CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS
TPV 21-030

Project:	East Gate Industrial Park
Address:	General located on IH-10, approximately 2,800 feet east of the IH-10 and Ackerman Road intersection
A/P #/PPR #/Plat#:	TRE-APP-APP20-38800052
VR Submittal Date:	January 11th, 2021
VR Submitted by:	Mr. Jon Robinson, RLA with Horizon Design on behalf of Plack Carr with Milam Real Estate Capital, LLC.
Issue:	Below 80% significant tree and 100% heritage tree preservation within 100-Year Floodplain and Environmentally Sensitive Area (2010 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
Prepared By:	Herminio Griego, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Jon Robinson's letter dated January 11th, 2021.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas states that, "Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent preservation within both the 100-year floodplain and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive area except when a variance is granted by the Planning Commission."

The applicant is requesting a Variance Request to mitigate for removal of significant trees in excess of the 80% preservation requirements within both the Environmentally Sensitive Area (ESA) and the 100-year Floodplain in place under the 2010 Tree Preservation Ordinance for construction of the East Gate Industrial Park. DSD staff does agree with the applicant's request to mitigate for the removal of significant trees below 80% for the following reasons:

1. *Existing site conditions* - Due to existing site conditions and design and layout constraints, the project is unable to preserve the minimum 80% of significant trees within both the ESA and 100-Year floodplain. The property is an existing partially farmed tract of undeveloped land with moderate to light existing tree cover consisting mainly of Ash, Hackberry, Mesquite and Willow trees. There is approximately 98.9 acres of regulatory floodplain that runs from a large crossing under IH-10 on the north side of the property to an outfall underneath East Houston Street on the south side of the property. In order to develop the site as an industrial park, a portion of the existing site will have to be raised and the existing floodplain will have to be improved again under a CLOMR. As a result of the earthwork required to improve the floodplain and raise a portion of the property

out of the floodplain to develop the industrial park and construct a proposed public road, the proposed floodplain and riparian buffer tree preservation ratios are as follows:

a. Floodplain Significant trees = 216 inches removed, 506 inches preserved, 70.0% preservation ratio, 72 inches of required mitigation
b. Environmentally Sensitive Area Significant trees = 38 inches removed, 8 inches preserved, 17.39% preservation ratio, 29 inches of required mitigation

2. *Tree mitigation and canopy diversity* – The total mitigation required for removing significant trees within both the floodplain and ESA is 101 caliper inches. The owner proposes to mitigate by upsizing the required 363 streetscape trees from 1.5 inches to 2.5 inches. Total streetscape mitigation provided equals 363 caliper inches, which is 262 caliper inches more than the minimum requirements. The 363 streetscape trees to be planted provides added species diversity to include native small and large species trees per San Antonio Recommended Plant List. The proposed streetscape trees to plant for mitigation requirements include: Mexican Sycamore, Bur Oaks, Shumard Red Oaks, Mexican Olives, Texas Redbud and Texas Mountain Laurels.

DSD staff supports the applicant's request to fall below 80% of significant tree preservation requirements within both the Environmentally Sensitive Area (ESA) and the 100-year Floodplain based on the conditions of the site, design constraints, and exceeding mitigation requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Variance Request Approval

Herminio Griego — 1/20/2021
Herminio Griego
Assistant City Arborist
DSD – Land Development – Tree Preservation
Date

2021/01/20
Stephen Stokinger, P.E.
Development Services Engineer
DSD – Land Development - Engineering
Date

I have reviewed the Variance Request Analysis and concur with the recommendation.

01/20/2021Type text here
Melissa Ramirez
Assistant Director
DSD – Land Development
Date

HORIZON
LANDSCAPE ARCHITECTURE • DEVELOPMENT

January 20, 2021

Variance Request Review
c/o Development Services Staff, Development Services Department, City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: East Gate Industrial Park, APP20-38800052
UDC Sec. 35-523, Tree Preservation, minimum 80% preserved in-place, Flood Plain and Riparian Buffer

☐ Administrative Exception

☑ Environmental Variance

☐ Subdivision Platting Variance – Time Extension

Dear COSA DSD:

The following Variance request is submitted on behalf of Milam Real Estate Capital, LLC (the "Owner"), owner of an approximately 342-acre tract of raw land located on Interstate Highway 10 East between Loop 410 and Foster Road in San Antonio, Texas (the "Property"). Other than preserving a minimum of 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in-place and a minimum of 20% of the existing Large Species Significant and Heritage Trees in-place (refer to separate AEVR application for Large Species Trees), the proposed construction will comply with the applicable sections of the Unified Development Code (UDC).

Development of the Property entails construction of the following improvements:

1. Approximately seven (7) industrial buildings totaling approximately 3,118,273 SF
2. Approximately four (4) retail buildings totaling approximately 32,480 SF
3. Approximately 6800 LF of new public road connecting East Houston Street to Interstate 10
4. Associated parking lots, utilities, and site improvements
5. Grading of and improvements to the existing previously-improved Flood Plain

The Property is an existing partially-farmed tract of undeveloped land with moderate to light existing tree cover consisting primarily of ash, hackberry, mesquites, and willow trees. There are approximately 98.9 acres of regulatory Flood Plain consisting of a previously-improved earthen drainage channel that runs from a large crossing under Interstate 10 on the north side of the Property to an outfall under East Houston Street on the south side of the Property. In order to develop the site as an industrial park, a portion of the Property will have to be raised and the existing Flood Plain will have to be improved again under a CLOMR in order to convey offsite storm water across the Property and into the regional drainage system south of the Property.

As a result of the earthwork required to improve the Flood Plain and raise a portion of the Property out of the flood plain in order to develop the proposed industrial park and construct the proposed public, the proposed Flood Plain and Riparian Buffer tree removal and preservation ratios are as follows:

1. Flood Plain Significant Trees: 216 caliper inches removed, 70.0% preservation ratio
2. Flood Plain Heritage Trees: 0 caliper inches removed, 100% preservation ratio
3. Riparian Buffer Significant Trees: 38 caliper inches removed, 17.39% preservation ratio
4. Riparian Buffer Heritage Trees: 0 caliper inches removed, 100% preservation ratio

Thus, the Owner requests a Variance from strict compliance with the UDC due to the fact that the significant earthwork required within and adjacent to the regulatory Flood Plain in order to raise the site so the proposed industrial park may be developed and to improve the Flood Plain so that offsite storm water may be conveyed across the Property and into the regional drainage system south of the Property results in the in-place preservation of less than 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees and a total mitigation due of 101 caliper inches.

In support of the above Variance allowing development of the Property without preserving a minimum 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in-place, the Owner offers the following:

(1) The hardship requiring this Variance is unique to the property. Due to the significant earthwork required within and adjacent to the regulatory Flood Plain in order to raise the site so the proposed industrial park may be developed and to improve the Flood Plain so that offsite storm water may be conveyed across the Property and into the regional drainage system south of the Property, the Owner is unable to preserve a minimum of 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in-place and is required to provide 101 caliper inches of mitigation.

(2) This Variance corresponds to the spirit of the UDC. The stated purpose of UDC Sec. 35-523 is to allow "the reasonable improvement of land within the city and city's ETJ" while striving "to maintain, to the greatest extent possible, existing trees within the city and to add to the tree population within the city and the ETJ to promote a high tree canopy goal." In this case, due to the significant earthwork required within and adjacent to the regulatory Flood Plain in order to raise the site so the proposed industrial park may be developed and to improve the Flood Plain so that offsite storm water may be conveyed across the Property and into the regional drainage system south of the Property, the Owner is unable to preserve a minimum of 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in-place. As a result of this removal of existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in excess of the maximum 20% allowed by the UDC, tree mitigation in the amount of 101 caliper inches is required. However, the Owner will mitigate this shortfall over and above the stipulated minimum by upsizing the 363 streetscape trees required along the new collector road from 1.5" to 2.5", which will result in the following mitigation:

(46) Mexican sycamores upsized from 1.5" to 2.5":	46 caliper inches
(45) burr oaks upsized from 1.5" to 2.5":	45 caliper inches
(45) Shumard oaks upsized from 1.5" to 2.5":	45 caliper inches
(76) Mexican olives upsized from 1.5" to 2.5":	76 caliper inches
(76) Texas redbuds upsized from 1.5" to 2.5":	76 caliper inches
(75) mountain laurels upsized from 1.5" to 2.5":	75 caliper inches
TOTAL MITIGATION PROVIDED:	**363 caliper inches**

(3) The Owner has sought to minimize any potentially adverse impacts on the public health, safety, and welfare. By providing 363 caliper inches of mitigation, the Owner has ensured that the proposed mitigation surpasses the minimum required by the UDC.

Additionally, as described specifically below, this Variance meets the approval criteria stipulated in UDC Sec. 35-483 (h):

- <u>If the applicants comply strictly with UDC Sec. 35-523 (e) (1), they cannot make reasonable use of their property.</u> Due to the fact that the Owner must undertake significant earthwork within and adjacent to the regulatory Flood Plain in order to raise the site so the proposed industrial park may be developed and to improve the Flood Plain so that offsite storm water may be conveyed across the Property and into the regional drainage system south of the Property, the Owner is unable to preserve a minimum of 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in-place. If the Owner is unable to undertake the earthwork within the regulatory Flood Plain and adjacent Riparian Buffer, the proposed industrial park cannot be developed.
- <u>The hardship in question relates to the Owner's land, rather than personal circumstance.</u> This Variance is required because the existing flood plain that bisects the Property must be improved in order to raise the site so the proposed industrial park may be developed and to improve the Flood Plain so that offsite storm water may be conveyed across the Property and into the regional drainage system south of the Property. In order to construct these necessary improvements, the Owner must undertake significant earthwork within and adjacent to the regulatory Flood Plain, resulting in in-place preservation of less than 80% preservation of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees.
- <u>The hardship is unique, or nearly so, rather than one shared by many surrounding properties.</u> See above.
- <u>The hardship is not the result of the applicant's own actions.</u> The existing flood plain that bisects the Property was present before the Owner acquired the Property.

In conclusion, granting this Variance and permitting the Owner to preserve less than 80% of the existing Flood Plain Significant Trees and Riparian Buffer Significant Trees in order to install connections to existing offsite sanitary sewer lines and raise a portion of the Property out of the flood plain in order to raise the site so the proposed industrial park may be developed and to improve the Flood Plain so that offsite storm water may be conveyed across the Property and into the regional drainage system south of the Property will allow development within the spirit of the UDC and pose no threat to health, safety, or public welfare.

Thank you for considering the foregoing request.

Sincerely,

_____

Jon Robinson, Agent for the Owner

<u>For Office Use Only:</u> Variance #: _____ Date Received: _____

<u>DSD – Director Official Action:</u>

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	East Gate Industrial Park
A/P # /PPR # /Plat #	APP20-38800052
Date:	January 11, 2021
Code Issue:	Min 80% In-Place Preservation, Flood Plain and Riparian Buffer Trees
Code Sections:	Sec. 35-523 (h), Riparian Buffer and Flood Plain Mitigation

Submitted By:	☐ Owner	X	Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Plack Carr		
Company:	Milam Real Estate Capital, LLC		
Address:	250 W. Nottingham, Suite 410, San Antonio TX 78209		
Tel #:	210-822-7500	**E-Mail:**	pcarr@milaminvestors.com
Consultant:	Jon Robinson		
Company:	Horizon Design and Development, Inc.		
Address:	14607 San Pedro Ave., Suite 200, San Antonio, TX	**Zip Code:**	78232
Tel #: (210) 831-8564	**Fax#** N/A	**E-Mail:**	jrobinson@horizondesign-sa.com
Signature:			

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
   ☐ Other_____

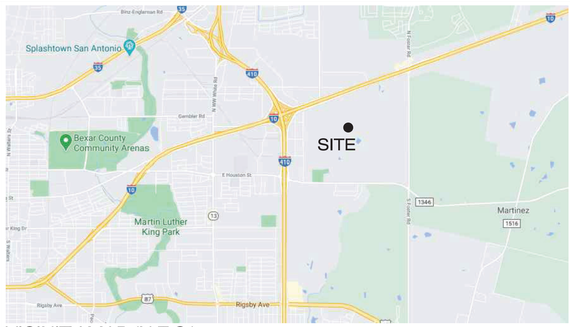
2. City Council District_____ Ferguson Map Grid _____ Zoning District_____

3. San Antonio City Limits ☐ Yes ☐ No

4. Edwards Aquifer Recharge Zone? ☐ Yes ☐ No

5. Previous/existing landfill? ☐ Yes ☐ No

6. Parkland Greenbelts or open space? Floodplain? ☐ Yes ☐ No

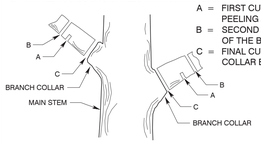


VICINITY MAP (N.T.S.)

PRUNING NOTES:

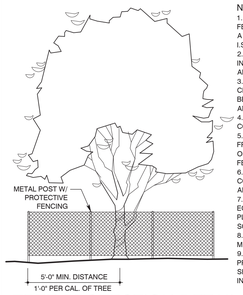
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.

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 PRUNING DETAIL

NOT TO SCALE



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 I.S.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 THEN THREE (3) INCHES.

TREE PROTECTION DETAIL

NOT TO SCALE

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.

LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPE ORDINANCE COMPLIANCE FOR EACH PROPOSED BUILDING WILL BE MET AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED TO THE CITY OF SAN ANTONIO AS REQUIRED TO CONSTRUCT THE PROPOSED BUILDINGS, PARKING LOTS, AND OTHER SITE FEATURES.

TREE CANOPY ORDINANCE COMPLIANCE

SEE SHEET TP1.1 FOR TREE CANOPY COMPLIANCE CALCULATIONS FOR THE DEVELOPED SITE.

TREE PRESERVATION ORDINANCE COMPLIANCE

TREE CANOPY REQUIREMENTS FOR EACH PROPOSED BUILDING WILL BE MET AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED TO THE CITY OF SAN ANTONIO AS REQUIRED TO CONSTRUCT THE PROPOSED BUILDINGS, PARKING LOTS, AND OTHER SITE FEATURES.

BUFFER ORDINANCE COMPLIANCE

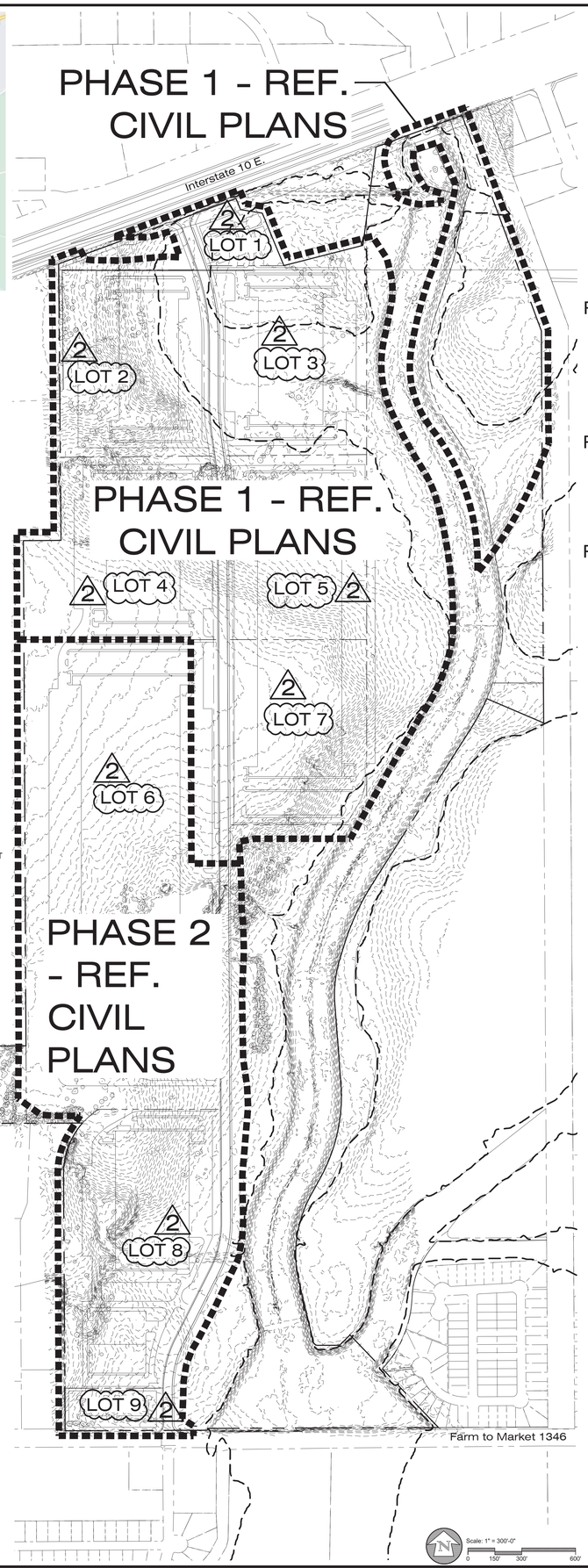
BUFFER ORDINANCE COMPLIANCE FOR EACH PROPOSED BUILDING WILL BE MET AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED TO THE CITY OF SAN ANTONIO AS REQUIRED TO CONSTRUCT THE PROPOSED BUILDINGS, PARKING LOTS, AND OTHER SITE FEATURES.

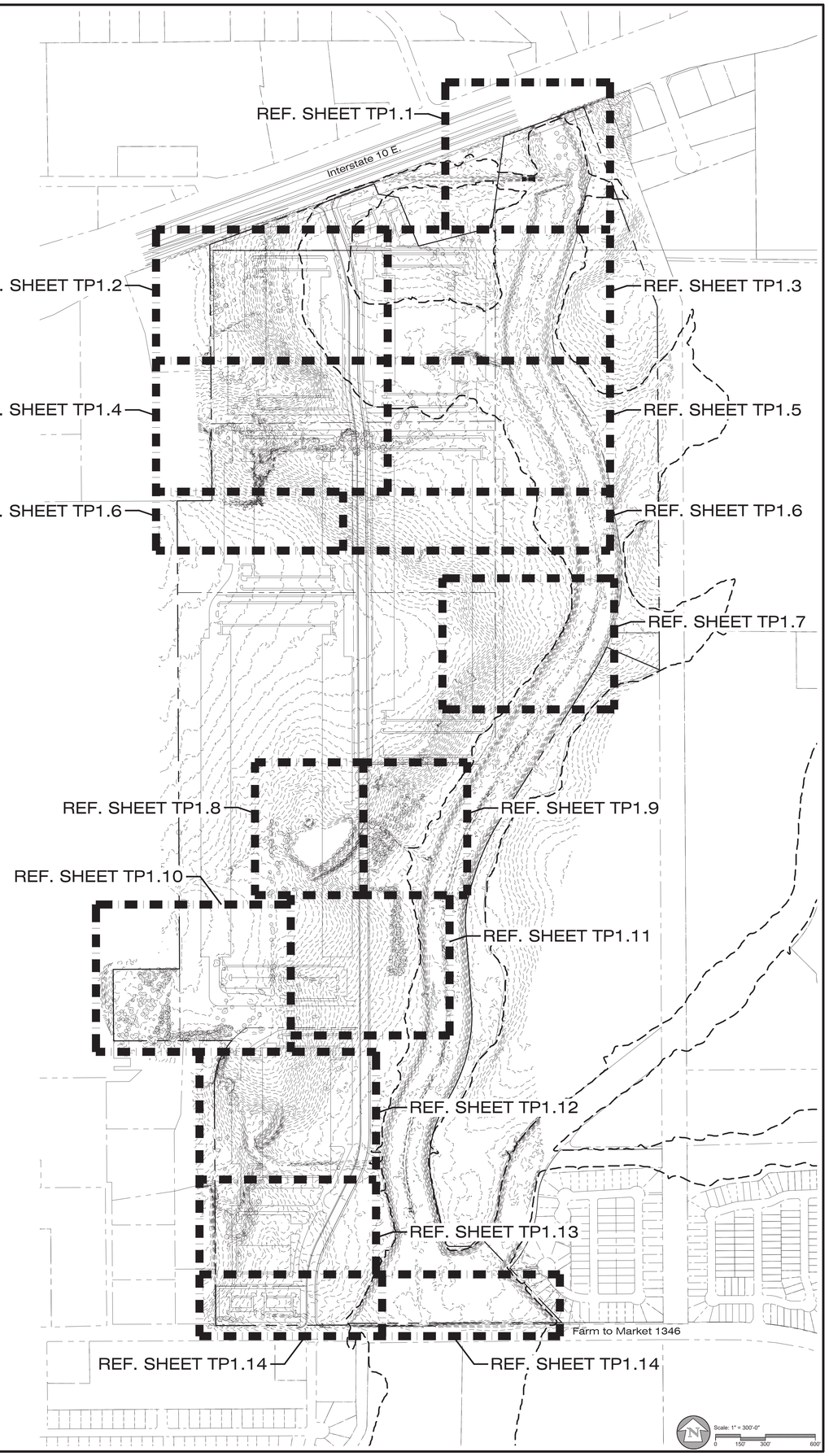
FLOOD PLAIN AND RIPARIAN BUFFER MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED PER FLOOD PLAIN AND RIPARIAN BUFFER TREE INVENTORY:	**101 CAL. INCHES**
TOTAL MITIGATION PROVIDED FOR FLOOD PLAIN AND TREE INVENTORY	
UPSIZING OF STREETSCAPE TREES ABOVE 1.5 CAL. INCHES:	
(PARTIAL CREDIT NEW TREES 1.5 CAL. INCHES)	
(46) 2.5" MEXICAN SYCAMORE	46 Cal. Inches
(45) 2.5" BUR OAK	45 Cal. Inches
(45) 2.5" SHUMARD OAK	45 Cal. Inches
(76) 2.5" MEXICAN OLIVE	76 Cal. Inches
(76) 2.5" TEXAS REDBUD	76 Cal. Inches
(75) 2.5" MOUNTAIN LAUREL	75 Cal. Inches
TOTAL FLOOD PLAIN AND RIPARIAN BUFFER MITIGATION PROVIDED:	**363 CAL. INCHES**

UPLAND MITIGATION SUMMARY

TOTAL UPLAND MITIGATION REQUIRED PER PROTECTED TREE INVENTORY:	**1633 CAL. INCHES**
TOTAL MITIGATION PROVIDED:	
UNDERSIZED PRESERVED TREES:	4946 CAL. INCHES
(REF. UNDERSIZED TREE INVENTORY)	
TOTAL MITIGATION PROVIDED:	**4946 CAL. INCHES**





HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT JOHN ROBINSON 2375 STATE OF TEXAS

1.19.21

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER

Milam Read Estate Capital, LLC
250 W. Nottingham, Suite 410
San Antonio, TX 78209

PROJECT TITLE

East Gate Industrial Park

Interstate 10 East and Foster Road
San Antonio, TX

PROJECT NUMBER

2020-199

DRAWN BY: th
CHECKED BY: jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments
2.	1/19/21	Addendum #2 - City Comments

SHEET TITLE

OVERALL TREE PRESERVATION PLAN

DATE

December 10, 2020

SHEET NUMBER

TP1.0

EXISTING TREE LEGEND

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

2

TREE CANOPY COMPLIANCE :

GROSS PROJECT SITE AREA:	**14,884,479 SF**
<LESS FLOODPLAIN >	4,307,069 SF
= NET PROJECT SITE AREA:	**10,577,410 SF**
X 25% = **TREE CANOPY REQUIRED**	**2,644,353 SF**

TREE CANOPY PROVIDED:

1. EXISTING ON-SITE TREES TO BE PRESERVED

A. 100% CREDIT EXISTING PROTECTED TREES

(1) (116) HACKBERRY @ 875 SF X 100%: 101,500 SF
(TAG #s 1582, 1583, 1631 THRU 1633, 1744, 1751 THRU 1773, 1830 THRU 1834, 1836 THRU 1877, 1882 THRU 1884, 1886 THRU 1890, 1892 THRU 1902, 1904, 1905, 1907 THRU 1919, 1922, 1924, 1977, 2667, 2706, 2934, 5242)

(2) (1) ASH @ 875 SF X 100%: 875 SF
(TAG # 1581)

(3) (24) MESQUITE @ 550 SF X 100%: 13,200 SF
(TAG #s 1630, 1634 THRU 1647, 1774, 1776, 1778, 1784, 1921, 1985, 2474, 2486, 2578, 2583, 2804)

(4) (3) HUISTACHE @ 550 SF X 100%: 1650 SF
(TAG #s 1677, 1920, 1978)

(5) (5) WILLOW @ 875 SF X 100%: 4375 SF
(TAG #s 1745 THRU 1748, 2254)

B. 100% CREDIT EXISTING UNDERSIZED TREES

(1) (702) HACKBERRY @ 875 SF X 100% 614,250 SF
(TAG #s 1846, 2415, 2429 THRU 2432, 2436, 2437, 2440, 2439, 2441, 2469, 2471 THRU 2473, 2475, 2478 THRU 2480, 2488, 2499, 2502, 2535, 2537, 2540, 2558, 2559, 2577, 2579 THRU 2582, 2588 THRU 2590, 2596, 2599, 2604, 2606 THRU 2618, 2621 THRU 2627, 2629 THRU 2631, 2633, 2655 THRU 2658, 2659 THRU 2690, 2692 THRU 2700, 2702 THRU 2707, 2709 THRU 2711, 2713 THRU 2715, 2719 THRU 2739, 2743, 2744, 2746, 2747, 2749 THRU 2755, 2757, 2759, 2761 THRU 2764, 2767, 2769, 2773, 2775, 2776, 2783, 2789 THRU 2792, 2794, 2795, 2801, 2802, 2807, 2810, 2811, 2813 THRU 2817, 2819 THRU 2822, 2824 THRU 2826, 2831 THRU 2836, 2838, 2839, 2841 THRU 2848, 2850, 2851, 2855, 2856, 2858 THRU 2861, 2863, 2870, 2873, 2875, 2885, 2887, 2889, 2892, 2893, 2895 THRU 2897, 2903 THRU 2907, 2909, 2911, 2913, 2915, 2917, 2920, 2926, 2927, 2929, 2930, 2933, 2935, 2937, 2938, 2941, 2942, 2947, 2954, 2957, 2958, 2960, 2961, 5005, 5007 THRU 5015, 5018 THRU 5028, 5030 THRU 5034, 5036 THRU 5040, 5042 THRU 5045, 5047 THRU 5049, 5051, 5052, 5054 THRU 5058, 5060, 5063, 5065, 5066, 5068, 5070 THRU 5098, 5100 THRU 5173, 5175 THRU 5192, 5193 THRU 5201, 5206 THRU 5227, 5229 THRU 5240, 5243 THRU 5267, 5269 THRU 5276, 5280 THRU 5349, 5351 THRU 5383, 5385 THRU 5395, 5397 THRU 5408, 5410 THRU 5428, 5430 THRU 5434, 5436, 5438, 5440 THRU 5443, 5446 THRU 5495, 5497 THRU 5499)

(2) (307) MESQUITE @ 550 SF X 100%: 168,850 SF
(TAG #s 1401, 1402, 1404 THRU 1410, 2412 THRU 2414, 2416 THRU 2428, 2433 THRU 2435, 2438, 2440, 2442 THRU 2468, 2470, 2476, 2477, 2481 THRU 2485, 2487, 2490 THRU 2498, 2500, 2501, 2503 THRU 2531, 2533, 2534, 2536, 2538, 2539, 2541 THRU 2557, 2560 THRU 2576, 2584 THRU 2587, 2591 THRU 2595, 2597, 2598, 2600 THRU 2603, 2605, 2619, 2620, 2628, 2632, 2634 THRU 2637, 2638 THRU 2652, 2659, 2691, 2708, 2712, 2716 THRU 2718, 2745, 2748, 2756, 2758, 2760, 2765, 2766, 2770 THRU 2772, 2774, 2779 THRU 2782, 2784 THRU 2788, 2793, 2796 THRU 2800, 2803 THRU 2806, 2808, 2809, 2812, 2818, 2823, 2823, 2827 THRU 2830, 2837, 2840, 2849, 2852 THRU 2854, 2857, 2862, 2864 THRU 2869, 2871, 2872, 2874, 2876 THRU 2878, 2880 THRU 2884, 2886, 2890, 2891, 2894, 2898 THRU 2902, 2908, 2910, 2912, 2914, 2916, 2918, 2919, 2921 THRU 2925, 2928, 2931, 2932, 2928, 2931, 2932, 2936, 2943 THRU 2946, 2948, 2950, 2952, 2953, 2955, 2956, 2959, 5002, 5003, 5006, 5016, 5029, 5035, 5041, 5046, 5067, 5069, 5174, 5192, 5241, 5268, 5277, 5278, 5279, 5350, 5384, 5396, 5429, 5435, 5437, 5439, 5444, 5445, 5496, 5500)

(3) (5) HUISACHE @ 550 SF X 100%: 2750 SF
(TAG # 2777, 2778, 2951, 5228, 5409)

(4) (4) WILLOW @ 875 SF X 100%: 3500 SF
(TAG #s 5002 THRU 5205)

(5) (4) CONDALIA @ 275 SF X 100%: 1100 SF
(TAG #s 2411, 2532, 5001, 5004)

(6) (1) PECAN @ 1200 SF X 100%: 1200 SF
(TAG # 5099)

(7) (1) CEDAR @ 275 SF X 100%: 275 SF
(TAG # 2740)

(8) (2) PERSIMMON @ 275 SF X 100%: 550 SF
(TAG #s 2768, 2879)

TOTAL EXISTING ON-SITE TREE CANOPY: 914,075 (8.64%)

2. PROPOSED ON-SITE TREE CANOPY PROVIDED

A. PROPOSED STREETSCAPE TREES ALONG NEW COLLECTOR

(1) (46) MEXICAN SYCAMORES @ 1200 SF X 90% 49,680 SF
(TREE PER 50' O.C.)

(2) (45) BUR OAKS @ 1200 SF X 90%: 48,600 SF
(1 TREE PER 50' O.C.)

(3) (45) SHUMARD OAKS @ 1200 SF X 90%: 48,600 SF
(1 TREE PER 50' O.C.)

(4) (76) MEXICAN OLIVE @ 275 SF X 90%: 18,810 SF
(1 TREE PER 30' O.C.)

(5) (76) TEXAS REDBUD @ 275 SF X 90%: 18,810 SF
(1 TREE PER 30' O.C.)

(6) (75) MOUNTAIN LAUREL @ 275 SF X 90%: 18,562.50 SF
(1 TREE PER 30' O.C.)

B. PROPOSED TREES PER DEVELOPED LOTS

(1) LOT 1
(7) MEXICAN SYCAMORES @ 1200 SF X 90% 7560 SF
(6) BUR OAKS @ 1200 SF X 90%: 6480 SF
(6) SHUMARD OAKS @ 1200 SF X 90%: 6480 SF
(6) LIVE OAKS @ 875 SF X 90%: 4725 SF

(2) LOT 2
(39) MEXICAN SYCAMORES @ 1200 SF X 90% 42,120 SF
(38) BUR OAKS @ 1200 SF X 90%: 41,040 SF
(38) SHUMARD OAKS @ 1200 SF X 90%: 41,040 SF
(38) LIVE OAKS @ 875 SF X 90%: 29,925 SF

(3) LOT 3
(41) MEXICAN SYCAMORES @ 1200 SF X 90% 44,280 SF
(41) BUR OAKS @ 1200 SF X 90%: 44,280 SF
(41) SHUMARD OAKS @ 1200 SF X 90%: 44,280 SF
(40) LIVE OAKS @ 875 SF X 90%: 31,500 SF

(4) LOT 4
(46) MEXICAN SYCAMORES @ 1200 SF X 90% 49,680 SF
(45) BUR OAKS @ 1200 SF X 90%: 48,600 SF
(45) SHUMARD OAKS @ 1200 SF X 90%: 48,600 SF
(45) LIVE OAKS @ 875 SF X 90%: 35,437.5 SF

(5) LOT 5
(36) MEXICAN SYCAMORES @ 1200 SF X 90% 38,880 SF
(35) BUR OAKS @ 1200 SF X 90%: 37,800 SF
(35) SHUMARD OAKS @ 1200 SF X 90%: 37,800 SF
(35) LIVE OAKS @ 875 SF X 90%: 27,562.5 SF

(6) LOT 6
(127) MEXICAN SYCAMORES @ 1200 SF X 90% 137,160 SF
(127) BUR OAKS @ 1200 SF X 90%: 137,160 SF
(126) SHUMARD OAKS @ 1200 SF X 90%: 136,080 SF
(126) LIVE OAKS @ 875 SF X 90%: 99,225 SF

(7) LOT 7
(35) MEXICAN SYCAMORES @ 1200 SF X 90% 37,800 SF
(35) BUR OAKS @ 1200 SF X 90%: 37,800 SF
(35) SHUMARD OAKS @ 1200 SF X 90%: 37,800 SF
(35) LIVE OAKS @ 875 SF X 90%: 27,562.5 SF

(8) LOT 8
(52) MEXICAN SYCAMORES @ 1200 SF X 90% 56,160 SF
(52) BUR OAKS @ 1200 SF X 90%: 56,160 SF
(52) SHUMARD OAKS @ 1200 SF X 90%: 56,160 SF
(52) LIVE OAKS @ 875 SF X 90%: 40,950 SF

(9) LOT 9
(6) MEXICAN SYCAMORES @ 1200 SF X 90% 6480 SF
(6) BUR OAKS @ 1200 SF X 90%: 6480 SF
(5) SHUMARD OAKS @ 1200 SF X 90%: 5400 SF
(5) LIVE OAKS @ 875 SF X 90%: 3937.5 SF

TOTAL PROPOSED ON-SITE TREE CANOPY: 1,753,447.5 SF (16.58%)
TOTAL TREE CANOPY PROVIDED: 2,667,522.5 SF (25.22%)

NOTE: ALL PROPOSED TREES WILL BE SPECIFIED AND INSTALLED WITH THE LANDSCAPE PLANS FOR THE STREETSCAPE AND EACH INDIVIDUAL BUILDING.

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REGISTERED LANDSCAPE ARCHITECT JOHN ROBINSON 2375 STATE OF TEXAS

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Milam Read Estate Capital, LLC
250 W. Nottingham, Suite 410
San Antonio, TX 78209

PROJECT TITLE
East Gate Industrial Park
Interstate 10 East and Foster Road
San Antonio, TX

PROJECT NUMBER
2020-199

DRAWN BY th
CHECKED BY jr

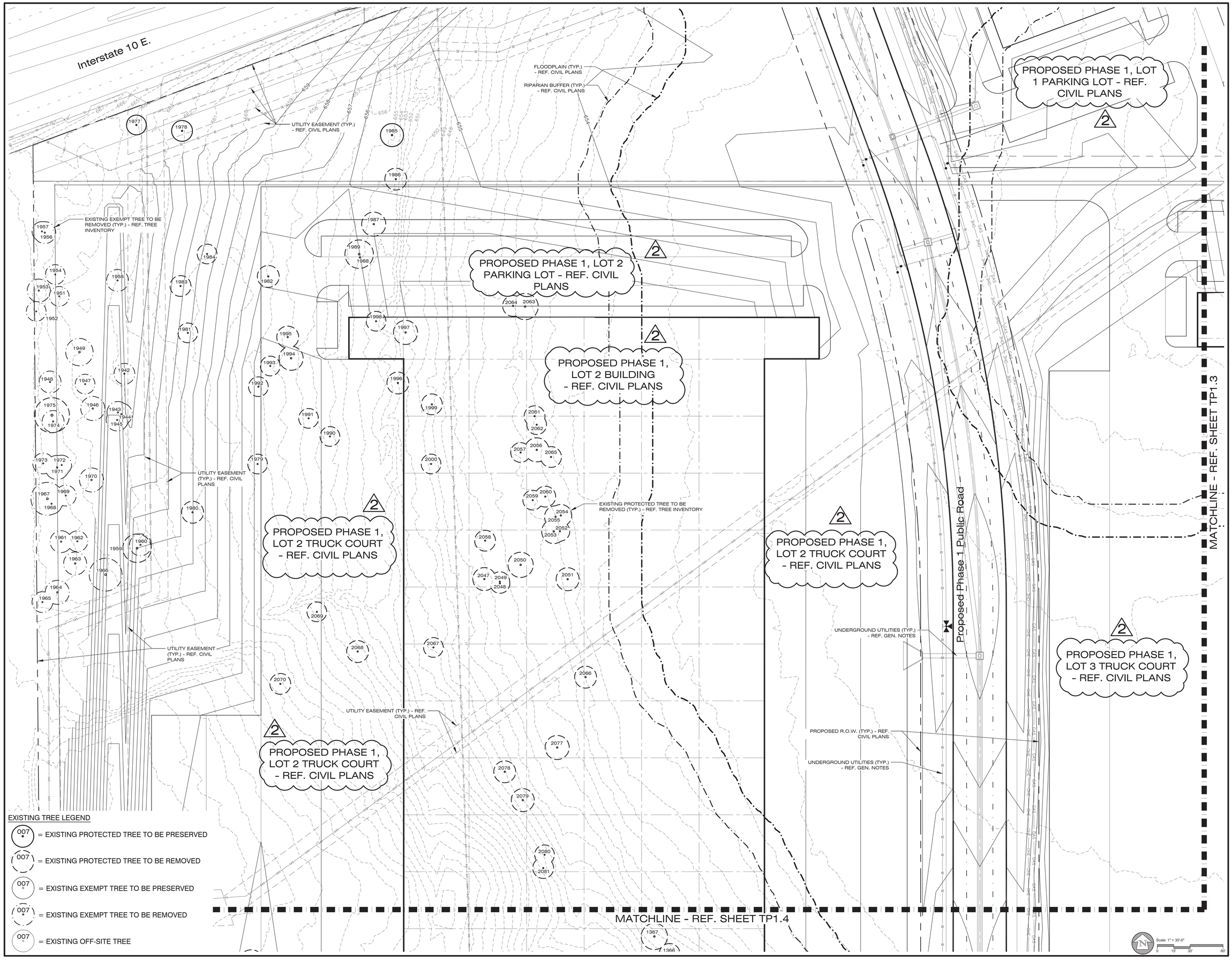
REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments
2.	1/19/21	Addendum #2 - City Comments

SHEET TITLE
ENLARGED TREE PRESERVATION PLAN

DATE
December 10, 2020

SHEET NUMBER
TP1.1



EXISTING TREE LEGEND

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- 007 = EXISTING OFF-SITE TREE

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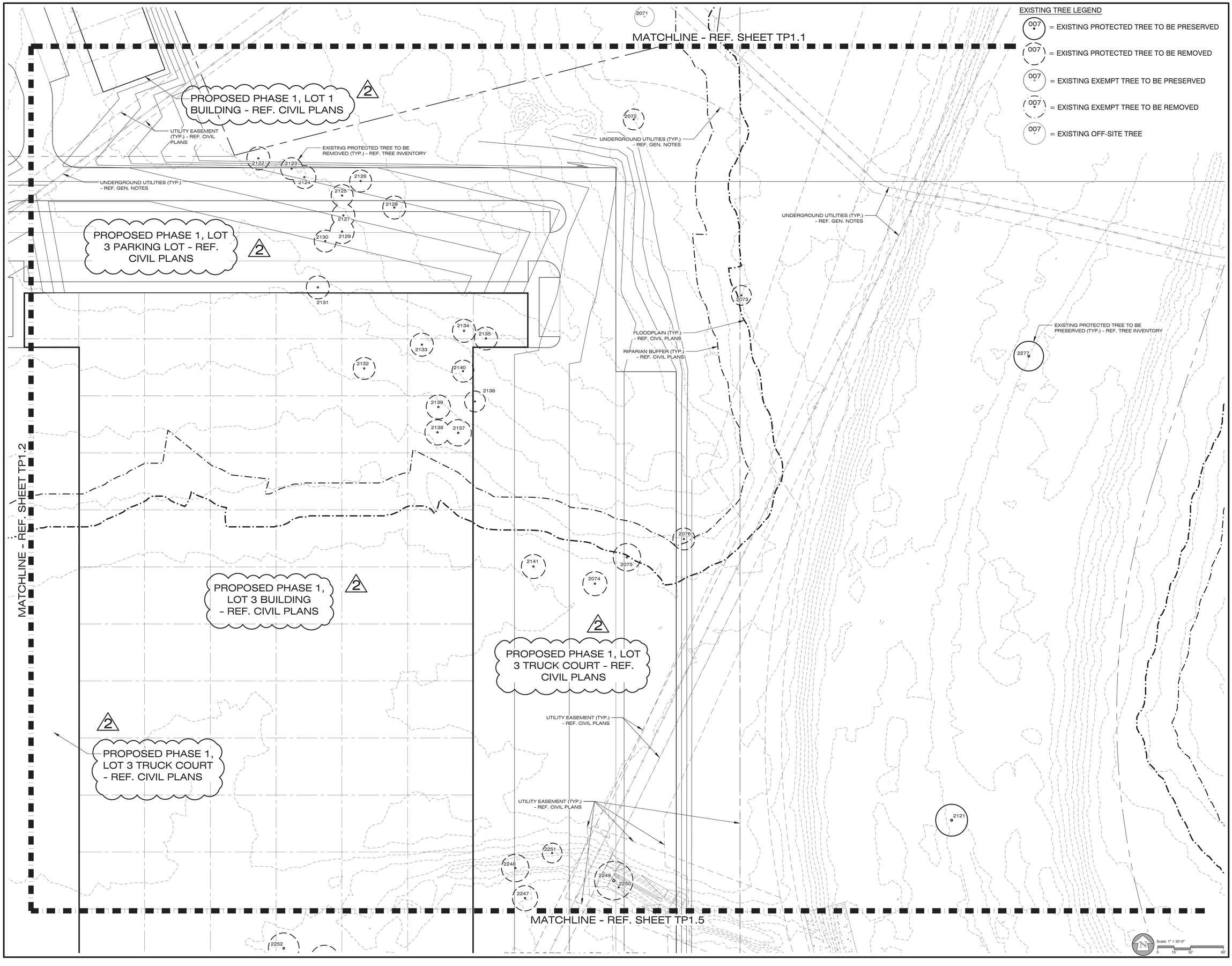
SHEET NUMBER

TP1.2



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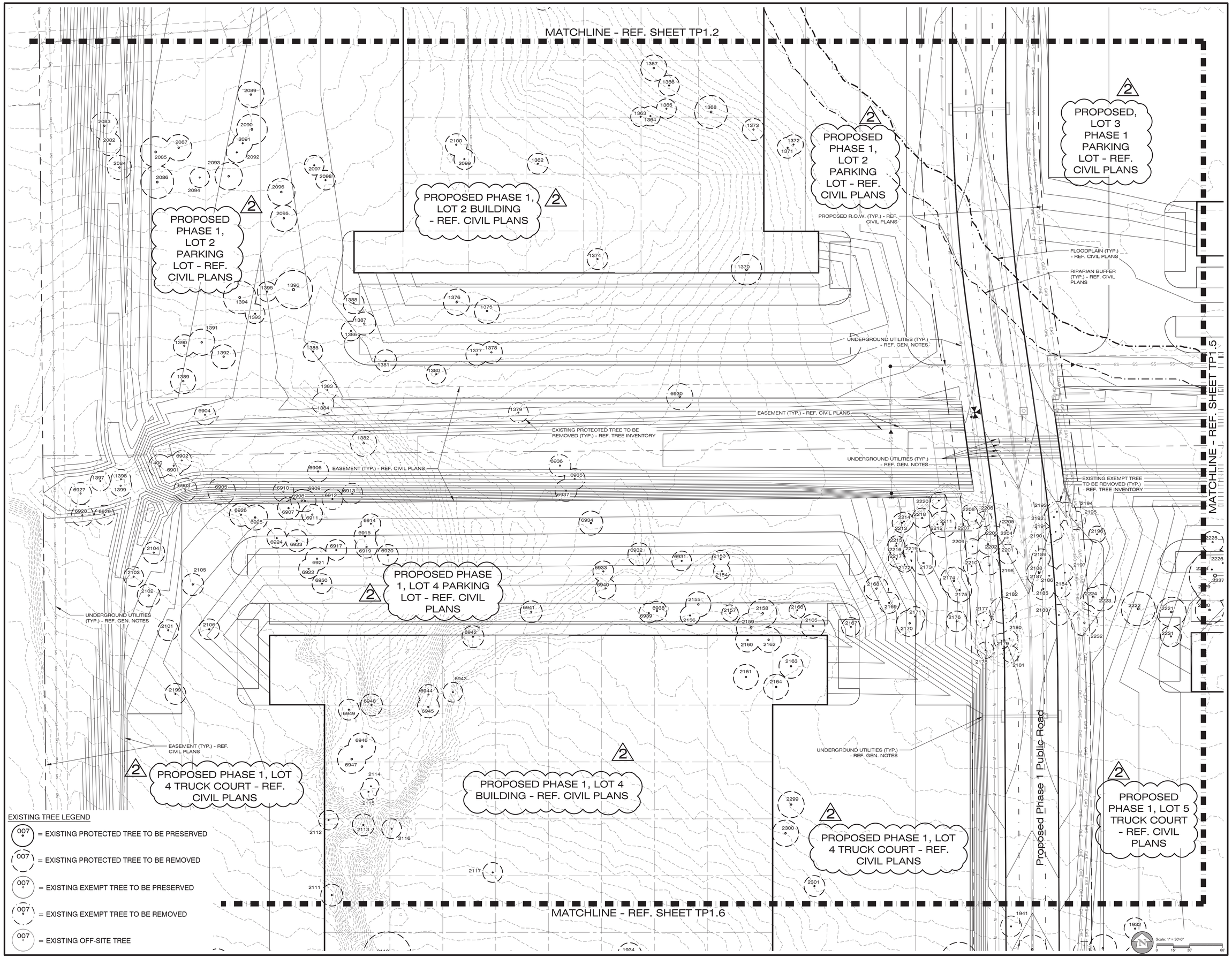
TP1.3



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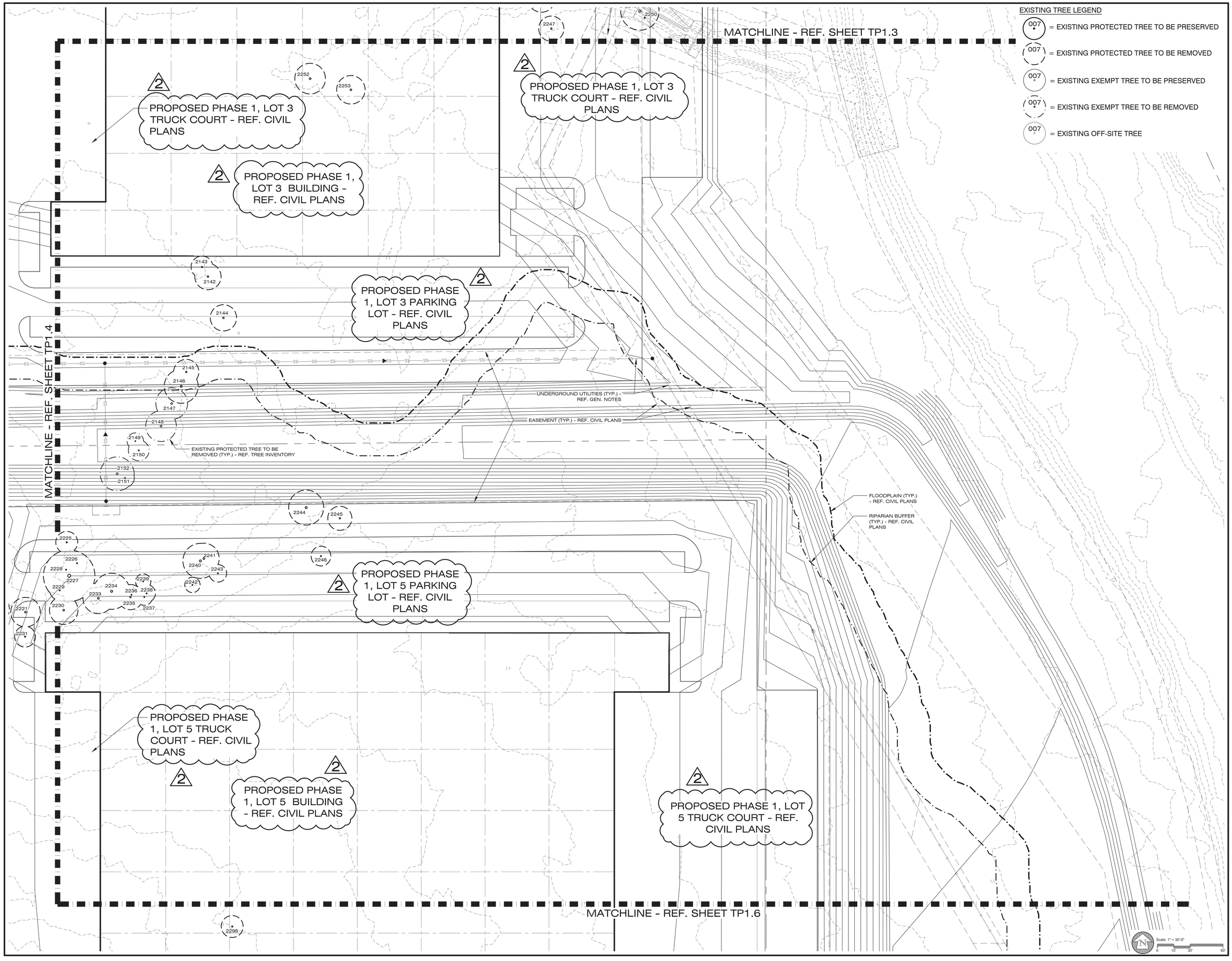
TP1.4



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TP1.5

EXISTING TREE LEGEND

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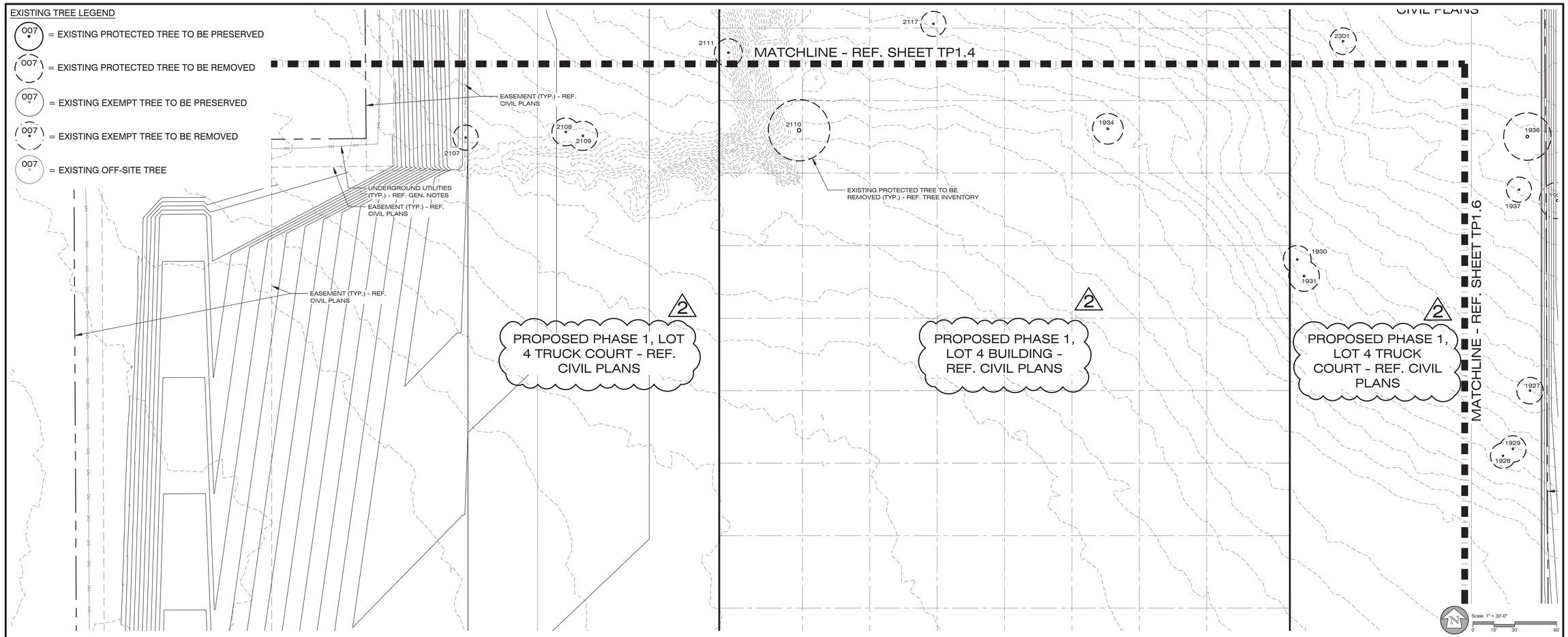
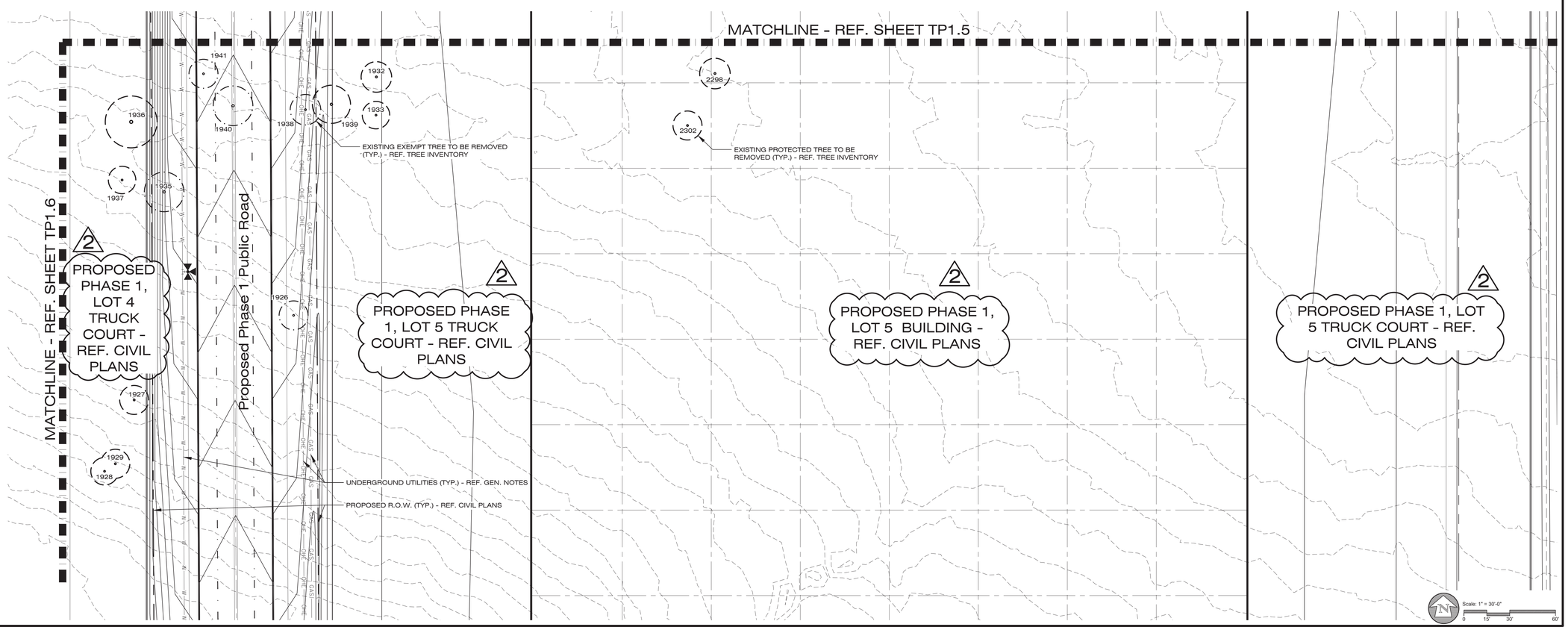
- 007 = EXISTING EXEMPT TREE TO BE REMOVED
- 007 = EXISTING OFF-SITE TREE





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TP1.6

EXISTING TREE LEGEND

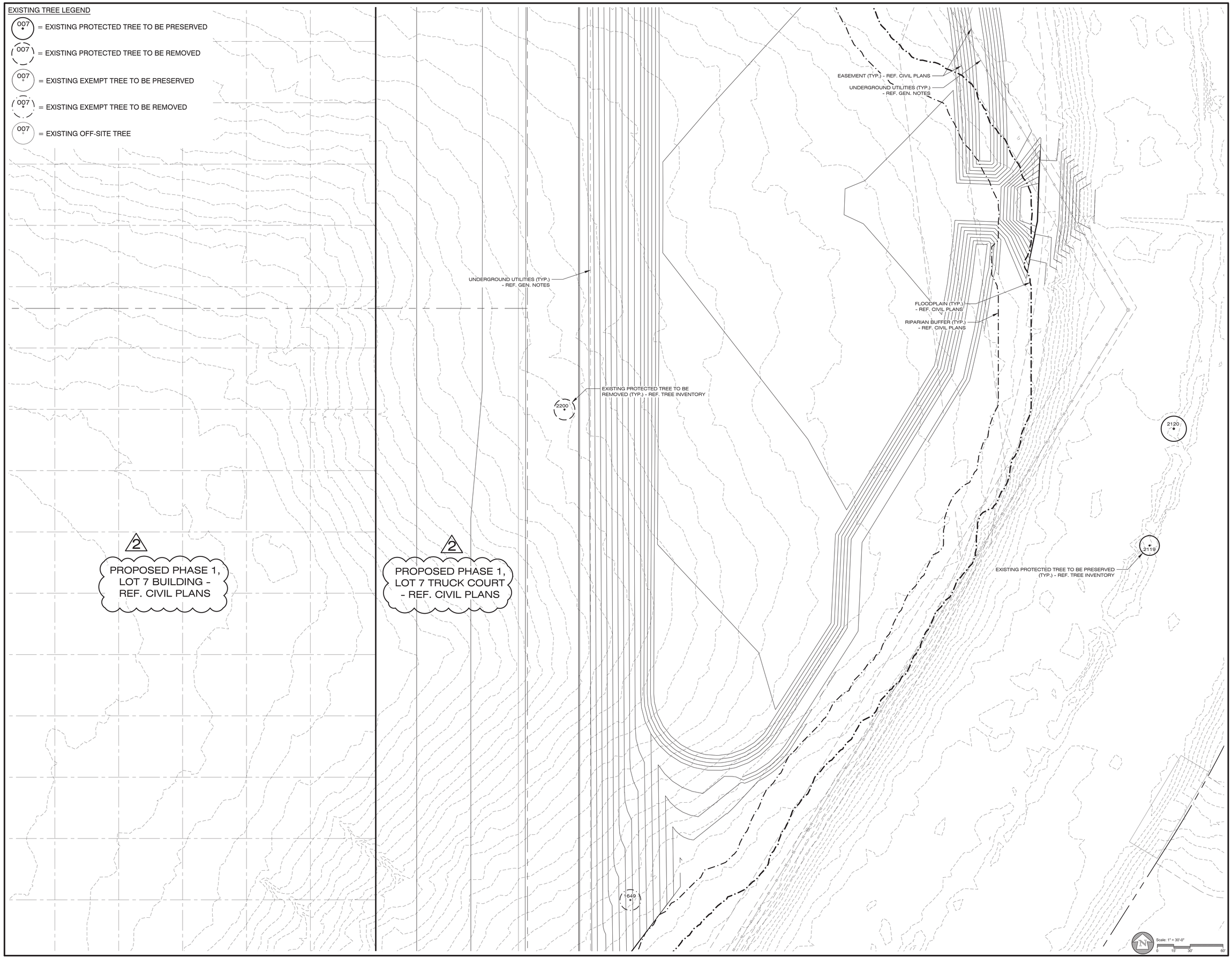
007 = EXISTING PROTECTED TREE TO BE PRESERVED

007 = EXISTING PROTECTED TREE TO BE REMOVED

007 = EXISTING EXEMPT TREE TO BE PRESERVED

007 = EXISTING EXEMPT TREE TO BE REMOVED

007 = EXISTING OFF-SITE TREE



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TP1.7

EXISTING TREE LEGEND

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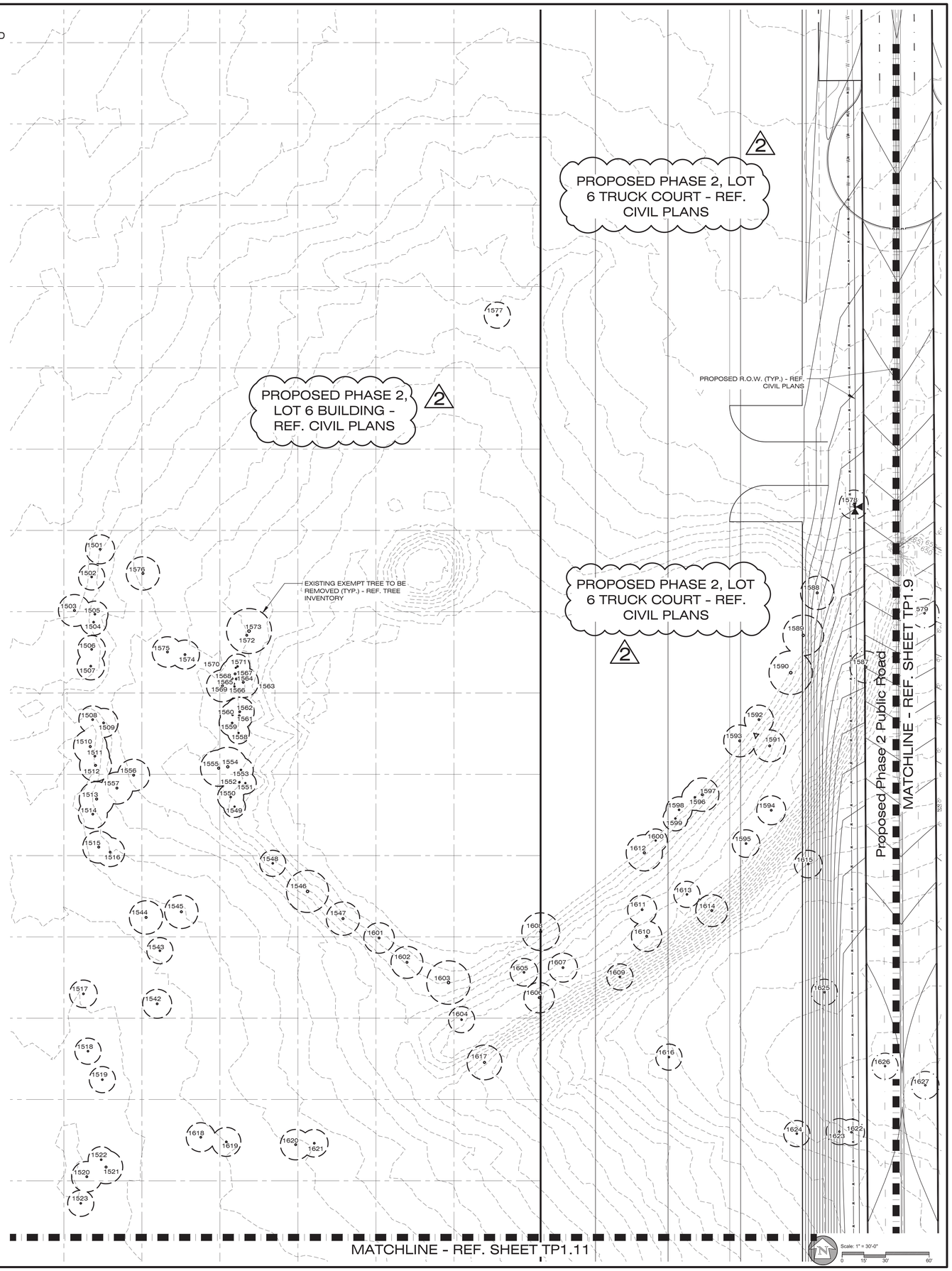

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SHEET NUMBER

TP1.8

EXISTING TREE LEGEND

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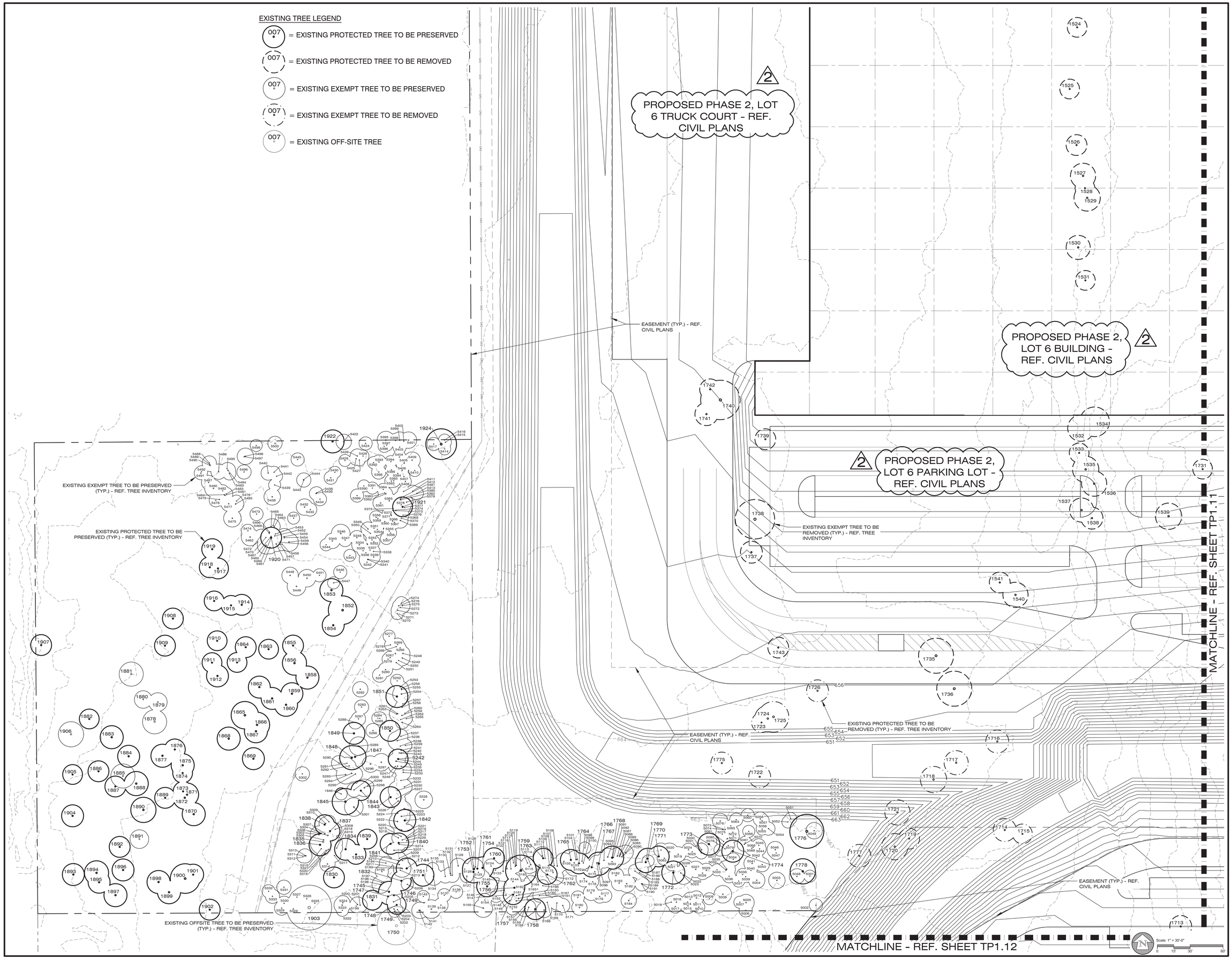

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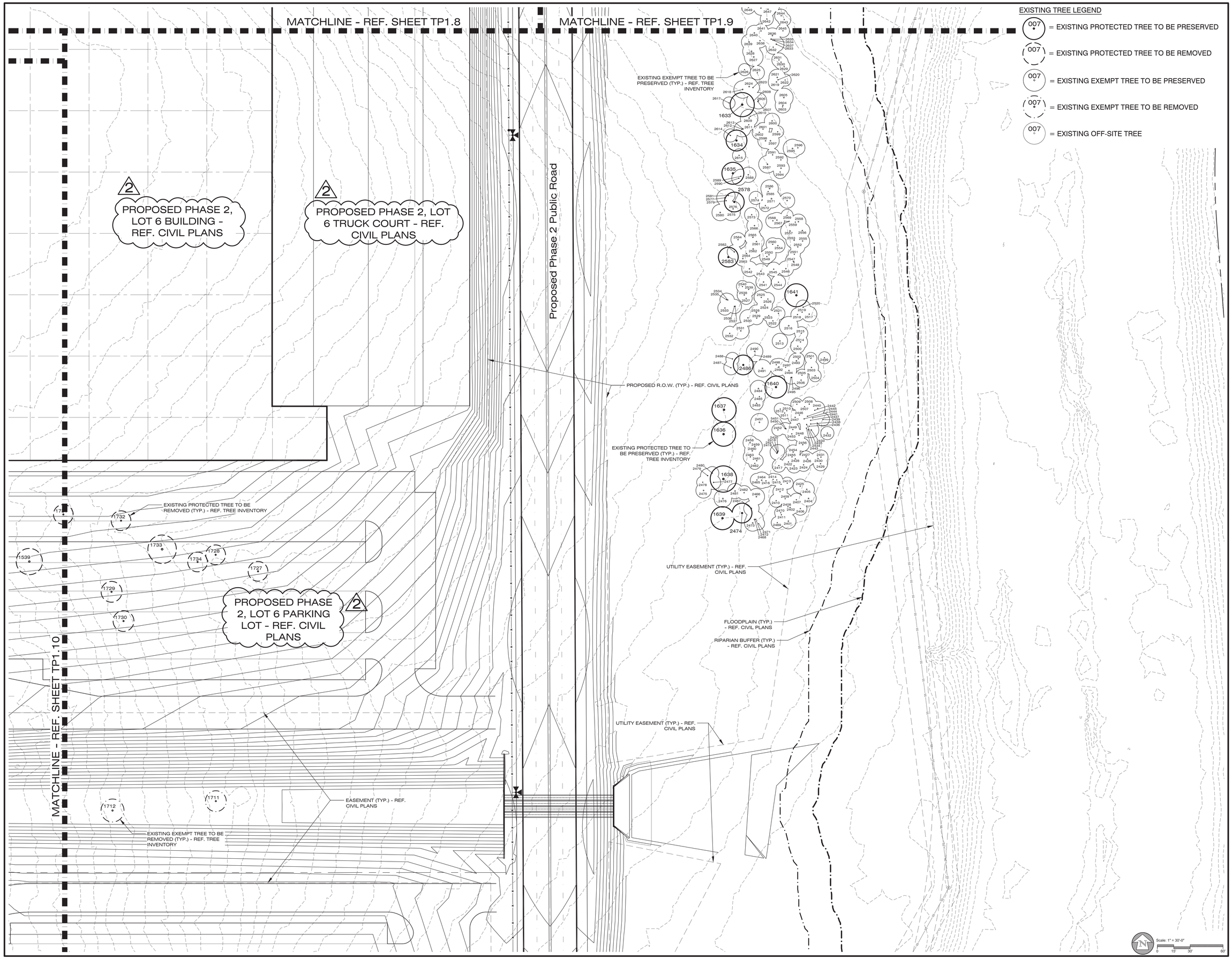
TP1.10



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OWNER

Milam Read Estate Capital, LLC
250 W. Nottingham, Suite 410
San Antonio, TX 78209

PROJECT TITLE

East Gate Industrial Park

Interstate 10 East and Foster Road
San Antonio, TX

PROJECT NUMBER

2020-199

DRAWN BY: th

CHECKED BY: jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments
2.	1/19/21	Addendum #2 - City Comments

SHEET TITLE

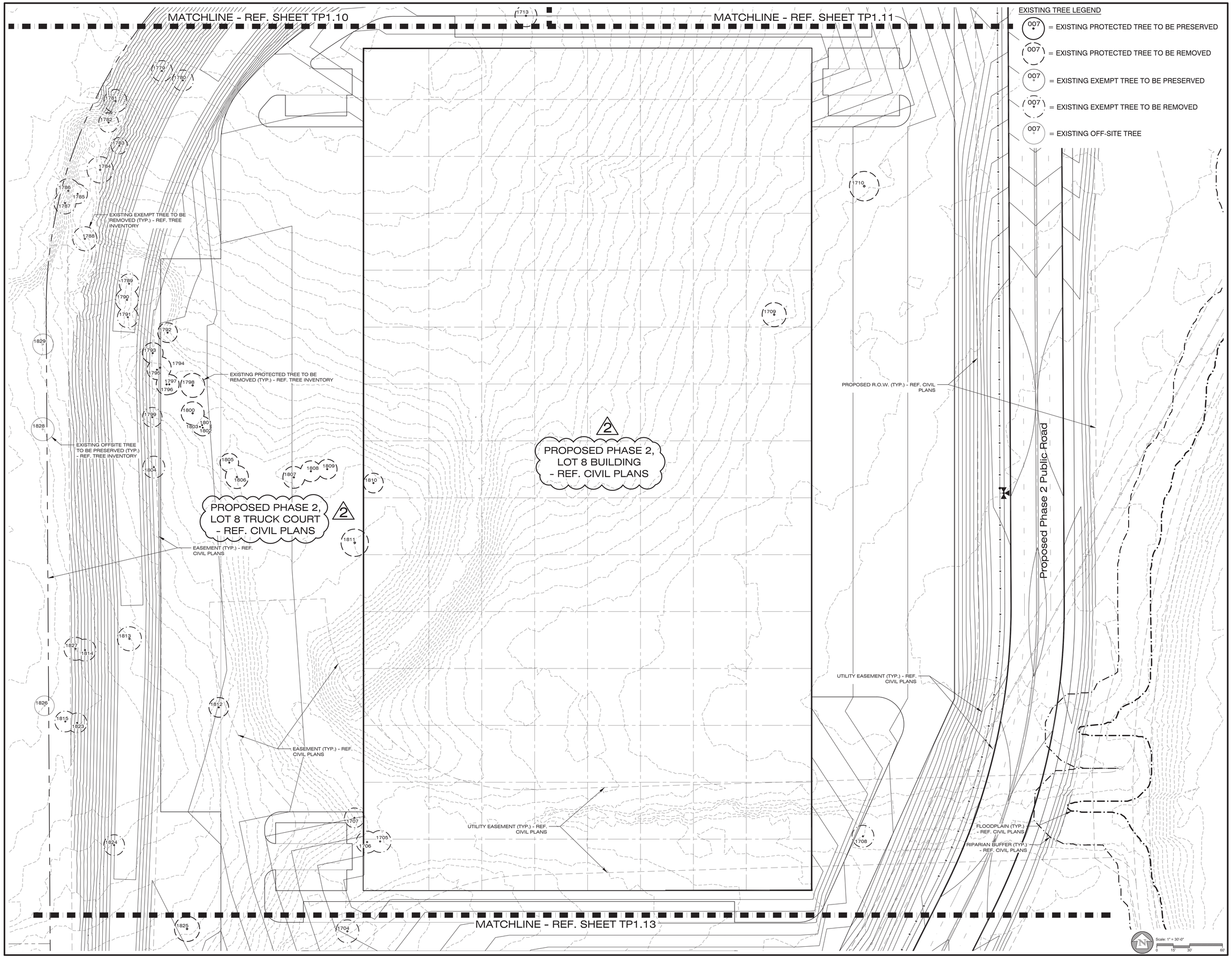
ENLARGED TREE PRESERVATION PLAN

DATE

December 10, 2020

SHEET NUMBER

TP1.11



HORIZON
DESIGN and DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT
JOHN ROBINSON
2375
STATE OF TEXAS

1.19.21

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

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SHEET TITLE

ENLARGED TREE PRESERVATION PLAN

DATE

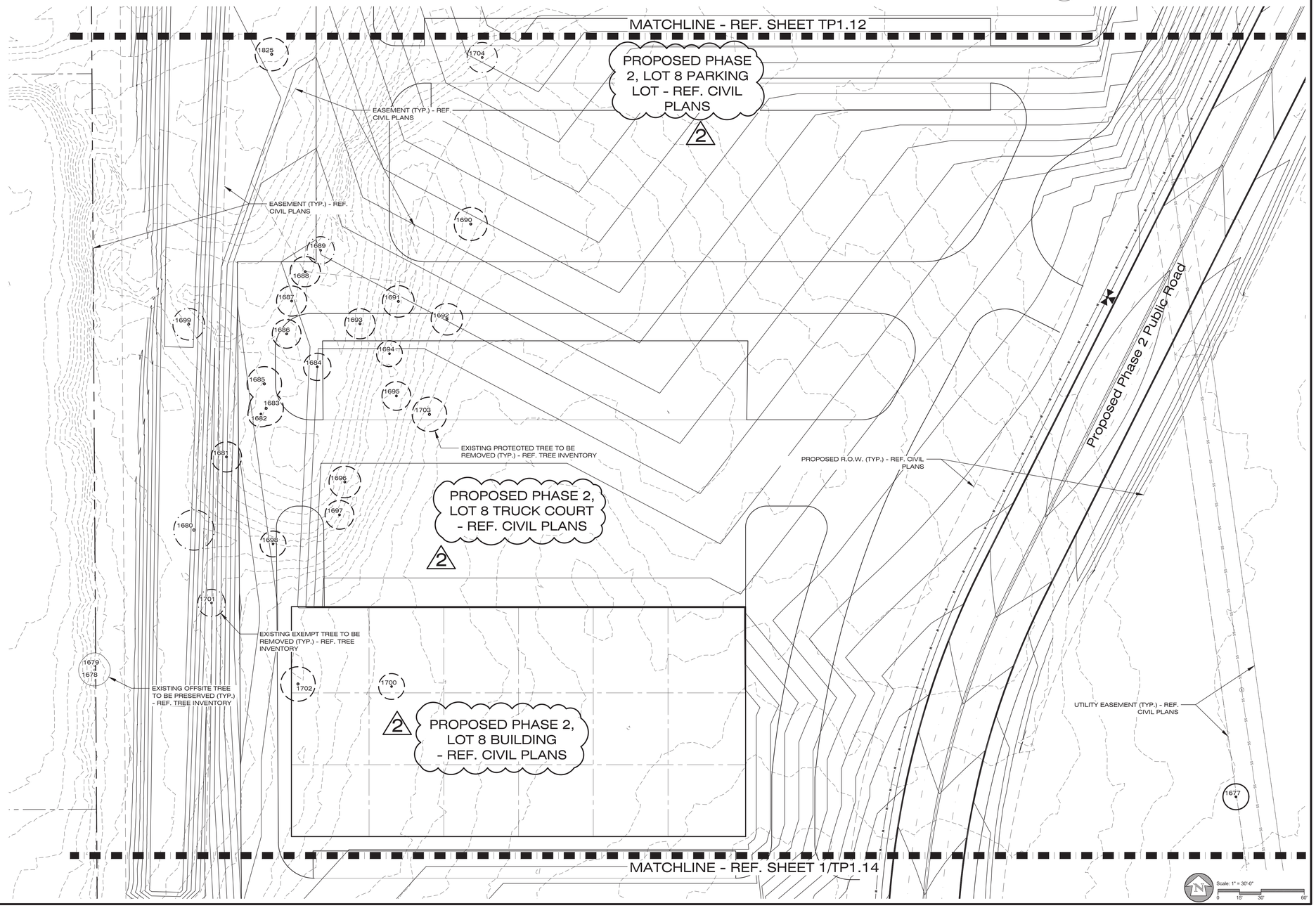
December 10, 2020

SHEET NUMBER

TP1.12

EXISTING TREE LEGEND

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



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REVISIONS

NUMBER	DATE	DESCRIPTION
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SHEET TITLE

ENLARGED TREE PRESERVATION PLAN

DATE

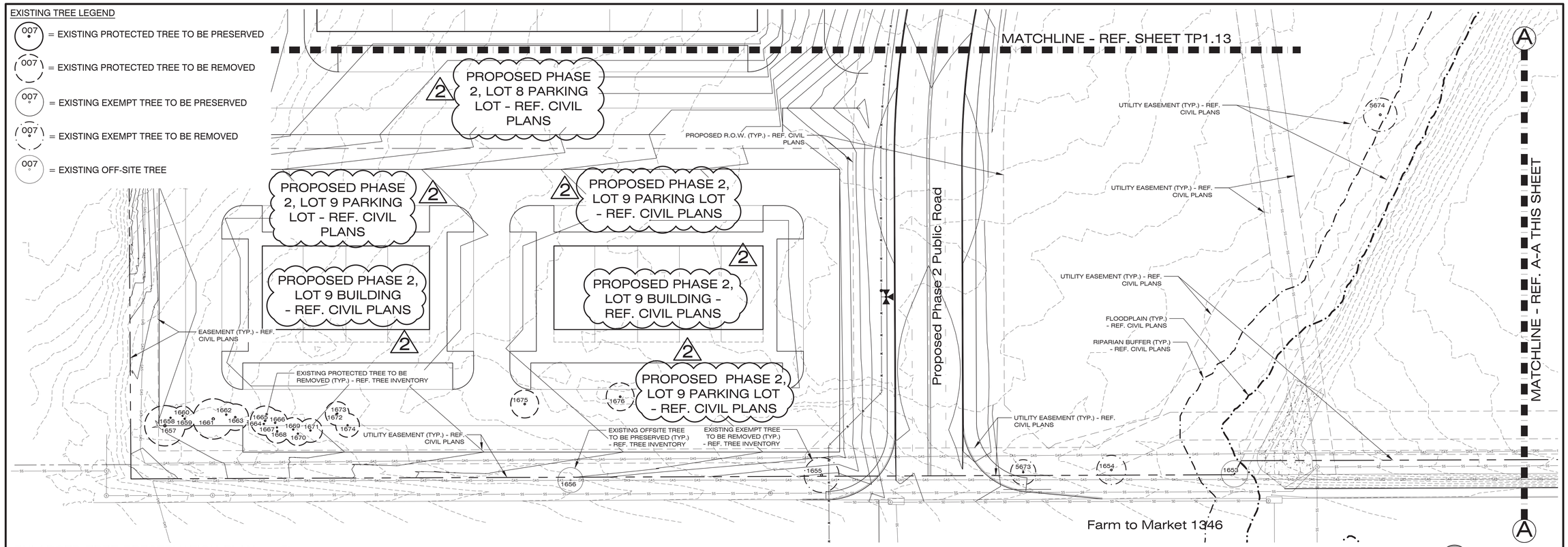
December 10, 2020

SHEET NUMBER

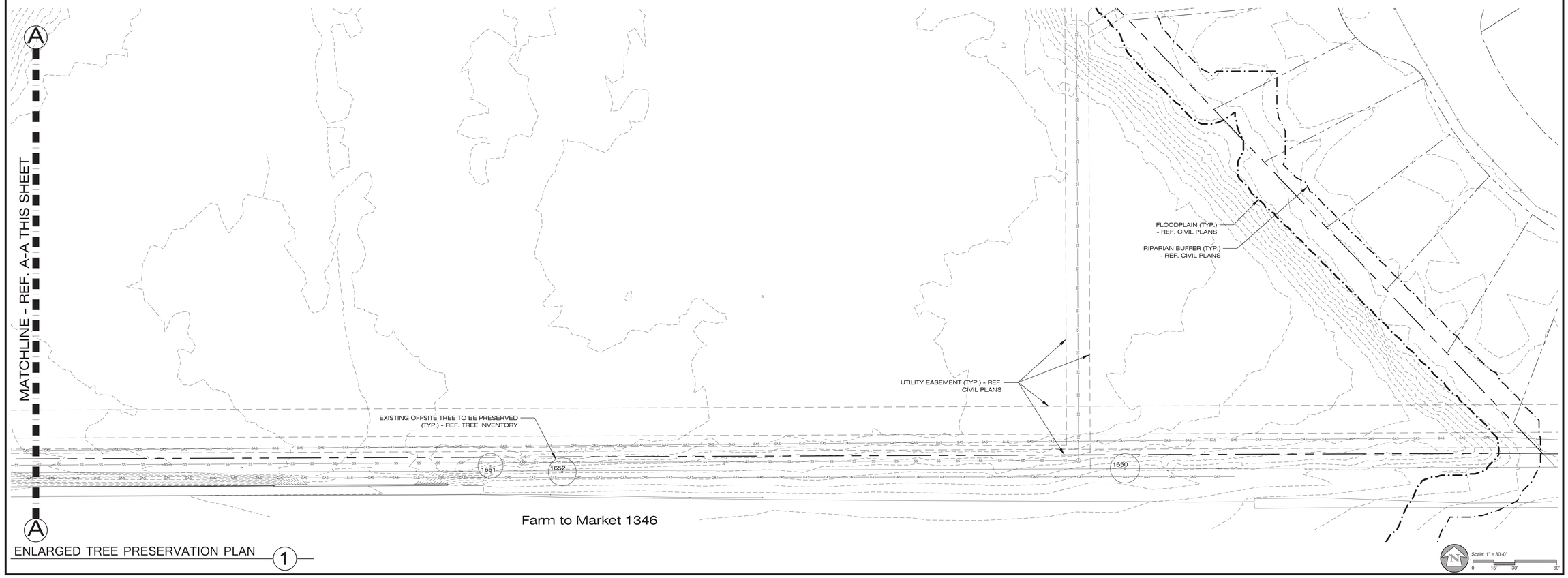
TP1.13

EXISTING TREE LEGEND

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



ENLARGED TREE PRESERVATION PLAN (2)



ENLARGED TREE PRESERVATION PLAN (1)

HORIZON
DESIGN and DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT JOHN ROBINSON 2375 STATE OF TEXAS

1.19.21

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th	jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments

SHEET TITLE

ENLARGED TREE PRESERVATION PLAN

DATE

December 10, 2020

SHEET NUMBER

TP1.14

EXISTING PROTECTED FLOOD PLAIN TREE INVENTORY

January 4, 2020

△1

			LARGE SPECIES					SMALL SPECIES					
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	PROTECTED CAL. INCHES EXEMPT	COMMENTS
1650	MESQUITE	13										13	Off Site; Preserved
1651	HACKBERRY	10										10	Off Site; Preserved
1652	HACKBERRY	12										12	Off Site; Preserved
2073	HACKBERRY	10		10									
2074	MESQUITE	14		14									
2075	MESQUITE	17		17									
2118	WILLOW	10	10										
2119	WILLOW	10	10										
2120	WILLOW	15	15										
2121	WILLOW	21	21										
2141	MESQUITE	14		14									
2142	ASH	16		16									
2143	ASH	12		12									
2144	ASH	16		16									
2247	MESQUITE	15		15									
2248	WILLOW	17		17									
2249	WILLOW	27		27									
2250	WILLOW	10		10									
2251	WILLOW	10		10									
2252	ASH	20		20									
2253	ASH	18		18									
2258	WILLOW	13	13										
2259	WILLOW	36			36								
2260	WILLOW	16	16										
2261	WILLOW	15	15										
2262	MULBERRY	17										17	Invasive; Preserved
2263	WILLOW	19	19										
2264	WILLOW	10	10										
2265	WILLOW	10	10										
2266	WILLOW	11	11										
2267	WILLOW	8	8										
2268	WILLOW	13	13										
2269	WILLOW	10	10										
2270	WILLOW	11	11										
2271	WILLOW	10	10										
2272	WILLOW	7	7										
2273	WILLOW	8	8										
2274	WILLOW	11	11										
2275	WILLOW	11	11										
2276	WILLOW	31			31								
2277	WILLOW	19	19										
2278	WILLOW	23	23										
2279	WILLOW	9	9										
2280	WILLOW	12	12										
2281	WILLOW	18	18										
2282	WILLOW	7	7										
2283	WILLOW	10	10										
2284	WILLOW	14	14										
2285	WILLOW	21	21										
2286	WILLOW	7	7										
2287	WILLOW	17	17										
2288	WILLOW	15	15										
2289	WILLOW	9	9										
2290	WILLOW	7	7										
2291	WILLOW	7	7										
2292	WILLOW	40			40								
2293	WILLOW	17	17										
2294	WILLOW	11	11										
2295	WILLOW	13	13										
2296	WILLOW	10	10										
2296	WILLOW	8	8										
5675	WILLOW	25			25								
5676	WILLOW	13	13										
TOTALS		**906**	**506**	**216**	**132**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	

△1

FLOOD PLAIN TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	906
SIGNIFICANT CAL. INCHES ON-SITE:	722
Significant Cal. Inches Preserved:	506
Significant Cal. Inches Exempt:	52
Significant Class Preservation Ratio:	70%
Required Significant Preservation Ratio:	80%
Significant Class Excess / (Mitigation):	**(72)**
HERITAGE CAL. INCHES ON-SITE:	132
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
Heritage Class Excess / (Mitigation), 3:1	**0**
Heritage Class Excess / (Mitigation), 1:1	**0.0**
Significant Class Excess / Mitigation:	(72)
TOTAL EXCESS / (MITIGATION)	**(72)**

EXISTING PROTECTED RIPARIAN BUFFER TREE INVENTORY

December 10, 2020

			LARGE SPECIES					SMALL SPECIES					
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	PROTECTED CAL. INCHES EXEMPT	COMMENTS
1653	HACKBERRY	11										11	Off Site; Preserved
2145	ASH	15		15									
2146	ASH	23		23									
2254	WILLOW	36			36								
2255	WILLOW	30										30	Off Site; Preserved
2256	SALT CEDAR	8	8										
TOTALS		**123**	**8**	**38**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**41**	

RIPARIAN BUFFER TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	123
SIGNIFICANT CAL. INCHES ON-SITE:	46
Significant Cal. Inches Preserved:	8
Significant Cal. Inches Exempt:	41
Significant Class Preservation Ratio:	17.39%
Required Significant Preservation Ratio:	80%
Significant Class Excess / (Mitigation):	**(28.8)**
HERITAGE CAL. INCHES ON-SITE:	36
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
Heritage Class Excess / (Mitigation), 3:1	**0.0**
Heritage Class Excess / (Mitigation), 1:1	**0.0**
Significant Class Excess / Mitigation:	(28.8)
TOTAL EXCESS / (MITIGATION)	**(29)**

EXISTING PROTECTED TREE INVENTORY

January 4, 2020

△1

			LARGE SPECIES					SMALL SPECIES					
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	PROTECTED CAL. INCHES EXEMPT	COMMENTS
1362	MESQUITE	11		11									
1363	MESQUITE	10		10									
1364	MESQUITE	10		10									
1365	MESQUITE	10		10									
1366	MESQUITE	11		11									
1367	MESQUITE	16		16									
1368	MESQUITE	22		22									
1370	MESQUITE	20		20									
1371	MESQUITE	11		11									
1372	MESQUITE	10		10									
1373	MESQUITE	12		12									
1374	MESQUITE	11		11									
1375	MESQUITE	15		15									
1376	MESQUITE	16		16									
1377	MESQUITE	12		12									
1378	MESQUITE	12		12									
1379	MESQUITE	10										10	Easement; Removed
1380	MESQUITE	10		10									
1381	MESQUITE	12		12									
1382	MESQUITE	16										16	Easement; Removed
1383	MESQUITE	11										11	Easement; Removed
1384	MESQUITE	12										12	Easement; Removed
1385	MESQUITE	10		10									
1386	MESQUITE	10		10									
1387	MESQUITE	13		13									
1388	MESQUITE	11		11									
1389	MESQUITE	15		15									
1390	MESQUITE	12		12									
1391	MESQUITE	16		16									
1392	MESQUITE	14		14									
1393	MESQUITE	10		10									
1394	MESQUITE	22		22									
1395	MESQUITE	10		10									
1396	MESQUITE	27					27						
1397	ASH	10										10	Easement; Removed
1398	ASH	10										10	Easement; Removed
1399	ASH	12										12	Easement; Removed

			LARGE SPECIES					SMALL SPECIES					
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	PROTECTED CAL. INCHES EXEMPT	COMMENTS
1400	ASH	13										13	Easement; Removed
1501	HACKBERRY	12		12									
1502	HACKBERRY	10		10									
1503	HACKBERRY	14		14									
1504	HACKBERRY	10		10									
1505	HACKBERRY	10		10									
1506	HACKBERRY	11		11									
1507	HACKBERRY	11		11									
1508	HACKBERRY	11		11									
1509	HACKBERRY	12		12									
1510	HACKBERRY	15		15									
1511	HACKBERRY	12		12									
1512	HACKBERRY	14		14									
1513	HACKBERRY	16		16									
1514	HACKBERRY	12		12									
1515	HACKBERRY	13		13									
1516	HACKBERRY	12		12									
1517	HACKBERRY	11		11									
1518	HACKBERRY	10		10									
1519	HACKBERRY	10		10									
1520	HACKBERRY	13		13									
1521	MESQUITE	15		15									
1522	HACKBERRY	10		10									
1523	HACKBERRY	10		10									
1524	HACKBERRY	10		10									
1525	HACKBERRY	10		10									
1526	HACKBERRY	11		11									
1527	MESQUITE	15		15									
1528	HACKBERRY	10		10									
1529	MESQUITE	16		16									
1530	MESQUITE	14		14									
1531	MESQUITE	10		10									
1532	HACKBERRY	16		16									
1533	HACKBERRY	10		10									
1534	HACKBERRY	19		19									
1535	HACKBERRY	16		16									
1536	MESQUITE	15		15									
1537	HACKBERRY	14		14									
1538	HACKBERRY	12		12									
1539	MESQUITE	16		16									
1540	HACKBERRY	15		15									
1541	HACKBERRY	11		11									
1542	HACKBERRY	12		12									
1543	HACKBERRY	10		10									
1544	HACKBERRY	15		15									
1545	HACKBERRY	15		15									
1546	WILLOW	21		21									
1547	WILLOW	15		15									
1548	WILLOW	10		10									
1549	WILLOW	7		7									
1550	WILLOW	10		10									
1551	WILLOW	7		7									
1552	WILLOW	10		10									
1553	WILLOW	9		9									
1554	WILLOW	19		19									
1555	WILLOW	17		17									
1556	HACKBERRY	14		14									
1557	HACKBERRY	14		14									
1558	WILLOW	7		7									
1559	WILLOW	10		10									
1560	WILLOW	9		9									
1561	WILLOW	11		11									
1562	WILLOW	12		12									
1563	WILLOW	13		13									
1564	WILLOW	13		13									
1565	WILLOW	10		10									
1566	WILLOW	8		8									
1567	WILLOW	13		13									
1568	WILLOW	12		12									
1569	WILLOW	14		14									
1570	WILLOW	6		6									
1571	WILLOW	9		9									
1572	WILLOW	8		8									
1573	WILLOW	23		23									
1574	HACKBERRY	12		12									
1575	HACKBERRY	13		13									
1576	HACKBERRY	15		15									
1577	HACKBERRY	10		10									
1578	HACKBERRY	12										12	R.O.W.; Removed
1579	HACKBERRY	12										12	R.O.W.; Removed
1580	HUISACHE	10										10	R.O.W.; Removed
1581	ASH	35			35								
1582	HACKBERRY	11	11										
1583	HACKBERRY	13	13										
1584	HACKBERRY	10										10	R.O.W.; Removed
1585	HACKBERRY	10										10	R.O.W.; Removed
1586	HACKBERRY	12										12	R.O.W.; Removed
1587	MESQUITE	14										14	R.O.W.; Removed
1588	WILLOW	15		15									
1589	WILLOW	20		20									
1590	WILLOW	22		22									
1591	MULBERRY	14										14	Invasive; Removed
1592	WILLOW	12		12									
1593	WILLOW	14		14									
1594	MESQUITE	12		12									
1595	MESQUITE	11		11									
1596	WILLOW	10		10									
1597	WILLOW	15		15									
1598	WILLOW	10		10									
1599	WILLOW	9		9									
1600	WILLOW	8		8									
1601	WILLOW	13		13									
1602	WILLOW	14		14									
1603	WILLOW	22		22									
1604	MESQUITE	10		10									
1605	HACKBERRY	11		11									
1606	MESQUITE	13		13									
1607	MESQUITE	12		12									
1608	WILLOW	18		18									
1609	MESQUITE	10		10									
1610	MESQUITE	13		13									
1611	HACKBERRY	12		12									
1612	WILLOW	17		17									
1613	MESQUITE	10		10									
1614	MESQUITE	14		14									
1615	MESQUITE	11		11									
1616	HACKBERRY	10		10									
1617	MESQUITE	16		16									
1618	MESQUITE	12		12									
1619	MESQUITE	12		12									
1620	MESQUITE	13		13									
1621	MESQUITE	11		11									
1622	HACKBERRY	10										10	R.O.W.; Removed
1623	HACKBERRY	10										10	R.O.W.; Removed
1624	MESQUITE	10		10									
1625	HACKBERRY	10										10	R.O.W.; Removed
1626	MESQUITE	10										10	R.O.W.; Removed
1627	MESQUITE	11										11	R.O.W.; Removed
1628	HACKBERRY	11										11	R.O.W.; Removed
1629	HACKBERRY	10										10	R.O.W.; Removed
1630	MESQUITE	12	12										
1631	HACKBERRY	11	11										
1632	HACKBERRY	15	15										
1633	HACKBERRY	13	13										
1634	MESQUITE	11	11										
1635	MESQUITE	12	12										
1636	MESQUITE	14	14										
1637	MESQUITE	14	14										
1638	MESQUITE	16	16										
1639	MESQUITE	13	13										
1640	MESQUITE	12	12										
1641	MESQUITE	13	13										
1642	MESQUITE	12	12										
1643	MESQUITE	14	14										
1644	MESQUITE	10	10										
1645	MESQUITE	14	14										
1646	MESQUITE	14	14										
1647	MESQUITE	12	12										
1648	MESQUITE	13		13									
1649	MESQUITE	11										11	Easment; Removed
1653	HACKBERRY	11										11	Off Site; Preserved
1654	MESQUITE	13										13	Easement; Removed
1655	MESQUITE	17										17	Easement; Removed
1656	HACKBERRY	10										10	Off Site; Preserved
1657	WILLOW	21		21									
1658	WILLOW	8		8									
1659	WILLOW	7		7									

			LARGE SPECIES					SMALL SPECIES					
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	PROTECTED CAL. INCHES EXEMPT	COMMENTS
1660	WILLOW	6		6									
1661	WILLOW	21		21									
1662	WILLOW	10		10									
1663	WILLOW	11		11									
1664	WILLOW	8		8									
1665	WILLOW	13		13									
1666	WILLOW	10		10									
1667	WILLOW	7		7									
1668	WILLOW	9		9									
1669	WILLOW	9		9									
1670	WILLOW	9		9									
1671	WILLOW	9		9									
1672	WILLOW	7		7									
1673	WILLOW	9		9									
1674	WILLOW	9		9									
1675	HACKBERRY	12		12									
1676	WILLOW	12		12									
1677	HUISACHE	10	10										
1678	HACKBERRY	14										14	Off Site; Preserved
1679	HACKBERRY	10										10	Off Site; Preserved
1680	MESQUITE	20										20	Easement; Removed
1681	MESQUITE	13		13									
1682	AMERICAN ELM	10		10									
1683	WILLOW	16		16									
1684	WILLOW	11		11									
1685	HACKBERRY	16		16									
1686	HACKBERRY	12		12									
1687	HACKBERRY	13		13									
1688	HACKBERRY	13		13									
1689	HACKBERRY	11										11	Easement; Removed
1690	MESQUITE	15		15									
1691	MESQUITE	14		14									
1692	MESQUITE	14		14									
1693	HACKBERRY	13		13									
1694	MESQUITE	10		10									
1695	MESQUITE	12		12									
1696	MESQUITE	14		14									
1697	MESQUITE	12		12									
1698	MESQUITE	10		10									
1699	HACKBERRY	14										14	Easement; Removed
1700	HACKBERRY	10		10									
1701	MESQUITE	11										11	Easement; Removed
1702	MESQUITE	16		16									
1703	MESQUITE	16		16									
1704	MESQUITE	13										13	Easement; Removed
1705	WILLOW	12										12	Easement; Removed
1706	WILLOW	12										12	Easement; Removed
1707	HACKBERRY	10										10	Easement; Removed
1708	HACKBERRY	12										12	Easement; Removed
1709	HACKBERRY	14		14									
1710	MESQUITE	19		19									
1711	MESQUITE	11										11	Easment; Removed
1712	MESQUITE	13										13	Easment; Removed
1713	MESQUITE	12		12									
1714	MESQUITE	13										13	Easment; Removed
1715	MESQUITE	10										10	Easment; Removed
1716	MESQUITE	13										13	Easment; Removed
1717	MESQUITE	14										14	Easment; Removed
1718	MESQUITE	16										16	Easment; Removed
1719	MESQUITE	11										11	Easment; Removed
1720	MESQUITE	16										16	Easment; Removed
1721	MESQUITE	15										15	Easment; Removed
1722	MESQUITE	12										12	Easment; Removed
1723	HACKBERRY	10										10	Easment; Removed
1724	MESQUITE	16										16	Easment; Removed
1725	MESQUITE	20										20	Easment; Removed
1726	MESQUITE	12										12	Easment; Removed
1727	HACKBERRY	10		10									
1728	MESQUITE	10		10									
1729	HACKBERRY	11		11									
1730	MESQUITE	11		11									
1731	HACKBERRY	10		10									
1732	HACKBERRY	10		10									
1733	MESQUITE	18		18									
1734	HACKBERRY	10		10									
1735	MESQUITE	24				24							
1736	MESQUITE	24				24							
1737	HACKBERRY	12		12									
1738	PECAN	28				28							
1739	HACKBERRY	11		11									
1740	PECAN	28				28							
1741	HACKBERRY	13		13									
1742	HACKBERRY	11		11									
1743	HACKBERRY	11		11									
1744	HACKBERRY	11	11										
1745	WILLOW	11	11										
1746	WILLOW	7	7										
1747	WILLOW	7	7										
1748	WILLOW	9	9										
1749	WILLOW	1										1	Off Site: Preserved
1750	WILLOW	27										27	Off Site: Preserved
1751	HACKBERRY	12	12										
1752	HACKBERRY	13	13										
1753	HACKBERRY	12	12										
1754	HACKBERRY	12	12										
1755	HACKBERRY	11	11										
1756	HACKBERRY	11	11										
1757	HACKBERRY	10	10										
1758	HACKBERRY	11	11										
1759	HACKBERRY	20	20										
1760	HACKBERRY	11	11										
1761	HACKBERRY	10	10										
1762	HACKBERRY	10	10										
1763	HACKBERRY	10	10										
1764	HACKBERRY	11	11										
1765	HACKBERRY	11	11										
1766	HACKBERRY	10	10										
1767	HACKBERRY	13	13										
1768	HACKBERRY	13	13										
1769	HACKBERRY	11	11										
1770	HACKBERRY	11	11										
1771	HACKBERRY	11	11										
1772	HACKBERRY	13	13										
1773	HACKBERRY	12	12										
1774	MESQUITE	12	12										
1775	HACKBERRY	12										12	Easment; Removed
1776	MESQUITE	23	23										
1777	MESQUITE	13										13	Easment; Removed
1778	MESQUITE	15	15										
1779	MESQUITE	11										11	Easment; Removed
1780	MESQUITE	11										11	Easment; Removed
1781	MESQUITE	13										13	Easment; Removed
1782	WILLOW	10										10	Easment; Removed
1783	AMERICAN ELM	7										7	Easment; Removed
1784	MESQUITE	16										16	Easment; Removed
1785	HACKBERRY	10										10	Easment; Removed
1786	HACKBERRY	14										14	Easment; Removed
1787	HACKBERRY	12										12	Easment; Removed
1788	HACKBERRY	14										14	Easment; Removed
1789	HACKBERRY	10										10	Easment; Removed
1790	HACKBERRY	13										13	Easment; Removed
1791	HACKBERRY	11										11	Easment; Removed
1792	HACKBERRY	10		10									
1793	WILLOW	11		11									
1794	WILLOW	12		12									
1795	WILLOW	10		10									
1796	WILLOW	11		11									
1797	WILLOW	10		10									
1798	HACKBERRY	14		14									
1799	HACKBERRY	10										10	Easment; Removed
1800	WILLOW	13		13									
1801	WILLOW	8		8									
1802	WILLOW	7		7									
1803	WILLOW	6		6									
1804	HACKBERRY	12										12	Easment; Removed
1805	WILLOW	9		9									
1806	HACKBERRY	13		13									
1807	HACKBERRY	12		12									
1808	HACKBERRY	11		11									
1809	HACKBERRY	10		10									
1810	HACKBERRY	10		10									
1811	WILLOW	17		17									
1812	HACKBERRY	10		10									
1813	MESQUITE	14										14	Easment; Removed
1814	HACKBERRY	12										12	Easment; Removed
1815	HACKBERRY	11										11	Easment; Removed
1823	HACKBERRY	10										10	Easment; Removed

H O R I Z O N

DESIGN AND DEVELOPMENT

PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING

14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS

1.7.21

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OWNER

Milam Read Estate Capital, LLC
250 W. Nottingham, Suite 410
San Antonio, TX 78209

PROJECT TITLE

East Gate Industrial Park

Interstate 10 East and Foster Road
San Antonio, TX

PROJECT NUMBER

2020-199

DRAWN BY: th CHECKED BY: jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments

SHEET TITLE

TREE INVENTORY

DATE

December 10, 2020

SHEET NUMBER

TP1.15

TAG#	SPECIES	SIZE	LARGE SPECIES					SMALL SPECIES				PROTECTED	
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL. INCHES EXEMPT	COMMENTS
1824	MESQUITE	11										11	Easment; Removed
1825	MESQUITE	15		15									
1826	HACKBERRY	10										10	Off Site; Preserved
1827	HACKBERRY	13										13	Easment; Removed
1828	HACKBERRY	13										13	Off Site; Preserved
1829	HACKBERRY	11										11	Off Site; Preserved
1830	HACKBERRY	11	11										
1831	HACKBERRY	10	10										
1832	HACKBERRY	10	10										
1833	HACKBERRY	10	10										
1834	HACKBERRY	12	12										
1835	MULBERRY	16										16	Invasive; Preserved
1836	HACKBERRY	12	12										
1837	HACKBERRY	10	10										
1838	HACKBERRY	10	10										
1839	HACKBERRY	10	10										
1840	HACKBERRY	10	10										
1841	HACKBERRY	11	11										
1842	HACKBERRY	12	12										
1843	HACKBERRY	11	11										
1844	HACKBERRY	10	10										
1845	HACKBERRY	16	16										
1847	HACKBERRY	12	12										
1848	HACKBERRY	14	14										
1849	HACKBERRY	12	12										
1850	HACKBERRY	11	11										
1851	HACKBERRY	12	12										
1852	HACKBERRY	18	18										
1853	HACKBERRY	13	13										
1854	HACKBERRY	12	12										
1855	HACKBERRY	11	11										
1856	HACKBERRY	14	14										
1858	HACKBERRY	13	13										
1859	HACKBERRY	12	12										
1860	HACKBERRY	13	13										
1861	HACKBERRY	12	12										
1862	HACKBERRY	12	12										
1863	HACKBERRY	10	10										
1864	HACKBERRY	11	11										
1865	HACKBERRY	17	17										
1866	HACKBERRY	15	15										
1867	HACKBERRY	13	13										
1868	HACKBERRY	13	13										
1869	HACKBERRY	12	12										
1870	HACKBERRY	13	13										
1871	HACKBERRY	13	13										
1872	HACKBERRY	13	13										
1873	HACKBERRY	10	10										
1874	HACKBERRY	10	10										
1875	HACKBERRY	13	13										
1876	HACKBERRY	11	11										
1877	HACKBERRY	13	13										
1878	MULBERRY	14										14	Invasive; Preserved
1879	MULBERRY	9										9	Invasive; Preserved
1880	MULBERRY	8										8	Invasive; Preserved
1881	MULBERRY	14										14	Invasive; Preserved
1882	HACKBERRY	10	10										
1883	HACKBERRY	13	13										
1884	HACKBERRY	12	12										
1885	MULBERRY	14										14	Invasive; Preserved
1886	HACKBERRY	11	11										
1887	HACKBERRY	11	11										
1888	HACKBERRY	11	11										
1889	HACKBERRY	11	11										
1890	HACKBERRY	15	15										
1891	MULBERRY	9										9	Invasive; Preserved
1892	HACKBERRY	11	11										
1893	HACKBERRY	12	12										
1894	HACKBERRY	14	14										
1895	HACKBERRY	12	12										
1896	HACKBERRY	12	12										
1897	HACKBERRY	13	13										
1898	HACKBERRY	13	13										
1899	HACKBERRY	13	13										
1900	HACKBERRY	19	19										
1901	HACKBERRY	11	11										
1902	HACKBERRY	11	11										
1903	MULBERRY	33										33	Invasive; Preserved
1904	HACKBERRY	12	12										
1905	HACKBERRY	10	10										
1906	MULBERRY	15										15	Invasive; Preserved
1907	HACKBERRY	11	11										
1908	HACKBERRY	11	11										
1909	HACKBERRY	11	11										
1910	HACKBERRY	10	10										
1911	HACKBERRY	10	10										
1912	HACKBERRY	12	12										
1913	HACKBERRY	10	10										
1914	HACKBERRY	11	11										
1915	HACKBERRY	10	10										
1916	HACKBERRY	10	10										
1917	HACKBERRY	11	11										
1918	HACKBERRY	11	11										
1919	HACKBERRY	11	11										
1920	HUISACHE	11	11										
1921	MESQUITE	10	10										
1922	HACKBERRY	13	13										
1924	HACKBERRY	20	20										
1925	HACKBERRY	20										20	Off Site; Preserved
1926	MESQUITE	11										11	R.O.W.; Removed
1927	HACKBERRY	11		11									
1928	MESQUITE	10		10									
1929	MESQUITE	11		11									
1930	HACKBERRY	12		12									
1931	MESQUITE	14		14									
1932	MESQUITE	12		12									
1933	MESQUITE	10		10									
1934	MESQUITE	10		10									
1935	MESQUITE	18										18	R.O.W.; Removed
1936	MESQUITE	26					26						
1937	MESQUITE	10		10									
1938	MESQUITE	12										12	R.O.W.; Removed
1939	MESQUITE	17		17									
1940	MESQUITE	18										18	R.O.W.; Removed
1941	HACKBERRY	11										11	R.O.W.; Removed
1942	HACKBERRY	11										11	Easement; Removed
1943	HACKBERRY	12										12	Easement; Removed
1944	HACKBERRY	12										12	Easement; Removed
1945	HACKBERRY	12										12	Easement; Removed
1946	HUISACHE	14										14	Easement; Removed
1947	HACKBERRY	10										10	Easement; Removed
1948	ASH	12										12	Easement; Removed
1949	HUISACHE	17										17	Easement; Removed
1951	HUISACHE	10										10	Easement; Removed
1952	HACKBERRY	10										10	Easement; Removed
1953	MULBERRY	13										13	Invasive; Removed
1954	HACKBERRY	10										10	Easement; Removed
1956	HUISACHE	12										12	Easement; Removed
1957	HACKBERRY	10										10	Easement; Removed
1958	HACKBERRY	12										12	Easement; Removed
1959	HACKBERRY	18		18									
1960	MULBERRY	12										12	Invasive; Preserved
1961	HACKBERRY	12										12	Easement; Removed
1962	HACKBERRY	11										11	Easement; Removed
1963	HACKBERRY	13										13	Easement; Removed
1964	HACKBERRY	14										14	Easement; Removed
1965	HACKBERRY	11										11	Easement; Removed
1966	HACKBERRY	22										22	Easement; Removed
1967	HACKBERRY	22										22	Easement; Removed
1968	HACKBERRY	11										11	Easement; Removed
1969	HACKBERRY	11										11	Easement; Removed
1970	HACKBERRY	14										14	Easement; Removed
1971	HACKBERRY	14										14	Easement; Removed
1972	HACKBERRY	10										10	Easement; Removed
1973	HACKBERRY	11										11	Easement; Removed
1974	HACKBERRY	12										12	Easement; Removed
1975	HACKBERRY	24					24						
1977	HACKBERRY	10	10										
1978	HUISACHE	11	11										
1979	MESQUITE	10		10									
1980	HUISACHE	12		12									
1981	HUISACHE	10		10									
1982	MESQUITE	12		12									
1983	HUISACHE	11		11									
1984	MESQUITE	10		10									
1985	MESQUITE	13	13										
1986	MESQUITE	12		12									
1987	MESQUITE	14		14									

TAG#	SPECIES	SIZE	LARGE SPECIES					SMALL SPECIES				PROTECTED	
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL. INCHES EXEMPT	COMMENTS
1988	ASH	12		12									
1989	MESQUITE	18		18									
1990	MESQUITE	10		10									
1991	HACKBERRY	10		10									
1992	MESQUITE	10		10									
1993	MESQUITE	10		10									
1994	MESQUITE	14		14									
1995	MESQUITE	12		12									
1996	MESQUITE	12		12									
1997	MESQUITE	14		14									
1998	MESQUITE	10		10									
1999	HACKBERRY	11		11									
2000	MESQUITE	10		10									
2047	HACKBERRY	13		13									
2048	MESQUITE	10		10									
2049	HACKBERRY	10		10									
2050	HACKBERRY	15		15									
2051	HACKBERRY	13		13									
2052	HACKBERRY	10		10									
2053	HACKBERRY	14		14									
2054	HACKBERRY	12		12									
2055	HACKBERRY	12		12									
2056	HACKBERRY	14		14									
2057	HACKBERRY	10		10									
2058	HACKBERRY	11		11									
2059	HACKBERRY	10		10									
2060	HACKBERRY	11		11									
2061	HACKBERRY	11		11									
2062	HACKBERRY	10		10									
2063	HACKBERRY	16		16									
2064	HACKBERRY	11		11									
2065	HACKBERRY	11		11									
2066	HACKBERRY	12		12									
2067	MESQUITE	10		10									
2068	MESQUITE	12		12									
2069	MESQUITE	10		10									
2070	MESQUITE	11		11									
2071	MESQUITE	10										10	Off Site; Preserved
2072	MESQUITE	11		11									
2076	MESQUITE	12		12									
2077	MESQUITE	14		14									
2078	MESQUITE	12		12									
2079	MESQUITE	13		13									
2080	MESQUITE	10		10									
2081	MESQUITE	11		11									
2082	MESQUITE	13										13	Easement; Removed
2083	MESQUITE	17										17	Easement; Removed
2084	MESQUITE	14										14	Easement; Removed
2085	MESQUITE	20		20									
2086	MESQUITE	22		22									
2087	MESQUITE	16		16									
2089	MESQUITE	16		16									
2090	MESQUITE	20		20									
2091	MESQUITE	10		10									
2092	MESQUITE	11		11									
2093	MESQUITE	17		17									
2094	MESQUITE	10		10									
2095	MESQUITE	16		16									
2096	MESQUITE	17		17									
2097	MESQUITE	10		10									
2098	MESQUITE	10		10									
2099	MESQUITE	11		11									
2100	MESQUITE	12		12									
2101	MESQUITE	11		11									
2102	MESQUITE	13		13									
2103	MESQUITE	10		10									
2104	MESQUITE	12		12									
2105	MESQUITE	12		12									
2106	MESQUITE	11		11									
2107	MESQUITE	10		10									
2108	MESQUITE	12		12									
2109	MESQUITE	13		13									
2110	MESQUITE	36					36						
2111	MESQUITE	12		12									
2112	MESQUITE	10		10									
2113	MESQUITE	12		12									
2114	ASH	7		7									
2115	ASH	7		7									
2116	MESQUITE	10		10									
2117	MESQUITE	10		10									
2122	MESQUITE	13		13									
2123	MESQUITE	12		12									
2124	MESQUITE	13		13									
2125	MESQUITE	12		12									
2126	MESQUITE	12		12									
2127	MESQUITE	13		13									
2128	MESQUITE	13		13									
2129	MESQUITE	14		14									
2130	MESQUITE	12		12									
2131	MESQUITE	13		13									
2132	MESQUITE	12		12									
2133	MESQUITE	13		13									
2134	MESQUITE	13		13									
2135	MESQUITE	13		13									
2136	MESQUITE	11		11									
2137	MESQUITE	16		16									
2138	MESQUITE	15		15									
2139	MESQUITE	14		14									
2140	MESQUITE	12		12									
2144	ASH	16		16									
2145	ASH	15		15									
2146	ASH	23		23									
2147	ASH	21										21	Easement; Removed
2148	ASH	20										20	Easement; Removed
2149	PECAN	7										7	Easement; Removed
2150	ASH	11										11	Easement; Removed
2151	ASH	9										9	Easement; Removed
2152	WILLOW	23										23	Easement; Removed
2153	ASH	8		8									
2154	ASH	7		7									
2155	ASH	15		15									
2156	ASH	10		10									
2157	ASH	7		7									
2158	ASH	18		18									
2159	MESQUITE	19		19									
2160	MESQUITE	14		14									
2161	MESQUITE	15		15									
2162	MESQUITE	15		15									
2163	MESQUITE	14		14									
2164	MESQUITE	15		15									
2165	ASH	14		14									
2166	ASH	7		7									
2167	ASH	9		9									
2168	MESQUITE	14		14									
2169	MESQUITE	11		11									
2170	MESQUITE	16		16									
2171	MESQUITE	10		10									
2172	ASH	6		6									
2173	ASH	14		14									
2174	ASH	17		17									
2175	ASH	14		14									
2176	MESQUITE	11		11									
2177	ASH	6										6	R.O.W.; Removed
2178	ASH	7										7	R.O.W.; Removed
2179	ASH	6										6	R.O.W.; Removed
2180	ASH	7										7	R.O.W.; Removed
2181	ASH	7										7	R.O.W.; Removed
2182	ASH	16										16	R.O.W.; Removed
2183	MESQUITE	11										11	R.O.W.; Removed
2184	ASH	9										9	R.O.W.; Removed
2185	ASH	12										12	R.O.W.; Removed
2186	ASH	10										10	R.O.W.; Removed
2187	ASH	15										15	R.O.W.; Removed
2188	ASH	8										8	R.O.W.; Removed
2189	ASH	9										9	R.O.W.; Removed
2190	ASH	6										6	R.O.W.; Removed
2191	ASH	7										7	R.O.W.; Removed
2192	ASH	10										10	R.O.W.; Removed
2193	ASH	11										11	R.O.W.; Removed
2194	ASH	9										9	R.O.W.; Removed
2195	ASH	9										9	R.O.W.; Removed
2196	ASH	7		7									
2197	ASH	8										8	R.O.W.; Removed
2198	ASH	9										9	R.O.W.; Removed
2199	MESQUITE	11		11									
2200	HUISACHE	11		11									
2201	HACKBERRY	10										10	R.O.W.; Removed
2202	ASH	11										11	R.O.W.; Removed

1

TAG#	SPECIES	SIZE	LARGE SPECIES					SMALL SPECIES				PROTECTED	
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL. INCHES EXEMPT	COMMENTS
2203	ASH	10										10	R.O.W.; Removed
2204	ASH	6										6	R.O.W.; Removed
2205	ASH	7										7	R.O.W.; Removed
2206	ASH	6										6	R.O.W.; Removed
2207	ASH	6										6	R.O.W.; Removed
2208	ASH	7										7	R.O.W.; Removed
2209	ASH	6										6	R.O.W.; Removed
2210	ASH	7										7	R.O.W.; Removed
2211	ASH	16		16									
2212	ASH	7		7									
2213	ASH	10		10									
2214	ASH	9		9									
2215	ASH	6		6									
2216	ASH	8		8									
2217	ASH	7		7									
2218	ASH	10		10									
2219	ASH	7		7									
2220	ASH	7		7									
2221	ASH	19		19									
2222	ASH	23		23									
2223	ASH	16		16									
2224	ASH	9		9									
2225	HACKBERRY	12		12									
2226	ASH	8		8									
2227	WILLOW	39				39							
2228	ASH	9		9									
2229	ASH	10		10									
2230	ASH	18		18									
2231	ASH	11		11									
2232	MESQUITE	16										16	R.O.W.; Removed
2233	ASH	20		20									
2234	ASH	25					25						
2235	ASH	15		15									
2236	ASH	6		6									
2237	ASH	7		7									
2238	ASH	8		8									
2239	ASH	6		6									
2240	ASH	24					24						
2241	ASH	20		20									
2242	ASH	6		6									
2243	ASH	8		8									
2244	ASH	24					24						
2245	HACKBERRY	14		14									
2246	HUISACHE	10		10									
2254	WILLOW	36			36								
2255	WILLOW	30										30	Off Site; Preserved
2256	SALT CEDAR	8	8										
2257	HACKBERRY	15										15	Off Site; Preserved
2298	MESQUITE	12		12									
2299	MESQUITE	16		16									
2300	MESQUITE	16		16									
2301	MESQUITE	11		11									
2302	MESQUITE	11		11									
2474	MESQUITE	10	10										
2486	MESQUITE	10	10										
2578	MESQUITE	10	10										
2583	MESQUITE	10	10										
2667	HACKBERRY	10	10										
2706	HACKBERRY	11	11										
2742	HACKBERRY	10										10	Easement; Removed
2804	MESQUITE	10	10										
2934	HACKBERRY	10	10										
5242	HACKBERRY	10	10										
5673	MESQUITE	10										10	Easement; Removed
5674	RETAMA	16										16	Easement; Removed
6901	ASH	11										11	Easement; Removed
6902	ASH	10										10	Easement; Removed
6903	ASH	13										13	Easement; Removed
6904	MESQUITE	11										11	Easement; Removed
6905	ASH	17										17	Easement; Removed
6906	ASH	11										11	Easement; Removed
6907	ASH	12		12									
6908	ASH	12										12	Easement; Removed
6909	ASH	12										12	Easement; Removed
6910	HACKBERRY	11										11	Easement; Removed
6911	ASH	11		11									
6912	ASH	11										11	Easement; Removed
6913	ASH	11										11	Easement; Removed
6914	ASH	10		10									
6915	ASH	12		12									
6917	ASH	11		11									
6919	ASH	12		12									
6920	ASH	11		11									
6921	ASH	13		13									
6922	ASH	10		10									
6923	ASH	12		12									
6924	ASH	10		10									
6925	ASH	15		15									
6926	HUISACHE	13		13									
6927	ASH	12										12	Easement; Removed
6928	HUISACHE	12										12	Easement; Removed
6929	ASH	10										10	Easement; Removed
6930	MESQUITE	16										16	Easement; Removed
6931	MESQUITE	10		10									
6932	MESQUITE	13		13									
6933	ASH	11		11									
6934	MESQUITE	14		14									
6935	MESQUITE	11										11	Easement; Removed
6936	MESQUITE	12										12	Easement; Removed
6937	MESQUITE	12										12	Easement; Removed
6938	ASH	10		10									
6939	ASH	10		10									
6940	HUISACHE	11		11									
6941	MESQUITE	12		12									
6942	ASH	12		12									
6943	MESQUITE	10		10									
6944	ASH	10		10									
6945	ASH	12		12									
6946	ASH	17		17									
6947	COTTONWOOD	18		18									
6948	MESQUITE	12		12									
6949	ASH	11		11									
6950	ASH	10		10									
TOTALS		**9653**	**1756**	**5178**	**71**	**143**	**186**	**0**	**0**	**0**	**0**	**2319**	

1

TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	9653
SIGNIFICANT CAL. INCHES ON-SITE:	6934
Significant Cal. Inches Preserved:	1756
Significant Cal. Inches Exempt:	2319
Significant Class Preservation Ratio:	25.32%
Required Significant Preservation Ratio:	40%
Significant Class Excess / (Mitigation):	**(1018)**
HERITAGE CAL. INCHES ON-SITE:	400
Heritage Cal. Inches Removed (Oak):	143
Heritage Cal. Inches Removed (Mesquite):	186
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
Heritage Class Excess / (Mitigation), 3:1	**(429)**
Heritage Class Excess / (Mitigation), 1:1	**(186)**
Significant Class Excess / Mitigation:	(1018)
TOTAL EXCESS / (MITIGATION)	**(1633)**

H O R I Z O N
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS
1.7.21

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OWNER

Milam Read Estate Capital, LLC
250 W. Nottingham, Suite 410
San Antonio, TX 78209

PROJECT TITLE

East Gate Industrial Park

Interstate 10 East and Foster Road
San Antonio, TX

PROJECT NUMBER

2020-199

DRAWN BY: th
CHECKED BY: jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments

SHEET TITLE

TREE INVENTORY

DATE

December 10, 2020

SHEET NUMBER

TP1.16

UNDERSIZED TREE INVENTORY

January 7, 2020

TAG#	SPECIES	SIZE
1846	HACKBERRY	3
2401	MESQUITE	6
2402	MESQUITE	6
2404	MESQUITE	6
2405	MESQUITE	6
2406	MESQUITE	4
2407	MESQUITE	4
2408	MESQUITE	4
2409	MESQUITE	3
2410	MESQUITE	4
2411	CONDALIA	3
2412	MESQUITE	5
2413	MESQUITE	3
2414	MESQUITE	3
2415	HACKBERRY	3
2416	MESQUITE	4
2417	MESQUITE	4
2418	MESQUITE	4
2419	MESQUITE	4
2420	MESQUITE	4
2421	MESQUITE	5
2422	MESQUITE	3
2423	MESQUITE	5
2424	MESQUITE	4
2425	MESQUITE	5
2426	MESQUITE	5
2427	MESQUITE	3
2428	MESQUITE	3
2429	HACKBERRY	5
2430	HACKBERRY	5
2431	HACKBERRY	5
2432	HACKBERRY	4
2433	MESQUITE	6
2434	MESQUITE	6
2435	MESQUITE	4
2436	HACKBERRY	3
2437	HACKBERRY	3
2438	MESQUITE	4
2439	HACKBERRY	4
2440	MESQUITE	5
2441	HACKBERRY	3
2442	MESQUITE	3
2443	MESQUITE	3
2444	MESQUITE	4
2445	MESQUITE	4
2446	MESQUITE	3
2447	MESQUITE	5
2448	MESQUITE	3
2449	MESQUITE	4
2450	MESQUITE	3
2451	MESQUITE	3
2452	MESQUITE	3
2453	MESQUITE	4
2454	MESQUITE	5
2455	MESQUITE	3
2456	MESQUITE	4
2457	MESQUITE	8
2458	MESQUITE	5
2459	MESQUITE	6
2460	MESQUITE	6
2461	MESQUITE	4
2462	MESQUITE	3
2463	MESQUITE	5
2464	MESQUITE	7
2465	MESQUITE	4
2466	MESQUITE	7
2467	MESQUITE	6
2468	MESQUITE	8
2469	HACKBERRY	3
2470	MESQUITE	3
2471	HACKBERRY	3
2472	HACKBERRY	3
2473	HACKBERRY	7
2475	HACKBERRY	6
2476	MESQUITE	8
2477	MESQUITE	5
2478	HACKBERRY	3
2479	HACKBERRY	5
2480	HACKBERRY	4
2481	MESQUITE	6
2482	MESQUITE	5
2483	MESQUITE	4
2484	MESQUITE	7
2485	MESQUITE	3
2487	MESQUITE	5
2488	HACKBERRY	4
2489	MESQUITE	4
2490	MESQUITE	7
2491	MESQUITE	8
2492	MESQUITE	8
2493	MESQUITE	6
2494	MESQUITE	6
2495	MESQUITE	4
2496	MESQUITE	3
2497	MESQUITE	3
2498	MESQUITE	3
2499	HACKBERRY	3
2500	MESQUITE	5
2501	MESQUITE	3
2502	HACKBERRY	3
2503	MESQUITE	5
2504	MESQUITE	3
2505	MESQUITE	3
2506	MESQUITE	5
2507	MESQUITE	3
2508	MESQUITE	5
2509	MESQUITE	3
2510	MESQUITE	3
2511	MESQUITE	3
2512	MESQUITE	3
2513	MESQUITE	6
2514	MESQUITE	5
2515	MESQUITE	4
2516	MESQUITE	9
2517	MESQUITE	6
2518	MESQUITE	4
2519	MESQUITE	4
2520	MESQUITE	5
2521	MESQUITE	4
2522	MESQUITE	4
2523	MESQUITE	3
2524	MESQUITE	6
2525	MESQUITE	5
2526	MESQUITE	4
2527	MESQUITE	3
2528	MESQUITE	6
2529	MESQUITE	4
2530	MESQUITE	7
2531	MESQUITE	7
2532	CONDALIA	5
2533	MESQUITE	5
2534	MESQUITE	4
2535	HACKBERRY	4
2536	MESQUITE	5
2537	HACKBERRY	3
2538	MESQUITE	5
2539	MESQUITE	5
2540	HACKBERRY	3
2541	MESQUITE	6
2542	MESQUITE	6
2543	MESQUITE	6
2544	MESQUITE	5
2545	MESQUITE	5
2546	MESQUITE	6
2547	MESQUITE	7
2548	MESQUITE	3
2549	MESQUITE	5
2550	MESQUITE	5
2551	MESQUITE	3
2552	MESQUITE	5
2553	MESQUITE	7
2554	MESQUITE	5
2555	MESQUITE	5
2556	MESQUITE	6
2557	MESQUITE	9
2558	HACKBERRY	6
2559	HACKBERRY	3
2560	MESQUITE	4
2561	MESQUITE	6
2562	MESQUITE	8
2563	MESQUITE	6
2564	MESQUITE	5
2565	MESQUITE	7
2566	MESQUITE	6
2567	MESQUITE	6
2568	MESQUITE	5
2569	MESQUITE	3
2570	MESQUITE	6
2571	MESQUITE	9
2572	MESQUITE	3
2573	MESQUITE	5
2574	MESQUITE	4
2575	MESQUITE	8
2576	MESQUITE	6
2577	HACKBERRY	7
2579	HACKBERRY	3
2580	HACKBERRY	7
2581	HACKBERRY	4
2582	HACKBERRY	5
2584	MESQUITE	5
2585	MESQUITE	4
2586	MESQUITE	8
2587	MESQUITE	8
2588	HACKBERRY	6
2589	HACKBERRY	5
2590	HACKBERRY	5
2591	MESQUITE	4
2592	MESQUITE	4
2593	MESQUITE	7
2594	MESQUITE	4
2595	MESQUITE	9
2596	HACKBERRY	5
2597	MESQUITE	8
2598	MESQUITE	6
2599	HACKBERRY	3
2600	MESQUITE	6
2601	MESQUITE	4
2602	MESQUITE	5
2603	MESQUITE	3
2604	HACKBERRY	6
2605	MESQUITE	9
2606	HACKBERRY	7
2607	HACKBERRY	4
2608	HACKBERRY	5
2609	HACKBERRY	8
2610	HACKBERRY	3
2611	HACKBERRY	3
2612	HACKBERRY	6
2613	HACKBERRY	6
2614	HACKBERRY	4
2615	HACKBERRY	4
2617	HACKBERRY	3
2618	HACKBERRY	8
2619	MESQUITE	7
2620	MESQUITE	4
2621	HACKBERRY	7
2622	HACKBERRY	3
2623	HACKBERRY	4
2624	HACKBERRY	8
2625	HACKBERRY	5
2626	HACKBERRY	3
2627	HACKBERRY	9
2628	MESQUITE	8
2629	HACKBERRY	3
2630	HACKBERRY	5
2631	HACKBERRY	5
2632	MESQUITE	5
2633	HACKBERRY	6
2634	MESQUITE	3
2635	MESQUITE	8
2636	MESQUITE	6
2637	MESQUITE	6
2638	HACKBERRY	5
2639	HACKBERRY	6
2640	HACKBERRY	6
2641	HACKBERRY	5
2642	HACKBERRY	4
2643	HACKBERRY	4
2644	HACKBERRY	4
2645	HACKBERRY	4
2646	HACKBERRY	5
2647	HACKBERRY	6
2648	HACKBERRY	3
2649	HACKBERRY	4
2650	HACKBERRY	8
2651	HACKBERRY	4
2652	HACKBERRY	7
2653	MESQUITE	4
2654	MESQUITE	4
2655	HACKBERRY	4
2656	HACKBERRY	4
2657	HACKBERRY	8
2658	HACKBERRY	4
2659	MESQUITE	6
2660	HACKBERRY	4
2661	HACKBERRY	3
2662	HACKBERRY	5
2663	HACKBERRY	3
2664	HACKBERRY	3
2665	HACKBERRY	8
2666	HACKBERRY	3
2668	HACKBERRY	5
2669	HACKBERRY	3
2671	HACKBERRY	5
2672	HACKBERRY	4
2673	HACKBERRY	4
2674	HACKBERRY	6
2675	HACKBERRY	3
2676	HACKBERRY	3
2677	HACKBERRY	3
2678	HACKBERRY	4
2679	HACKBERRY	4
2680	HACKBERRY	3
2681	HACKBERRY	5
2682	HACKBERRY	4
2683	HACKBERRY	6
2684	HACKBERRY	4
2685	HACKBERRY	7
2686	HACKBERRY	3
2687	HACKBERRY	6
2688	HACKBERRY	5
2689	HACKBERRY	5
2690	HACKBERRY	4
2691	MESQUITE	7
2692	HACKBERRY	5
2693	HACKBERRY	3
2694	HACKBERRY	9
2695	HACKBERRY	8
2696	HACKBERRY	9
2697	HACKBERRY	8
2700	HACKBERRY	5
2702	HACKBERRY	6
2703	HACKBERRY	7
2704	HACKBERRY	6
2705	HACKBERRY	4
2707	HACKBERRY	6
2708	MESQUITE	3
2709	HACKBERRY	3
2710	HACKBERRY	5
2711	HACKBERRY	5
2712	MESQUITE	6
2713	HACKBERRY	6
2714	HACKBERRY	3
2715	HACKBERRY	4
2716	MESQUITE	6
2717	MESQUITE	6
2718	MESQUITE	4
2719	HACKBERRY	3
2720	HACKBERRY	4
2721	HACKBERRY	3
2722	HACKBERRY	4
2723	HACKBERRY	4
2724	HACKBERRY	4
2725	HACKBERRY	5
2726	HACKBERRY	4
2727	HACKBERRY	4
2728	HACKBERRY	5
2729	HACKBERRY	5
2730	HACKBERRY	3
2731	HACKBERRY	4
2732	HACKBERRY	8
2733	HACKBERRY	3
2734	HACKBERRY	3
2736	HACKBERRY	4
2738	HACKBERRY	3
2739	HACKBERRY	5
2740	CEDAR	8
2743	HACKBERRY	5
2744	HACKBERRY	5
2745	MESQUITE	4
2746	HACKBERRY	4
2747	HACKBERRY	4
2748	MESQUITE	6
2749	HACKBERRY	6
2750	HACKBERRY	4
2753	HACKBERRY	6
2754	HACKBERRY	5
2755	HACKBERRY	3
2756	MESQUITE	5
2757	HACKBERRY	5
2758	MESQUITE	3
2759	HACKBERRY	5
2760	MESQUITE	4
2761	HACKBERRY	3
2762	HACKBERRY	4
2763	HACKBERRY	4
2764	HACKBERRY	6
2765	MESQUITE	8
2766	MESQUITE	6
2767	HACKBERRY	5
2768	PERSIMMON	3
2769	HACKBERRY	6
2770	MESQUITE	6
2771	MESQUITE	7
2772	MESQUITE	3
2773	HACKBERRY	5
2774	MESQUITE	9
2775	HACKBERRY	5
2776	HACKBERRY	6
2777	HUISACHE	4
2778	HUISACHE	3
2779	MESQUITE	7
2780	MESQUITE	6
2781	MESQUITE	7
2782	MESQUITE	9
2783	HACKBERRY	4
2784	MESQUITE	8
2785	MESQUITE	6
2786	MESQUITE	7
2787	MESQUITE	9
2788	MESQUITE	7
2789	HACKBERRY	3
2790	HACKBERRY	8
2791	HACKBERRY	4
2792	HACKBERRY	6
2793	MESQUITE	4
2794	HACKBERRY	5
2795	HACKBERRY	5
2796	MESQUITE	5
2797	MESQUITE	3
2798	MESQUITE	3
2799	MESQUITE	5
2800	MESQUITE	5
2801	HACKBERRY	5
2802	HACKBERRY	4
2803	MESQUITE	5
2805	MESQUITE	7
2806	MESQUITE	5
2807	HACKBERRY	5
2808	MESQUITE	3
2809	MESQUITE	6
2810	HACKBERRY	5
2811	HACKBERRY	7
2812	MESQUITE	7
2813	HACKBERRY	6
2814	HACKBERRY	4
2815	HACKBERRY	4
2816	HACKBERRY	3
2817	HACKBERRY	4
2818	MESQUITE	4
2819	HACKBERRY	4
2820	HACKBERRY	8
2821	HACKBERRY	8
2822	HACKBERRY	8
2823	MESQUITE	6
2824	HACKBERRY	4
2825	HACKBERRY	8
2826	HACKBERRY	6
2827	MESQUITE	5
2828	MESQUITE	5
2829	MESQUITE	5
2830	MESQUITE	4
2831	HACKBERRY	4
2832	HACKBERRY	4
2833	HACKBERRY	4
2834	HACKBERRY	9
2835	HACKBERRY	9
2836	HACKBERRY	5
2837	MESQUITE	9
2838	HACKBERRY	5
2839	HACKBERRY	7
2840	MESQUITE	4
2841	HACKBERRY	4
2842	HACKBERRY	4
2843	HACKBERRY	4
2844	HACKBERRY	3
2845	HACKBERRY	5
2846	HACKBERRY	3
2847	HACKBERRY	3
2848	HACKBERRY	3
2849	MESQUITE	3
2850	HACKBERRY	4
2851	HACKBERRY	3
2852	MESQUITE	3
2853	MESQUITE	7
2854	HACKBERRY	4
2855	HACKBERRY	3
2856	HACKBERRY	3
2857	MESQUITE	4
2858	HACKBERRY	7
2859	HACKBERRY	4
2860	HACKBERRY	3
2861	HACKBERRY	5
2862	MESQUITE	7
2863	HACKBERRY	7
2864	MESQUITE	5
2865	MESQUITE	9
2866	MESQUITE	6
2867	MESQUITE	7
2868	MESQUITE	4
2869	MESQUITE	7
2870	HACKBERRY	6
2871	MESQUITE	5
2872	MESQUITE	5
2873	HACKBERRY	5
2874	MESQUITE	7
2875	HACKBERRY	4
2876	MESQUITE	7
2877	MESQUITE	6
2878	MESQUITE	5
2879	PERSIMMON	3
2880	MESQUITE	4
2881	MESQUITE	3
2882	MESQUITE	4
2883	MESQUITE	3
2884	MESQUITE	3
2885	HACKBERRY	7
2886	MESQUITE	4
2887	HACKBERRY	3
2888	MESQUITE	5
2889	HACKBERRY	6
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5496	MESQUITE	5
5497	HACKBERRY	4
5498	HACKBERRY	7
5499	HACKBERRY	3
5500	MESQUITE	5
Total Cal. Inches:		4946

1

HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

REGISTERED LANDSCAPE ARCHITECT
JON ROBINSON
2375
STATE OF TEXAS
1.7.21

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OWNER

Milam Read Estate Capital, LLC
250 W. Nottingham, Suite 410
San Antonio, TX 78209

PROJECT TITLE

East Gate Industrial Park

Interstate 10 East and Foster Road
San Antonio, TX

PROJECT NUMBER

2020-199

DRAWN BY: th
CHECKED BY: jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	1/7/21	Addendum #1 - City Comments

SHEET TITLE

TREE INVENTORY

DATE

December 10, 2020

SHEET NUMBER

TP1.17