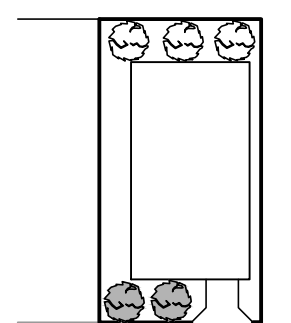
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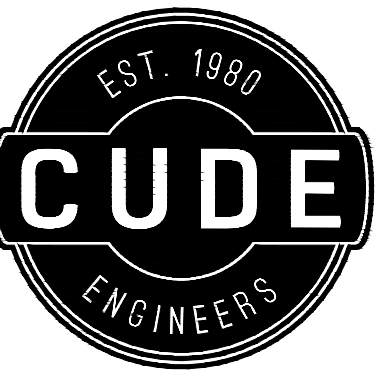
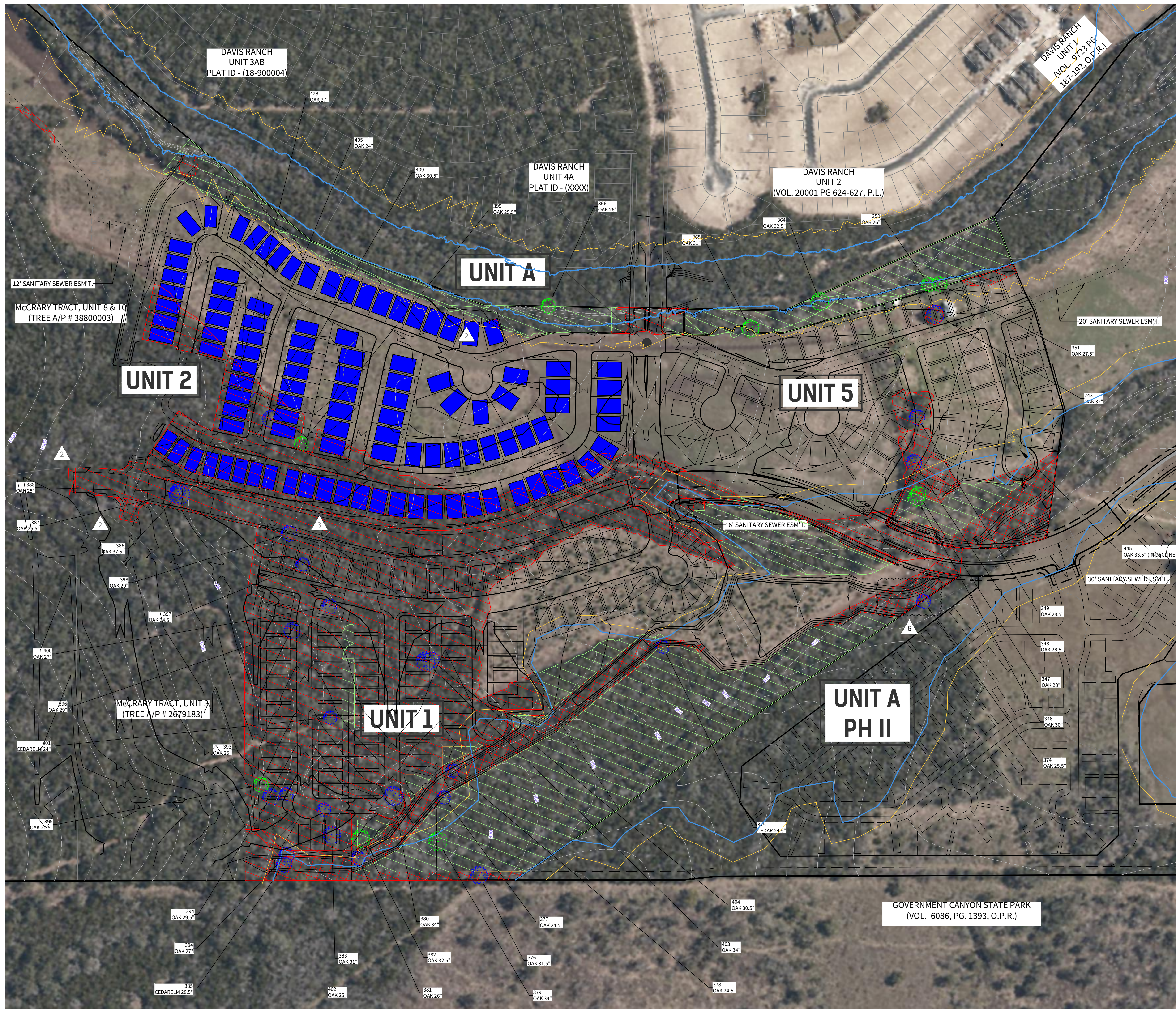
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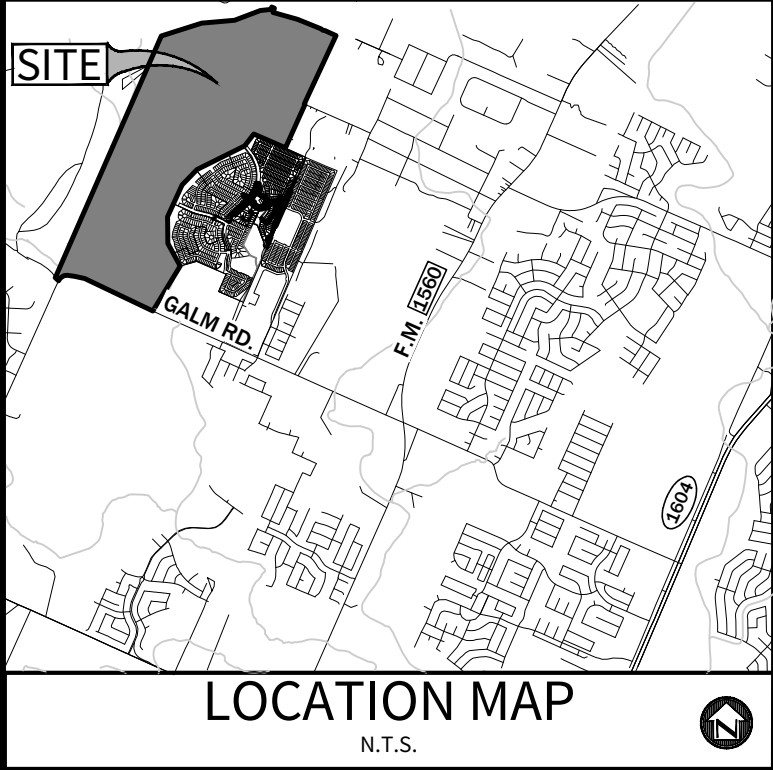
CHECKED BY
JC/DDC/AL

REVISIONS	
1.	01/12/2021 - REVISED & ADDED TREE CANOPY AREAS.
2.	08/16/2021 - REVISED EASEMENT TREE CANOPY AREAS.
3.	08/22/2021 - REVISED TREE STATUS.
4.	09/04/2021 - REVISED TREE CANOPY REMOVAL AREAS, REVISED TREE STATUS.
5.	10/05/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS "40" WITH 6 PROPOSED TREES PLANTED & WATCH APPLICABLE LOTS.
6.	12/27/2022 - EVR REVISION
7.	
8.	
9.	

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

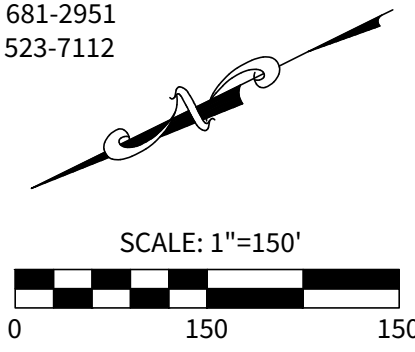
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T4

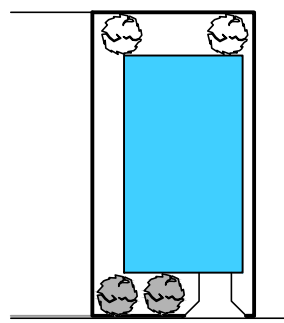


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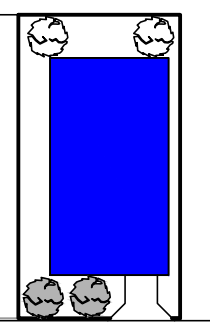


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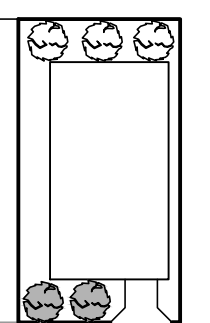
40' LOT PLANTING - DETAIL
NOT TO SCALE

NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.



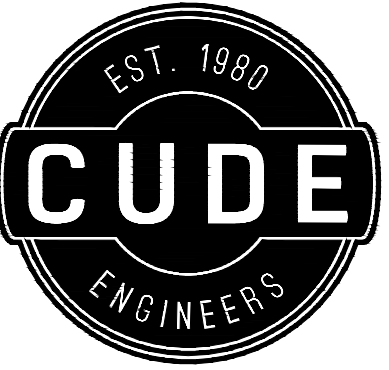
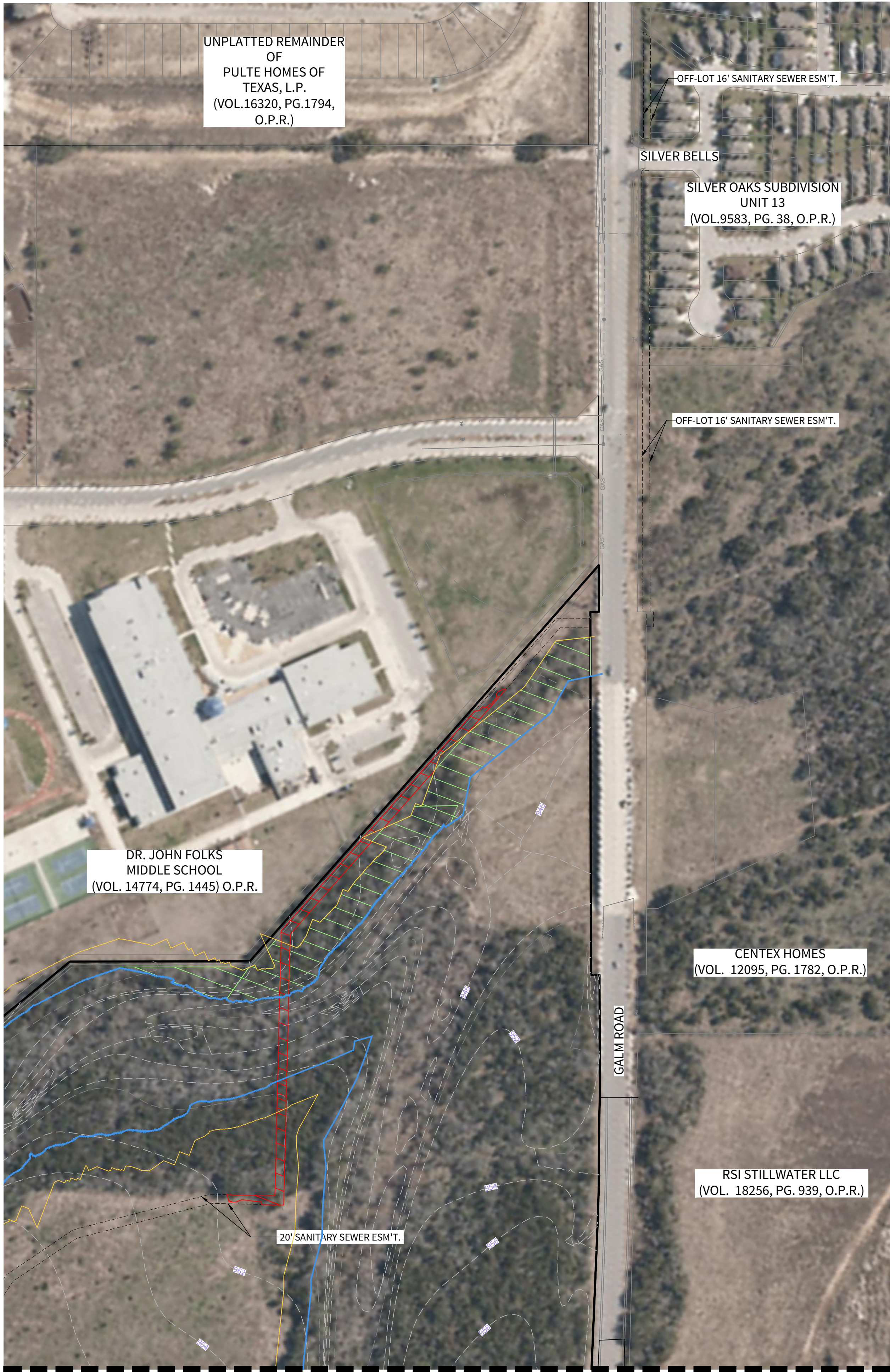
>40' LOT PLANTING - DETAIL
NOT TO SCALE

NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.



>40' LOT PLANTING - DETAIL
NOT TO SCALE

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4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

MCCRARY TRACT

TREE CANOPY PRESERVATION PLAN

DATE

11/19/2021

PROJECT NO.

02142.018

DRAWN BY

CA

CHECKED BY

JC/DDC/CD

REVISIONS

1. 11/19/2021 - INCLUDE LEFT PLANTING - DETAIL (SEE DETAIL) WITH 4 PROPOSED TREES PLANTED & MATCH APPLICABLE LOTS
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS

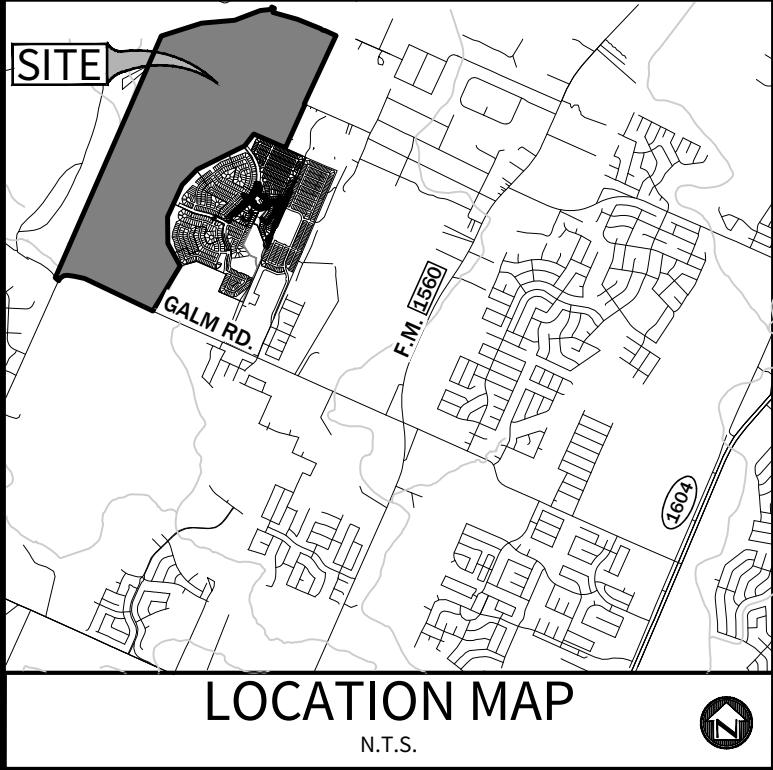
TBPE No. 455

TBPLS No. 10048500

MDP NO.

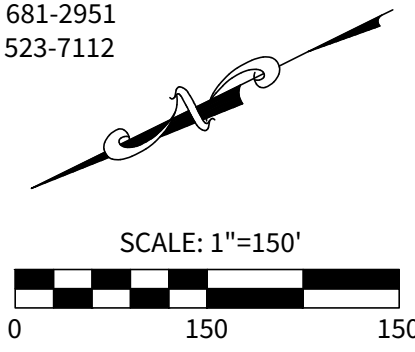
19-11100042

T5

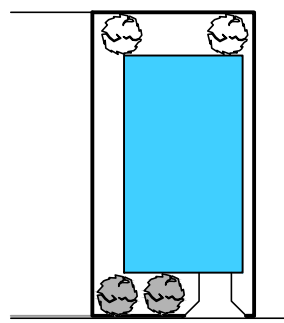


OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
TEL: (210) 818-7104
FAX: (210) 496-0449

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRISTOPHER R. DICE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



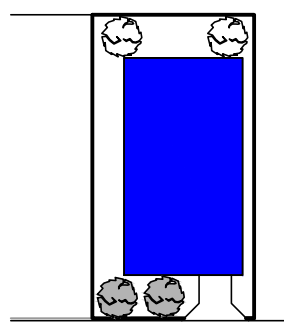
- LEGEND**
- TAKE ONE LIMITS
 - TREE PLAN LIMITS
 - FLOODPLAIN LIMITS
 - 100 YEAR FLOOD PLAIN BUFFER
 - SAVED CANOPY (APPROVED PLAN)
 - REMOVED CANOPY (APPROVED PLAN)
 - SAVED CANOPY (REVISED PLAN)
 - REMOVED CANOPY (REVISED PLAN)
 - PRESERVED HERITAGE TREE
 - REMOVED HERITAGE TREE



40' LOT PLANTING - DETAIL
NOT TO SCALE

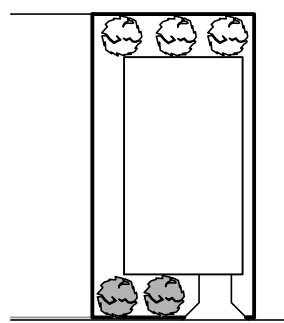
NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.

1



>40' LOT PLANTING - DETAIL
NOT TO SCALE

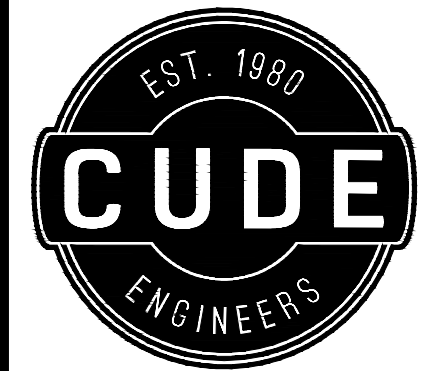
NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.



>40' LOT PLANTING - DETAIL
NOT TO SCALE

NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.

MATCHLINE B - SEE SHEET 5 OF 6



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MCCRARY TRACT
TREE CANOPY PRESERVATION PLAN

DATE
11/19/2021

PROJECT NO.
02142.018

DRAWN BY
CA

CHECKED BY
JC/DDC/CD

REVISIONS	
1.	10/05/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS 14-16 WITH PROPOSED TREES PLANTED IN EACH APPLICABLE LOT.
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

MDP NO.
19-11100042

T6