



AGENDA PLANNING AND ZONING COMMISSION MEETING

May 14, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, May 14, 2026, beginning at 6:30 PM at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Planning and Zoning Commission will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/163/Watch-Live-Meetings>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Executive Administrative Assistant, Morgan Kowaleski at mkowaleski@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the Planning and Zoning Commission for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

1. Consent Agenda
 - A. Approval of the Minutes of the March 12, 2026 Planning and Zoning Commission meeting.

Regular Agenda

2. Consider approving a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan. **(Joe Hilbourn, Development Services Director)**
3. Consider approving a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A. **(Joe Hilbourn, Development Services Director)**

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

4. An Executive Session is not scheduled for this meeting. ()

Adjournment

5. Adjournment ()

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on May 8, 2026.

Morgan Kowaleski, Executive Administrative Assistant

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



**City of Lucas
Planning and Zoning Commission Agenda
Request
May 14, 2026**

Requester: Morgan Kowaleski, Executive Administrative Assistant

Agenda Item Request:

Approval of the Minutes of the March 12, 2026 Planning and Zoning Commission meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

- 1. 03-12-26 Planning and Zoning Commission Minutes

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends approval of the Consent Agenda as presented.

Motion:

I make a motion to approve the Consent Agenda as presented.



MINUTES

PLANNING AND ZONING COMMISSION MEETING

March 12, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Frank Hise
Commissioner John Awezec
Commissioner Brian Dale
Alternate Commissioner Jonathan Underhill

Staff Present:

Development Services Director Joe Hilbourn
City Manager John Whitsell
City Secretary Toshia Kimball
City Attorney Courtney Morris

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

The meeting was called to order at 6:30 pm.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the February 12, 2026 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Dale, to approve the consent agenda as presented. The motion passed unanimously by a 5-0 vote.

Public Hearing

- 2. Conduct a public hearing to consider a request by Weilian & Carmen Lin, property owners at 10 Horseman Drive, Horsemans Estates (CLU), Block 2, Lot 5, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a one-room farmhouse as an art room totaling fifteen hundred (1,500) square feet in size.

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 6:39 pm.

Carmen Lin, 917 Mustang Ridge Dr., Murphy, TX 75094, the applicant, addressed questions and concerns raised by the Commission.

Chairman Tolson closed the public hearing at 6:45 pm.

After discussion, the Commission recessed into executive session for legal advice.

The Commission reconvened into open session at 6:51 pm.

MOTION: A motion was made by Chairman Tolson, seconded by Vice-Chairman Williams, to approve the request by Weilian & Carmen Lin, property owners at 10 Horseman Drive, Horsemans Estates (CLU), Block 2, Lot 5, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a one-room farmhouse/accessory building to be utilized as an art room totaling fifteen hundred (1,500) square feet in size subject to the following requirements:

The motion was amended to revise Item 4 to include a reference to the International Building Code adopted by the City of Lucas.

1. All existing accessory buildings on the property shall be demolished prior to issuance of a building permit for this accessory building.
2. This accessory building shall be used solely and exclusively by the owner or residents of this property.
3. This accessory building shall not be constructed, modified, or utilized as an accessory dwelling unit.
4. Use of this accessory building for any commercial purposes, either for profit or not for profit, shall require immediate modification of the building necessary to comply with all applicable commercial sections of the most current edition of the International Building Code adopted by the City of Lucas, including fire suppression, access/egress requirements, and the Americans with Disabilities Act.
5. Property owner shall file and maintain on record an amended deed restriction for this property with the Collin County clerk, prior to issuance of a building permit that states this one-room farmhouse/accessory building shall be used solely and exclusively by the owner or residents of this property.

The motion passed unanimously by a 5-0 vote.

- 3. Conduct a public hearing to consider a request by Michael Westfall, property owner at 2300 Songbird Trail, 4.920 Acres John W. Kirby Survey, A-506; Lucas, Texas, 75002; for a Specific Use Permit (SUP) to allow an accessory dwelling unit totaling up to fifteen hundred (1,500) square feet in size**

Agenda Item 3 was withdrawn from consideration

- 4. Conduct a public hearing to consider a request submitted by James Roberts with Goose Real Estate on behalf of Sergio Villarreal to rezone a parcel of land from**

Agricultural and Open Space (AO) to R-2 (Single-family residential 2-acre lots), being a tract of land 17.485 acres in size out of the D James Survey Abstract No A0477, Tract 31 in the City of Lucas, Collin County Texas.

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 7:15 pm.

Randy Kercho, 1790 Heifner Road, Lucas, TX, 75002, addressed the Commission regarding Agenda Item No. 4.

James Roberts, 2636 Ford Circle, Lucas, TX 75002, the applicant, addressed the Commission regarding Agenda Item No. 4.

Chairman Tolson closed the public hearing at 7:24 pm.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commissioner Hise to approve the request submitted by James Roberts with Goose Real Estate on behalf of Sergio Villarreal to rezone a parcel of land from Agricultural and Open Space (AO) to R-2 (Single-family residential 2-acre lots), being a tract of land 17.485 acres in size out of the D James Survey Abstract No A0477, Tract 31 in the City of Lucas, Collin County Texas. The motion passed unanimously by a 5-0 vote.

- 5. Conduct a public hearing to consider a request submitted by Mark Robinson on behalf of Robinson Living Trust to rezone a parcel of land from Agricultural and Open Space (AO) to Commercial Business (CB), being a tract of land approximately 0.6911 acres in size out of the James Anderson Survey Abstract No A0017, Tract 57 in the City of Lucas, Collin County Texas.**

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 7:30 pm.

Mark Robinson, 2 Harvest Way, Wylie, TX, 75098, spoke in favor of this item.

Chairman Tolson closed the public hearing at 7:33 pm.

MOTION: A motion was made by Commissioner Awezec, seconded by Vice-Chairman Williams to deny the request submitted by Mark Robinson on behalf of Robinson Living Trust to rezone a parcel of land from Agricultural and Open Space (AO) to Commercial Page 48 of 177 Business (CB), being a tract of land approximately 0.6911 acres in size out of the James Anderson Survey Abstract No A0017, Tract 57 in the City of Lucas, Collin County Texas. The motion passed by a 4-1 vote, with Commissioner Hise opposed.

- 6. Conduct a public hearing to consider a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-**

MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for a Specific Use Permit (SUP) and amended site plan to allow for a refueling station.

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 7:49 pm.

Logan Duren, 13455 Noel Road, Dallas, TX 72540, a representative of Kimley-Horn, addressed the Commission's questions and concerns.

Lauren Nuffer, 13455 Noel Road, Dallas, TX 72540, a representative of Kimley-Horn, addressed the Commission's questions and concerns.

Chairman Tolson closed the public hearing at 7:59 pm.

MOTION: A motion was made by Commission Awezec, seconded by Chairman Tolson to deny the request Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for a Specific Use Permit (SUP) and amended site plan to allow for a refueling station. The motion passed unanimously by a 5-0 vote.

Regular Agenda

- 7. Consider approving a request by Doug Mousel on behalf of LandPlan Rogers, LP for the Covenants, Conditions, and Restrictions (CC&R) for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commission Awezec to approve a request by Doug Mousel on behalf of LandPlan Rogers, LP for the Covenants, Conditions, and Restrictions (CC&R) for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349. The motion passed unanimously by a 5-0 vote.

- 8. Consider approving a request by Doug Mousel on behalf of LandPlan Rogers, LP for a final plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commission Dale, to approve a request by Doug Mousel on behalf of LandPlan Rogers, LP for a final plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349. The motion passed unanimously by a 5-0 vote

9. Executive Session

The Commission recessed into executive session during Agenda Item No. 2 pursuant to Texas Government Code Section 551.071 to consult with legal counsel regarding the Specific Use Permit request for property located at 10 Horseman Drive.

The Commission reconvened into open session at 6:51 pm. Action regarding Agenda Item No. 2 was taken in open session.

10. Adjournment:

Chairman Tolson adjourned the meeting at 8:08 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant



**City of Lucas
Planning and Zoning Commission Agenda
Request
May 14, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan.

Background Information:

The Walmart Specific Use Permit (SUP) for a convenience store with a refueling station was reviewed and denied for approval by the Planning and Zoning Commission and subsequently approved by the City Council at the April 2, 2026 meeting.

The proposed amended site plan is located within an existing commercial district with the SUP overlay. The subject property consists of approximately 20.92 acres with a gross intensity of 0.19:1. The proposed convenience store structure will contain 1,440 square feet. The development includes six (6) refueling pumps. There is a total of 750 parking spaces, where 747 spaces are required.

Elevations and Signage

The building elevations are as follows:

- East Elevation: 590 square feet
- West Elevation: 590 square feet
- North Elevation: 103 square feet
- South Elevation: 103 square feet

Wall signage is proposed on all elevations:

- East Elevation: 19.54 square feet
- West Elevation: 31.46 square feet
- North Elevation: 37.42 square feet
- South Elevation: 19.54 square feet

Landscape Plan

Interior landscaping is required at 8% of the interior area, equating to 319 square feet; 320 square feet is provided.

Shade trees are required at a minimum ratio of one (1) tree per ten (10) required parking spaces. A total of two (2) trees are required and provided. Additionally, to meet spacing requirements,

ensuring that no parking space is located more than 50 feet from a shade tree or 75 feet from two or more shade trees, a total of seven (7) trees are required and seven (7) are provided.

Attachments/Supporting Documentation:

- 1. Amended site plan - wm 5672 lucas, tx
- 2. Facade and building elevation plans - wm 5672 lucas, tx
- 3. Material board - wm 5672 lucas, tx
- 4. Tree preservation, landscape and irrigation plans - wm 5672 lucas, tx
- 5. Development guide and application _Redacted

Budget/Financial Impact:

N/A

Recommendation:

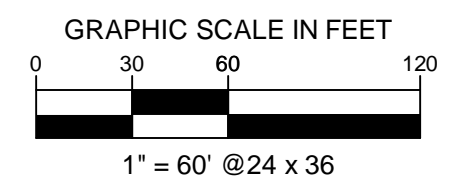
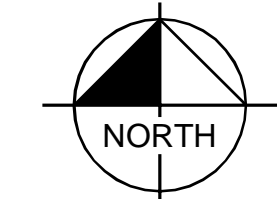
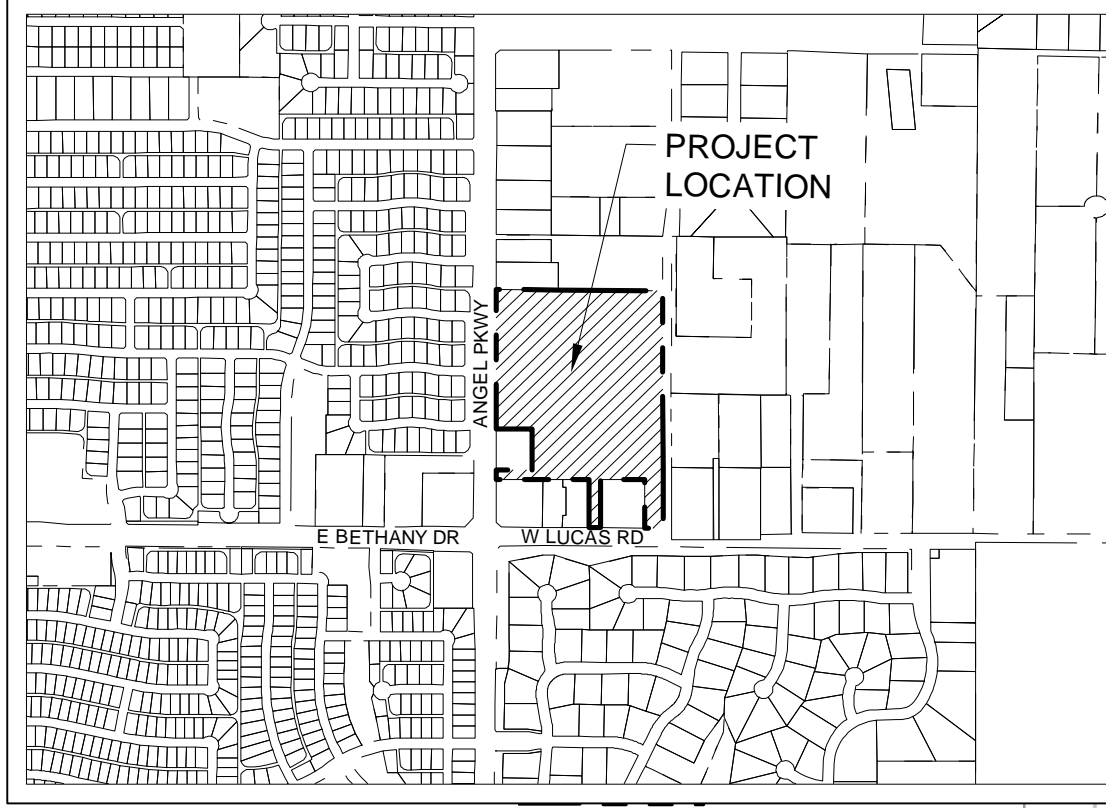
This request meets the City’s requirements.

Motion:

I make a motion to approve/deny the request Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan.

VICINITY MAP

N.T.S.



LEGEND

- PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. DEVELOPMENT OF THE SITE TO BE IN ACCORDANCE WITH THE CITY OF LUCAS DEVELOPMENT STANDARDS

SITE DATA SUMMARY TABLE

GENERAL	
NAME OF PROJECT/DEVELOPMENT	WM #5672 FUEL STATION
PROPOSED USE	RETAIL SALES CONVENIENCE STORE WITH REFUELING STATION
EXISTING ZONING DISTRICT	C - COMMERCIAL
APPRAISAL DISTRICT PROPERTY ID	2907598
OVERALL SITE	
GROSS SITE AREA	911.275 SF / 20.92 AC
BUILDING	
TOTAL GROSS INTENSITY (FAR)	0.19 TO 1
TOTAL SQUARE FOOTAGE	184,446 SF 1,440 SF
IMPROVEMENTS	
NUMBER OF PUMPS	6 PUMPS
PARKING	
	REQUIRED PROVIDED
RETAIL SALES	696 -
TENANT SPACES	19 -
GARDEN CENTER	6 -
STORAGE / NON PUBLIC AREAS	20 -
ANCILLARY / NON PUBLIC AREAS	- -
CONVENIENCE STORE WITH REFUELING STATION	6 - 750
TOTAL	747 750

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-998

THIS SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	LAN
	LHD	JRL		

AMENDED SITE PLAN

Walmart STORE #5672-1015
 1,440 FUEL STATION
 CITY OF LUCAS, TEXAS



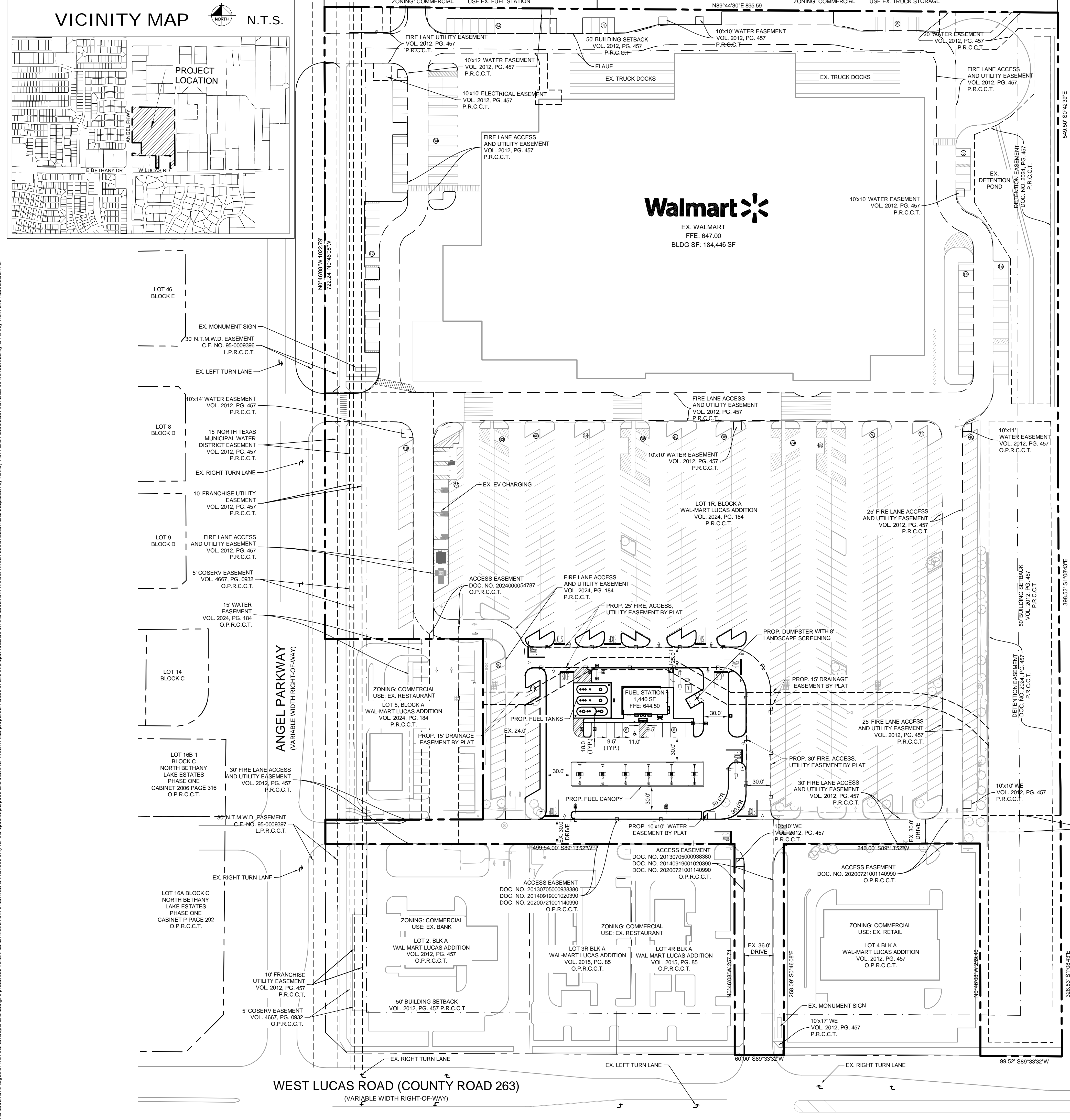
AMENDED SITE PLAN
WALMART #5672 FUEL STATION
 20.92 ACRES; 911,077 SQ. FT.
 CITY OF LUCAS, COLLIN COUNTY, TEXAS
 LOT 1R, BLOCK A
 WAL-MART LUCAS ADDITION

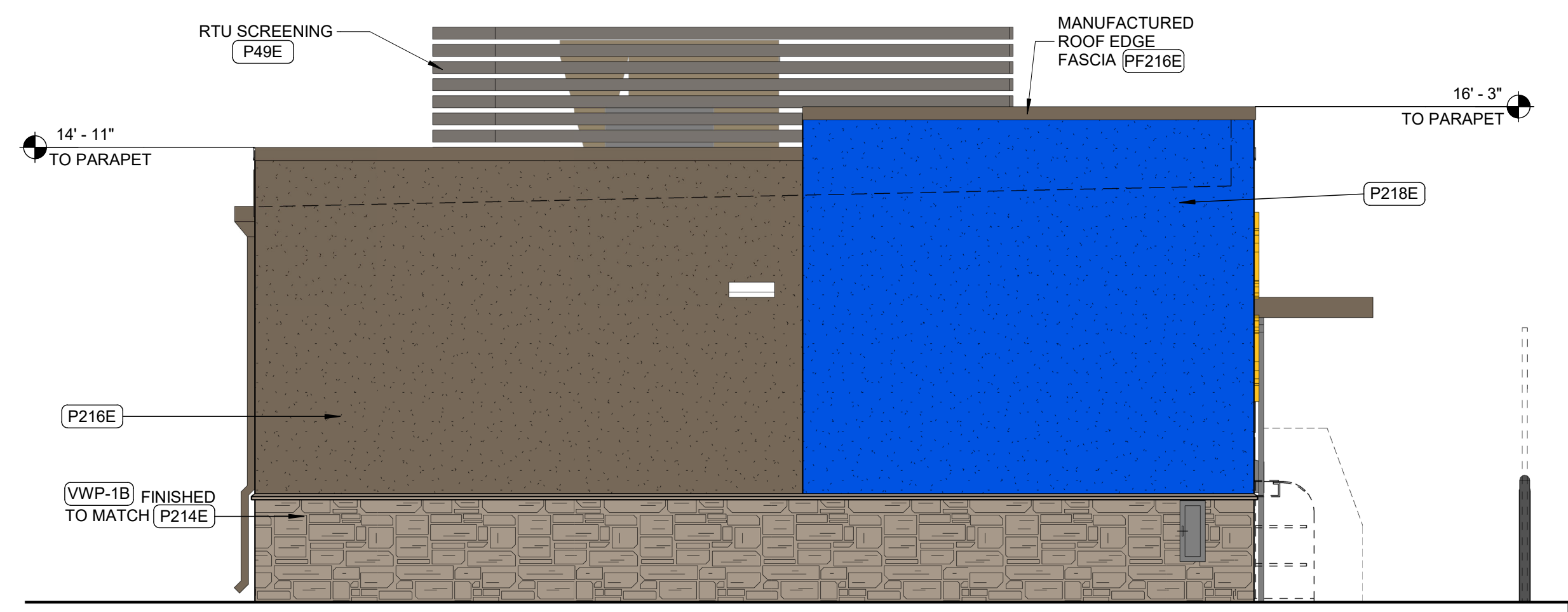
DATE: 02/10/2026
 PROJECT NO: 063363570
 SHEET NUMBER: 6022

ENGINEER / APPLICANT: KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700
 DALLAS, TX 75240
 PHONE: (214) 387-3847
 CONTACT: LAUREN NUFFER, P.E.

OWNER: WAL-MART REAL ESTATE BUSINESS TRUST
 2808 SE J STREET
 BENTONVILLE, AR 72712
 CONTACT: FRANK ROJAS
 EMAIL: FRANK.ROJAS@WALMART.COM

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

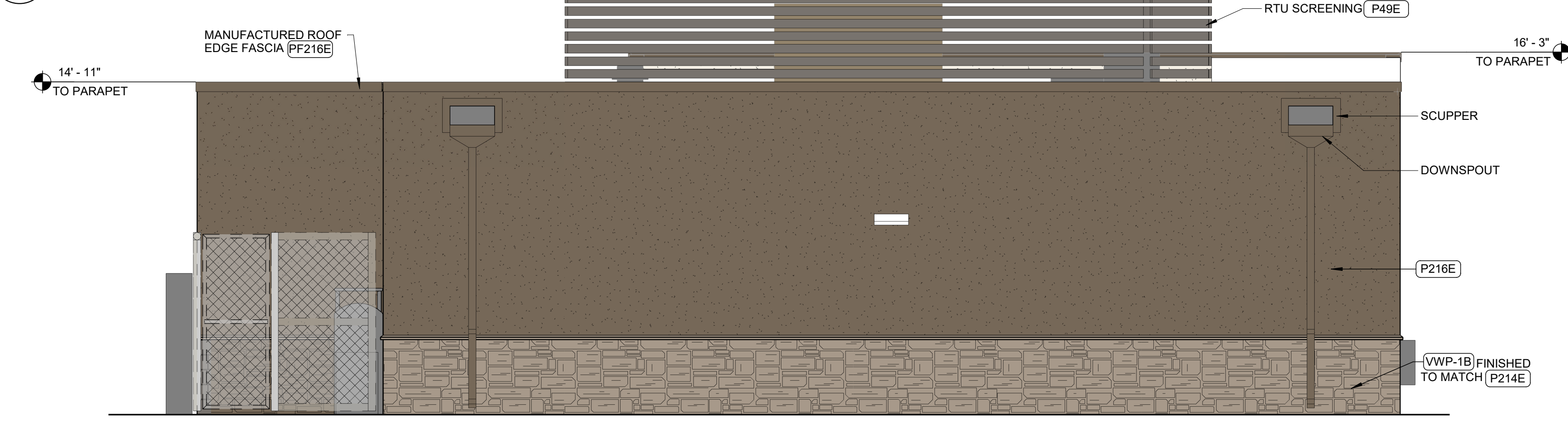




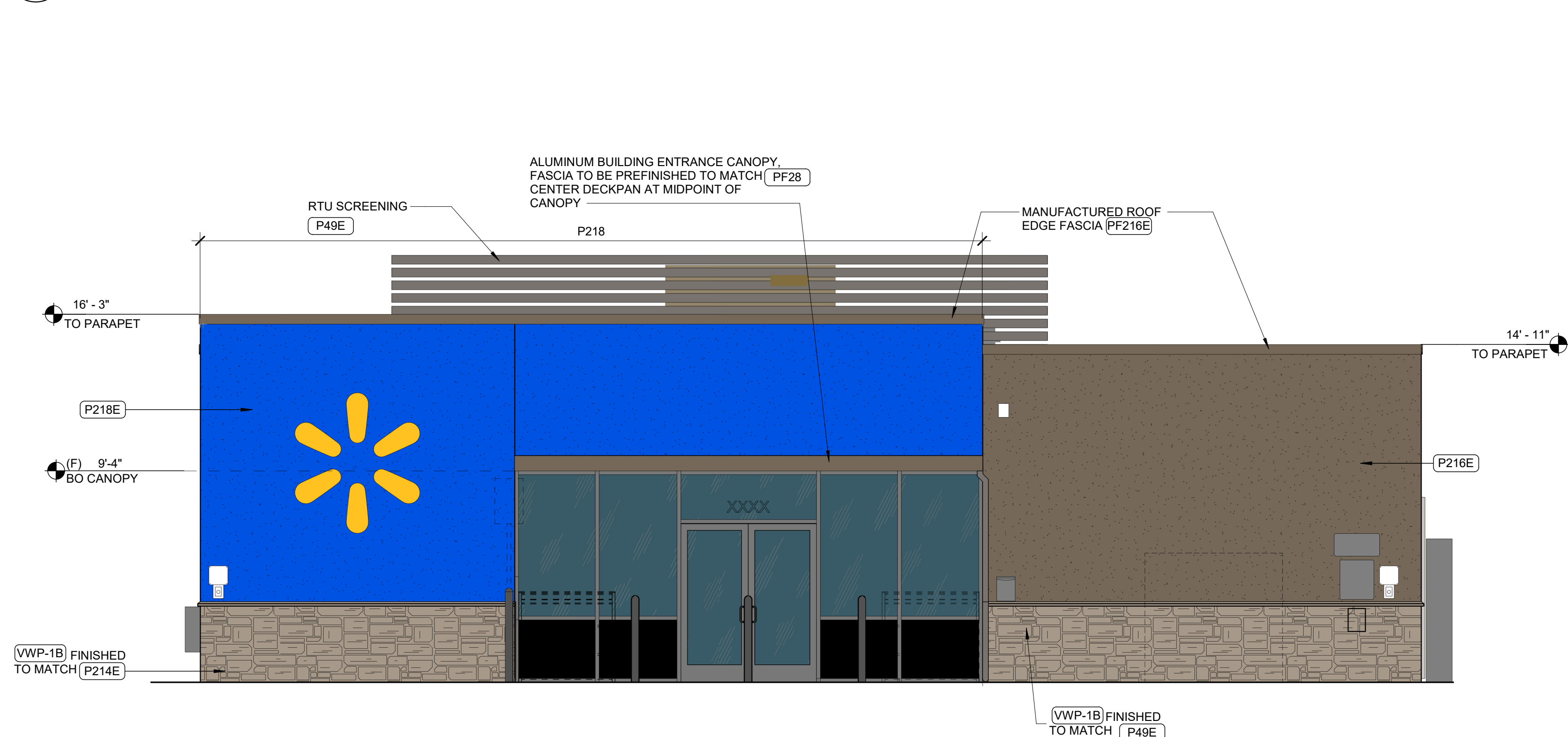
5 EAST ELEVATION
1/4" = 1'-0" 1 FSA2



4 WEST ELEVATION
1/4" = 1'-0" 1 FSA2



3 NORTH ELEVATION
1/4" = 1'-0" 1 FSA2



2 SOUTH ELEVATION
1/4" = 1'-0" 1 FSA2

MATERIAL CALCULATIONS:

EAST ELEVATION:
P49E: 196 SF - 40%
VWP-1B: 116 SF - 23%
P218: 181 SF - 37%
TOTAL SF: 494

WEST ELEVATION:
P49E: 358 SF - 76%
VWP-1B: 116 - 24%
TOTAL SF: 474

NORTH ELEVATION:
P49E: 487 SF - 72%
VWP-1B: 192 SF - 28%
TOTAL SF: 679

SOUTH ELEVATION:
P49E: 212 SF - 26%
VWP-1B: 117 SF - 15%
P218: 290 SF - 35%
GLAZING: 193 SF - 24%
TOTAL SF: 827

WALL SIGNAGE:

SOUTH ELEVATION:
34.30 SF

FLOOR FINISH LEGEND
REF SHEET FSA5 FOR ADDITIONAL FINISH INFORMATION

CT53	PORCELAIN FLOOR TILE
EC2	EXPOSED CONCRETE
LVT3	LVT

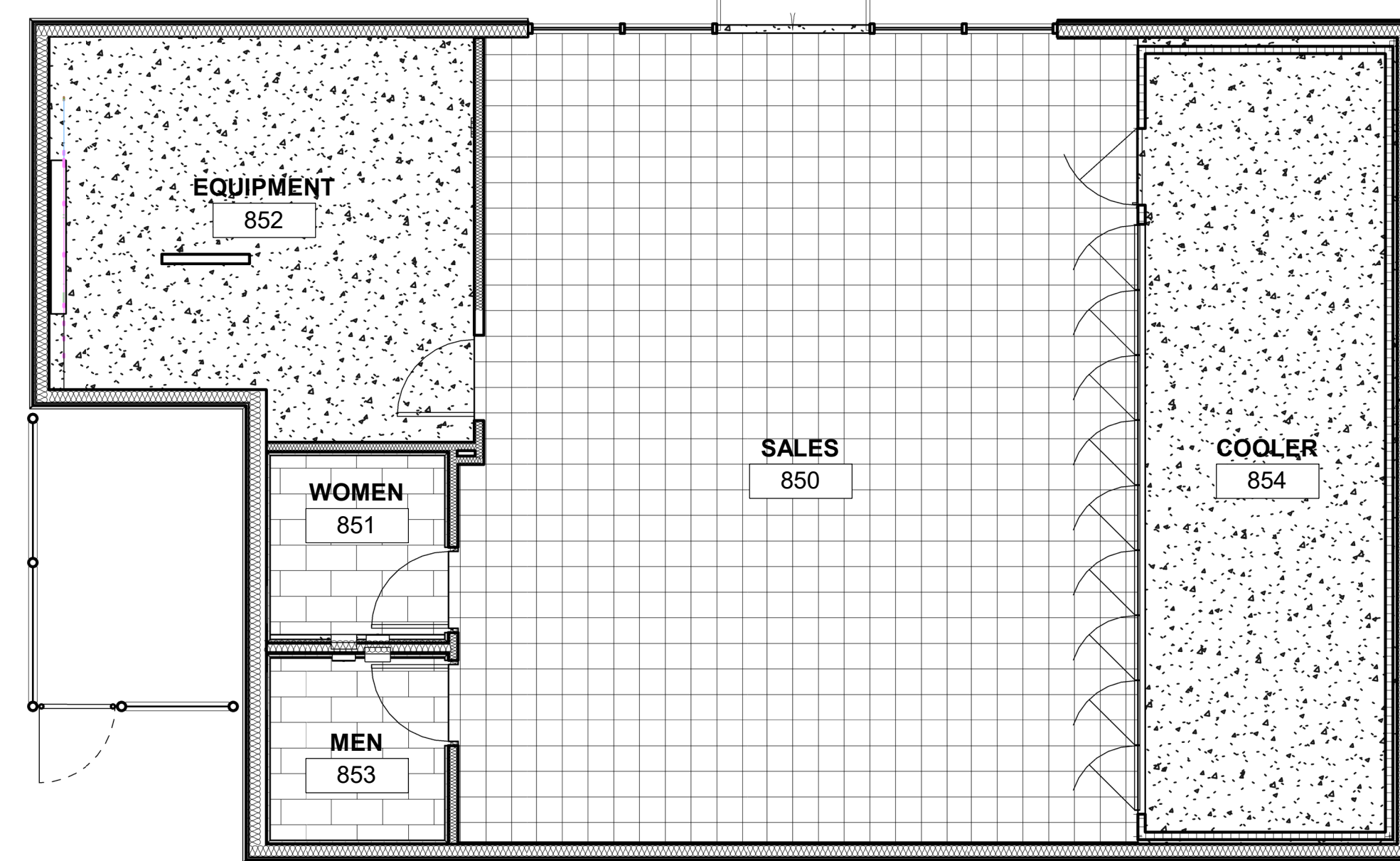
COLOR LEGEND

P49E	DARK GRAY
P218E	TRUE BLUE
PF28	DARK GRAY

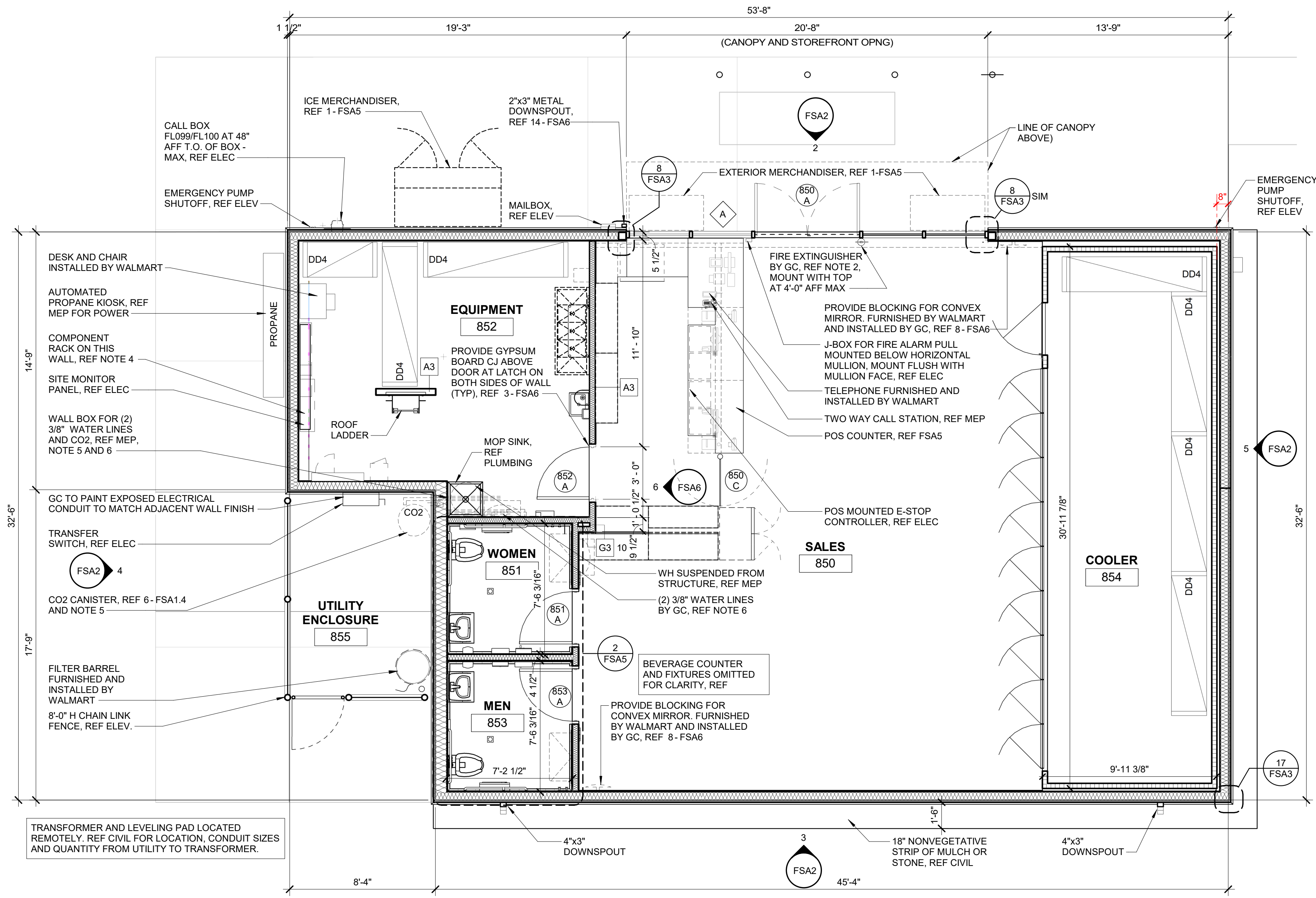
VENEER WALL LEGEND

VWP-1B	SPLIT FACE FIBER CEMENT WALL PANEL
--------	------------------------------------

- SHEET NOTES**
- REFER TO MEP FOR MORE INFORMATION. REF SHEET FST6 FOR EQUIPMENT ITEMS (FLXXX)
 - 4A-80B/C, 10 LB MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY GC IN ACCORDANCE W/ NFPA 10. FIRE EXTINGUISHER LOCATIONS AND SIZE SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.
 - INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNO.
 - INSTALL COMPONENT RACK SUPPLIED WITH UPS (FL085). REF ELEC FOR LOCATION. DVR WILL BE INSTALLED IN RACK BY WALMART.
 - CO2 CANISTER BY SUPPLIER. GC TO PROVIDE STRAPS PER 6-FSA1.4 AND 2" PVC THRU WALL AT 2'-4" TO WALL BOX AT BEVERAGE COUNTER FOR CANISTER INSTALL BY SUPPLIER (WITH SEALANT AFTER INSTALL).
 - PROVIDE (2) 3/8" ID BRAIDED FOOD GRADE VINYL TUBING RUNS FROM FILTERS IN EQUIPMENT ROOM TO WALL BOX AT BEVERAGE COUNTER (W/ 5' EXTRA BEYOND WALL BOX). REF MEP.
 - REFERENCE SHEET FSA6 FOR PARTITION TYPE INFORMATION.
 - ALL WOOD BLOCKING BELOW ROOF DECK BY GC UNO.
 - GC TO COORDINATE WITH STORE MANAGER ON PREFERRED TYPE OF PADLOCK TO BE USED ON REQUIRED FUEL ITEMS
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.



6 FLOOR FINISH PLAN
3/16" = 1'-0" 4 FSA5



1 FLOOR PLAN
1/4" = 1'-0" 4 FSA5

STIPULATION FOR REUSE
THIS DRAWING IS THE PROPERTY OF WALMART STORE NO. 5672. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE STORE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALMART STORE NO. 5672.

CONSULTANTS

Walmart
LUCAS, TX
STORE NO. 5672
WALFS0077 | PHOTO: FSNX-1440WVD
JOB NUMBER:

ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY:
DRAWN BY:
PROTO CYCLE: 05/30/25
DOCUMENT DATE: mm/dd/yy

NOT FOR CONSTRUCTION

PROTOTYPICAL DESIGN DOCUMENTS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION. THESE DOCUMENTS DO NOT COMPREHENSIVE SET OF DESIGN AND CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR USE ON ANY SPECIFIC PROJECT WITHOUT THE APPROPRIATE REVIEW AND MODIFICATIONS MADE BY A LICENSED ARCHITECT ENGAGED TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES FOR THE SPECIFIC PROJECT.

SERVICE BUILDING

SHEET: **FSA2**



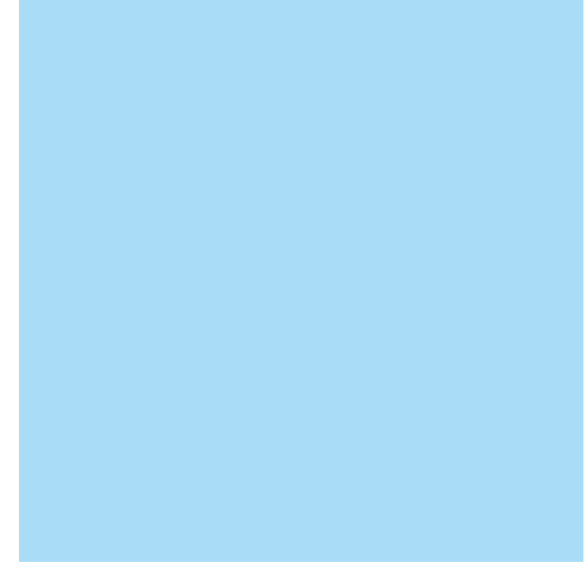
EXTERIOR CLADDING
SPLIT FACED CMU: VWP-1B
PAINTED 214E PMS 4231C
MEDIUM BROWN



EXTERIOR CLADDING
EIFS: PAINTED P216E
DARK BROWN
PMS WARM GRAY 11C



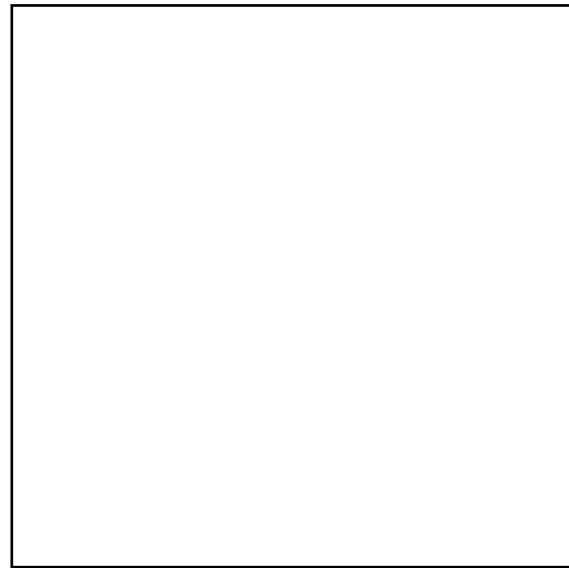
EXTERIOR PAINT: P218
TRUE BLUE
C-STORE AND FUEL CANOPY



EXTERIOR PAINT: P220
SKY BLUE
FUEL CANOPY



EXTERIOR PAINT: P219
MEDIUM BLUE
FUEL CANOPY



EXTERIOR PAINT: P140
WHITE



EXTERIOR PAINT: P49E
DARK GRAY

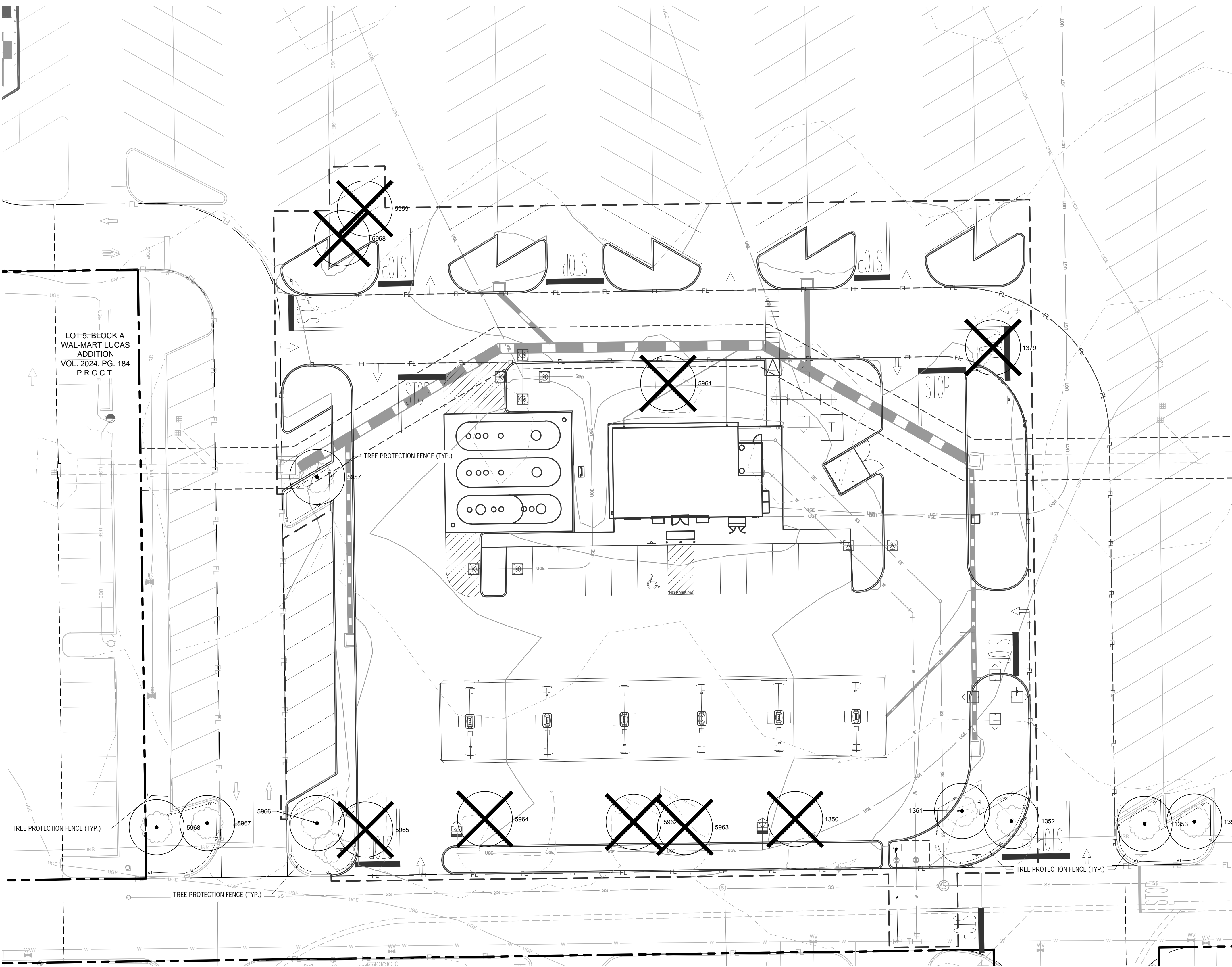


ROOFTOP SCREENING
PAINTED TO MATCH P49E

MATERIALS

WALMART FUEL STATION
STORE #5672
1900 E SE LOOP 323
LUCAS, TX 75703

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

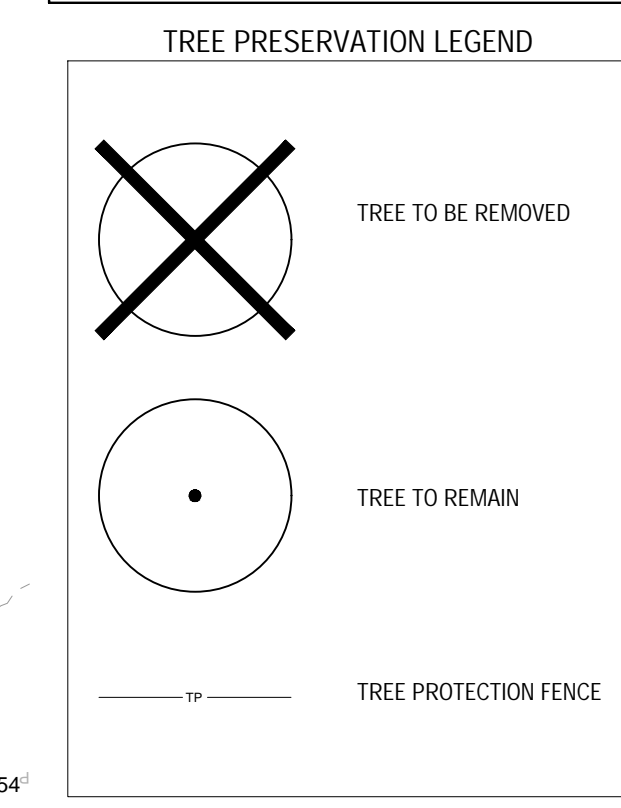


LOT 5, BLOCK A
WAL-MART LUCAS
ADDITION
VOL. 2024, PG. 184
P.R.C.C.T.

CITY OF LUCAS TREE PRESERVATION						
TREE TAG NUMBER	DBH	COMMON NAME	SCIENTIFIC NAME	REMOVED OR REMAIN	MITIGATION	PRESERVATION
1350	12	OAK	QUERCUS VIRGINIANA	REMOVED	12	
1352	10	ELM	ULMUS CRASSIFOLIA	REMOVED	10	
1353	10	ELM	ULMUS CRASSIFOLIA	REMAIN		10
1354	10	ELM	ULMUS CRASSIFOLIA	REMAIN		10
1379	10	ELM	ULMUS CRASSIFOLIA	REMOVED	10	
5957	10	OAK	QUERCUS VIRGINIANA	REMAIN		10
5958	8	ELM	ULMUS CRASSIFOLIA	REMOVED	8	
5959	6	ELM	ULMUS CRASSIFOLIA	REMOVED	6	
5961	6	OAK	QUERCUS VIRGINIANA	REMOVED	6	
5962	8	ELM	ULMUS CRASSIFOLIA	REMOVED	8	
5963	8	ELM	ULMUS CRASSIFOLIA	REMOVED	8	
5964	12	OAK	QUERCUS VIRGINIANA	REMOVED	12	
5965	8	ELM	ULMUS CRASSIFOLIA	REMAIN		8
5966	8	ELM	ULMUS CRASSIFOLIA	REMAIN		8
5967	10	OAK	QUERCUS VIRGINIANA	REMAIN		10
5968	12	OAK	QUERCUS VIRGINIANA	REMAIN		12
TOTAL MITIGATION					80	
TOTAL PRESERVATION					68	
MITIGATION COST (\$121.67 PER INCH)					\$1,460.04	

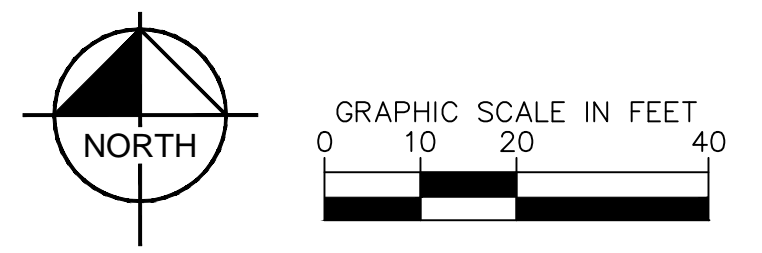
NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT. CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

NOTE:
CONTRACTOR TO ENSURE ALL EXISTING TREES MEET 6' TRUNK HEIGHT REQUIREMENT.



NOTE:
CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO NOT CONSTITUTE AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO COMMENCING WORK.

- TREE PRESERVATION AND REMOVAL NOTES**
1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
 2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
 3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
 4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
 5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
 6. CONTACT LANDSCAPE ARCHITECT AFTER ALL TREE PROTECTION REQUIREMENTS HAVE BEEN INSTALLED FOR FINAL INSPECTION PRIOR TO COMMENCEMENT OF DEMOLITION.
 7. TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE ROOT SYSTEMS OF AN ADJACENT TREE.
 8. ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION, SHALL BE CUT OFF SQUARE.
 9. ALL EXCAVATION FOR AGGREGATE UNDER EXISTING TREES TO BE DONE BY HAND, NO HEAVY EQUIPMENT UNDER EXISTING TREES. ANY DAMAGE TO EXISTING TREES BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR EXPENSE.
 10. TREES TO BE PRUNED TO REMOVE ANY BRANCHES IN CONFLICT WITH POWER LINES OR AREA OF STRUGGLING VEGETATION.



No.	REVISIONS	DATE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NCEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1000
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM #998



SCALE AS SHOWN
DESIGNED BY BTM
DRAWN BY BTM
CHECKED BY MFP

TREE PRESERVATION PLAN

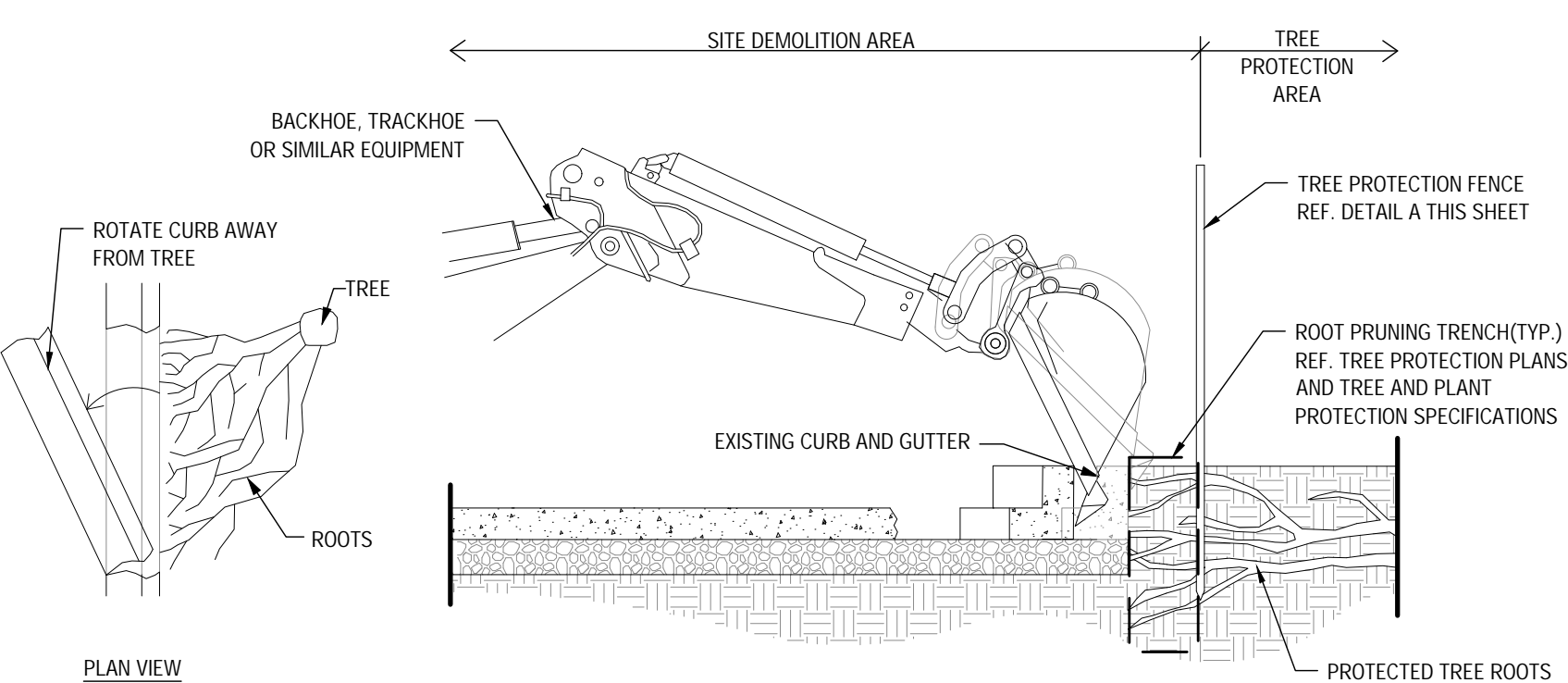
Walmart STORE #5672-1015
1,440 FUEL STATION
CITY OF LUCAS, TEXAS

DATE: 02/09/2026
PROJECT NO.: 063363570
SHEET NUMBER: 6500

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

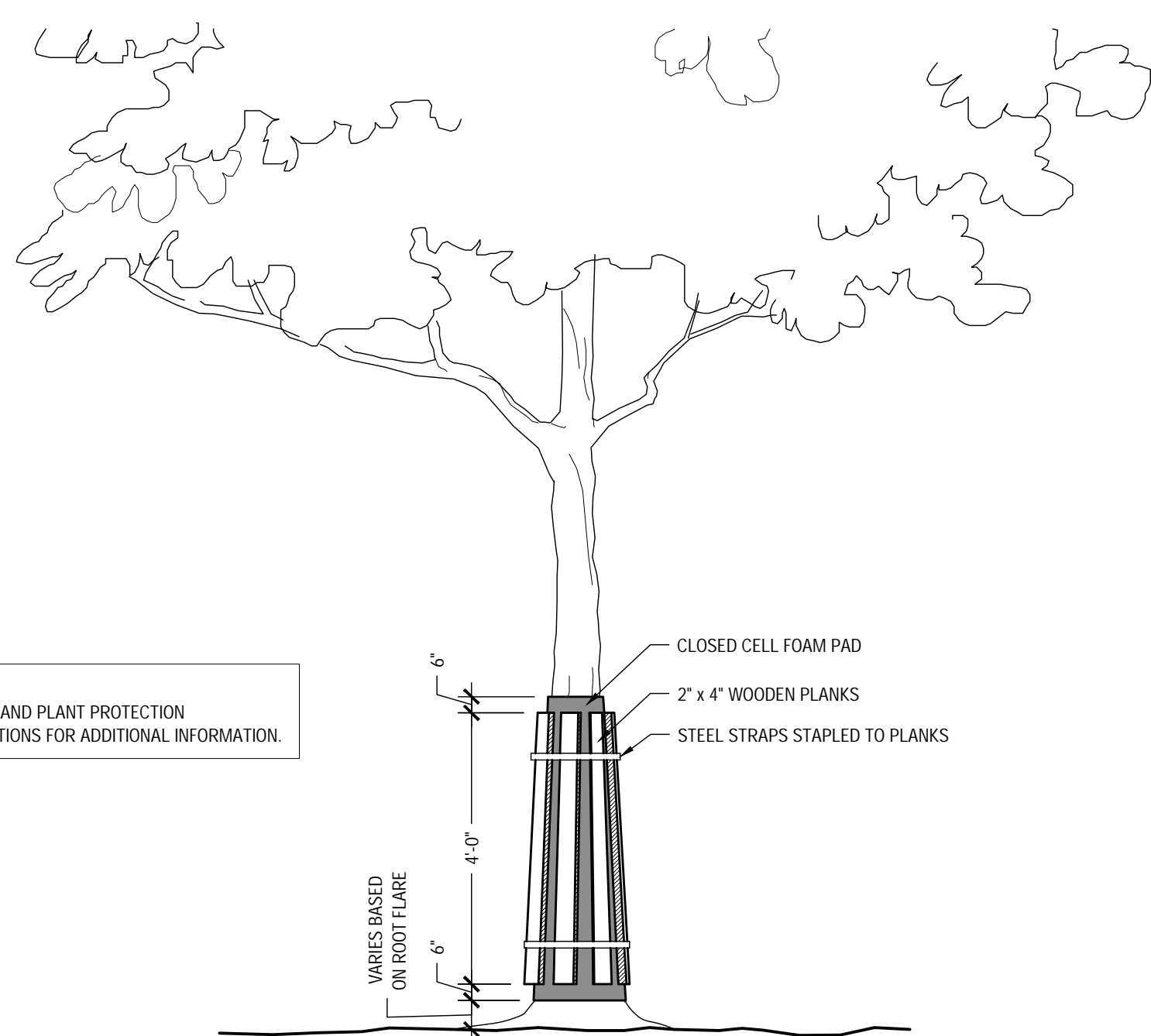
- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

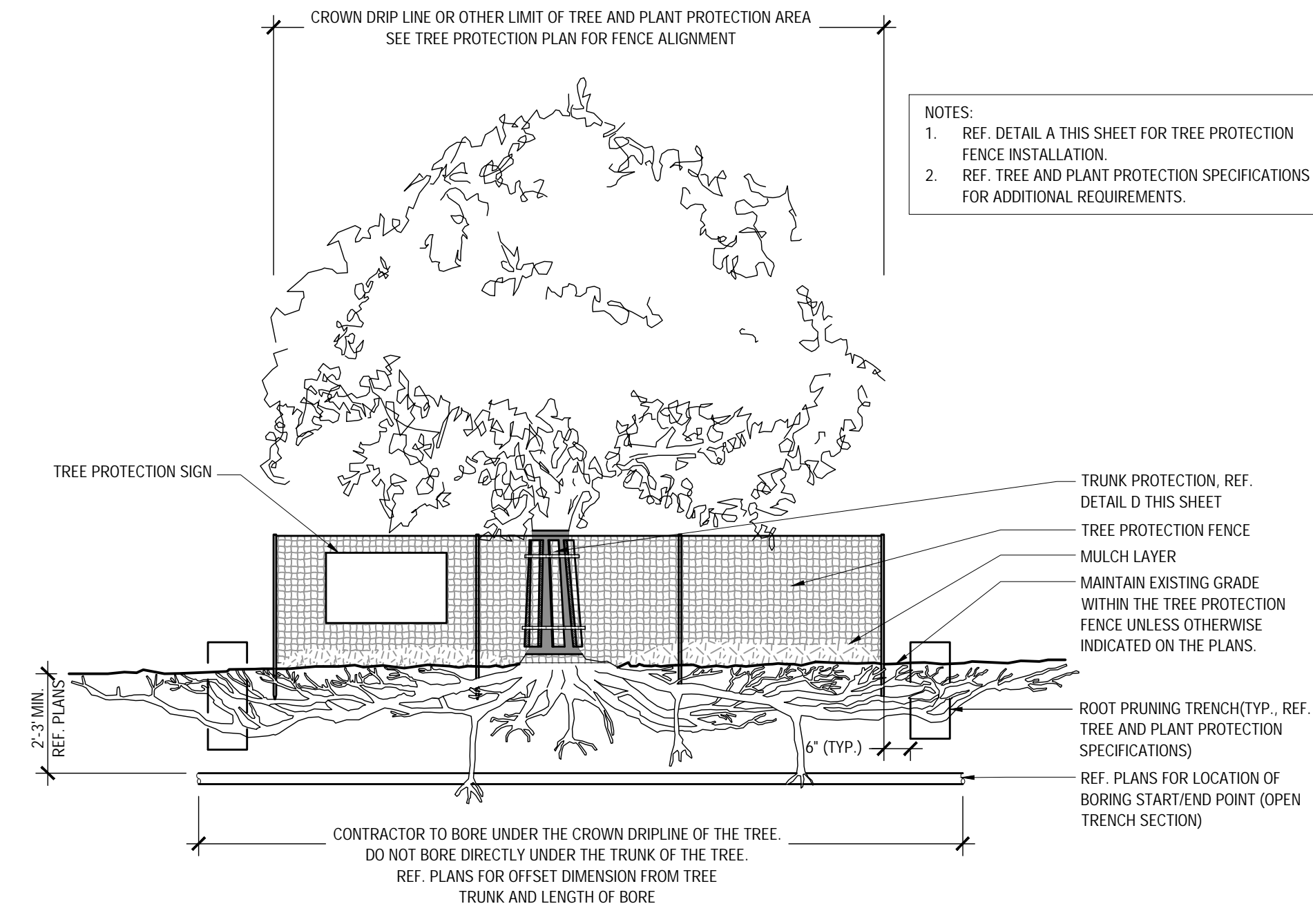
- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

Scale: NTS

- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

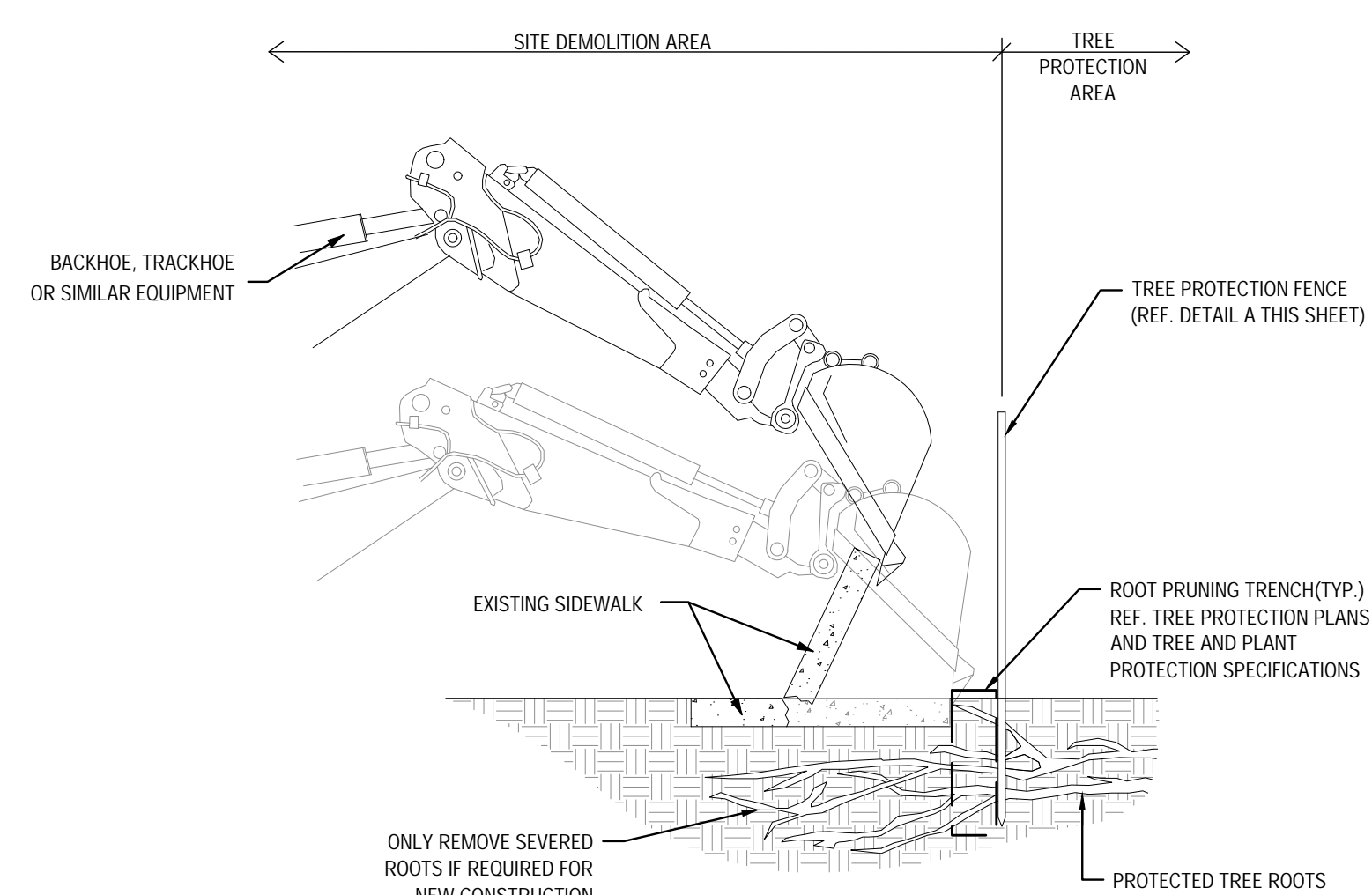


TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE

Scale: NTS

- DEMOLITION SEQUENCE**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

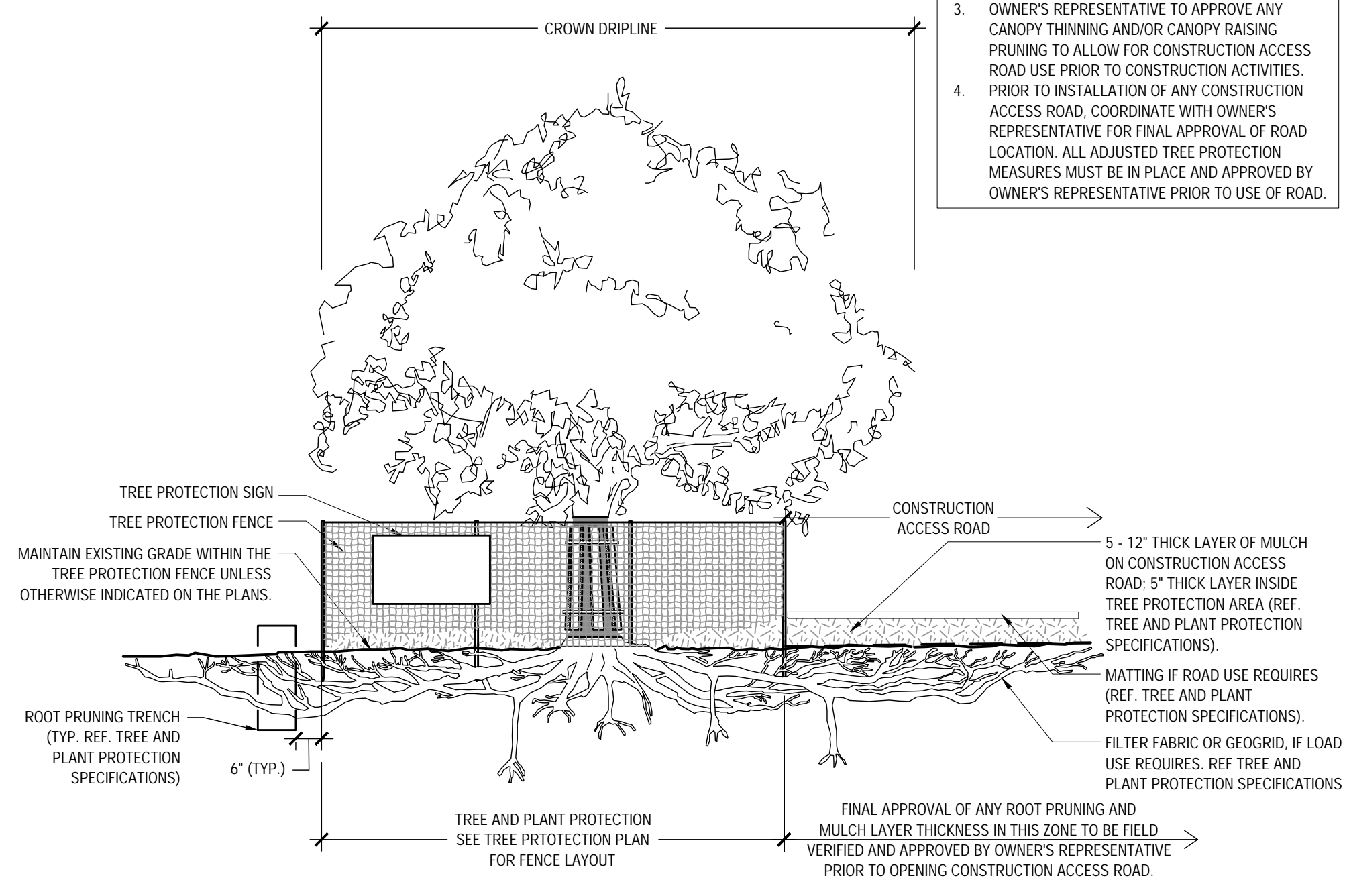
- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

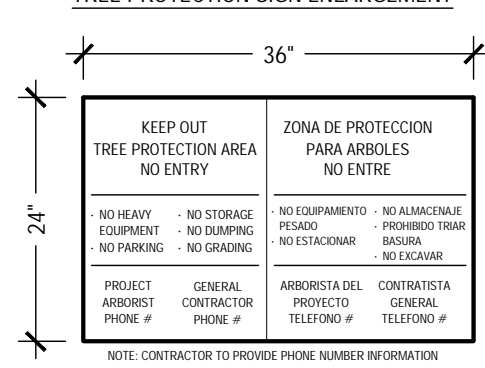
Scale: NTS

- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

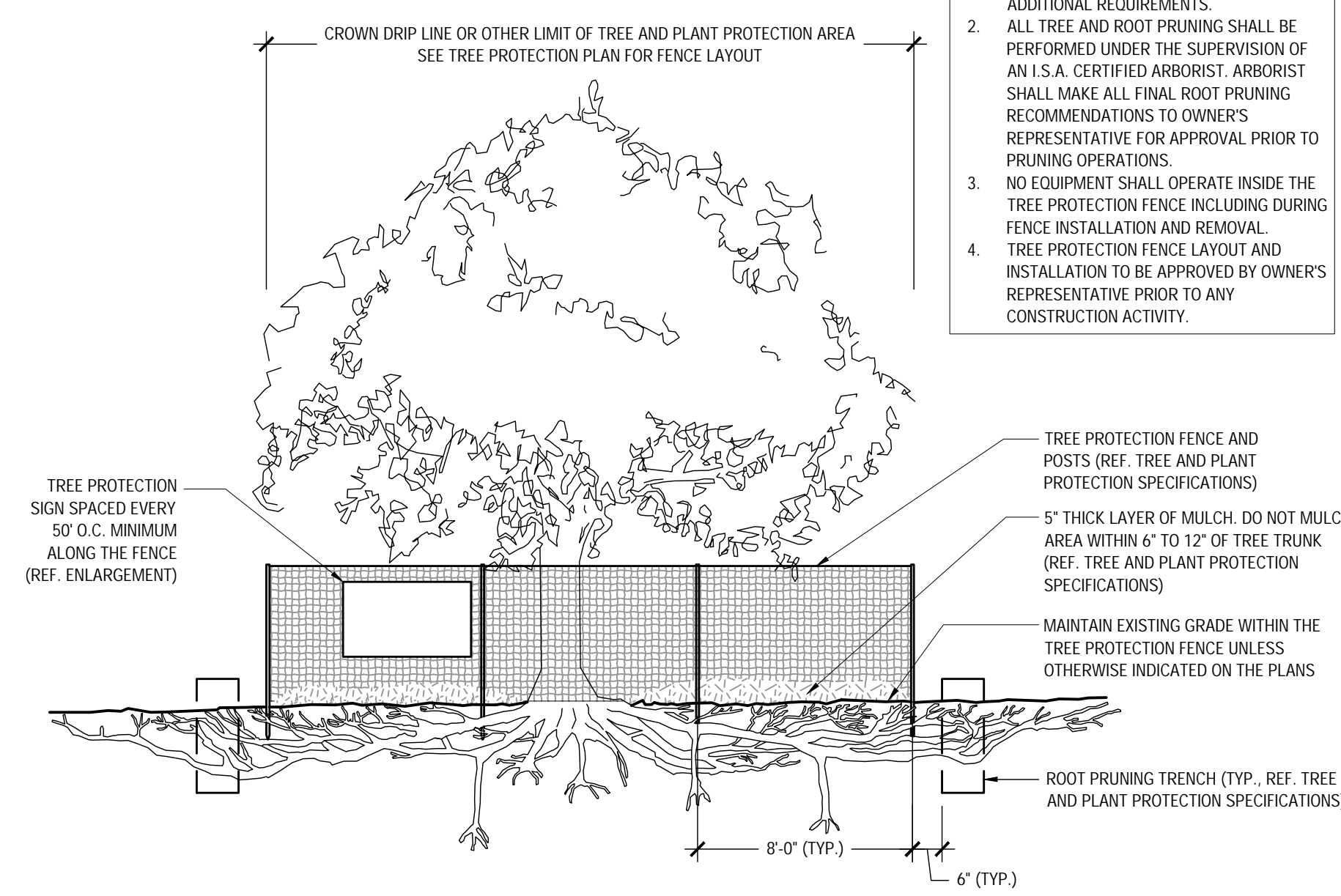


TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS



- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

Kimley-Horn
 © 2008 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NCEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM #998



SCALE AS SHOWN
 DESIGNED BY BTM
 DRAWN BY BTM
 CHECKED BY MFP

TREE PRESERVATION DETAILS

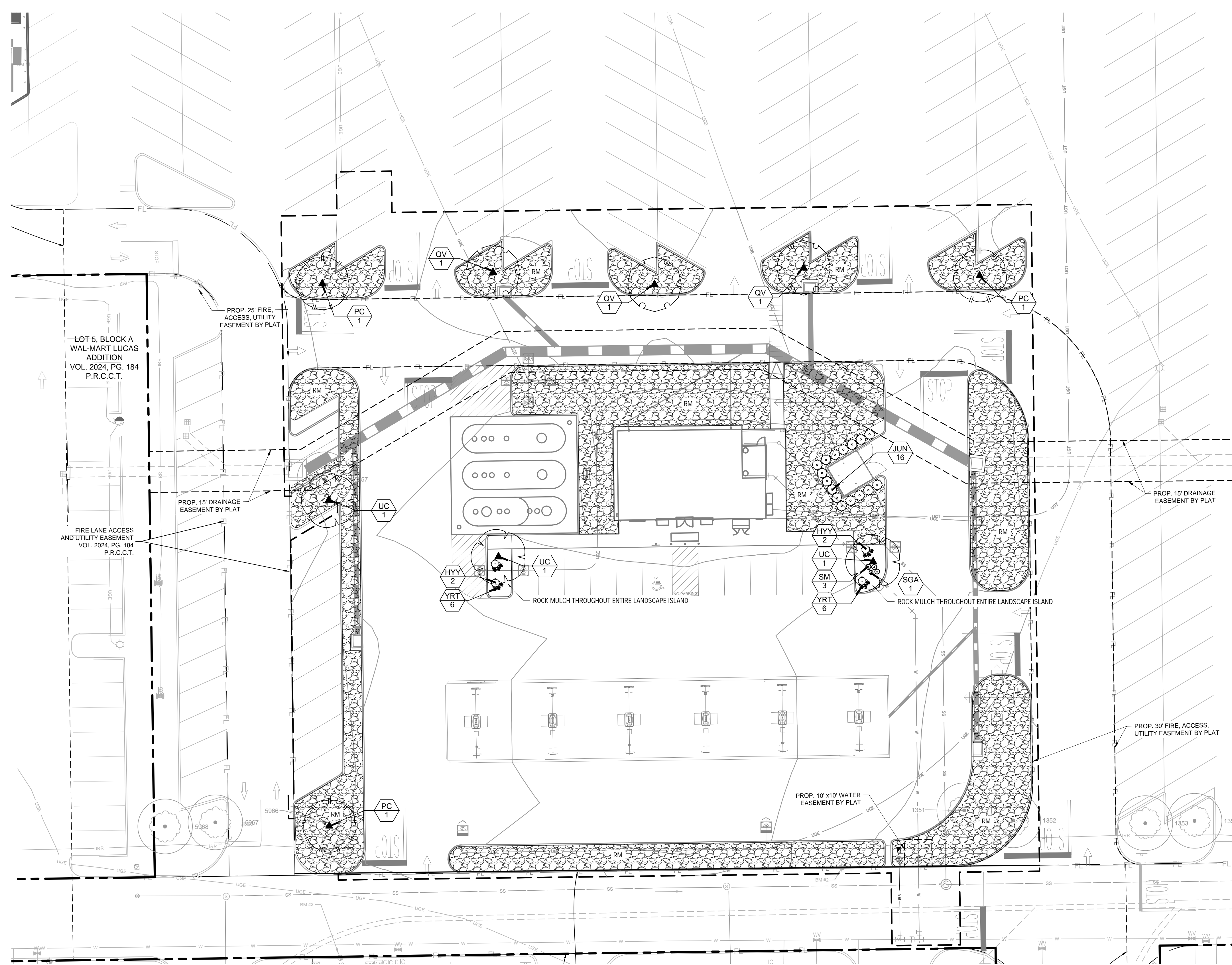
Walmart STORE #5672-1015
1,440 FUEL STATION
CITY OF LUCAS, TEXAS

DATE: 02/09/2026
 PROJECT NO.: 063363570
 SHEET NUMBER: 6511

No.	REVISIONS	DATE

PART 1 GENERAL		SECTION 015639: TREE AND PLANT PROTECTION		DATE	
1.1 SUMMARY	<p>A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCIDENTAL TO, PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.</p> <ol style="list-style-type: none"> PROVIDE PRECONSTRUCTION EVALUATIONS PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS PROVIDE PRUNING OF EXISTING TREES AND PLANTS. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS. PROVIDE ALL INSECT AND DISEASE CONTROL. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL. <p>1.2 CONTRACT DOCUMENTS</p> <p>A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.</p> <p>B. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED TREE AND PLANT PROTECTION AREAS.</p> <p>1.3 RELATED DOCUMENTS AND REFERENCES</p> <p>A. RELATED DOCUMENTS:</p> <ol style="list-style-type: none"> DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION. IRRIGATION SPECIFICATIONS PLANTING SPECIFICATIONS <p>B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE FOLLOWING REFERENCES STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.</p> <ol style="list-style-type: none"> ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST CURRENT EDITIONS. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS. <ol style="list-style-type: none"> TREE PRUNING SOIL MANAGEMENT FOR URBAN TREES TREE SUPPORT SYSTEMS; CABLING, BRACING, GUYING, AND PROPPING TREE LIGHTNING PROTECTION SYSTEMS MANAGING TREES DURING CONSTRUCTION TREE PLANTING TREE RISK ASSESSMENT TREE INVENTORY INTEGRATED PEST MANAGEMENT TREE INJECTIONS TREE AND SHRUB FERTILIZATION PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA, MOST CURRENT EDITION GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION. <p>1.4 VERIFICATION</p> <p>A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS. REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.</p> <p>1.5 PERMITS AND REGULATIONS</p> <p>A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.</p> <p>B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.</p> <p>C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.</p> <p>1.6 PROTECTION OF WORK, PROPERTY AND PERSON</p> <p>A. THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.</p> <p>1.7 CHANGES IN THE WORK</p> <p>A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.</p> <p>1.8 CORRECTION OF WORK</p> <p>A. THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.</p> <p>1.9 DEFINITIONS</p> <p>A. ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.</p> <ol style="list-style-type: none"> OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIOUS EQUAL TO THE CROWN DRIFLINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE. <p>1.10 SUBMITTALS</p> <p>A. ARBORIST REPORT</p> <ol style="list-style-type: none"> PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS THE TREE AND PLANT PROTECTION AREA. THE REPORT SHALL INCLUDE THE FOLLOWING: <ol style="list-style-type: none"> A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASE, INSECT INFESTATIONS AND OR BRANCH AND TRUNK STRUCTURAL DEFICIENCIES THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR EXTREME RISK LEVEL, INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAZARD TREE. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN THE REPORT. <p>B. PRODUCT DATA</p> <ol style="list-style-type: none"> SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFORE THE START OF ANY WORK AT THE SITE. <p>C. QUALIFICATIONS SUBMITTAL</p> <ol style="list-style-type: none"> FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERED CONSULTING ARBORIST® (RCA) 	<p>WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CERTIFIED ARBORIST, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO THE OWNER'S REPRESENTATIVE. FOR REVIEW PRIOR TO THE START OF WORK.</p> <p>1.11 OBSERVATION OF THE WORK</p> <p>A. THE OWNER'S REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.</p> <p>1.12 PRE-CONSTRUCTION CONFERENCE</p> <p>A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.</p> <ol style="list-style-type: none"> THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CONFERENCE: <ol style="list-style-type: none"> GENERAL CONTRACTOR CONSULTING ARBORIST/CERTIFIED ARBORIST TREE AND PLANT PROTECTION SUB-CONTRACTOR EARTHWORK SUB-CONTRACTOR ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TRENCH INTO THE SOIL. LANDSCAPE SUB-CONTRACTOR IRRIGATION SUB-CONTRACTOR PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. <p>1.13 QUALITY ASSURANCE</p> <p>A. CONTRACTOR QUALIFICATIONS:</p> <ol style="list-style-type: none"> ALL PRUNING, BRANCH TRIMMING, TREE REMOVAL, ROOT PRUNING, AND FERTILIZING REQUIRED BY THIS SECTION SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFIED ARBORIST. SUBMIT AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PERSON MAINTAINING A CURRENT STATE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL APPLICATOR LICENSES. 	<p>WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA ANY REASON. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.</p> <p>B. IN THE EVENT THAT CONSTRUCTION/VEHICULAR ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY; AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. TREE PROTECTION FOR THE REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:</p> <ol style="list-style-type: none"> IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN MULCH AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND PROJECT ARBORIST. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE PERFORMED UNDER SUPERVISION OF THE I.S.A. CERTIFIED ARBORIST. MATTING: INSTALL TEMPORARY MATTING OR AN ADDITIONAL 12 INCH MULCH LAYER OVER THE MULCH SPECIFIED HEREOF WITHIN THESE SPECIFICATIONS TO THE EXTENT INDICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, VEHICULAR TRAFFIC, OR THE STORAGE OF MATERIALS WITHIN THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF OF THE TEMPORARY MATTING. TRUNK PROTECTION: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD AND A RING OF 2" x 4" x 4" PLANKS LOOSELY BANDED ONTO THE TREE WITH STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO LONGER THAN 12 MONTHS. IF CONSTRUCTION REQUIRES WORK NEAR A PARTICULAR TREE TO CONTINUE LONGER THAN 12 MONTHS, THE STEEL BANDS SHALL BE INSPECTED EVERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO HAVE BECOME TIGHT. AIR EXCAVATION TOOL: IF EXCAVATION FOR FOOTINGS OR UTILITIES IS REQUIRED WITHIN THE TREE AND PLANT PROTECTION AREA, AIR EXCAVATION TOOL TECHNIQUES SHALL BE USED WHERE PRACTICAL OR AS DESIGNED ON THE DRAWINGS. <ol style="list-style-type: none"> REMOVE THE MULCH FROM AN AREA APPROXIMATELY 18 INCHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO BE EXCAVATED. COVER THE MULCH FOR A DISTANCE OF NOT LESS THAN 15 FEET AROUND THE LIMIT OF THE EXCAVATION AREA WITH FILTER FABRIC OR PLASTIC SHEETING TO PROTECT THE MULCH FROM SILT. MOUND THE MULCH SO THAT THE PLASTIC SLOPES TOWARDS THE EXCAVATION. USING A SPRINKLER OR SOAKER HOSE, APPLY WATER SLOWLY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF AT LEAST 4 HOURS, APPROXIMATELY 12 HOURS PRIOR TO THE WORK SO THAT THE GROUND WATER LEVEL IS AT OR NEAR FIELD CAPACITY AT THE BEGINNING OF THE WORK. FOR EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, REWET THE SOIL AS NECESSARY TO KEEP SOIL MOISTURE NEAR FIELD CAPACITY. USING AN AIR EXCAVATION TOOL SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE INTENDED PURPOSE, AND AT PRESSURES RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE SHAPE AND THE DEPTHS REQUIRED. WORK AT RATES AND USING TECHNIQUES THAT DO NOT HARM TREE ROOTS. AIR PRESSURE SHALL BE A MAXIMUM OF 90-100 PSI. <ol style="list-style-type: none"> THE AIR EXCAVATION TOOL SHALL BE "AIR-SPADE" AS MANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., VERONA, PA (412) 826-8800, OR AIR KNIFE AS MANUFACTURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA (866) 328-5723 OR APPROVED EQUAL. USING A COMMERCIAL, HIGH-POWERED VACUUM TRUCK IF REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION PRODUCED BY THE AIR KNIFE EXCAVATION. THE VACUUM TRUCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY WITH THE HOSE OPERATOR, SUCH THAT THE SOIL PRODUCED IS PICKED UP FROM THE EXCAVATION HOLE, AND THE EXPOSED ROOTS CAN BE OBSERVED AND NOT DAMAGED BY THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM TRUCK INTO THE TREE AND PLANT PROTECTION AREA UNLESS THE AREA IS PROTECTED FROM COMPACTION AS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE. REMOVE ALL EXCAVATED SOIL AND EXCAVATED MULCH, AND CONTAMINATED SOIL AT THE END OF THE EXCAVATION. SCHEDULE THE WORK SO THAT FOUNDATIONS OR UTILITY WORK IS COMPLETED IMMEDIATELY AFTER THE EXCAVATION. DO NOT LET THE ROOTS DRY OUT. MIST THE ROOTS SEVERAL TIMES DURING THE DAY. IF THE EXCAVATED AREA MUST REMAIN OPEN OVER NIGHT, MIST THE ROOTS AND COVER THE EXCAVATION WITH BLACK PLASTIC. DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS. RESTORE SOIL WITHIN THE TRENCH AS SOON AS THE WORK IS COMPLETED. UTILIZE SOIL OF SIMILAR TEXTURE TO THE REMOVED SOIL AND LIGHTLY COMPACT WITH HAND TOOLS. LEAVE SOIL MOUNDED OVER THE TRENCH TO A HEIGHT OF APPROXIMATELY 10% OF THE TRENCH DEPTH TO ACCOUNT FOR SETTLEMENT. RESTORE ANY GEORGRIDS, FILTER FABRIC, OR MULCH AND OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE AREA. <p>3.10 TREE REMOVAL:</p> <p>REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL.</p> <ol style="list-style-type: none"> REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES. DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE AND PLANT PROTECTION AREA. NO TREE IS TO BE REMOVED WITHIN 50 FEET OF THE TREE AND PLANT PROTECTION AREA SHALL BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT. PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM COMPACTION. REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS WHICH EVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH). FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE SITE HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANAGEMENT SPECIFICATIONS, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. <p>3.11 PRUNING:</p> <ol style="list-style-type: none"> WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPLETION, PRUNE ALL DEAD OR HAZARDOUS BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO REMAIN. IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIST REPORT. PRUNE ANY LOW, HANGING BRANCHES AND VINES FROM EXISTING TREES AND SHRUBS THAT OVERHANG WALKS, STREETS AND DRIVES, OR PARKING AREAS AS FOLLOWS: <ol style="list-style-type: none"> WALKS - WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEVATION. PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED PARKING SURFACE ELEVATION. STREETS AND DRIVES - WITHIN 14 FEET VERTICALLY OF THE PROPOSED DRIVING SURFACE ELEVATION. <p>ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1 - PRUNING), ISA BMP: TREE PRUNING AND THE "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"</p> <p>PERFORM OTHER PRUNING TASKS AS INDICATED ON THE DRAWINGS OR REQUESTED BY THE OWNER'S REPRESENTATIVE, WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRUNING TOOLS BETWEEN THE WORK IN INDIVIDUAL TREES.</p> <p>3.12 WATERING</p> <p>A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. ADEQUATE WATER IS DEFINED TO BE MAINTAINING SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 INCHES OR GREATER.</p> <p>B. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL WATER, USING HOSES OR WATER TANKS AS REQUIRED.</p> <p>C. PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE ROOT ZONE TO DETERMINE THE WATER CONTENT.</p> <p>3.13 WEED CONTROL</p> <p>A. DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEED IN AND AROUND THE FENCED TREE AND PLANT PROTECTION AREA AT LEAST THREE TIMES A YEAR.</p> <ol style="list-style-type: none"> ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON THE TREE AND PLANT PROTECTION PLAN TO REMAIN SHALL BE CONSIDERED AS WEEDS. <p>B. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEEDING OF THE TREE AND PLANT PROTECTION AREA.</p> <p>3.14 INSECT AND DISEASE CONTROL</p> <p>A. MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATIONS DURING THE ENTIRE CONSTRUCTION PERIOD. PROVIDE ALL DISEASE AND INSECT CONTROL, REQUIRED TO KEEP THE PLANTS IN A HEALTHY STATE USING THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.</p> <p>3.15 CLEAN-UP</p> <p>A. DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND MATERIALS ARE ANY PACKAGED MATERIALS THAT CAN BE PHYSICALLY MOVED BY HAND INTO THE LOCATION. BULK MATERIALS SUCH AS SOIL, OR AGGREGATE SHALL NEVER BE STORED WITHIN THE TREE AND PLANT PROTECTION AREA.</p> <p>B. PROTECTION:</p> <ol style="list-style-type: none"> IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAY AND NEIGHBORING PROPERTY. ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR OTHER WORK AT THE SITE. REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE. <p>C. GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA</p> <p>D. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION AREA</p>	<p>NO.</p> <p>REVISIONS</p> <p>DATE</p>	
<p>Kimley»Horn</p> <p>© 2008 KIMLEY-HORN AND ASSOCIATES, INC. 13465 KNEEL ROAD, SUITE 700, DALLAS, TX 75249 PHONE: 972-770-1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #598</p>		<p>RESTORED LANDSCAPE ARCHITECT</p> <p>STATE OF TEXAS</p> <p>02/09/2026</p>		<p>SCALE AS SHOWN DESIGNED BY BTM DRAWN BY BTM CHECKED BY MFP</p>	
<p>Walmart® STORE #5672-1015</p> <p>1,440 FUEL STATION</p> <p>CITY OF LUCAS, TEXAS</p>		<p>TREE PRESERVATION SPECIFICATIONS</p>		<p>DATE 02/09/2026</p> <p>PROJECT NO. 063263570</p> <p>SHEET NUMBER 6512</p>	

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VPORT		
3.18.032 PARKING LOT INTERIOR LANDSCAPING	REQUIRED	PROVIDED
A. INTERIOR LANDSCAPING		
8% OF INTERIOR PLANTING AREA SHALL BE LANDSCAPE, 3,963 SF * .08 = 319 SF	319 SF	320 SF
SHADE TREE MUST BE PROVIDED TO EACH PARKING LOT AT MINIMUM AVERAGE DENSITY OF ONE TREE FOR EACH TEN REQUIRED PARKING SPACES ON THE LOT. 12/10= 2 TREES	2 TREES	2 TREES
NO PARKING SPACES MAY BE LOCATED FURTHER THAN FIFTY FEET FROM THE TRUNK OF A SHADE TREE OR FURTHER THAN SEVENTY-FIVE FEET FROM TWO OR MORE SHADE TREES	7 TREES	7 TREES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	PC	3	Pistacia chinensis / Chinese Pistache	3' cal, 12' ht, 4'-5' spr	Full, Straight, Single Lead
	QV	3	Quercus virginiana / Southern Live Oak	3' cal, 16' ht, 6' spr	Full, Straight, Single Lead
	UC	3	Ulmus crassifolia / Cedar Elm	3' cal, 14' ht, 6' spr	Full, Straight, Single Lead
SHRUBS					
	HYY	4	Hesperaloe parviflora 'Yellow' / Yellow Yucca	18' ht, 18' spr, 24" oc	Full
	JUN	16	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	96' ht, 36' spr, 48" oc	Full
	SGA	1	Salvia greggii / Autumn Sage	18' ht, 12' spr, 18" oc	Full
	SM	3	Salvia x sylvestris 'May Night' / May Night Sage	18' ht, 12' spr, 24" oc	Full
	YRT	12	Yucca rupicola / Twisted Leaf Yucca	18' ht, 18' spr, 24" oc	Full
MISC					
	RM	TBD	Rock Mulch	2' - 4' Tan River Rock at 6' depth.	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24" AS NECESSARY TO CONTAIN APPROPRIATE PLANTING MIX AS SPECIFIED IN SECTION 2900, PART 2.5 TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, IRRIGATION LINES, WIRING, STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE RETAINED/ REUSED.

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, SEE 2900 SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH RIVER ROCK FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
- REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

PERMANENT GRASS CHART			
SYMBOL	ACREAGE	VARIETY	SEEDING RATE
SOD	0	COMMON BERMUDA	N/A

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NCEL ROAD, SUITE 700, DALLAS, TX 75249
 PHONE: 972-770-1000
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

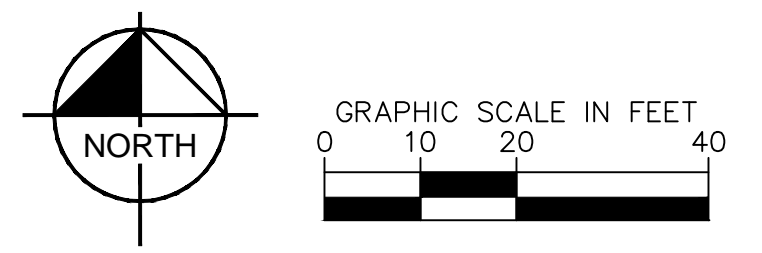


SCALE:
 AS SHOWN
 DESIGNED BY
 BTM
 DRAWN BY
 BTM
 CHECKED BY
 MFP

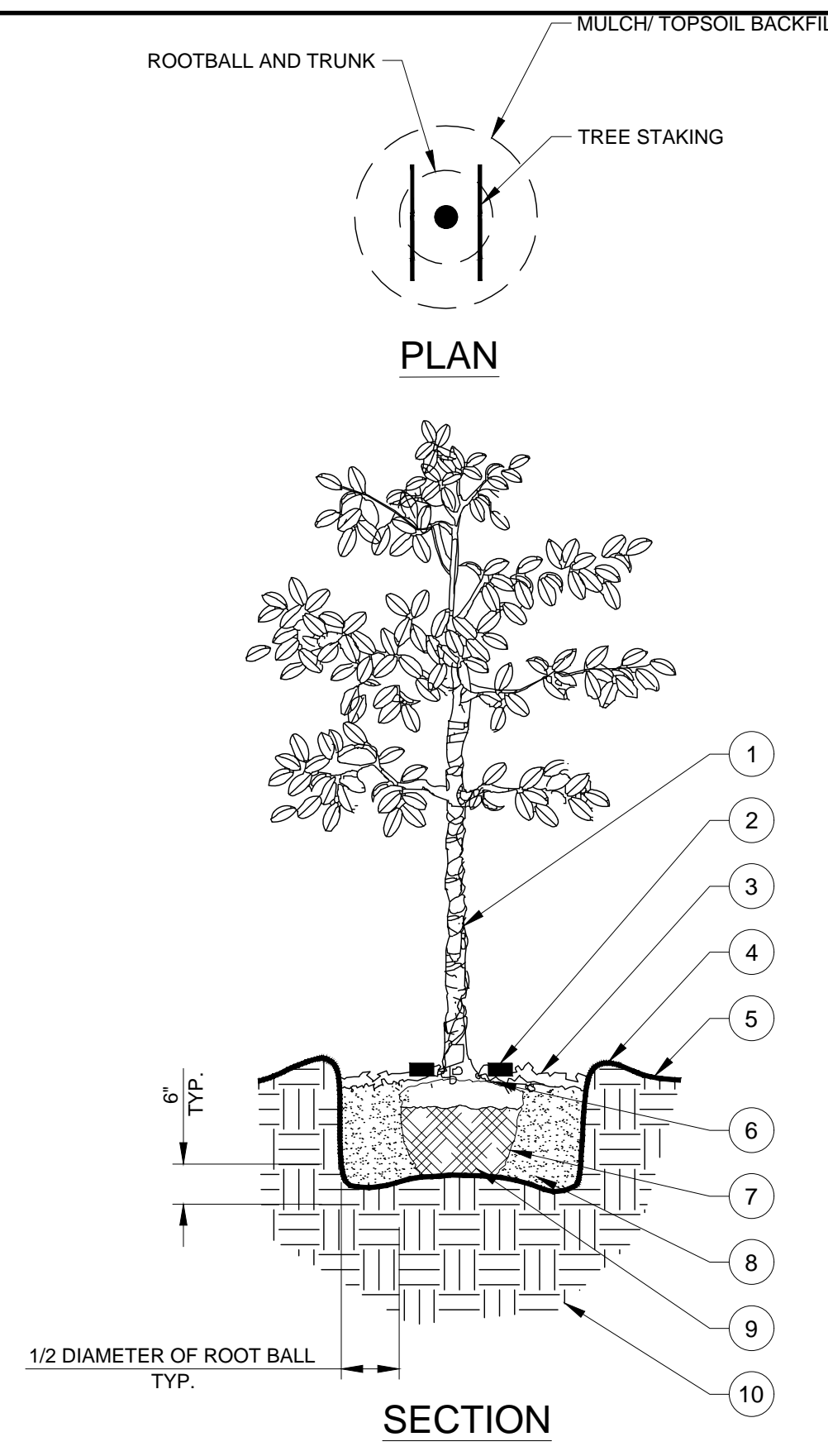
LANDSCAPE PLAN

Walmart STORE #5672-1015
 1,440 FUEL STATION
 CITY OF LUCAS, TEXAS

DATE
 02/09/2026
 PROJECT NO.
 063363570
 SHEET NUMBER
 6600



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

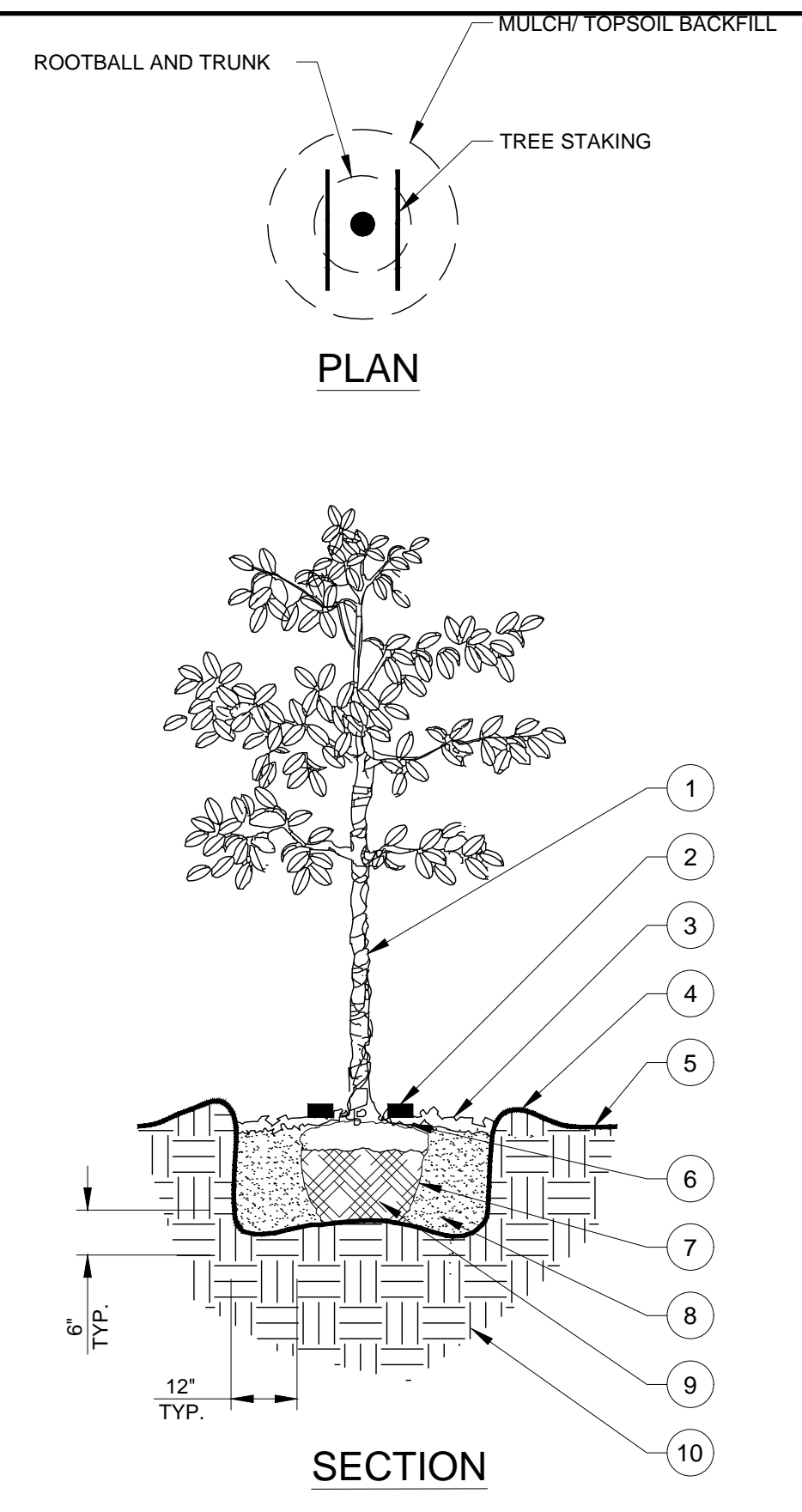


LARGE TREE PLANTING (14' OR GREATER)

NTS

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - E. BRANCHING HEIGHT TO A.A.N. STANDARDS.
1. TREE WRAP.
 2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
 4. 3" HIGH SOIL BERM TO HOLD WATER.
 5. FINISHED GRADE (SEE GRADING PLAN).
 6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 8. PREPARED PLANTING SOIL AS SPECIFIED.
 9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 10. UNDISTURBED SUBSOIL.

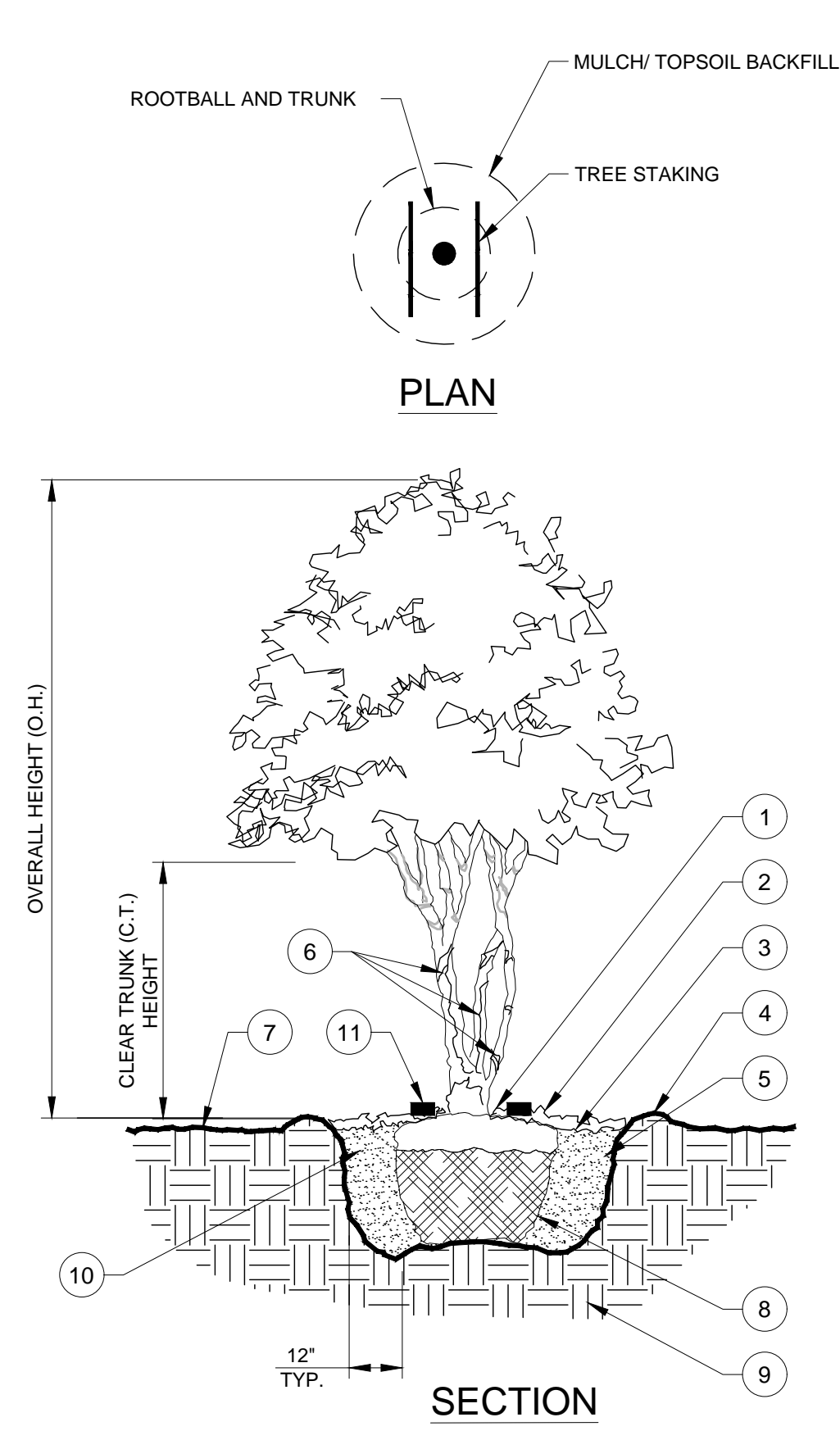


SMALL TREE PLANTING (14' OR LESS)

NTS

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - E. BRANCHING HEIGHT TO A.A.N. STANDARDS.
1. TREE WRAP.
 2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
 4. 3" HIGH SOIL BERM TO HOLD WATER.
 5. FINISHED GRADE (SEE GRADING PLAN).
 6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 8. PREPARED PLANTING SOIL AS SPECIFIED.
 9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 10. UNDISTURBED SUBSOIL.

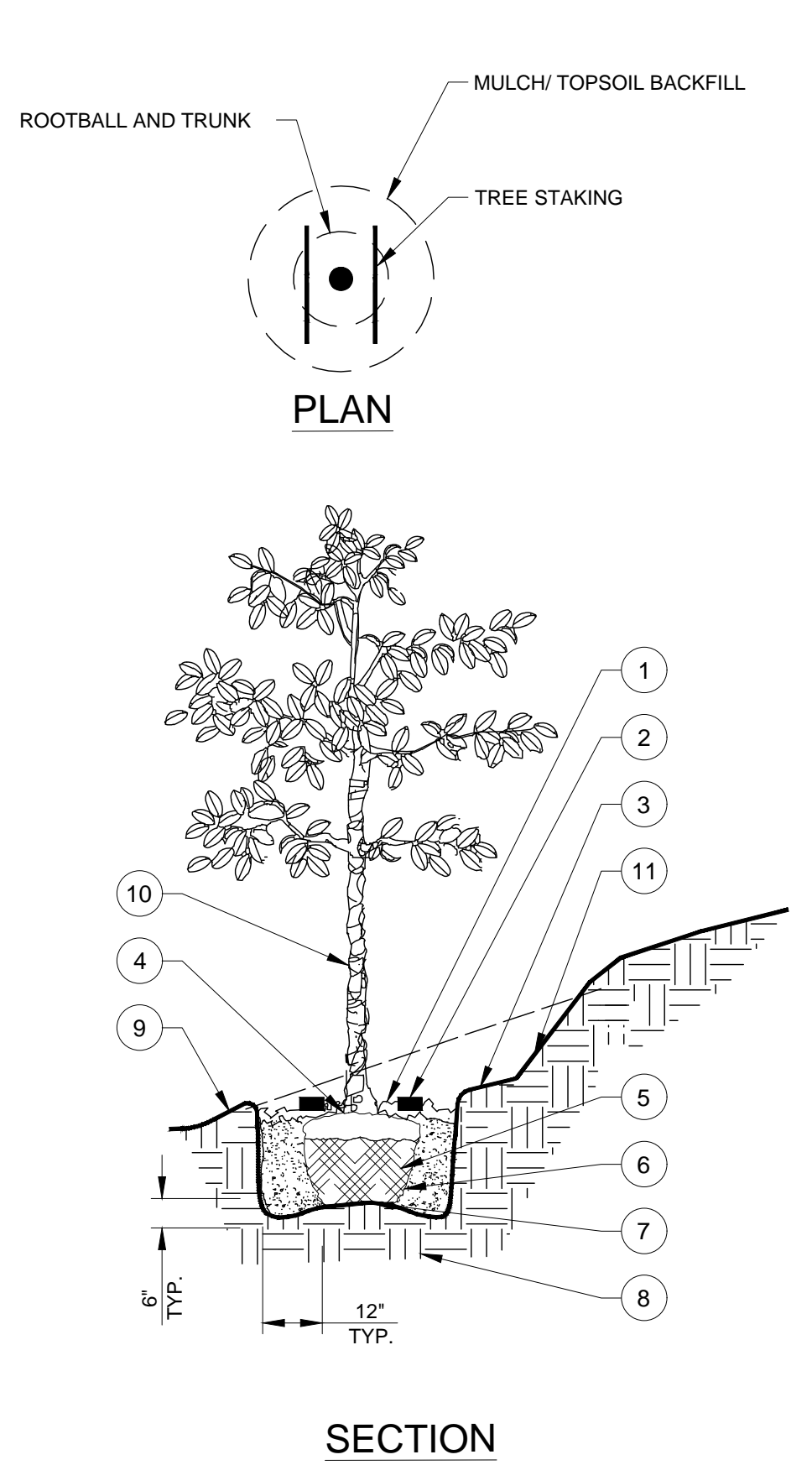


MULTI-TRUNK TREE PLANTING

NTS

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
 - C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - E. BRANCHING HEIGHT TO A.A.N. STANDARDS.
1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. ROUGHEN SIDES OF TREE PIT.
 2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
 3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL. ROUGHEN SIDES OF TREE PIT.
 4. 3" HIGH SOIL BERM TO HOLD WATER.
 5. TOPSOIL MIX BACKFILL.
 6. TREE WRAP.
 7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
 8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 9. UNDISTURBED SUBSOIL.
 10. PREPARE PLANTING SOIL AS SPECIFIED.
 11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.



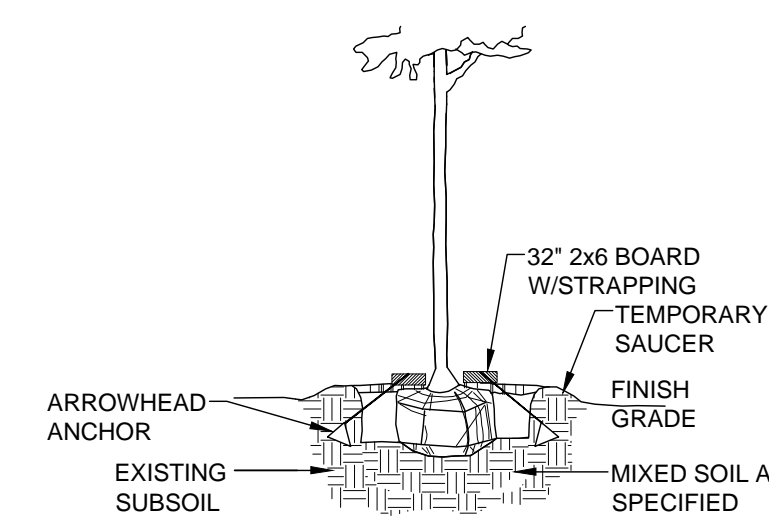
TREE PLANTING ON SLOPE

NTS

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - E. BRANCHING HEIGHT TO A.A.N. STANDARDS.
1. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
 2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 3. BACKFILL WITH TOPSOIL IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
 4. TOP OF ROOT BALL MIN. 1" ABOVE FINISHED GRADE.
 5. B&B OR CONTAINED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 6. PREPARE PLANTING SOIL AS SPECIFIED.
 7. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 8. UNDISTURBED SUBSOIL.
 9. 3" HIGH SOIL BERM TO HOLD WATER.
 10. TREE WRAP.
 11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

Tree Frog Environmental Products® (formerly Arborguy®) RBK40pt/RBK60pt STAKING DETAIL



Tree Frog® RBK40pt SYSTEM

- FOR UP TO 4" CALIPER TREES
- (2) Tree Frog EP™ 32"X2"X6" WOOD BOARDS
- (4) 3/4"X70" STRAPPING (1,800 LB. TENSILE STRENGTH)
- (4) ARROWHEAD *ANCHORS

Tree Frog® RBK60pt SYSTEM

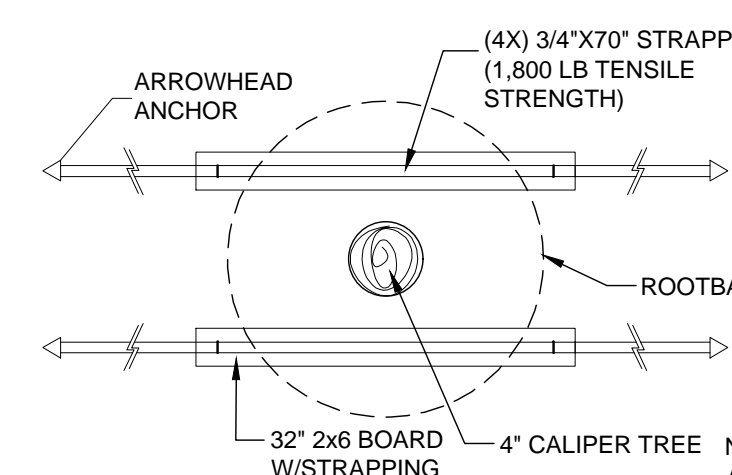
- FOR UP TO 6" CALIPER TREES
- (4) Tree Frog EP™ 32"X2"X6" WOOD BOARDS
- (8) 3/4"X70" STRAPPING (1,800 LB. TENSILE STRENGTH)
- (8) ARROWHEAD *ANCHORS

Tree Frog® RBK INSTALLATION NOTES

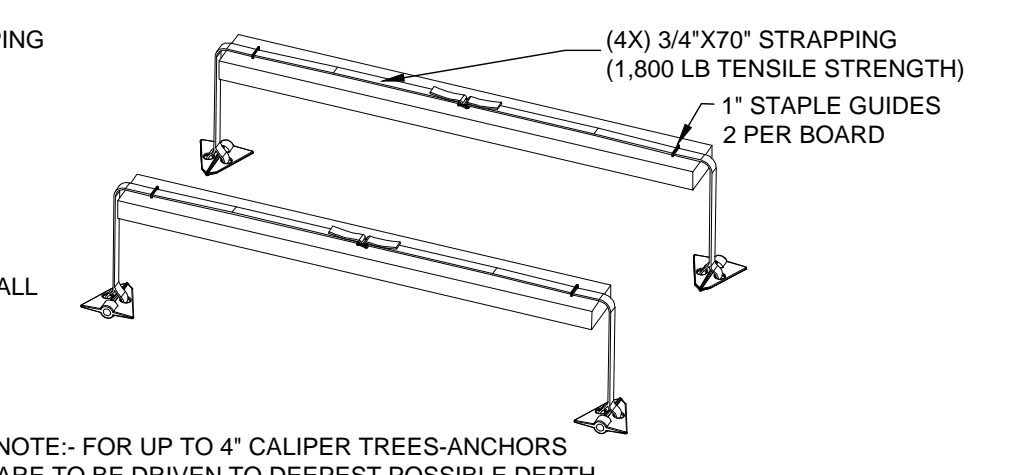
- * SPECIFY ANCHOR
- 1. BIODEGRADABLE (SOFT OR HARD SOIL)
- 2. NYLON (SOFT SOIL)
- 3. HEAVY DUTY (HARD SOIL)

SEE PAGE 2 FOR INSTALLING ROOT BALL TREE STAKING KIT WITH BANDING MACHINE
SEE PAGE 3 FOR INSTALLING ROOT BALL TREE STAKING KIT WITH RATCHET.

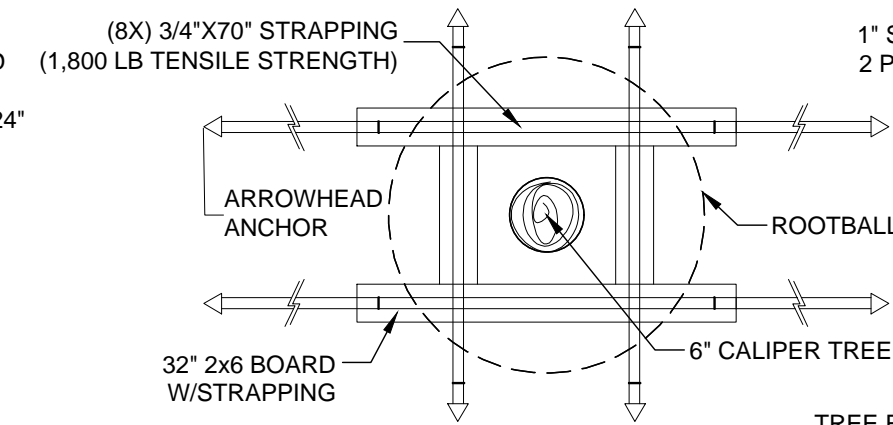
Tree Frog® RBK40pt PLAN VIEW



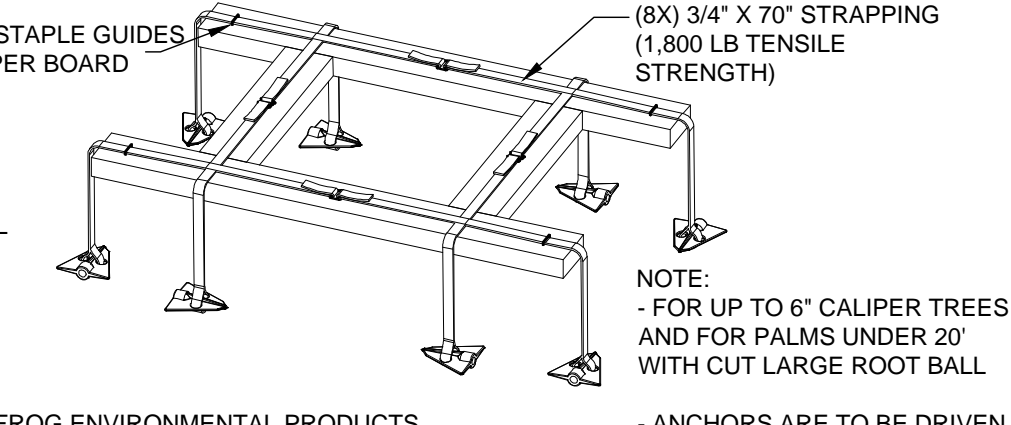
Tree Frog® RBK40pt DIAGRAM



Tree Frog® RBK60pt PLAN VIEW



Tree Frog® RBK60pt DIAGRAM



"TREE FROG" TREE STAKING

- NOTE:
- FOR AREAS WITH STRONG PREVAILING WINDS CONTACT LANDSCAPE ARCHITECT TO UTILIZE ABOVE GROUND STAKING.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn
© 2008 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NEEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM #998



02/09/2026

SCALE AS SHOWN
DESIGNED BY BTM
DRAWN BY BTM
CHECKED BY MFP

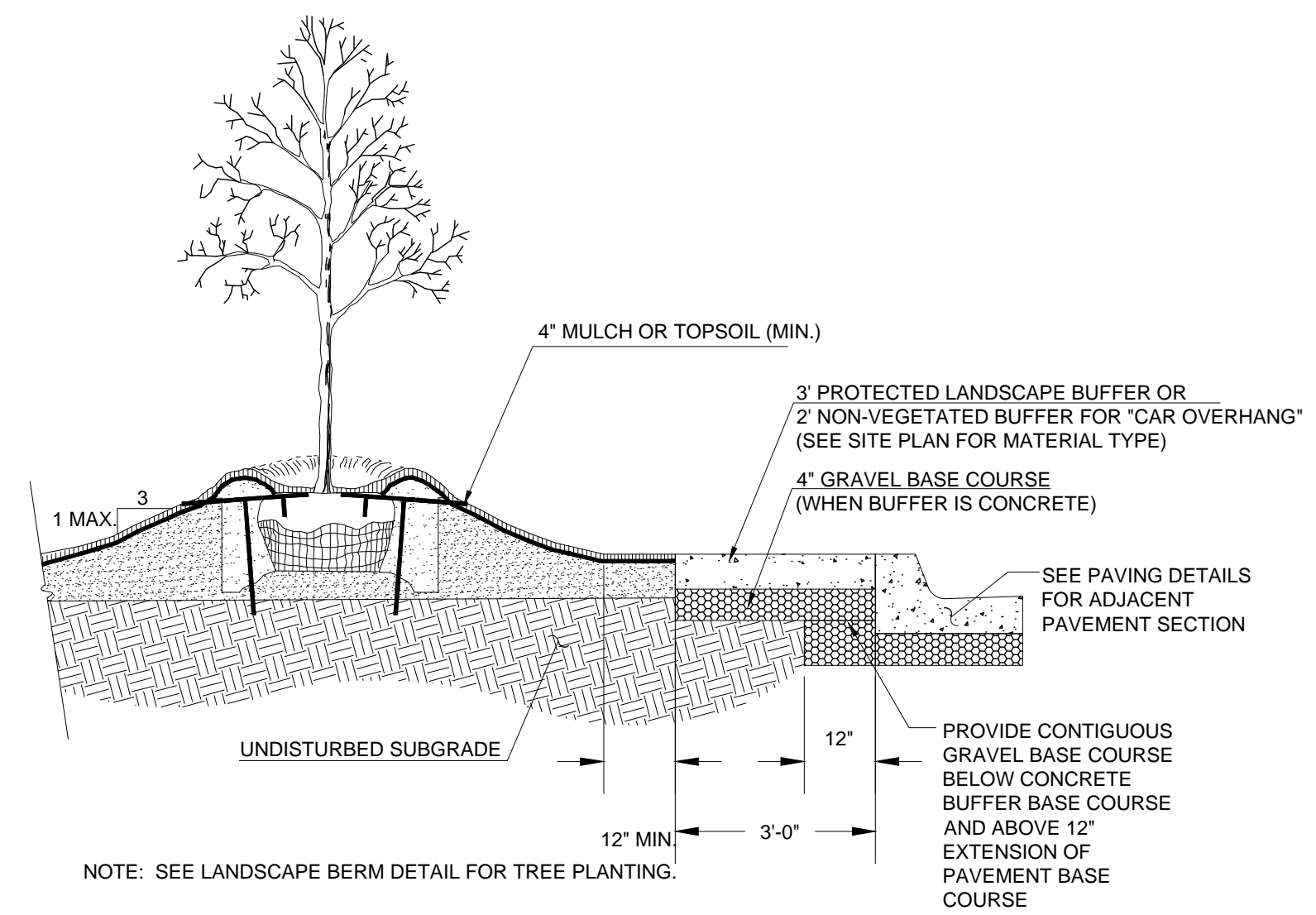
TREE DETAILS

Walmart STORE #5672-1015
1,440 FUEL STATION
CITY OF LUCAS, TEXAS

DATE: 02/09/2026
PROJECT NO.: 063363570
SHEET NUMBER: 6610

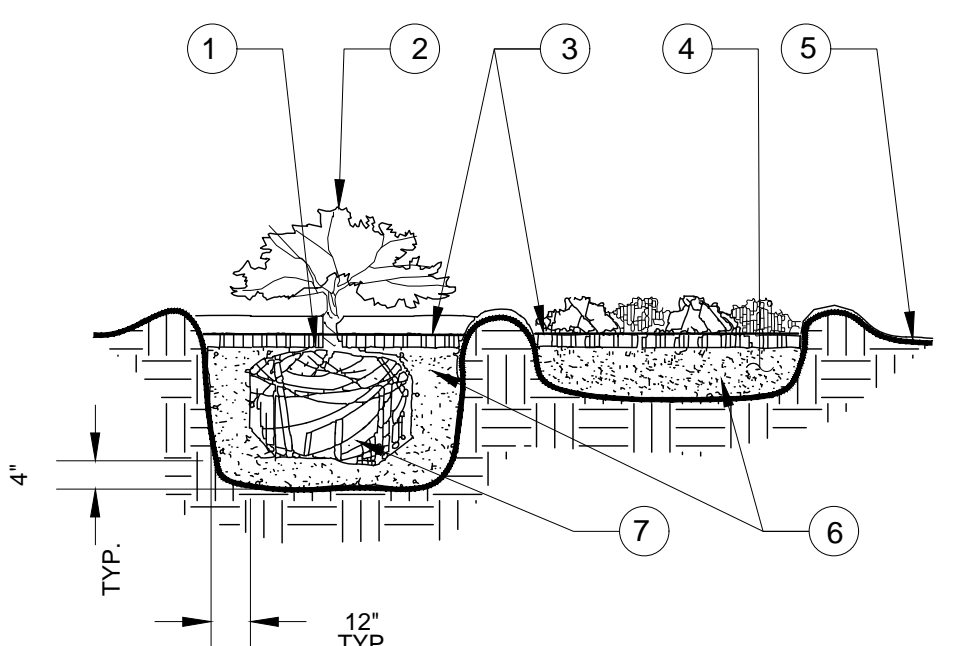
NO.	REVISIONS	DATE

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE BUFFER

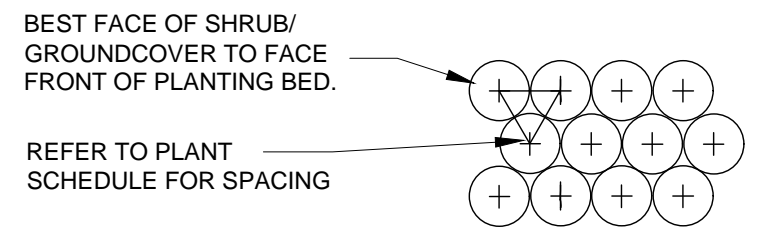
NTS



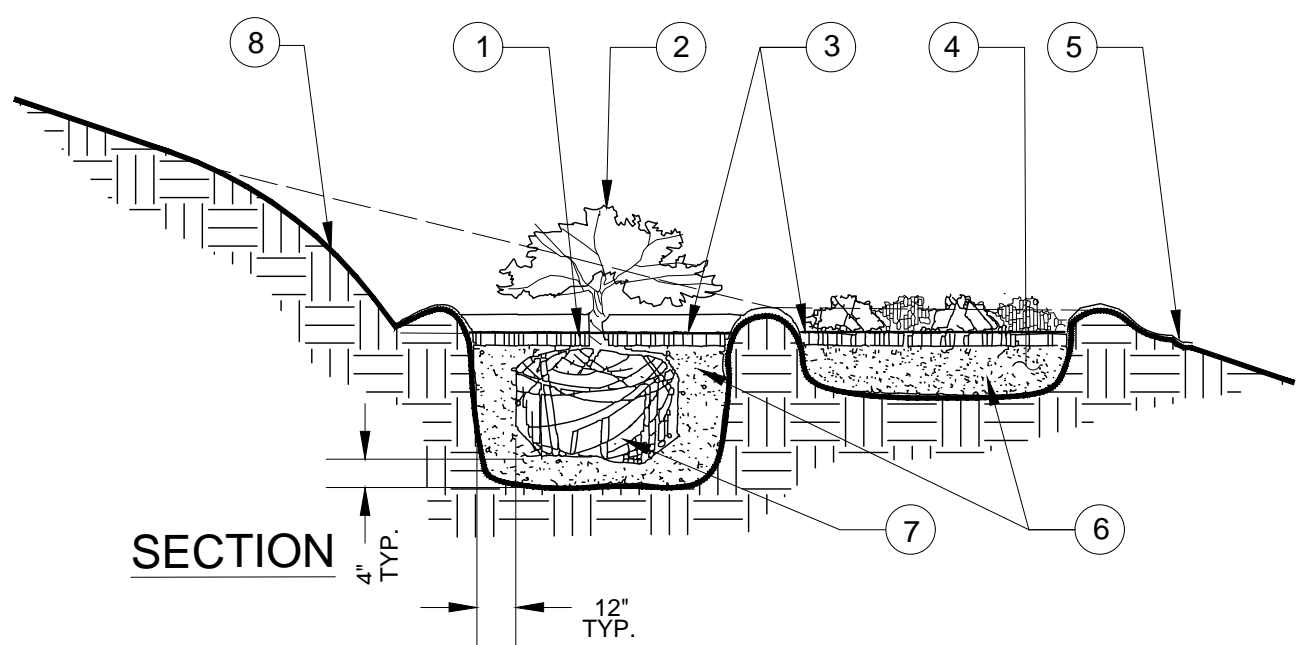
SECTION

SHRUB/ GROUND COVER PLANTING

NTS



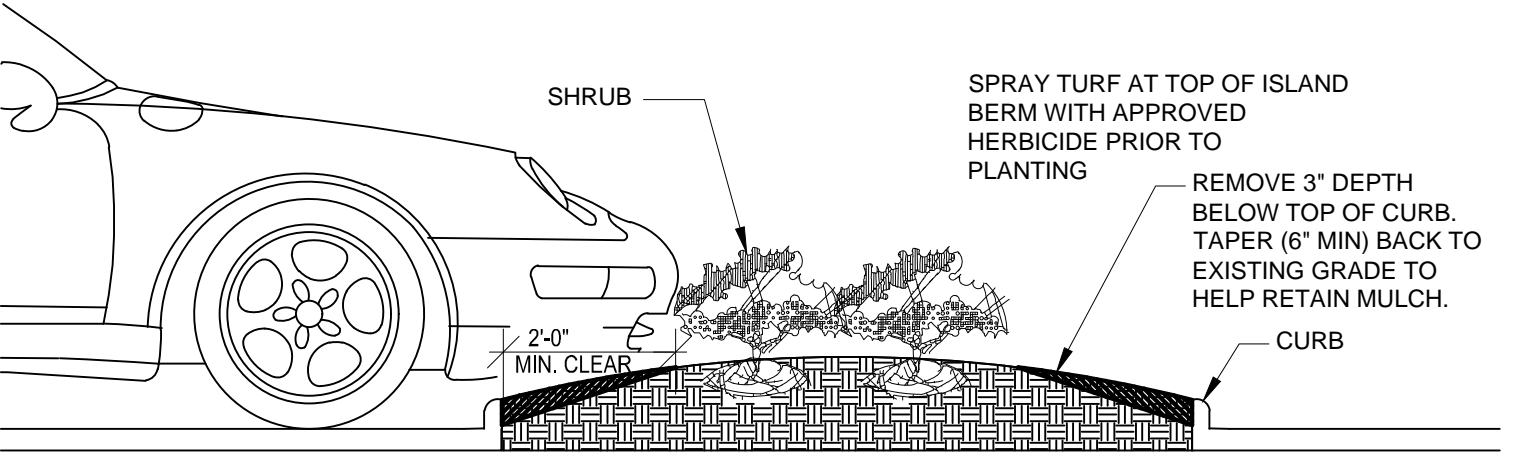
PLAN



SECTION

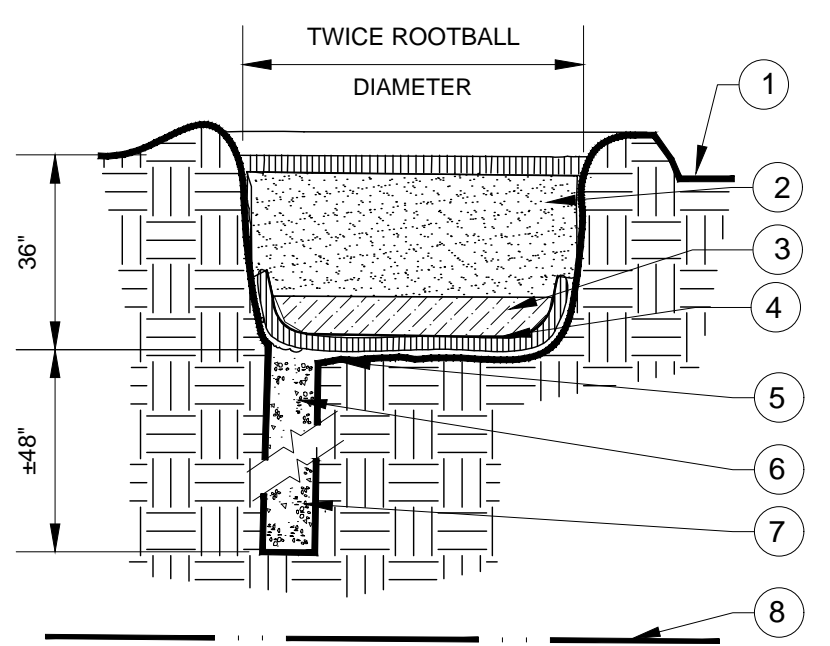
SHRUB/ GROUND COVER PLANTING ON SLOPE

NTS



MULCH TAPER DETAIL

NTS



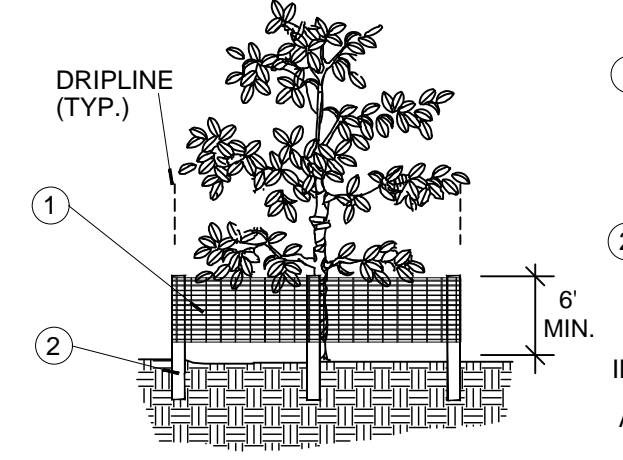
POOR DRAINAGE CONDITION

NTS

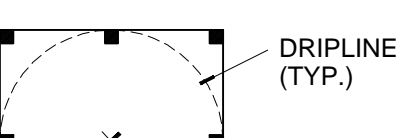
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12\"
4. FILTER CLOTH
5. SLOPE BOTTOM TO DRAIN
6. 18\"
7. BACKFILL WITH 1/2\" - 3/4\" GRAVEL.
8. WATER TABLE

FOR A PARKING ISLAND PLANTING & TREE GRATE PLANTERS SITUATIONS, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6\"

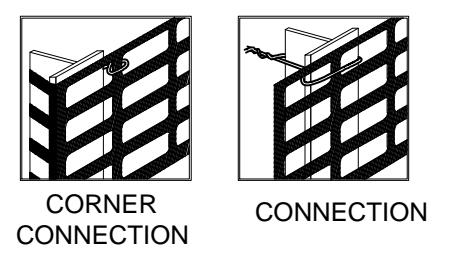
SECTION



ELEVATION



PLAN VIEW



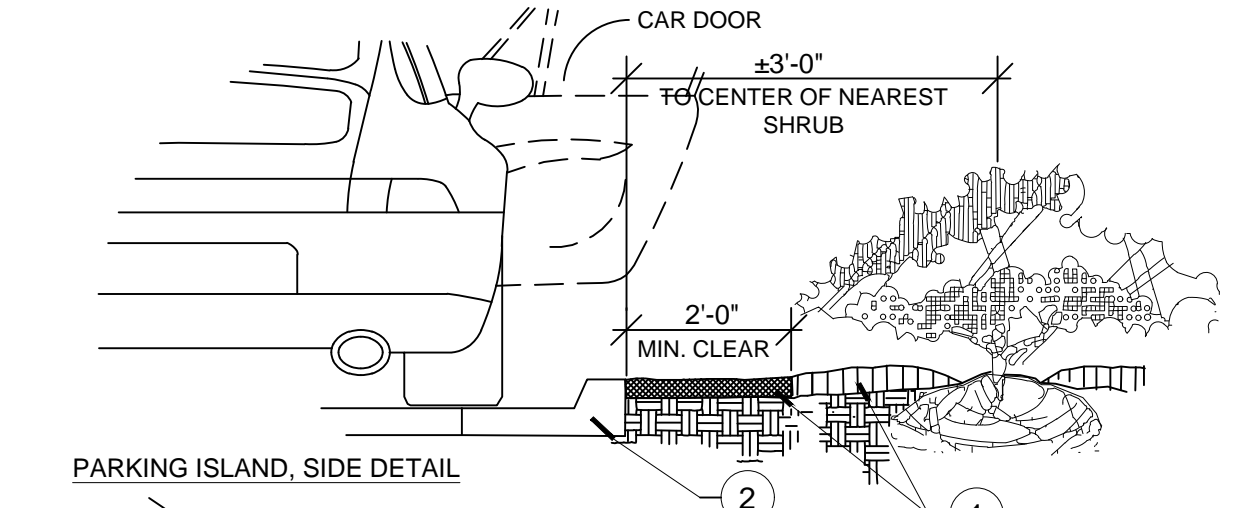
CORNER CONNECTION CONNECTION

TREE/SHRUB PROTECTOR

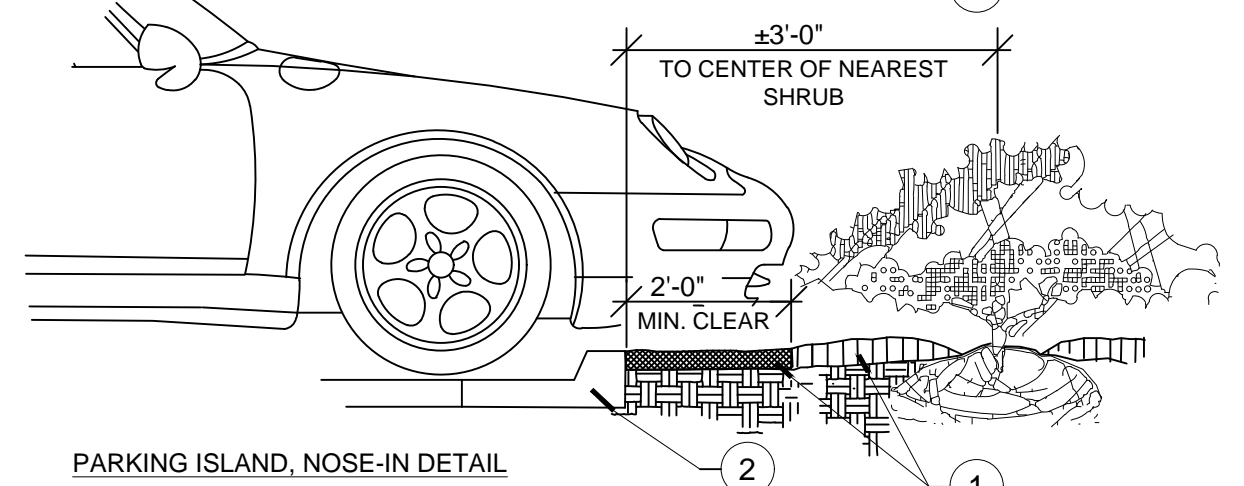
NTS

1. 6\"
 2. 8\"
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL \"T\" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8\" POST SHOULD BE SET AT LEAST 2\" INTO THE GROUND.
- C. SPACE POSTS EVERY 6\" (MIN.) TO 8\" (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONVED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

BARRIER DETAIL



PARKING ISLAND, SIDE DETAIL



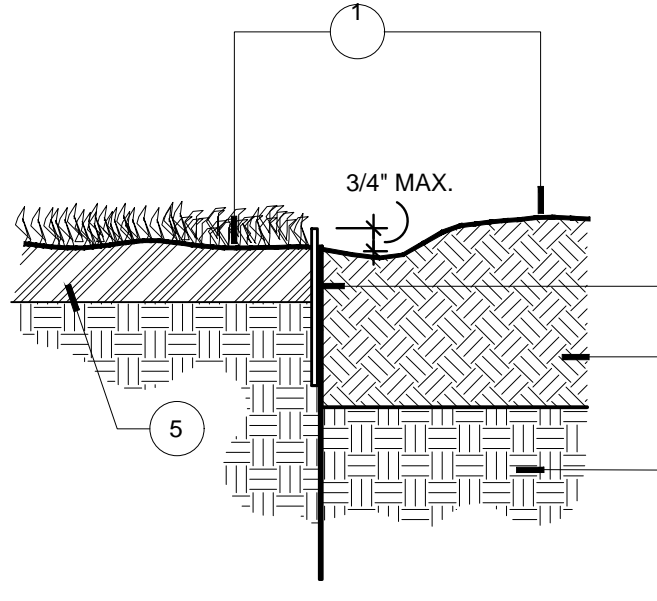
PARKING ISLAND, NOSE-IN DETAIL

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4\"
2. CURB OR PARKING LOT EDGE, BY OTHERS

PARKING SPACE/CURB PLANTING

NTS

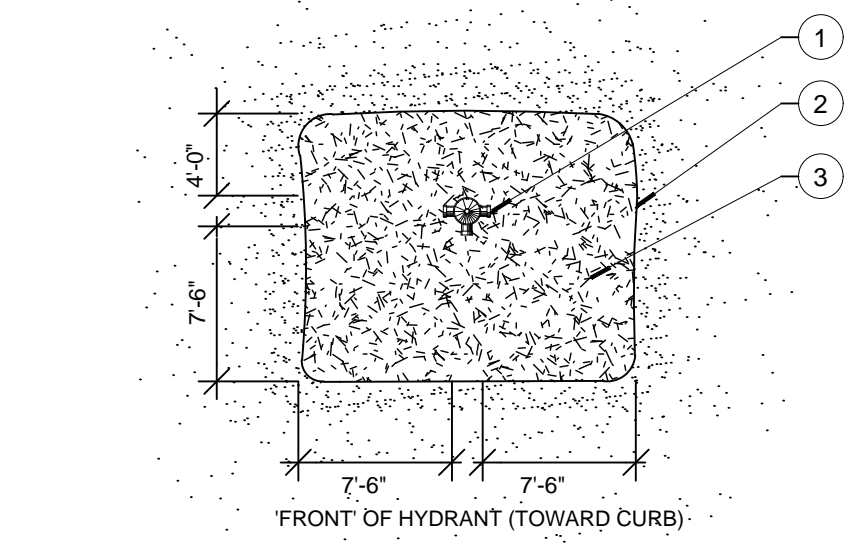
SECTION



STEEL EDGING

N.T.S.

1. DIFFERENT PLANTING TREATMENTS OR DECOMPOSED GRANITE.
2. METAL EDGING
3. BED SOIL. 12\"
4. NATIVE SOIL
5. 4\"

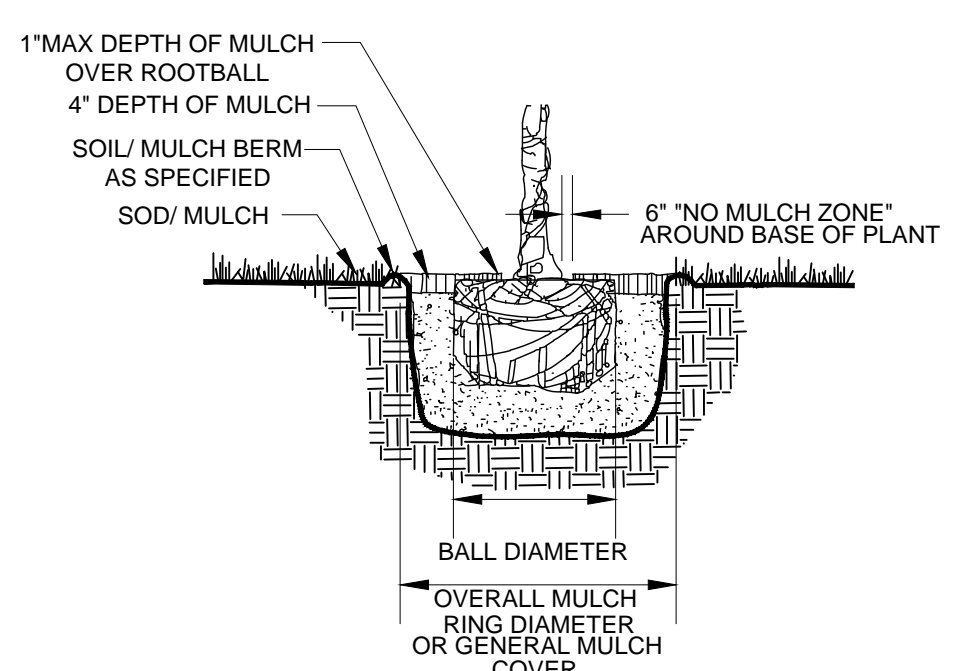


1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 4\"

FIRE HYDRANT CLEAR ZONE

NTS

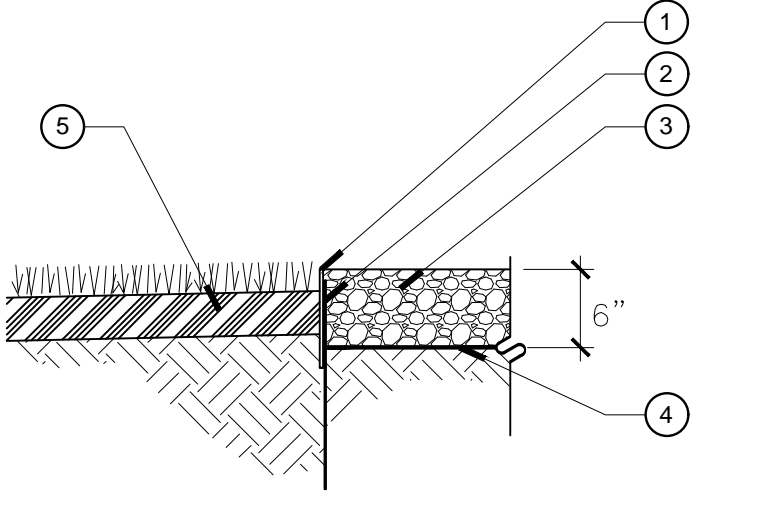
PLAN



MULCH DETAIL FOR TREE AND SHRUB PLANTINGS

NTS

SECTION



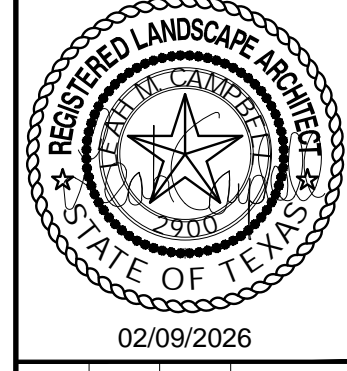
ROCK MULCH

NTS

1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6\"
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24\"
5. 4\"

NO.	REVISIONS	DATE

Kimley»Horn
 © 2008 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NCEL ROAD, SUITE 700, DALLAS, TX 75240
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



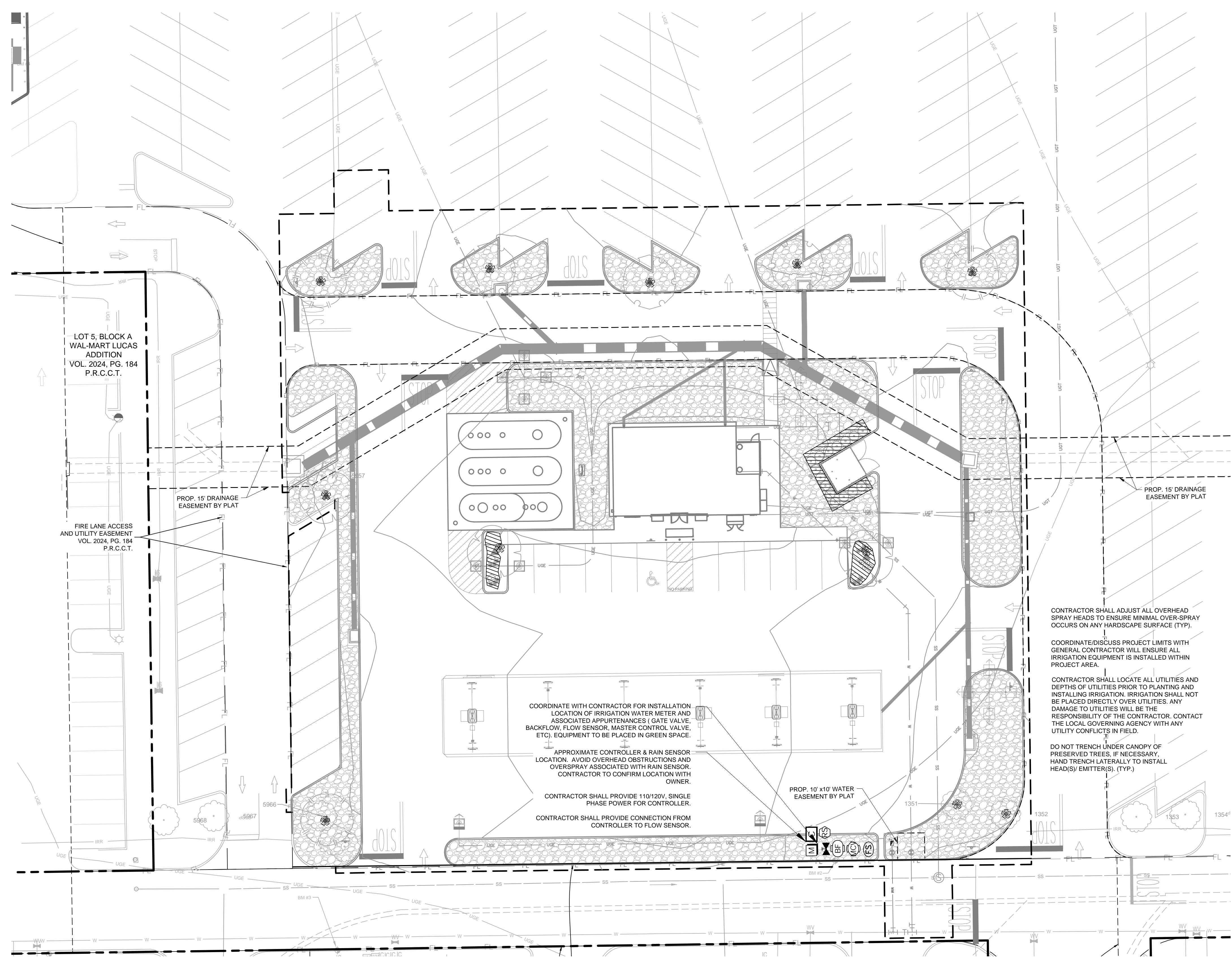
SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
	BTM	BTM	MFP

PLANTING DETAILS

Walmart STORE #5672-1015
 1,440 FUEL STATION
 CITY OF LUCAS, TEXAS

DATE	02/09/2026
PROJECT NO.	063363570
SHEET NUMBER	6611

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Tree Canopy Drip Ring Netafim TLCV-026-12	11
	Area to Receive Dripline Netafim TLCV-026-12	482.6 sf
	Teehline Pressure Compensating Landscape Dripline with Check Valve. 0.26 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	ISOLATION VALVE	1
	HYDROPOINT0033 1-1/2" Master Valve Supplied by Owner, Installed by Contractor	1
	Febco 850 1-1/2" Double Check Backflow prevention,	1
	HYDROPOINT0015, Controller Supplied by Owner, Installed by Contractor	1
	HYDROPOINT 0042, Rain Sensor Supplied by Owner, Installed by Contractor.	1
	HYDROPOINT0027, Flow Sensor Supplied by Owner, Installed by Contractor.	1
	Water Meter 1-1/2"	1
	Valve Callout Valve Number Valve Flow Valve Size	

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 65 PSI AND 10 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

HUNTER ECO-INDICATOR AIR RELIEF AND FLUSH VALVE TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.

IRRIGATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
7. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 10 G.P.M. STATIC WATER PRESSURE IS REPORTED TO 65 P.S.I.
8. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
9. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
10. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
11. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
14. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
15. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
16. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
17. INSTALL ALL VALVE BOXES 5' MINIMUM FROM ANY CURB.

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NCEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

DATE
REVISIONS
No.

SCALE
AS SHOWN
DESIGNED BY
BTM
DRAWN BY
BTM
CHECKED BY
MFP

02/09/2026

IRRIGATION PLAN

DATE
PROJECT NO.
SHEET NUMBER

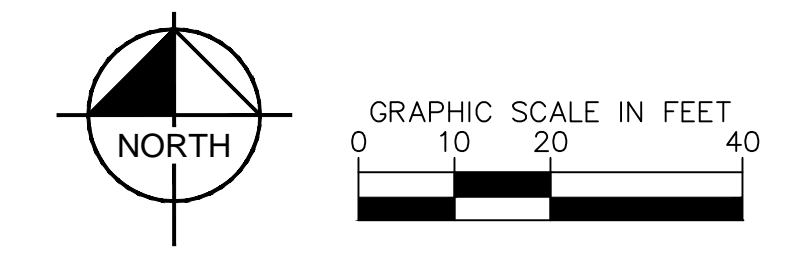
Walmart STORE #5672-1015
1,440 FUEL STATION
CITY OF LUCAS, TEXAS

DATE
02/09/2026

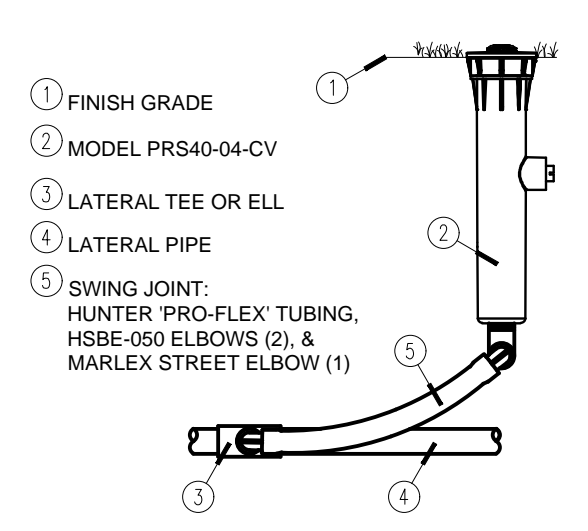
PROJECT NO.
063363570

SHEET NUMBER
6700

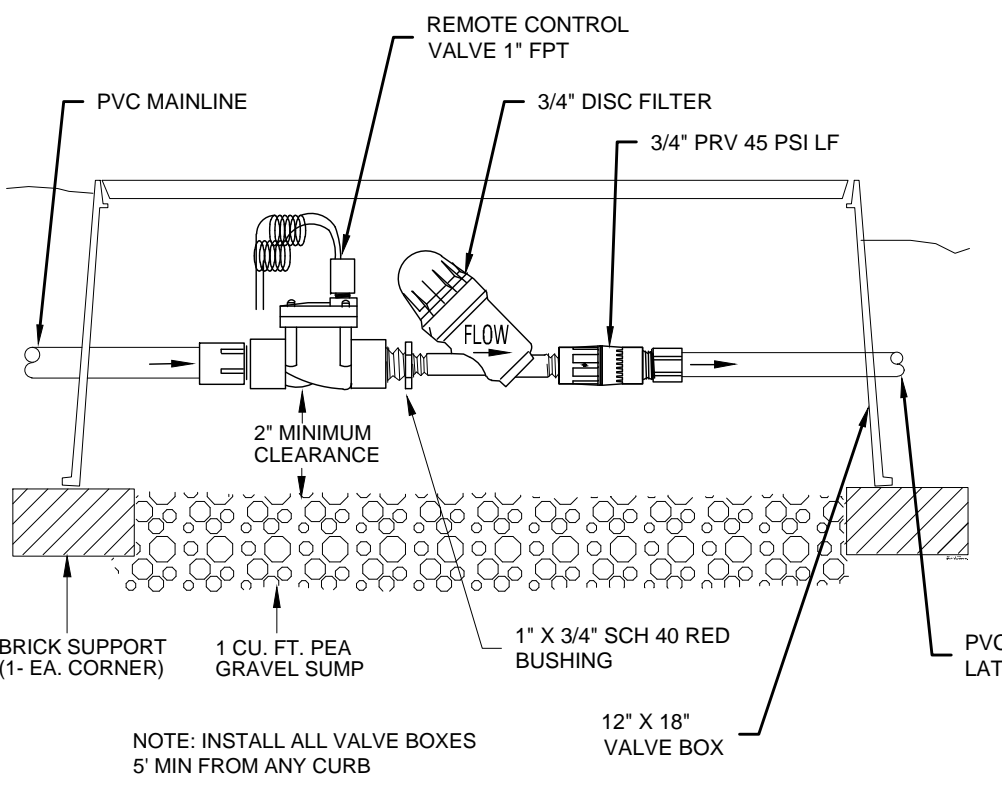
DATE
PROJECT NO.
SHEET NUMBER



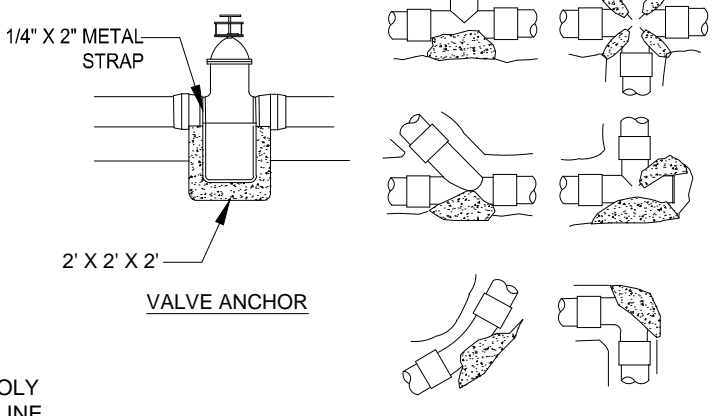
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



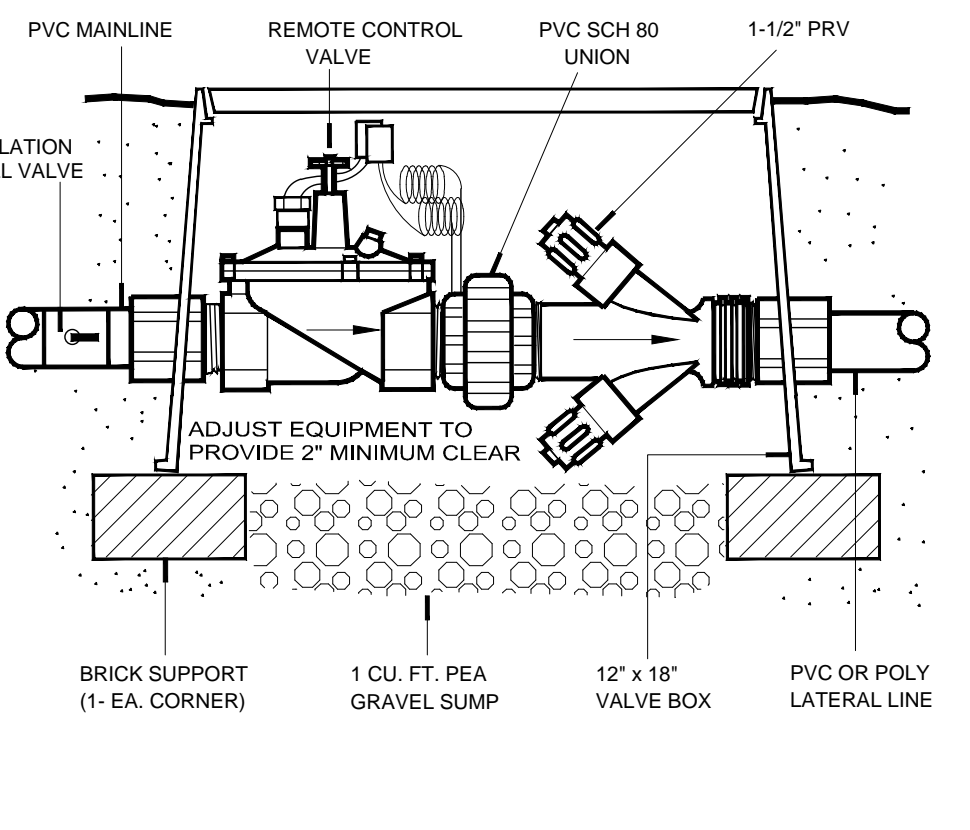
MP ROTATOR SPRINKLER
DETAIL - N.T.S.



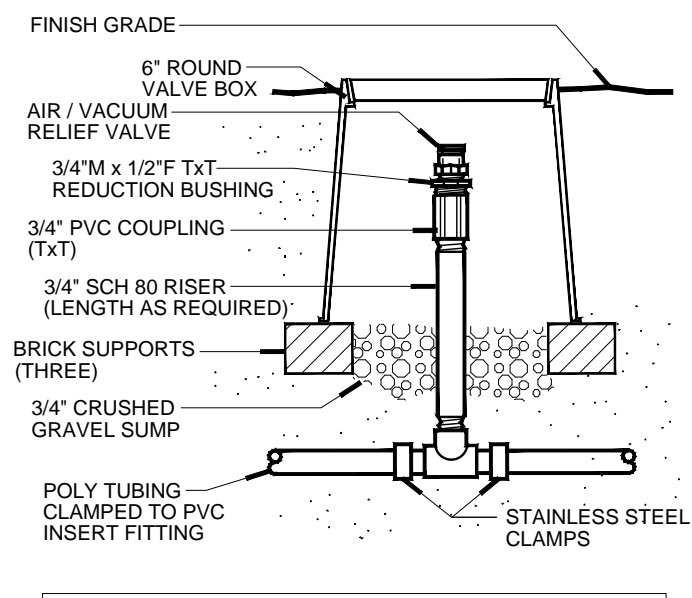
LOW FLOW ZONE CONTROL VALVE KIT
DETAIL - N.T.S.



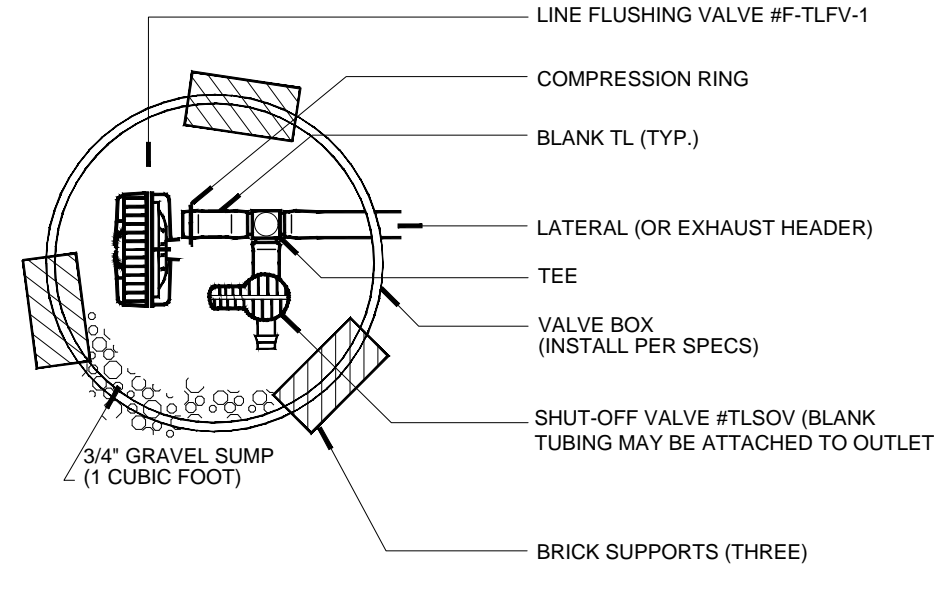
THRUST BLOCK
DETAIL - N.T.S.



REMOTE CONTROL VALVE
W/ 1-1/2" PRV
DETAIL - N.T.S.



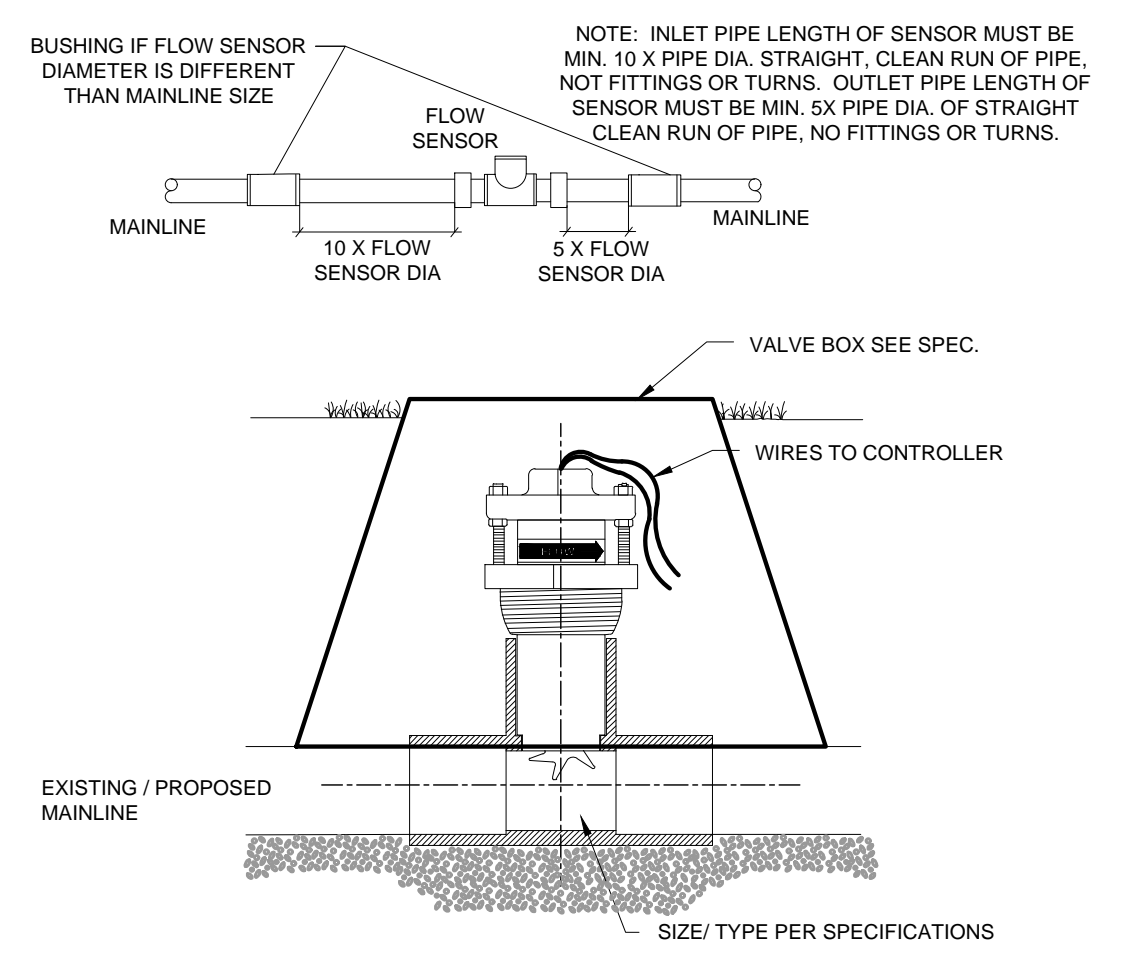
AIR/VACUUM RELIEF
DETAIL - N.T.S.
ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.



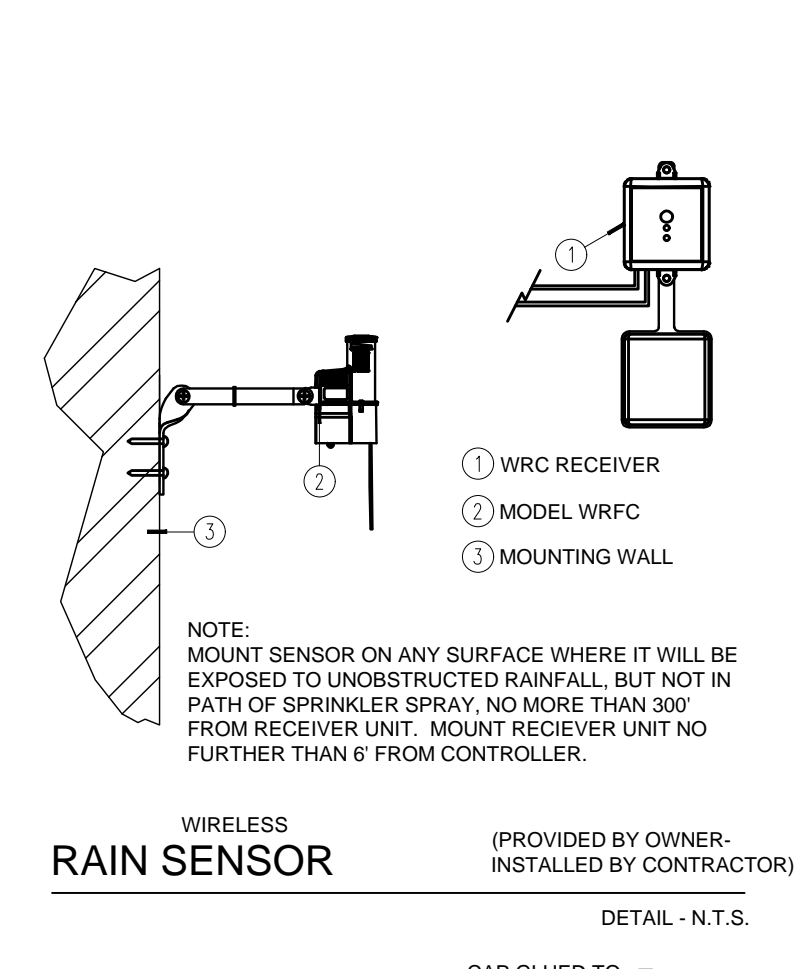
LINE FLUSHING VALVE
DETAIL - N.T.S.
ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)	TECHLINE DRIPPER SPACING		
	12"	18"	24"
INLET PRESSURE (PSI)	0.4	0.6	0.9
15	109	86	65
25	325	256	194
35	409	322	244
45	469	369	280

TECHLINE-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)	TECHLINE DRIPPER SPACING		
	12"	18"	24"
INLET PRESSURE (PSI)	0.4	0.6	0.9
15	292	233	175
25	397	312	238
35	486	365	279
45	520	407	311

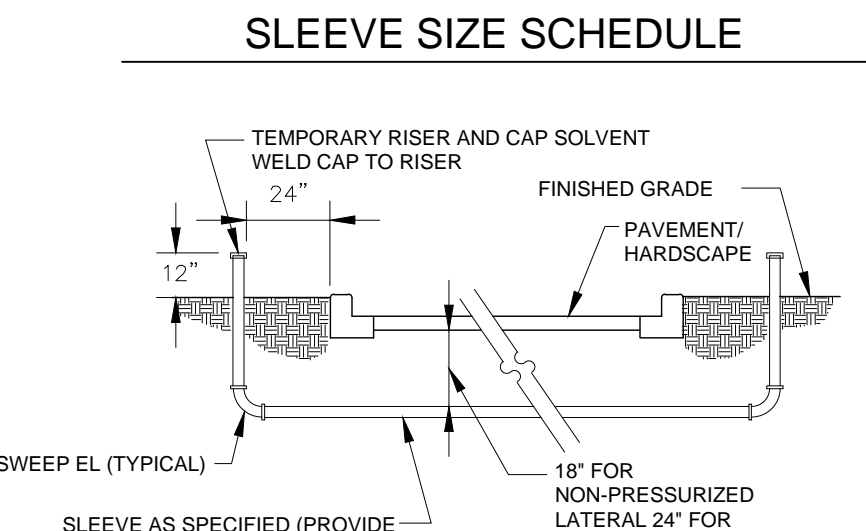


FLOW SENSOR
DETAIL - N.T.S.

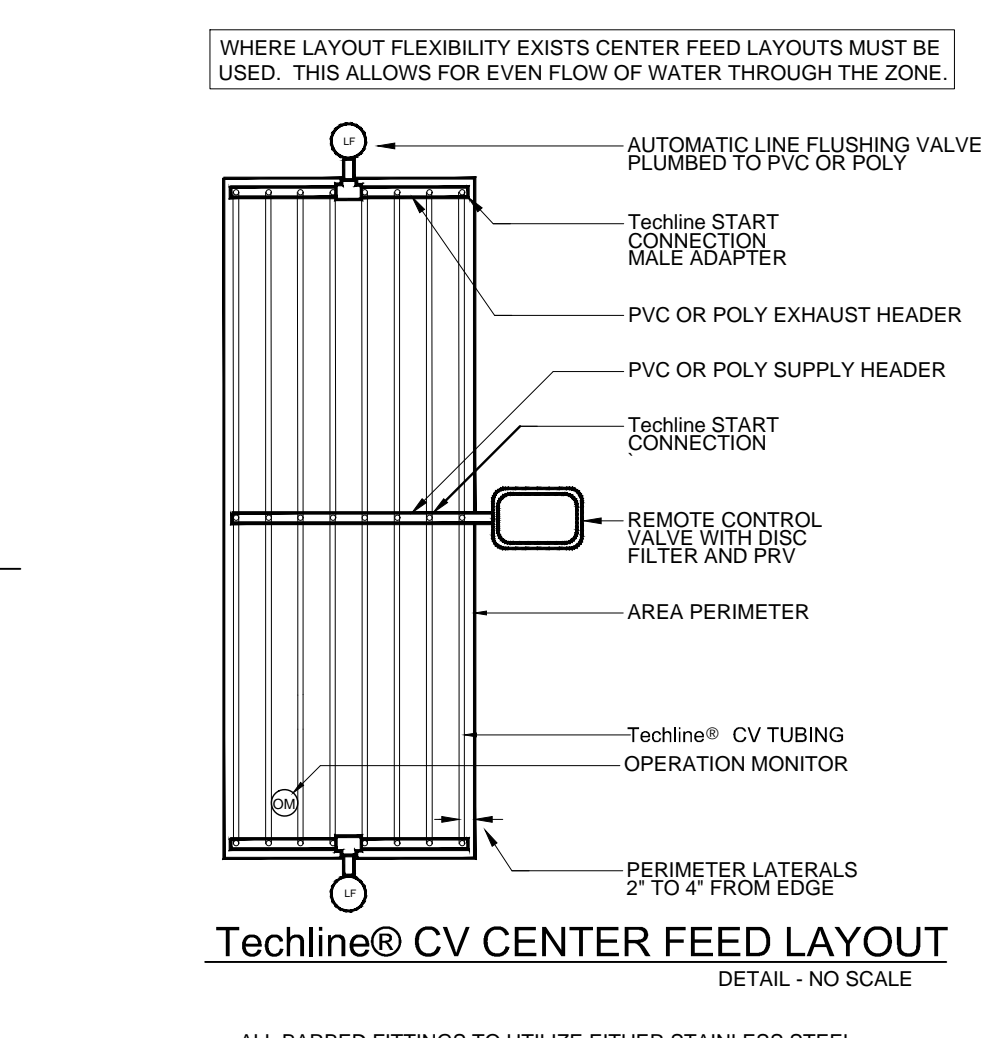


RAIN SENSOR
DETAIL - N.T.S.

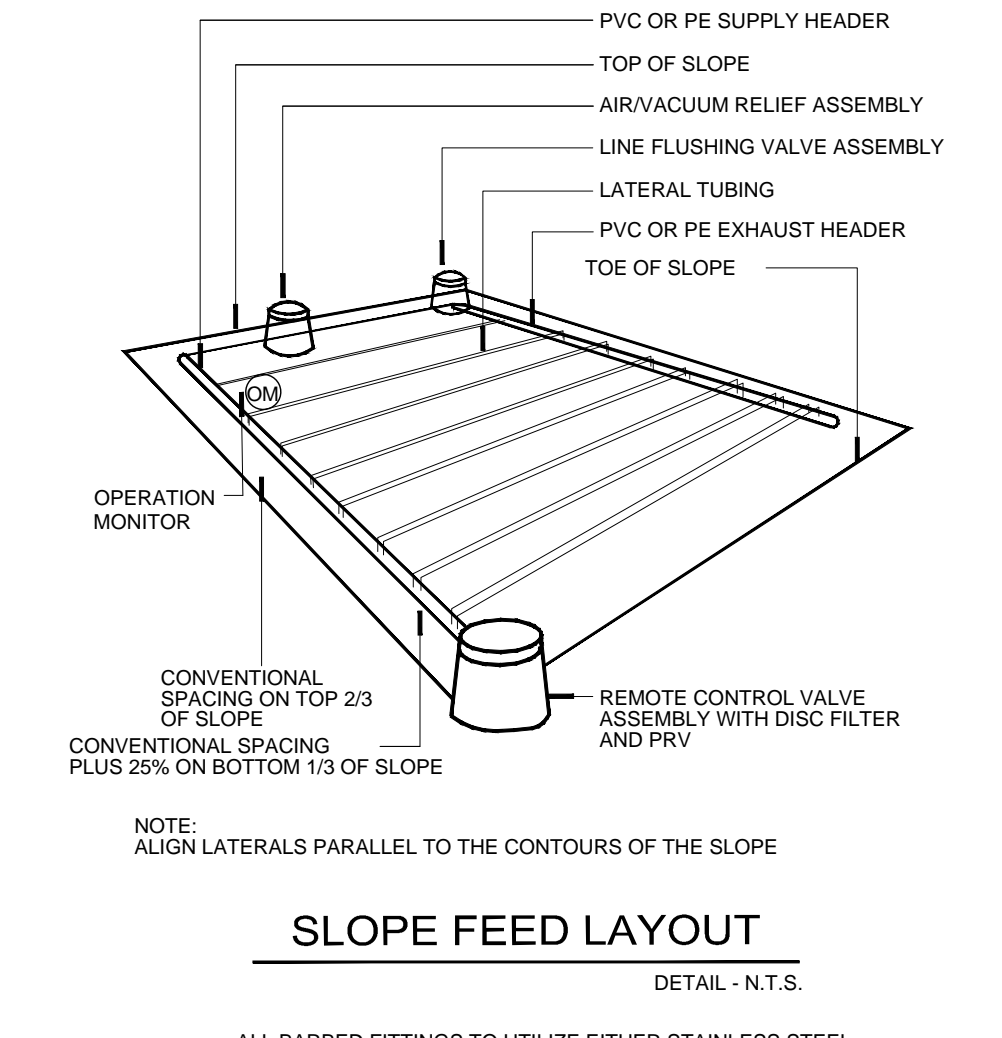
PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/2"	4"
3, 4"	6"



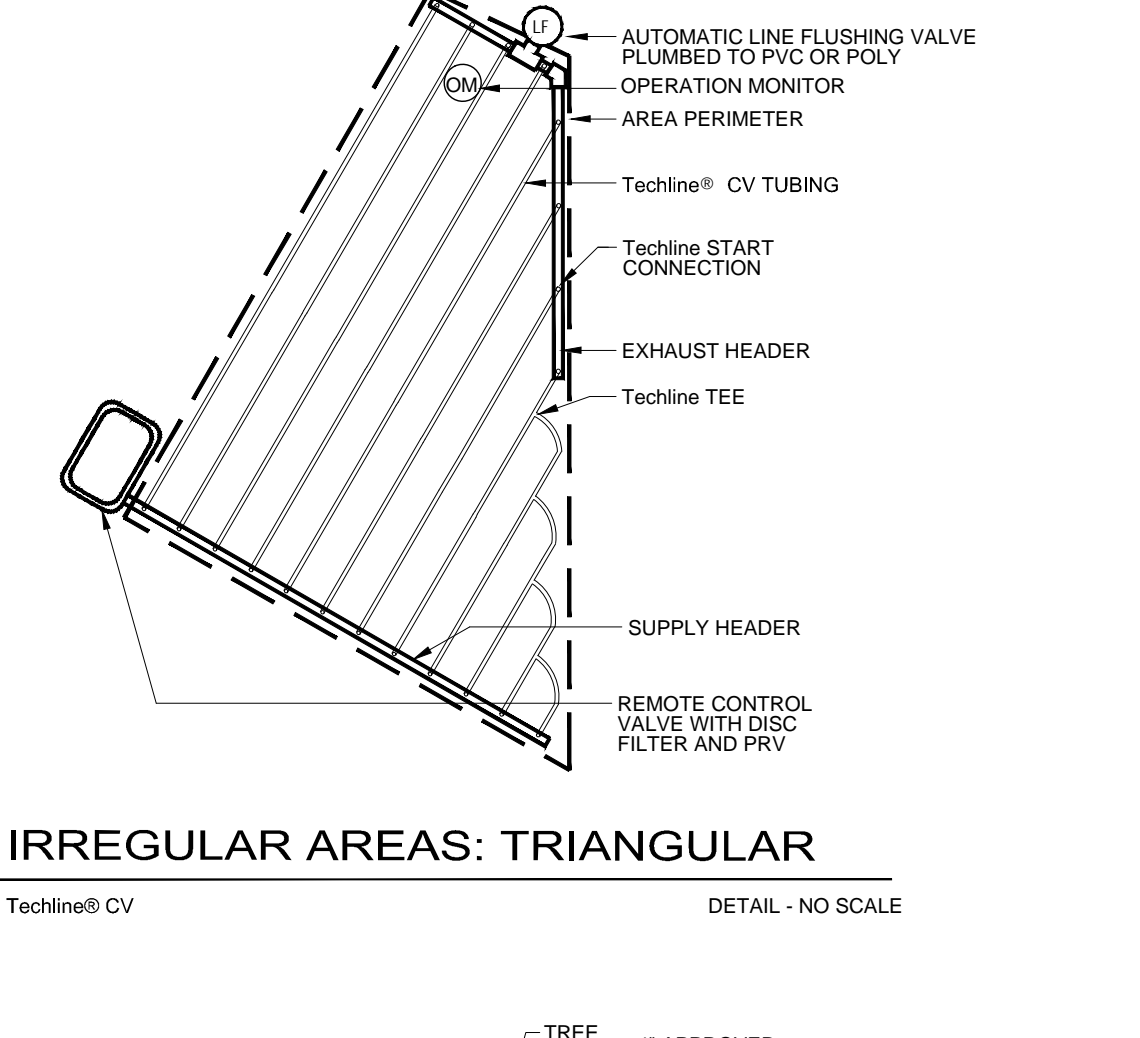
SLEEVE INSTALLATION
DETAIL - N.T.S.



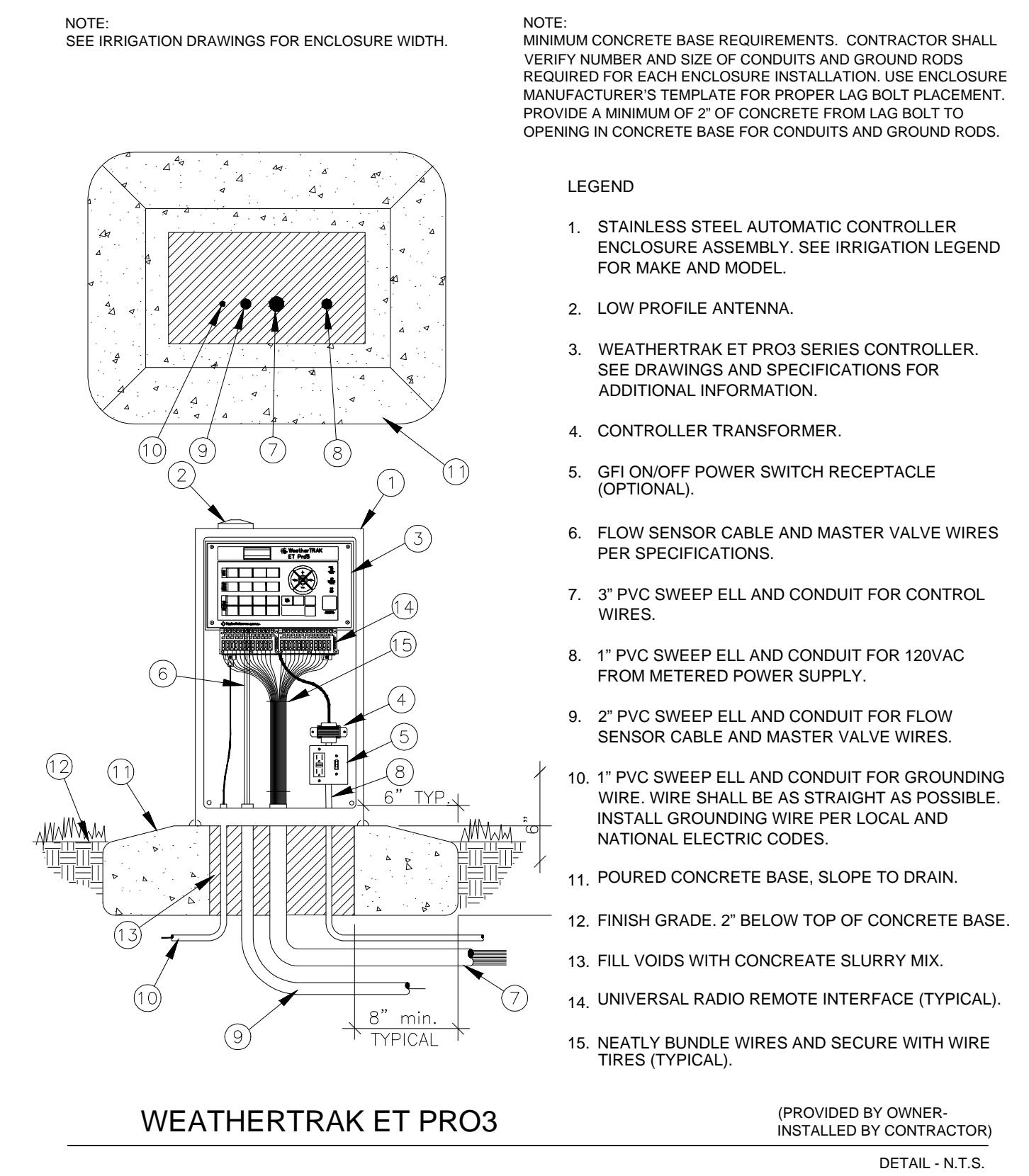
TECHLINE@ CV CENTER FEED LAYOUT
DETAIL - NO SCALE



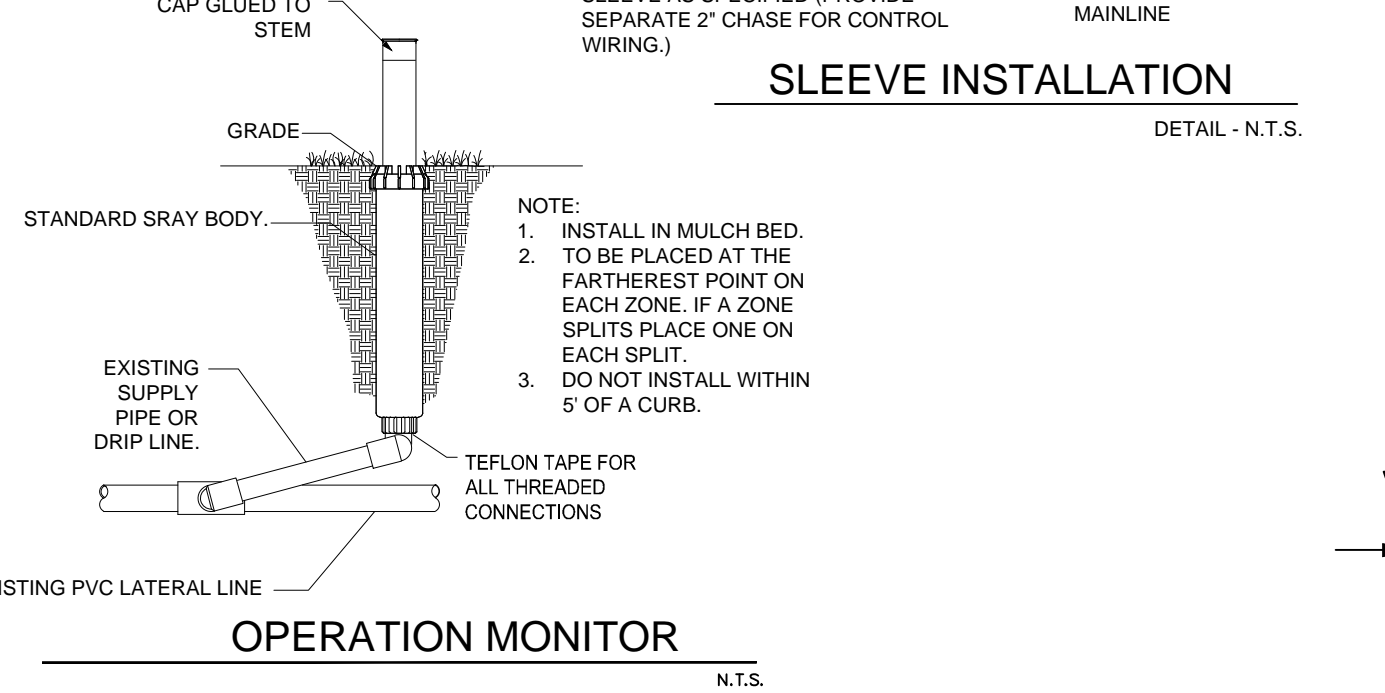
SLOPE FEED LAYOUT
DETAIL - N.T.S.



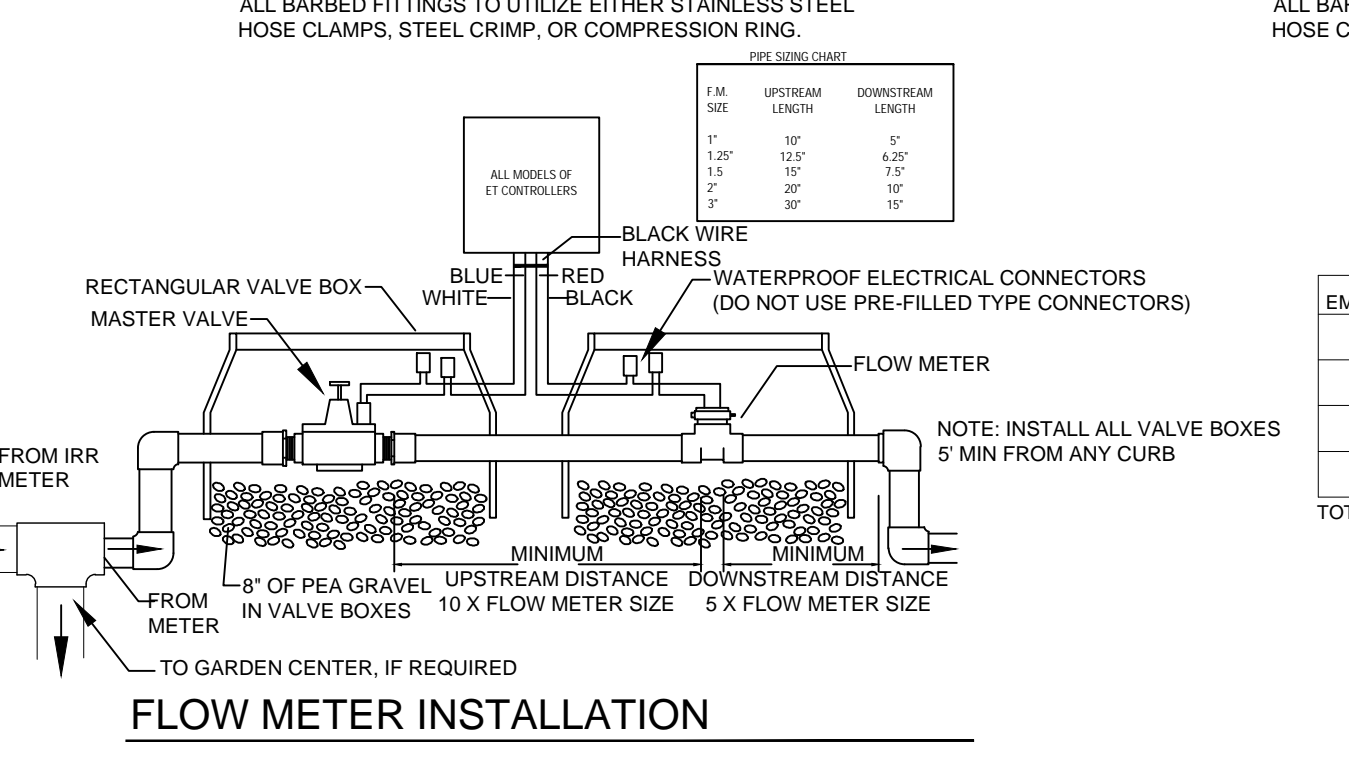
IRREGULAR AREAS: TRIANGULAR
DETAIL - NO SCALE



WEATHERTRAK ET PRO3
DETAIL - N.T.S.

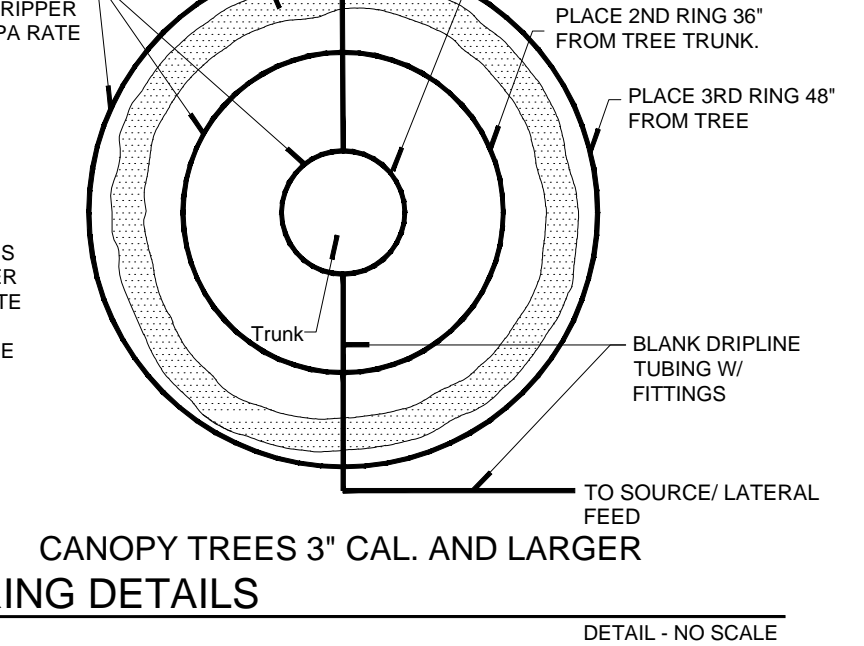
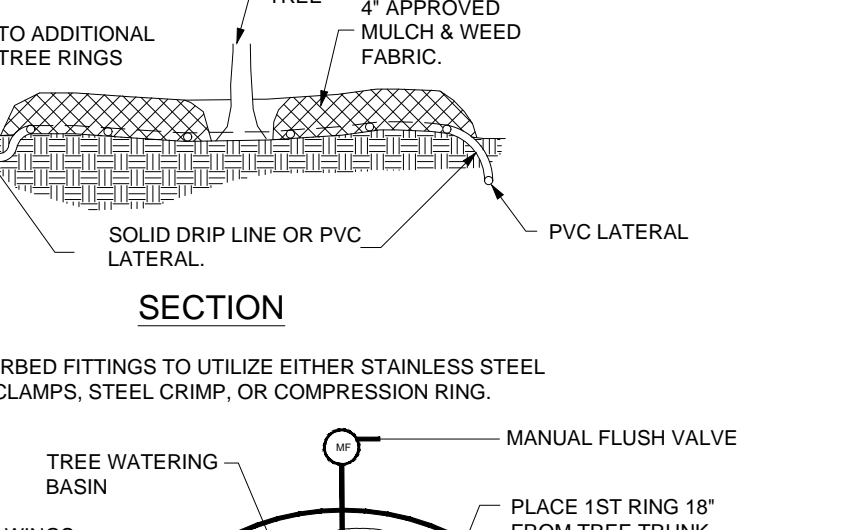


OPERATION MONITOR
N.T.S.

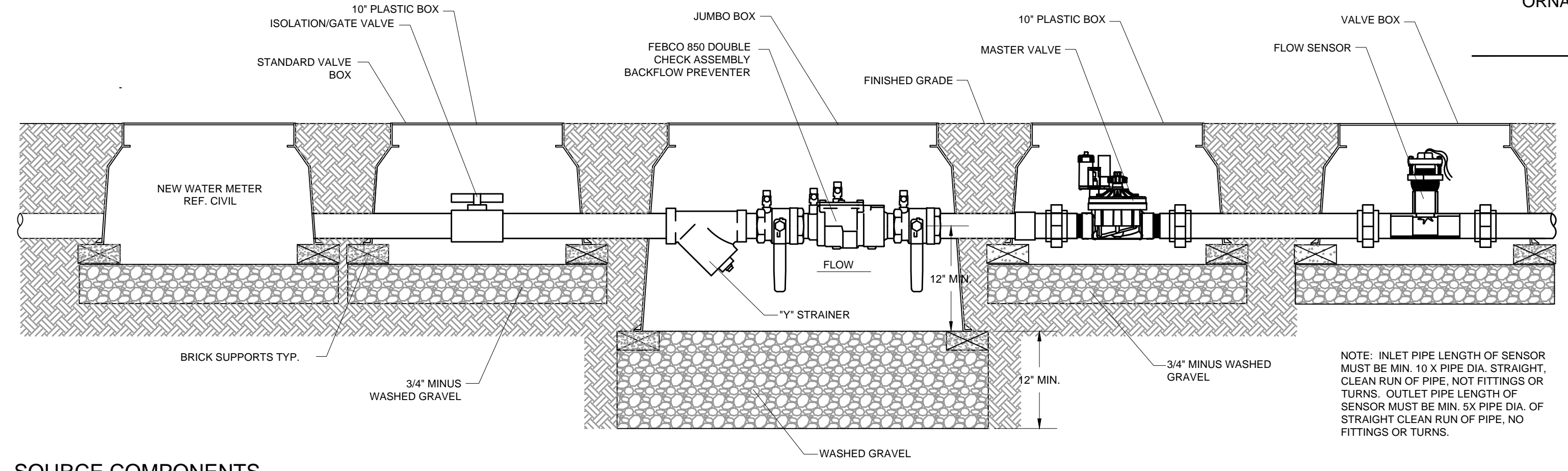


FLOW METER INSTALLATION
DETAIL - N.T.S.

DRIP RING OUTPUT (GPM BASED ON EMITTER SPACING @ 12" OC)				
EMITTERS	FLOW (GPM)	RUN TIMES (MIN)	30' - 45' - 60'	
0.26	0.23	6.9	10.3	13.8
0.4	0.35	10.5	15.8	21
0.6	0.53	16	24	32
0.9	0.79	24	35	47



CANOPY TREES 3" CAL. AND LARGER
TREE RING DETAILS
DETAIL - NO SCALE



SOURCE COMPONENTS
DETAIL - N.T.S.

Kimley»Horn
© 2008 KIMLEY-HORN AND ASSOCIATES, INC.
13465 INCEL ROAD, SUITE 700, DALLAS, TX 75249
PHONE: 972-770-1000
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

DATE
REVISIONS
No.

SCALE
AS SHOWN
DESIGNED BY
BTM
DRAWN BY
BTM
CHECKED BY
MFP

DATE
02/09/2026

Walmart STORE #5672-1015
1,440 FUEL STATION
CITY OF LUCAS, TEXAS

DATE
02/09/2026
PROJECT NO.
063363570
SHEET NUMBER
6710

IRRIGATION DETAILS

DATE
02/09/2026
PROJECT NO.
063363570
SHEET NUMBER
6710

CITY OF LUCAS

Development Guidelines and Application



665 Country Club Road
Lucas, Texas 75002

Office 972-912-1206
www.lucastexas.us



DEVELOPMENT PLAN APPLICATION

The City is concerned about the time, expense and efforts you and City staff have or will put into your project. The checklists herein are provided to expedite the project review process by providing a clear understanding of what is expected for acceptance and approval. City staff is bound by City ordinance and State law regarding publishing of notices, mail-outs, etc. that will have an effect upon when your project will be heard by the approval body, which can only occur when the Development Application and plans are complete in all detail as determined by City staff.

Please read each checklist carefully. Plans are to be complete in all details for all projects prior to acknowledgement by the City that the respective plan is accepted to proceed for approval. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's web site www.lucastexas.us.

Recognizing that no two projects sites are the same, and that Consultant's vary in their abilities, determination, experience, and quality control processes, the City may require that a plan or an element of the plan be redone, or that information not specifically addressed on the checklist be provided for a smoother review and approval process.

It is recognized that there most often will be changes needed from what is submitted initially to the City for review. City staff conscientiously examines each item on a checklist to see if the item was sufficiently addressed according to City requirements. Where deficiencies are found, the plans will be marked up and returned to the consultant named on the application to be addressed prior to further review or acceptance.



DEVELOPMENT PLAN SUBMISSION REQUIREMENTS

1st or initial submittal:

- 2 (two) - 24" x 36" copies of each Plan herein, folded to approximately 8" x 12"
- An electronic copy of the Site Plan, Tree Survey/Preservation Plan and Facade/Elevation Plan, as applicable, in pdf format.
- 6 (six) - 8½" x 11" hardcopy reductions of the Site Plan and Landscape Plan
- The completed checklist for the respective Plan
- A completed application, including CCAD account numbers
- A letter requesting any exception or why an issue was not addressed
- A fee as required herein for each Plan
- 3 (three) - sets of final engineering plans (to include a copy of recorded Plat, proposed Plat, or Replat as applicable)

CORRECTED/ REVISED PLAN RESUBMITTAL

2nd and 3rd submittals to address requirements staff comments:

- 2 (two) - 24" x 36" copies of each Plan requiring corrections, folded to approximately 8" x 12"
- 6 (six) - 11" x 17" hardcopy reductions of the Site Plan and Landscape Plan
- An electronic copy of all Plans in pdf format.

4th and subsequent submittal(s):

- A fee equal to the original submission fee
- 2 (two) - 24" x 36" copies of each Plan requiring corrections, folded to approximately 8" x 12"
- 6 (six) - 11" x 17" hardcopy reductions of the Site Plan and Landscape Plan
- An electronic copy of all Plans in pdf. format.

When staff has determined the application as complete and accepted for final approval:

- 4 (four) - 24" x 36" copies of each Plan, folded to approximately 8" x 12"
- 4 (four) - 11" x 17" reductions of each plan Tri or Z-folded.
- An electronic copy of all Plans in pdf format.
- Any changes made after Planning & Zoning review and before City Council review will require:
 - 4 (four) - 11" x 17" or "12 x 18" reductions of each plan Tri or Z-folded.
 - An electronic copy of all Plans in pdf format.

NOTE: for Building Elevations/Façade Plans, the following is required once all staff comments are addressed:

- 2 (two) - 11" x 17" colored-renderings folded to approximately 8" x 12".
- 2 (two) - 11" x 17" or 12" x 18" colored-renderings of each sheet Tri or Z-folded.



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: WALMART #5672 - LUCAS, TX

ITEM SUBMITTED	APPLICATION FEE
Site Plan \$300 + \$10 per acre (i.e. \$500 for a 20 acre site plan) \$300+\$10*21 AC=	\$510
Tree Survey/Conservation Plan	N/A
Tree Removal & Site Clearing Permit \$250	
Architectural Plan \$250 + \$50 for any reviews or presentations of amended plans	
Landscape Plan \$200 + \$50 for any reviews or presentations of amended plans	\$200
Park Site Dedication \$1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.03.122	
TOTAL FEES SUBMITTED	

Collin County Appraisal District Short Account Number(s): 2907598

Physical Location of Property: 2662 W LUCAS ROAD, LUCAS, TX 75002
(Address and General Location – approximate distance to nearest existing street corner)

Brief Legal Description of Property (must also attach accurate metes and bounds description):
WAL-MART LUCAS ADDITION, BLOCK A, LOT 1R
(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block)

Acreage: 20.92 Existing # of Lots/Tracts: 1 Existing Zoning: C

OWNER'S NAME: WAL-MART REAL ESTATE BUSINESS TRUST Contact Phone: [REDACTED]

Applicant/Contact Person: [REDACTED] Title: SR MANAGER

Company Name: WALMART

Street/Mailing Address: 814 RESPECT DRIVE

City: BENTONVILLE State: AR Zip code: 72716

Phone: ([REDACTED]) Fax: ([REDACTED]) Email Address: [REDACTED]

ENGINEER/REPRESENTATIVE'S NAME: _____

Contact Person: LAUREN NUFFER, P.E./ KIMLEY-HORN Title: PROJECT MANAGER

Street/Mailing Address: 13455 NOEL ROAD, SUITE 700

City: DALLAS State: TX Zip code: 75240

Phone: ([REDACTED]) Fax: ([REDACTED]) Email Address: [REDACTED]



NAME OF SUBDIVISION and/or PROJECT: WALMART #5672 - LUCAS, TX

****READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal)

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY. SUBMISSIONS: Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

Applicant agrees to pay any and all monies due to the City including but not limited to park pro rata fee, Tree Removal Permit fee, 3% of construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.

STATE OF TEXAS }
COUNTY OF COLLIN }

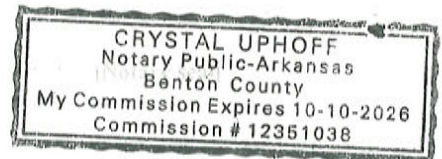
BEFORE ME, a Notary Public, on this day personally appeared Frank Rojas the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

[Signature]

****Owner / Agent (circle one)**

SUBSCRIBED AND SWORN TO before me, this the 4 day of Feb, 202020

Notary Public in and for the State of Texas: Crystal Uphoff



Official Use Only:	Action Taken	
Planning & Zoning: _____	Date: _____	
City Council: _____	Date: _____	
Applicant Withdrew: Yes or No	Applicant Made a Written Withdrawal: Yes or No	Date: _____



Site Plan Minimum Requirements

Project Name _____ **Preparer** _____

This checklist is provided to assist you in addressing the minimum requirements for Site Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by checking the box next to the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate an “N/A” next to the box. Return this completed form at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement/s.

Plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes/additions to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

Included

- Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street.
- Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.
- A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.
- A written and bar scale is provided.
- A title block is in the lower right corner that includes large, boldly printed “SITE PLAN”, owner and engineer’s names, addresses and phone numbers, subdivision name, lot number/s, block number or letter, original submission date, and a log of resubmittal/revision dates since submitted to the City.
- Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.
- Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.
- Existing topography lines are shown with a light dashed line and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.
- Accurately located, labeled and dimensioned footprint of proposed structure(s) is/are shown by a solid heavy line.

- Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.
- Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.
- Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.
- Adjacent property lines within 500 feet of the subject property lines are shown by a light dashed line.
- Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 500 feet of the property line is indicated.
- Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.
- Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.
- Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.
- Driveways within 200 feet of the property line:
 - Are accurately located and dimensioned.
 - Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.
 - Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.
 - Typical radii are shown.
- Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.
- Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.
- Off-site streets and roads:
 - Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.
 - Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.
 - Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.
- All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.
- Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.
- Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.
- Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.
- Paving materials, boundaries and type are indicated.
- Access easements are accurately located/ tied down, labeled and dimensioned.
- Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.
- Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.

- Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.
- Screening walls are shown with dimensions and materials. An inset is provided that shows the wall details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.
- The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.
- A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack), maximum height, those requiring shielding, those requiring skirting, wattage and foot-candles of each fixture. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.
- Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.
- Boundaries of detention areas are located. Indicate above and/or below ground detention.
- Monument signage location is indicated. Details of construction materials and architecture are shown on required Building Elevation/Façade Plan. Color, type and texture are to match that of the building.
- Communication towers are shown and a fall distance/collapse zone is indicated.
- Provide Site Data Summary Table that references distinct numbers for each lot and all buildings (existing and proposed) that includes, where applicable:
 - Existing Zoning
 - Proposed use(s) for each structure
 - Total lot area less right-of-way dedications by square feet and acres
 - Square footage of building(s)
 - Building height (stories and feet)
 - Percent of lot coverage (building footprint square footage/lot square footage).
 - For apartment developments, number of living units broken down by number of bedrooms and minimum square footage for each dwelling unit.
 - Parking required by use with applicable parking ratios indicated for each use
 - Parking provided indicated
 - Handicap parking required as per Code of Ordinances and TAS/ADA requirements
 - List of exceptions and/or variance/s requested or previously granted, including dates and approving authority
- Improvements are proposed in TXDOT Right-of-Way and one (1) full set of civil engineering plans has been submitted to: Mohammad Khoshkar, TXDot Office, P.O.Box 90 McKinney, Texas 75069-0090, phone (972)547-2237



Tree Survey and Conservation Plan Minimum Requirements

Project Name _____ **Preparer** _____

This checklist is provided to assist you in addressing the minimum requirements for Tree Survey/Preservation Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by checking the box next to the required information.

Initialing the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate an “N/A” next to the box. Return this completed form at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement.

Plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

For the purpose of preparing this Plan, a facade will be each building face (including the face of a parapet roof); the elevation will be that area from just above the roof to the ground.

Sec. 3.18.015 Tree replacement requirements

- (a) Replacement of protected trees required. In the event that it is necessary to remove a protected tree, the applicant shall be required to replace the protected tree being removed with an approved replacement tree, as defined herein.
- (b) Restrictions. Any required replacement tree shall not be planted within an area such that the mature canopy of the tree will interfere with overhead utility lines, or that the mature root zone of the tree interferes with wastewater lines, water and all other utility easements, or where the tree will obstruct sidewalks or present hazards to the safe use of the roadway by way of visual impairment.
- (c) Trees required by zoning ordinance or deed restrictions. Trees required to be added per the landscaping requirements in the zoning ordinance or by virtue of deed restrictions shall not be considered as replacement trees.
- (d) Alternate location. Should a lot or parcel of land requesting the removal of trees not be large enough to accommodate the replacement of the caliper inches removed, the planning staff may require an alternate location(s) within the city to place the total caliper inches removed.
- (e) Number of replacement trees. Trees shall be replaced 1 for 1 in measured DBH of the trees removed.

Sec. 3.18.016 Tree protection during construction

(a) Generally. A major purpose of this article is to protect all protected trees that are not required to be removed to allow approved construction to occur.....

- Location/vicinity map is provided identifying the location with cross streets labeled.
- Existing tree canopy/masses are accurately shown to determine critical root zone and what effects paving will have in those areas.
- Flood plain boundary indicating F.I.R.M. Community Panel number and date, and flow line of drainage ways/creeks, as applicable.
- Tree Measurement:
 - See Code of Ordinance – Tree Conservation, Chapter 3, Article 3.18.001, page 3-111
- Trees proposed for removal shall be painted with a luminescent orange ‘X’ (or colored flags in lieu of paint), no greater than 6 inches in size. The developer shall be required to maintain tree markings and tags throughout the approval of the project.
- An inset is provided on the Plan to detail protective fence installation. Protective fencing shall be installed to the limits of the drip line.
- It is understood that construction fencing shall be installed around all protected trees and clusters/groupings and inspected by City staff prior to approval of a grading or building permit. Fencing shall be installed as shown on the Tree Survey/Preservation Plan approved by the City.
- Areas are indicated where trenching and/or boring is proposed within critical root zone areas of existing, protected trees. Root pruning, canopy trimming, bark protection and/or any other tree protection/preservation methods shall be specified/detailed on plan/s as appropriate.
- The following information is to be provided on the Tree Survey/Preservation Plan in a tabular format:
 - a) Listing of protected trees by common name of species. See Plant Material/ Protected Tree Guide on Planning Department web page.
 - b) Caliper of tree at DBH.
 - c) A reference number for all protected trees.
 - d) General condition of the tree certified as such by a licensed arborist, forester, landscape architect, or other that is qualified to make such determinations.
 - e) Whether proposed for preservation or removal and amount of mitigation required.
- Distance of protected trees from sidewalks, curbs, screening walls, and utilities. Proposed grades are indicated, along with any proposed retaining walls and/or tree wells.
- Tree Mitigation:
 - a) Trees proposed for removal shown by an ‘X’ using a heavy line.
 - b) Replacement trees are indicated on the Landscape Plan by a heavy line denoting the canopy, with a unique identifier/label also provided.
 - c) Indicate in the above table the total number of caliper inches proposed for preservation, removal, and any credits earned/requested.
 - d) Indicate mitigation method proposed for removal of protected trees:
 - e) Mitigation is required at (1:1/ Inch for Inch) = Caliper inches of mitigation required, which indicates the quantity of required 4” minimum caliper trees AND/OR Escrow: \$121.67 x Caliper inches (DBH) of mitigation required.
- I have reviewed the Plant Material/ Protected Table Guide for compliance with City Ordinance Sections 3.18.023 - .025.
- Title block in the lower right corner that includes large, boldly printed “BUILDING FACADE/ELEVATION PLAN”, owner and architect names, addresses and phone numbers, subdivision name, lot number, block number or letter, submission date, and a log of submission/revision dates since submitted to the City.

Fee Schedule attached

Impact Fees assessed at time of Final Plat:
(Collected at time of or prior to issuance of first building permit)

Water & Sewer Impact Fee Amount to be determined by size of meter.

Roadway Impact Fee Amount to be determined by land use, unit classification and impact zone.

If you have any questions, please contact the Planning & Zoning Department at 972-912-1207.



Architectural Plan Checklist

Project Name _____

Preparer _____

This checklist is provided to assist you in addressing the minimum requirements for **Landscape Plan** submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information.

Initialing the box certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plan/s.

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

- Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
- Materials calculations table showing for each elevation
 - Total surface area of each elevation
 - List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation
- Building dimensions (if multiple heights are used, provide dimension for each)
- Provide estimated allowable wall mounted signage size for each elevation.
- Add the following notes:
 - “This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department”.
 - “All mechanical units shall be screened from public view”
 - “When permitted, exposed utility boxes and conduits shall be painted to match the building”
 - All signage areas and locations are subject to approval by the Building “Inspection Department”
 - “Roof access shall be provided internally, unless otherwise permitted by the Building Official”
- Cross sections of sight lines may be requested to verify screening of mechanical units.
- A sample board with a maximum size of 11” x 17” shall be provided with color and materials samples to correspond to the Façade Plan.
- Designate color and materials location on elevations.
- Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.



Landscape Plan Checklist

Project Name _____

Preparer _____

This checklist is provided to assist you in addressing the minimum requirements for **Landscape Plan** submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Initialing each item certifies to the City that you have completely and accurately addressed the issue.** This completed form must be returned at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plan/s.

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

- Plans shall be to same scale as approved site plan.
- A minimum of 15% of the gross area must be landscaped.
- The area between the property line and the street shall be included in the landscape plan and shall be maintained by the abutting property owner.
- Heights of landscaping materials shall be such that they do not create safety hazards for vehicular traffic by block sight lines at ingress points.
- The specifications shall state the common names and scientific names (genus species), sizes, and quantity of all materials to be utilized.
- Property abutting a different zoning district must be screened by a living screen. Planting which serves as a living screen shall be evergreens with an initial minimum six-foot (6') height and provided a solid visual barrier within two (2) years after planting.
- Additional information as needed for clarity.

Lucas Code of Ordinances - Sec. 3.18.022 Minimum requirements

- The title block in the lower, right-hand corner containing the following: date, scale, site location map, north arrow, and the names, addresses, and telephone numbers of both the property owners and the person preparing the plan.
- The addition name, block and lot description along with business name placed in the title block in the lower right-hand corner of the plan.
- The property boundary dimensions of the site (bearings and distances).
- All existing and proposed public and private streets and sidewalks including street and sidewalk widths.
- All existing services: fire hydrants, water mains, and sewer mains within the tract and immediately adjacent to it with pipe size and location indicated.

- All proposed water and sanitary sewer pipe lines with sizes indicated and valves, fire hydrants, manholes, and other appurtenances or structures shown.
- All existing or proposed water, sewer and irrigation connections, meter location, and size of meters.
- All existing and proposed utility and visibility easements.
- All existing or proposed buildings on the property, existing structures, access points on and adjacent to the property.
- Existing and proposed contours of berms in intervals of one (1) foot.
- Detailed structural designs of entryway features.
- Screening walls and location, type and height of screening wall, either living or masonry. (Masonry screening walls must be designed by a professional engineer registered in the state. Proposed berming is to be delineated by one-foot contours.)
- The following additional information must be submitted on the landscape plan:
 - Tabulations of the landscape edge in linear feet. Give the street name and the amount of frontage.
 - Label streets.
 - The following information is to be provided on the landscape plan in a tabular format:
 - Indicate the trees/shrubs required and provided.
 - Indicate parking area trees required and provided.
 - Indicate the trees/shrubs required and provided for parking lot perimeter landscaping.
 - Indicate parking lot interior landscaping required and provided.
 - Indicate gross landscape square footage and percentage excluding the city right-of-way (i.e. the landscape provided within the landscape edge and within the interior of the lots).
 - Show graphically all plant material existing/proposed.
 - Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities (minimum five (5) feet).
 - Spacing between trees/shrubs (varies, check growth specifications).
- Complete description of plant materials shown on the plan, including common and botanical names, locations, quantities, container (five-gallon minimum for required shrubs) or caliper sizes (four-inch minimum caliper for required shade trees), heights, spread, and spacing.
- Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to gross site square footage. The city right-of-way shall not be included as part of the gross site landscaping.
- Size, height, location and material of any proposed seating, lighting, planters, sculptures, decorative paving, and water features.
- Landscape plans shall contain the certification and stamp of a landscape architect licensed in the state that such plans have been reviewed by such landscape architect and satisfy all requirements of this article.
- Irrigation plans shall contain the certification and stamp of an irrigator licensed by the state board of irrigators that such plans were prepared by such irrigator and satisfy all requirements of this article.
- Location of sprinkler heads, valves, double-check valves, water meter, automatic controller, rain and freeze sensor, wind sensor, moisture sensor or any control mechanic of whatever kind or make must be shown on all irrigation plans.
- Living screens are clearly detailed by fence material, plant material species, plant material spacing, height at time of planting and mature height. Where the Director of Planning feels that there are elevation or topographical differences that would not accomplish the intent of the screening, the Director may request more details.
- Public or private street names (including street suffixes and/or prefixes) and right-of-way (ROW) dimensions are indicated for all internal and external streets.

- All existing and proposed plant material is graphically shown; species and quantity for each grouping are labeled. A minimum of four different species is shown for each plant type and are distributed throughout the site.
- Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities is indicated. If less than five feet from paving, areas of impervious surface or utility lines, show dimension. Refer to Plant List for other exceptions to planting in paving areas.
- A full set of civil engineering drawings, also including the plat, site plan, and landscape plan have been submitted to TXU. Submit these drawings to: TXU Electric Delivery, Attn: Right-of-Way Department, 115 W. 7th Street, Ste. 725, Fort Worth, TX, 76102.
- I understand that the City requires an approval letter from TXU Electric Delivery prior to issuance of a building permit where landscaping, parking, or other improvement/s are proposed to encroach within any TXU/TP&L easement/s. TXU has stated a minimum of six weeks to process the review. Approved irrigation within a TXU transmission easement shall be limited to drip and soaker hose irrigation, with the valve for such located outside of the easement.
- Residential subdivisions are to have landscaping requirements (Indicate required planting ratio, square footage, linear footage, etc., including required and provided quantities) specifically listed in tabular format on plan for the following:
 - a) Landscape Buffer (along external street frontage-provide separate calculations for each street frontage).
 - b) Entryway Yard areas (located each side of subdivision entries) are provided for primary and secondary entryways.
 - c) Entryway Yard area Trees and Shrubs are provided.
 - d) Entryway Medians are shown and dimensioned.
 - e) Entryway Median Trees and Shrubs are provided.
 - f) Screening Wall plans are provided.



**City of Lucas
Planning and Zoning Commission Agenda
Request
May 14, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A.

Background Information:

The subject property is located off Blondy Jhune, north of Wendy Lane and is zoned R-2 (Single-Family Residential). The proposed subdivision includes a total of 19 lots, consisting of 16 residential lots in Block A, one residential lot in Block B, and two open space lots.

The City Engineering Department has reviewed the associated civil construction plans. Supporting materials, including a tree survey and site plan, have also been submitted and reviewed. Hydrological studies have been provided to City staff, and a Conditional Letter of Map Revision (CLOMR) is to be submitted to FEMA.

The subdivision design incorporates a split entrance, connecting the water main system from Scarlett Drive and tying into the 6 inch line at Wendy Lane which allows for the abandonment of the existing 5 inch line south, and three oversized cul-de-sacs. These features are intended to address City concerns regarding dead-end streets exceeding 600 feet in length and developments containing more than 10 lots.

All private streets within the subdivision will be dedicated to and maintained by the Homeowners Association (HOA). Additionally, all drainage easements and landscape easements will be owned and maintained by the HOA.

Attachments/Supporting Documentation:

1. Mansions on Blondy Jhune - Site plan
2. Mansions on Blondy Jhune - Preliminary Plat
3. Mansion at Blondy Jhune TS Report
4. Preliminary Plat Application_Redacted

Budget/Financial Impact:

N/A

Recommendation:

The proposed preliminary plat for Mansions on Blondy Jhune meets all the City's requirements for approval.

Motion:

I make a motion to approve/deny a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A.

Approved by the Planning and Zoning Commission of the City of Lucas, Texas, on the _____ day of _____, 2025.

ATTEST:

Chairperson, Planning and Zoning Commission

Zoning Secretary

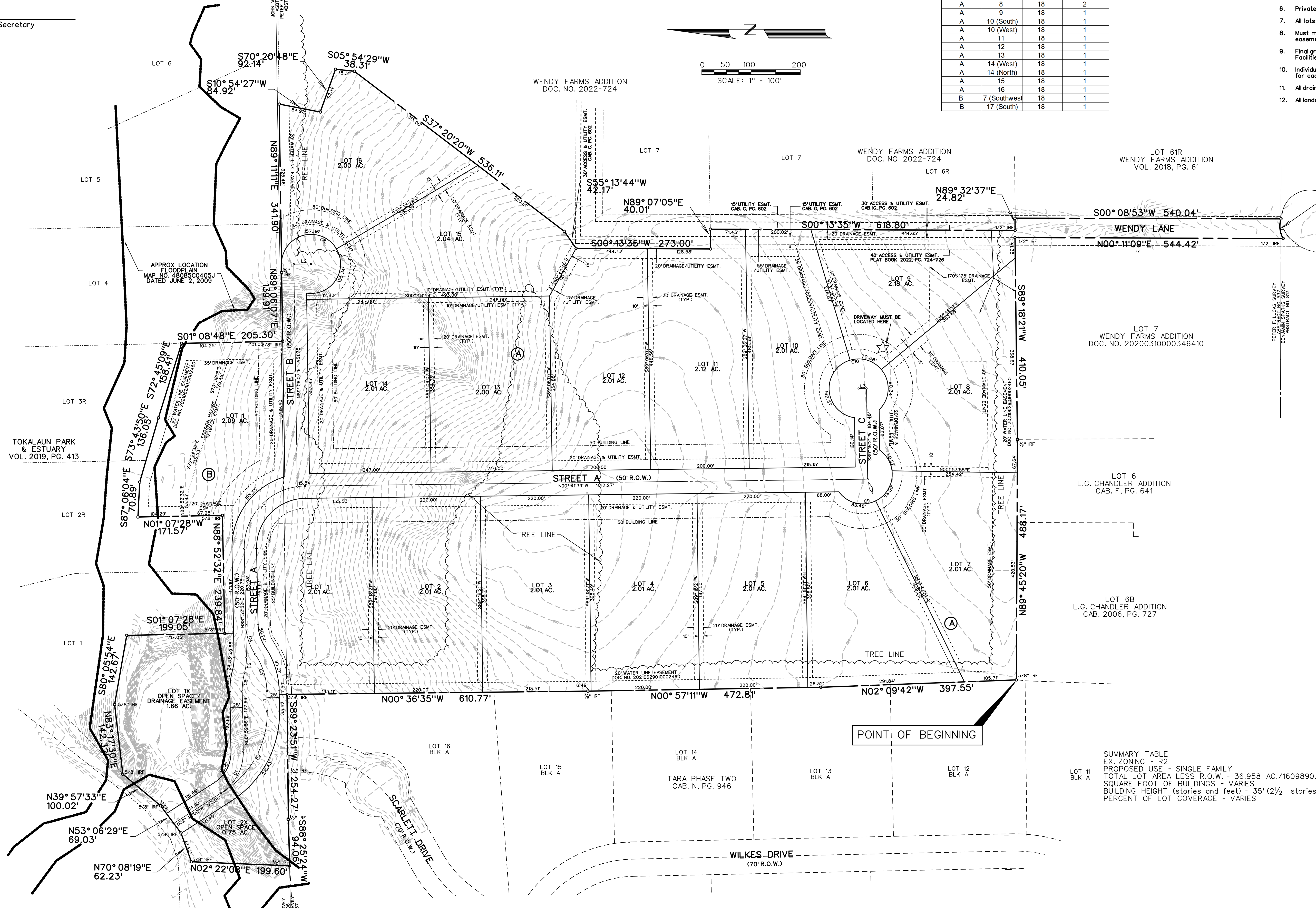
LINE NO.	BEARING	DISTANCE
1.	N 88°59'56" E	41.02'
2.	S 00°53'53" E	35.00'
3.	N 00°41'39" W	16.14'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	58°13'04"	97.00'	98.56'	94.38'	S61°53'32"E
2.	58°13'04"	188.00'	191.02'	182.91'	S61°53'32"E
3.	33°12'25"	136.00'	78.82'	77.72'	N72°23'45"E
4.	33°05'01"	112.00'	64.67'	63.78'	N72°20'01"E
5.	16°01'55"	136.00'	38.05'	37.93'	S82°59'07"E
6.	16°09'19"	112.00'	31.58'	31.48'	S83°02'49"E
7.	90°25'49"	125.00'	197.29'	177.44'	S45°54'33"E
8.	80°29'26"	60.00'	292.70'	77.53'	N48°56'28"E
9.	161°22'14"	60.00'	208.00'	118.42'	S45°41'39"E
10.	51°46'44"	60.00'	322.77'	52.40'	S18°05'21"E

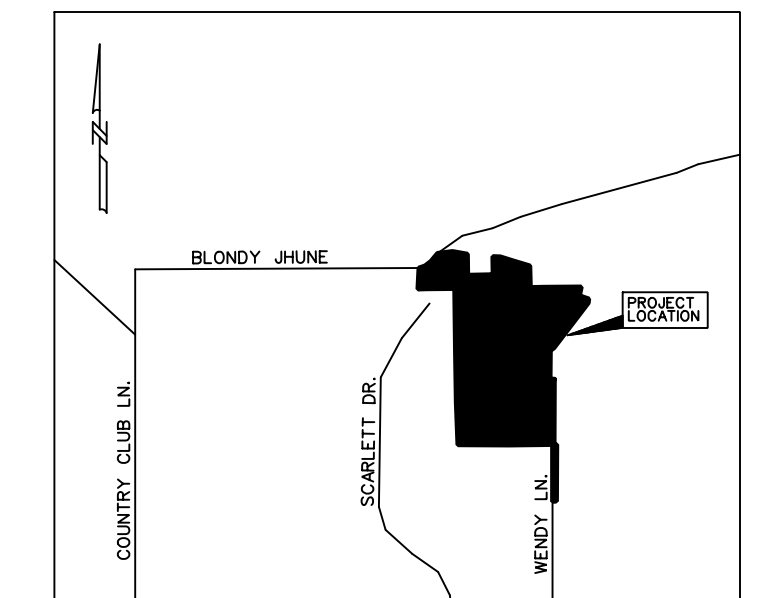
Block	Lot	Pipe Size (in)	No. of Barrels
A	1 (North)	18	2
A	1 (East)	18	1
A	2	18	1
A	3	18	1
A	4	18	1
A	5	18	1
A	6	18	1
A	7	18	2
A	8	18	2
A	9	18	1
A	10 (South)	18	1
A	10 (West)	18	1
A	11	18	1
A	12	18	1
A	13	18	1
A	14 (West)	18	1
A	14 (North)	18	1
A	15	18	1
A	16	18	1
B	7 (Southwest)	18	1
B	17 (South)	18	1

NOTES

- Bearing are referenced to Wendy Farms, as recorded in Doc. No. 2022-724, in the Plat Records of Collin County, Texas.
- All lot lines are radial perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
- Lots or portions of lots within the floodplain or areas of special flood hazard as depicted on FEMA FIRM Panel 480850405J, Revised June 2, 2009, require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.
- Private streets are dedicated to and maintained by the Homeowners Association (H.O.A.).
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.
- Final grading, per the grading plan, will be required prior to installation/operation of On-Site Sewage Facilities.
- Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- All drainage easements shall be owned/maintained by the HOA.
- All landscape easements shall be maintained by the HOA.



Δ = 47°14'20"
 R = 50.00'
 L = 41.22'
 C = 40.07'
 B = S83°47'27"W



SITE PLAN
MANSIONS ON BLONDY JHUNE
 LOTS 1-16, BLOCK A
 LOT 1, BLOCK B
 OPEN SPACE LOTS 1X & 2X
 ZONED R-2
 OUT OF THE
 JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
 PETER F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813

SUMMARY TABLE
 EX. ZONING - R2
 PROPOSED USE - SINGLE FAMILY
 TOTAL LOT AREA LESS R.O.W. - 36,958 AC./1609890.48 SF.
 SQUARE FOOT OF BUILDINGS - VARIES
 BUILDING HEIGHT (stories and feet) - 35' (2 1/2 stories)
 PERCENT OF LOT COVERAGE - VARIES

BEING A REPLAT OF
WENDY FARMS ADDITION
 LOTS 1R & 2, BLOCK A
 IN THE
CITY OF LUCAS
 COLLIN COUNTY, TEXAS
 OWNER
J. ANTHONY PROPERTIES, LLC.
 P.O. BOX 945
 ALLEN, TEXAS 75013
 PREPARED BY
CORWIN ENGINEERING, INC.
 TBPLS #10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 WARREN CORWIN

TOTAL LOTS 17
 TOTAL ACRES 40.640

NO.	REVISIONS	BY	DATE

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 88°59'56" E	41.02'
2.	S 00°53'53" E	35.00'
3.	N 00°41'39" W	16.14'

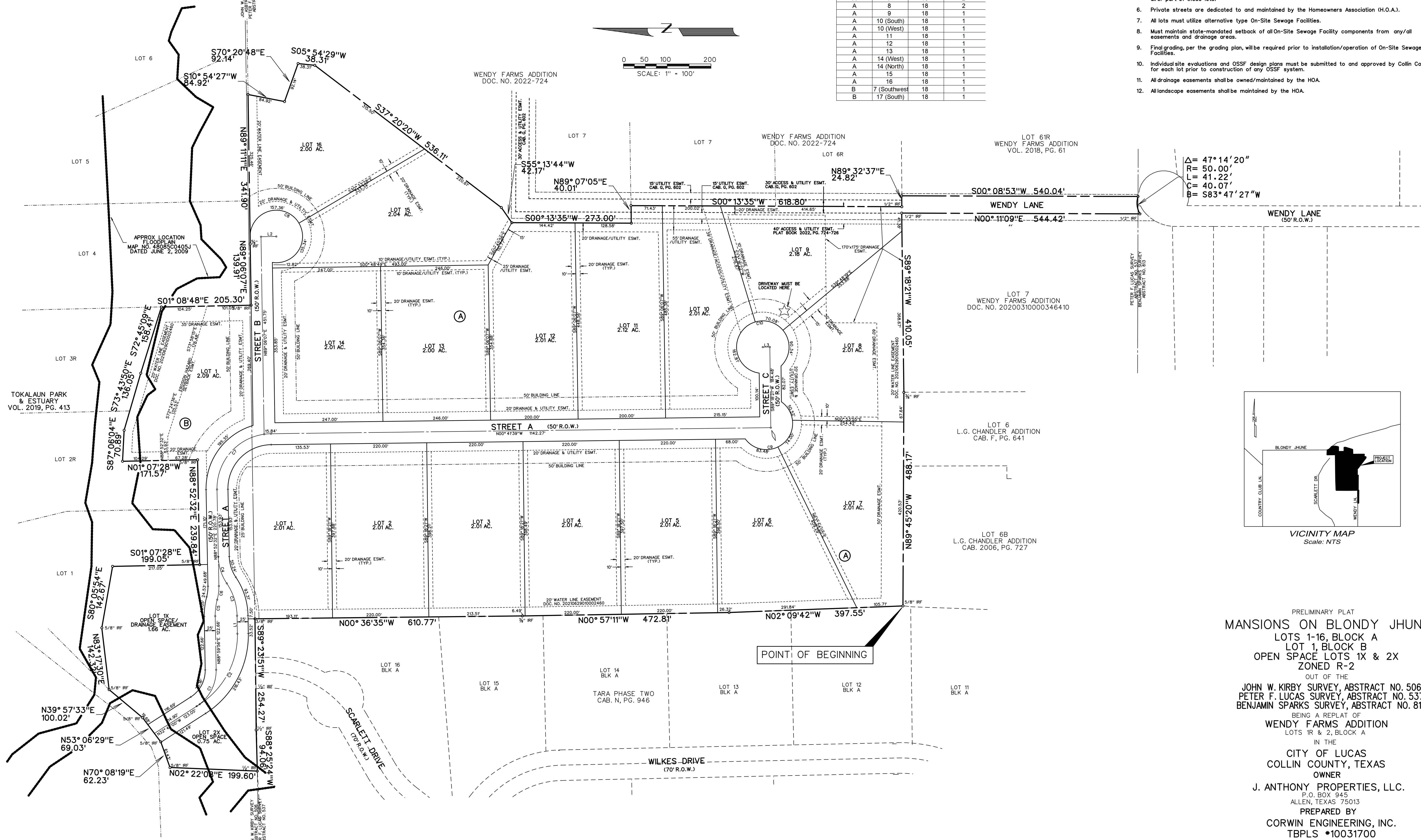
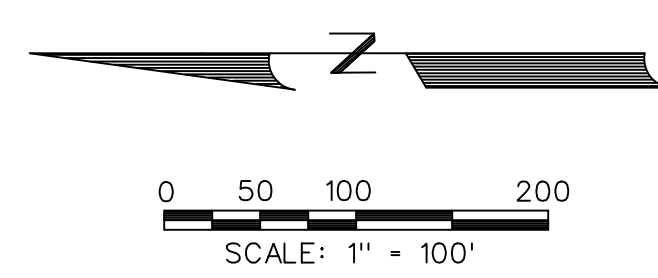
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	58°13'04"	97.00'	98.56'	94.38'	S61°53'32"E
2.	58°13'04"	188.00'	191.02'	182.91'	S61°53'32"E
3.	33°12'25"	136.00'	78.82'	77.72'	N72°23'45"E
4.	33°05'01"	112.00'	64.67'	63.78'	N72°20'01"E
5.	16°01'55"	136.00'	38.05'	37.93'	S82°59'07"E
6.	16°09'19"	112.00'	31.58'	31.48'	S83°02'49"E
7.	90°25'49"	125.00'	197.29'	177.44'	S45°54'33"E
8.	80°29'26"	60.00'	292.70'	77.53'	N48°56'28"E
9.	161°22'14"	60.00'	208.00'	118.42'	S45°41'39"E
10.	51°46'44"	60.00'	322.77'	52.40'	S18°05'21"E

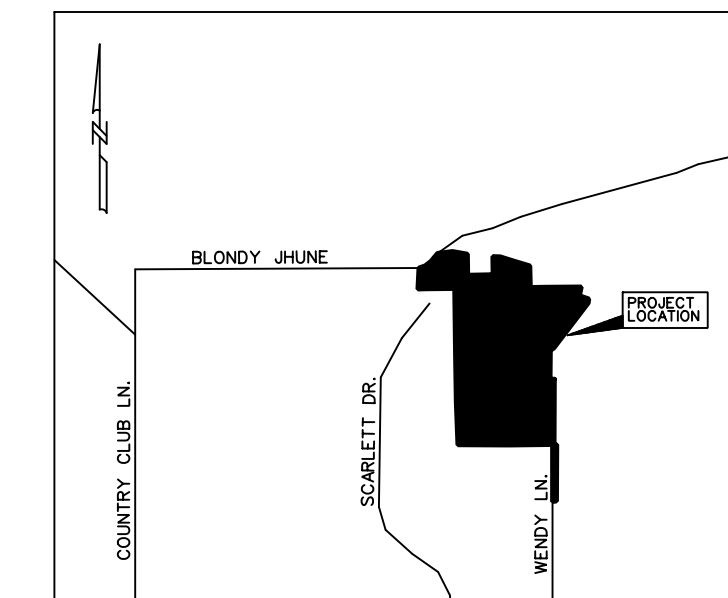
DRIVEWAY CULVERT SIZE REQUIREMENTS

Block	Lot	Pipe Size (in)	No. of Barrels
A	1 (North)	18	2
A	1 (East)	18	1
A	2	18	1
A	3	18	1
A	4	18	1
A	5	18	1
A	6	18	1
A	7	18	2
A	8	18	2
A	9	18	1
A	10 (South)	18	1
A	10 (West)	18	1
A	11	18	1
A	12	18	1
A	13	18	1
A	14 (West)	18	1
A	14 (North)	18	1
A	15	18	1
A	16	18	1
B	7 (Southwest)	18	1
B	17 (South)	18	1

- NOTES**
- Bearing are referenced to Wendy Farms, as recorded in Doc. No. 2022-724, in the Plat Records of Collin County, Texas.
 - All lot lines are radial perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
 - Lots or portions of lots within the floodplain or areas of special flood hazard as depicted on FEMA FIRM Panel 480850405J, Revised June 2, 2009, require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.
 - Private streets are dedicated to and maintained by the Homeowners Association (H.O.A.).
 - All lots must utilize alternative type On-Site Sewage Facilities.
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.
 - Final grading, per the grading plan, will be required prior to installation/operation of On-Site Sewage Facilities.
 - Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
 - All drainage easements shall be owned/maintained by the HOA.
 - All landscape easements shall be maintained by the HOA.



$\Delta = 47^\circ 14' 20''$
 $R = 50.00'$
 $L = 41.22'$
 $C = 40.07'$
 $B = S83^\circ 47' 27'' W$



PRELIMINARY PLAT
MANSIONS ON BLONDY JHUNE
 LOTS 1-16, BLOCK A
 LOT 1, BLOCK B
 OPEN SPACE LOTS 1X & 2X
 ZONED R-2
 OUT OF THE
 JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
 PETER F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813

BEING A REPLAT OF
WENDY FARMS ADDITION
 LOTS 1R & 2, BLOCK A
 IN THE
CITY OF LUCAS
 COLLIN COUNTY, TEXAS
 OWNER
J. ANTHONY PROPERTIES, LLC.
 P.O. BOX 945
 ALLEN, TEXAS 75013
 PREPARED BY
CORWIN ENGINEERING, INC.
 TBPLS #10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 WARREN CORWIN
 APRIL 2026 SCALE: 1"=100'

TOTAL LOTS 17
 TOTAL ACRES 40.640

NO.	REVISIONS	BY	DATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT J. ANTHONY PROPERTIES, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this final plat designating the herein above described property as MANSIONS ON BLONDY JHUNE, an addition to the City of Lucas. The streets shown on this plat as access easements are for the use and benefit of the owners of the property in this subdivision, their leasees, invitees and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- 1. The streets are private streets and are dedicated to the City of Lucas as Access, Utility, and Drainage Easements. The City has no responsibility or liability to make any repairs to such streets as long as they are private streets, except repairs made necessary by reason of installation, repair or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
2. Open Space (and any associated drainage or amenity features within it) is dedicated to and maintained by the Homeowners Association (HOA).
3. Homeowners Association (HOA) shall be responsible for the perpetual maintenance, repair, and operation of the retaining walls, detention pond and all drainage structures contained therein.
4. So long as such streets are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the City of Lucas, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
5. Neither the property owners within this subdivision nor the Association nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets to the City unless and until the City has inspected such streets and determined that, at the time in question, they meet the City's standards. If the City desires to accept a dedication of said streets, the Association, its successors or assigns, or the owners of the lots in the subdivision will make, at the owners' or the Association's expense, all repairs required by the City to comply with then City standards. The City shall have sole discretion to accept or reject a proposed dedication of the private streets to the City. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
6. The easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leasees, invitees and licensees use forever, for the purposes indicated on this plat.
7. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the City, any property owner in the subdivision, and/or the Association.
8. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successors and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the City may require any similar or additional restrictions and covenants in its sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the City as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the City of Lucas.
9. If the owners of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by the City.
10. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all City employees and contractors acting on behalf of the City and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the City's use thereof. The City of Lucas and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
11. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the City allowing the owners to maintain and control access to the private streets shown hereon, and that the City is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any maintenance obligations with respect to the private streets and alleys. For purposes of enforcement of these covenants, the benefits shall constitute sufficient and valid consideration.
12. The owner of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impeded the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the City. In no event shall J. ANTHONY PROPERTIES, LLC., the City, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify J. ANTHONY PROPERTIES, LLC., the City, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
13. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the HOA. Landscaping may be placed in/or near other easements with city approval. The City and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Lucas is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
14. Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgment or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS, my hand, this the ___ day of _____, 2026.

BY:

Tony Prutch
President

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared TONY PRUTCH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

LEGAL DESCRIPTION

Being a tract of land situated in the John W. Kirby Survey, Abstract No. 506, Peter F. Lucas Survey, Abstract No. 537 and Benjamin Sparks Survey, Abstract No. 813 being all of Lot 1R Block A and part of Lot 2R Block A out of Wendy Farms, addition to the City Lucas, as described in Doc. No. 2022-724 in the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at the southwest corner of said Lot 1R, Block A being in the east line of Tara Phase Two, an addition to the City of Lucas, as described in Cab. N, Pg. 946 in said Plat Records:

THENCE, North 02°09'42" West, along the west line of said Lot 1R and the east line of said Tara Phase Two, for a distance of 397.55 feet, to a 1/2 inch iron rod found:

THENCE, North 00°57'11" West, continuing along said lines east and west lines, for a distance of 472.81 feet, to a 3/8 inch iron rod found:

THENCE, North 00°36'35" West, continuing along said lines, for a distance of 610.77 feet, to a 3/8 inch iron rod found at an ell corner of said Lot 1R and being the northeast corner of said Tara Phase Two:

THENCE, South 89°23'51" West, along the north line of said Tara Phase Two and a south line of said Lot 1R, for a distance of 254.27 feet, to a 1/2 inch iron rod found:

THENCE, South 88°25'24" West, continuing along said south line, for a distance of 94.06 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said Lot 1R:

THENCE, North 02°22'08" East, departing said north line and along the west line of said Lot 1R, for a distance of 199.60 feet, to a 5/8 inch iron rod found at the most westerly northwest corner of said Lot 1R and being in the south line of Blondy Jhune Road (Variable R.O.W.):

THENCE, North 70°08'19" East, along the north line of said Lot 1R and the south line of said Blondy Jhune Road, for a distance of 62.23 feet, to a 5/8 inch iron rod found:

THENCE, North 53°06'29" East, continuing along said north and south lines, for a distance of 69.03 feet, to a 5/8 inch iron rod found:

THENCE, North 39°57'33" East, continuing along said lines, for a distance of 100.02 feet, to a 5/8 inch iron rod found at the most westerly corner of Tokalaun Park & Estuary, an addition to the City of Lucas, as described in Vol. L, Pg. 111 in said Plat Records:

THENCE, North 83°17'30" East, departing said south line and continuing along said north line with the south line of said Tokalaun Park & Estuary, for a distance of 142.32 feet, to a 5/8 inch iron rod found:

THENCE, South 80°05'54" East, continuing along said north and south lines, for a distance of 142.67 feet, to a point for corner:

THENCE, South 01°07'28" East, continuing along said lines, for a distance of 199.05 feet, to a 5/8 inch iron rod found:

THENCE, North 88°52'32" East, continuing along said lines, for a distance of 239.84 feet, to a 5/8 inch iron rod found:

THENCE, North 01°07'28" West, continuing along said lines, for a distance of 171.57 feet, to a point for corner:

THENCE, South 87°06'04" East, continuing along said lines, for a distance of 70.89 feet, to a point corner:

THENCE, South 73°43'50" East, continuing along said lines, for a distance of 136.06 feet, to a point for corner:

THENCE, South 72°45'09" East, continuing along said lines, for a distance of 158.41 feet, to a point of corner:

THENCE, South 01°08'48" East, continuing along said lines, for a distance of 205.30 feet, to a 5/8 inch iron rod found:

THENCE, North 89°06'07" East, continuing along said lines, for a distance of 139.91 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 10°54'27" West, departing said lines, for a distance of 84.92 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 70°20'48" East, for a distance of 92.14 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 05°54'29" West, for a distance of 38.31 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 37°20'20" West, for a distance of 536.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 55°13'44" West, for a distance of 42.17 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00°13'35" West, for a distance of 273.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89°07'05" East, for a distance of 40.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said Lot 2R Block of Wendy Farms:

THENCE, South 00°13'35" West, along the east line of said Wendy Farms, for a distance of 618.80 feet, to a 1/2 inch iron rod found:

THENCE, North 89°32'37" East, continuing along said east line, for a distance of 24.82 feet, to a 1/2 inch iron rod found:

THENCE, South 00°08'53" West, continuing along said east line, for a distance of 540.04 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said Lot 2R, being on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 47°14'20":

THENCE, along the south line of said Lot 2R and with said curve to the left for an arc distance of 41.22 feet (Chord Bearing South 83°47'27" West - 40.07 feet), to a 1/2 inch iron rod found at the most southerly southwest corner of said Lot 2R:

THENCE, North 00°11'09" East, along the west line of said Lot 2R, for a distance of 544.42 feet, to a 1/2 inch iron rod found at an ell corner of said Lot 2R:

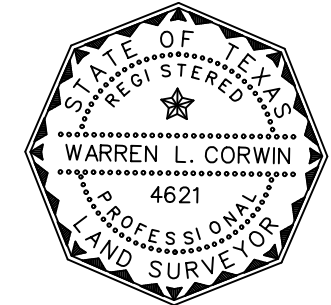
THENCE, South 89°18'21" West, along the west line of said Lot 2R at 25.36 feet, passing the southeast corner of said Lot 1R departing the west line of said Lot 2R, and continuing along the south line of said Lot 1R for a total distance of 410.05 feet, to a 3/8 inch iron rod found:

THENCE, North 89°45'20" West, continuing along said south line, for a distance of 488.17 feet, to the POINT OF BEGINNING and containing 40.640 acres of land.

SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Lucas, Texas.

Warren L. Corwin
Registered Professional Land Surveyor
Registration No. 4621
Date:



THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ___ day of _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas

Chairman, Planning and Zoning Commission
Tommy Tolson Date

ATTEST:

Signature Date

Name & Title

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works
Jeremy Bogle Date

The Development Services Director of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Development Services Director
Joseph Hilbourn Date

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

PRELIMINARY PLAT
MANSIONS ON BLONDY JHUNE
LOTS 1-16, BLOCK A
LOT 1, BLOCK B
OPEN SPACE LOTS 1X & 2X
ZONED R-2

OUT OF THE
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
PETER F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813

BEING A REPLAT OF
WENDY FARMS ADDITION
LOTS 1R & 2, BLOCK A

IN THE
CITY OF LUCAS
COLLIN COUNTY, TEXAS
OWNER

J. ANTHONY PROPERTIES, LLC.
P.O. BOX 945
ALLEN, TEXAS 75013
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

APRIL 2026



10 February 2026

Mr. Warren L. Corwin, P.E.
Corwin Engineering Inc.
200 West Belmont Drive
Allen, Texas 75013

Re: Mansion at Blondy Jhune Tree Survey – Approximately 37 acres located at 725 West Blondy Jhune Road in the City of Lucas, Collin County, Texas

Dear Mr. Corwin,

Integrated Environmental Solutions, LLC (IES) conducted a tree survey in accordance with the City of Lucas Tree Ordinance. Through coordination with the client, all protected trees with a diameter breast height (DBH) of 4.5 inches or greater for large trees or a DBH of 2 inches or greater for small trees were surveyed within the 37-acre tract located in the City of Lucas, Collin County, Texas (**Table 1; Attachment A, Figure 1**). The survey limits were developed from a graphic provided by your office depicting the boundary of the development. IES investigated the limits of the survey area on 29 January and 03 February 2026 for all protected trees with the above-specified diameters (**Attachment A, Figures 2A and 2B**). The trees were measured, recorded, and marked with aluminum tags that specify a number corresponding to the attached maps and data tables.

During the survey, IES identified and located 1,070 trees within the survey area totaling 8,915.8 diameter inches. Tree species recorded included American elm (*Ulmus americana*), black willow (*Salix nigra*), cedar elm (*Ulmus crassifolia*), Chickasaw plum (*Prunus angustifolia*), common persimmon (*Diospyros virginiana*), eastern cottonwood (*Populus deltoides*), eastern redbud (*Cercis canadensis*), eastern redcedar (*Juniperus virginiana*), Eve's necklace (*Styphnolobium affine*), green ash (*Fraxinus pennsylvanica*), gum bumelia (*Sideroxylon lanuginosum*), Hercules' club (*Zanthoxylum clavaherculis*), Osage-orange (*Maclura pomifera*), Shumard oak (*Quercus shumardii*), sugarberry (*Celtis laevigata*), western soapberry (*Sapindus saponaria*), and Yaupon holly (*Ilex vomitoria*) (**Attachment B**).

IES appreciates the opportunity to work with you and Corwin Engineering Inc. on this project. Please note that the results of this tree survey are only valid for 12 months as trees are living organisms and in North Texas, depending upon species, grow between 1 to 4 feet per year (on average could achieve 1.2 inches DBH per year) under normal climatic conditions. Tree locations were recorded using a Juniper Systems Geode GNS3S Global Positioning System (GPS) unit, which can provide sub-meter accuracy, but should not be considered equivalent to a Registered Professional Land Surveyor (RPLS) survey grade data. IES recommends that prior to development planning, a RPLS tie in all tree locations for engineering plan development to ensure location accuracy on design plans. In the event there are any questions or if we can provide any further assistance, please contact me at rreinecke@intenvsol.com or (972) 562-7672.

Sincerely,

Integrated Environmental Solutions, LLC.

Rudi Reinecke
ISA Certified Arborist #TX-3922A

Attachments
File ref: 04.104.043

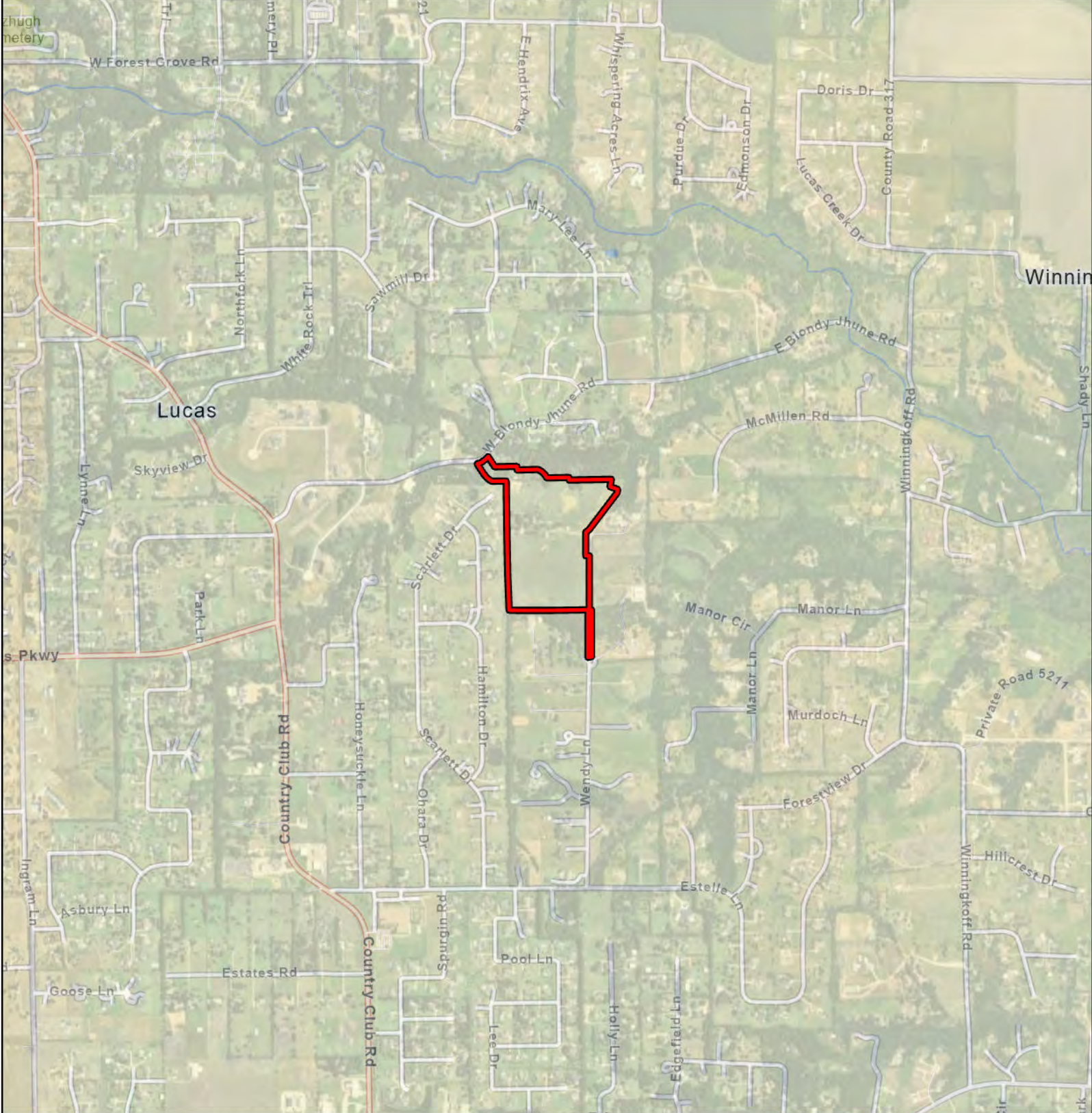
Table 1. Section 3.18.019 List of Protected Tree Species

Large Trees (DBH \geq 4.5 inches)	
Box elder maple	Black willow
Bitternut hickory	Pecan (R)
Northern catalpa	Sugar hackberry
American elm	Red maple
White ash	Shumard magnolia
Green ash	Slippery elm
Texas ash	River birch
Eastern red cedar (R)	Black walnut (R)
Osage-orange (horse apple, Bois D'Arc)	Sweetgum
Southern magnolia	Red mulberry
Eastern cottonwood	Sycamore
Shumard oak (R)	Cottonless cottonwood
Magnolia	Caddo maple
Pond cypress (R)	Saucer magnolia
	Thornless honey locust (R)


Small Trees (DBH \geq 2 inches)	
Montezuma cypress (R)	Western soapberry (R)
Texas oak (Texas red oak) (R)	Chinquapin oak (R)
Arizona cypress (R)	Live oak (R)
Desert willow (R)	Bald cypress (R)
Vasey oak (R)	Bigtooth maple (R)
Bur oak (R)	Lacy oak (R)
Eve's necklace (R)	Golden raintree
Mexican buckeye	Mexican plum (R)
Prairie flameleaf sumac (R)	Purpleleaf plum
Redbud (R)	Roughleaf dogwood
Rusty blackhaw viburnum	Texas persimmon (R)
Texas redbud (R)	Indigo-bush amorphia
Chittamwood	Hawthorn
Eastern redbud (R)	Common persimmon (R)
Eastern wahoo	Possumhaw holly (R)
Yaupon holly (R)	Southern wax myrtle
Chickasaw plum	Carolina cherry laurel
Southern crabapple	Carolina buckthorn
Smooth sumac	Texas sophora
Toothache	Honey mesquite
Texas mesquite	Cedar elm (R)

ATTACHMENT A

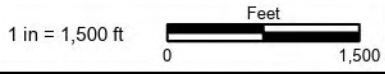
Figures



**Figure 1.
General Location Map**

 Survey Area

Mansion at Blondy Jhune
City of Lucas
Collin County, Texas



File Ref: 04.104.043
Date: 2/9/2026

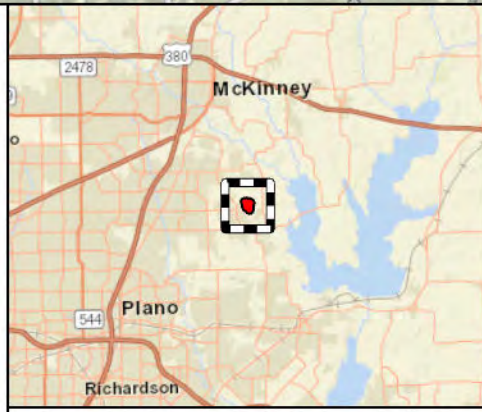
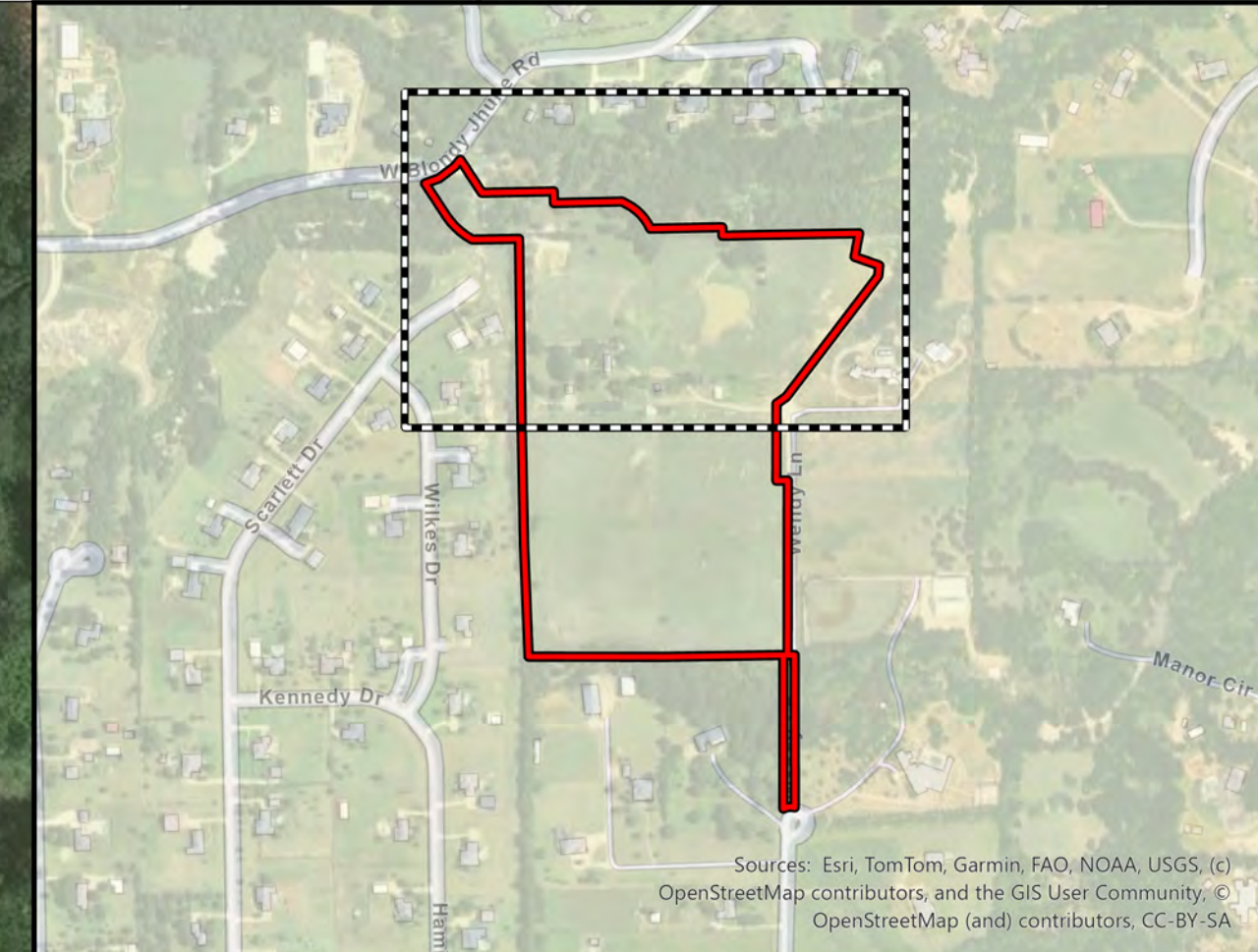
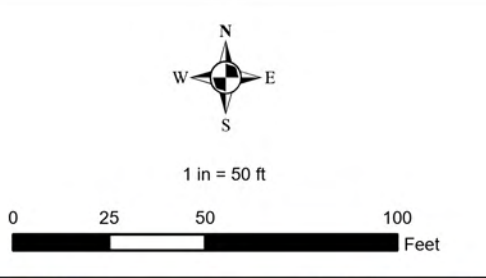


Figure 2A. Blondy Jhune Tree Survey

City: Lucas
County: Collin
State: Texas
Date map created: 02 / 06 / 2026
Source: (c) 2009 Microsoft Corporation
and its data suppliers: ESRI, DeLorme,
Excerpted at 24in by 36in

Survey Area

Tree



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, (c) OpenStreetMap (and) contributors, CC-BY-SA

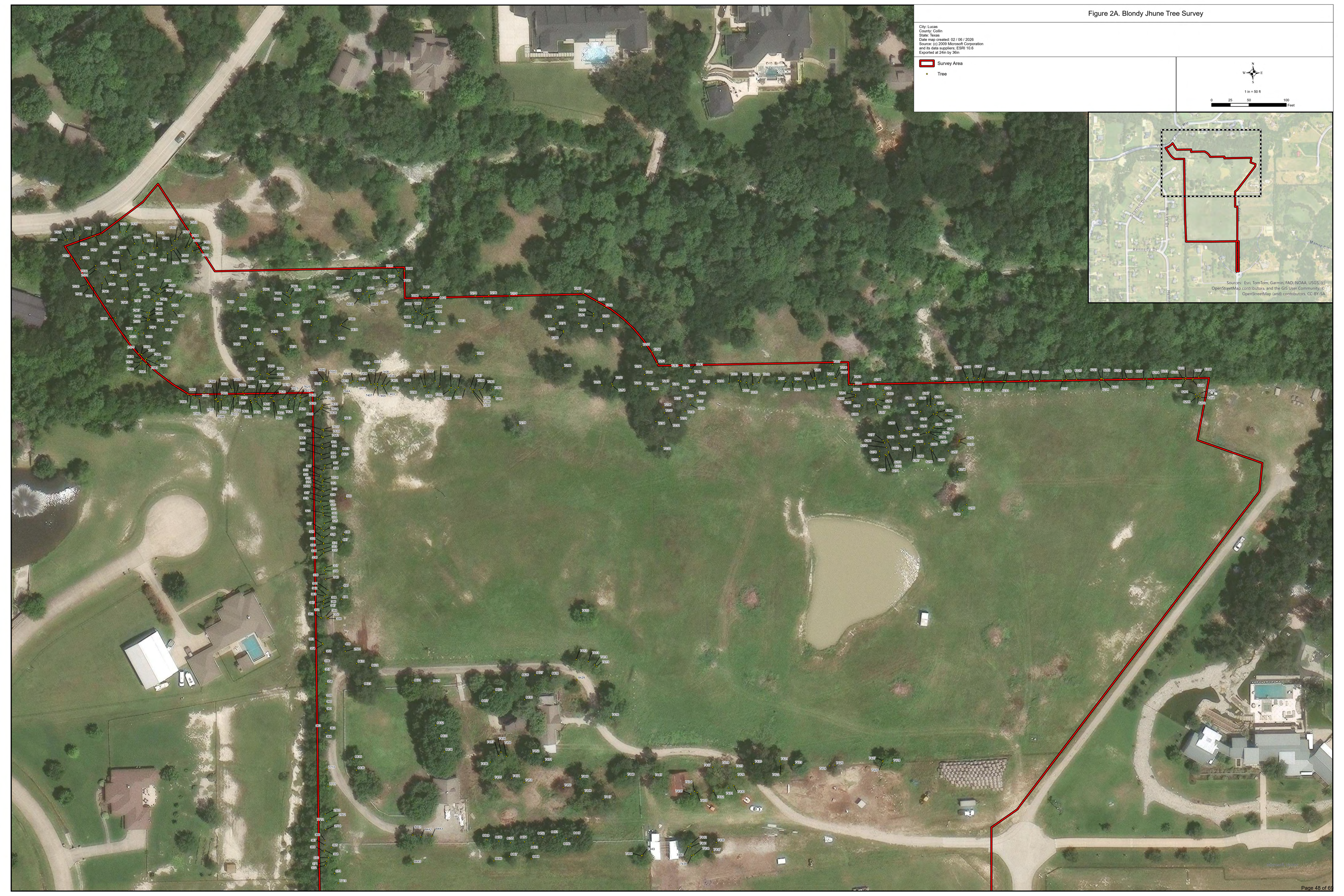
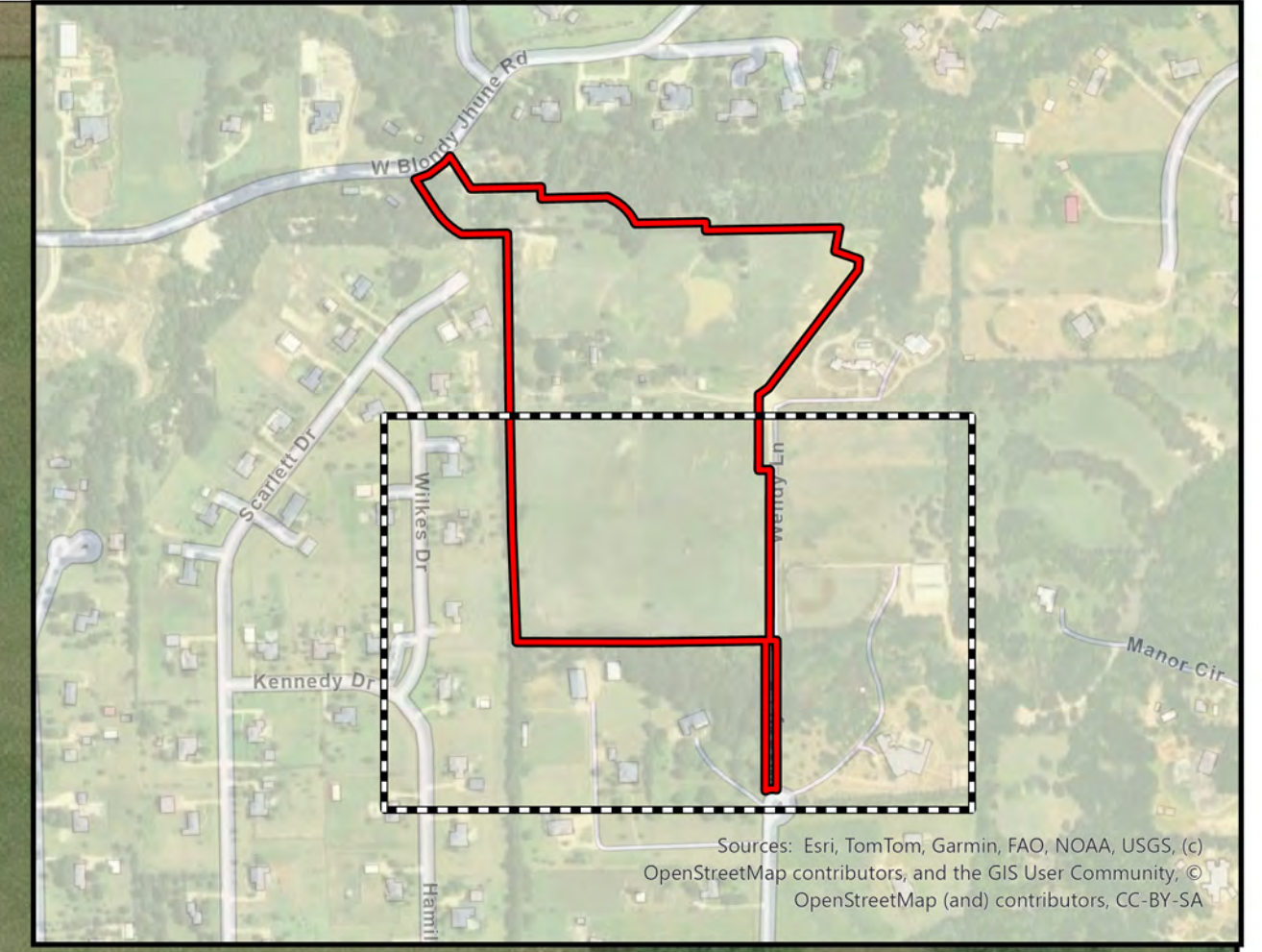
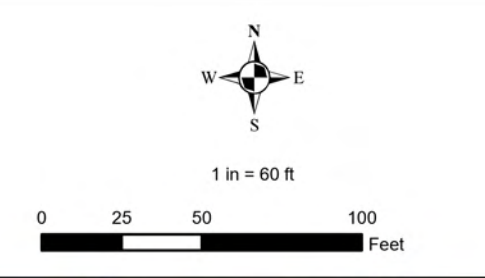


Figure 2B. Blondy Jhune Tree Survey

City: Lucas
County: Collin
State: Texas
Date map created: 02 / 06 / 2026
Source: (c) 2009 Microsoft Corporation
and its data suppliers: ESRI, 10.6
Exported at 24in by 36in

- Survey Area
- Tree



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, (c) OpenStreetMap (and) contributors, CC-BY-SA



ATTACHMENT B

Tabular Tree Data

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
301	4.6	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10517588	-96.58529800
302	8.3	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10519077	-96.58530060
303	12.9	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10517901	-96.58530409
304	10.6	sugarberry	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10515235	-96.58530492
305	9.5	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10515507	-96.58530598
306	13.5	eastern redcedar	9	No	Yes	80	No	No	No	No	No	No	Yes	No	-	33.10513612	-96.58530326
307	8.0	sugarberry	6	No	Yes	30	No	No	No	No	No	No	Yes	No	-	33.10511378	-96.58528986
308	7.9	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10510345	-96.58529204
309	9.9	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10509467	-96.58529814
310	8.7	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10507581	-96.58530873
311	13.9	sugarberry	12	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10507180	-96.58530909
312	8.1	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10505579	-96.58530310
313	6.6	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10504858	-96.58530410
314	9.4	sugarberry	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10503632	-96.58530074
315	9.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10501775	-96.58529757
316	7.2	cedar elm	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10499841	-96.58530574
317	8.3	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10499833	-96.58530666
318	10.0	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10498218	-96.58531062
319	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10497865	-96.58531159
320	16.6	eastern redcedar	13	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10496093	-96.58530546
321	12.9	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10495037	-96.58530429
322	10.0	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10493774	-96.58530203
323	16.8	eastern redcedar	12	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10493852	-96.58530264
324	6.6	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10492958	-96.58530176
325	14.4	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10489949	-96.58529745
326	11.2	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10487278	-96.58530101
327	6.3	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10488039	-96.58531187
328	11.0	sugarberry	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10485007	-96.58530954
329	6.2	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10484723	-96.58530177
330	6.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10482522	-96.58530463
331	11.7	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10482367	-96.58530154
332	4.6	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10482682	-96.58530278
333	5.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10480523	-96.58530239
334	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10480486	-96.58530273
335	6.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10479174	-96.58530111
336	9.5	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10479070	-96.58530294
337	21.4	Osage-orange	16	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10473644	-96.58529741
338	5.7	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10472548	-96.58530065
339	6.5	sugarberry	6	No	Yes	20	No	No	No	No	No	No	Yes	No	-	33.10471333	-96.58529501
340	8.9	eastern redcedar	4	No	Yes	70	No	No	No	No	No	No	No	No	-	33.10469395	-96.58529657
341	17.5	eastern redcedar	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10465332	-96.58528714
342	8.7	Osage-orange	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10463462	-96.58529205
343	4.9	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10463118	-96.58530363
344	9.0	Osage-orange	10	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10461809	-96.58530516
345	4.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10461144	-96.58530699
346	5.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10460284	-96.58530895
347	15.2	Osage-orange	16	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10458829	-96.58531096
348	5.9	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10455779	-96.58529948
349	9.9	eastern redcedar	7	No	Yes	40	No	No	No	No	No	No	No	No	-	33.10454905	-96.58528704
350	5.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10455072	-96.58529327
351	6.9	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10455150	-96.58531755
352	7.1	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10455296	-96.58532330
353	11.1	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10445827	-96.58531536
354	8.1	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10445473	-96.58531269
355	9.8	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10442509	-96.58531006
356	5.0	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10438464	-96.58531328
357	26.8	Osage-orange	17	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10435381	-96.58531217
358	18.0	sugarberry	15	No	Yes	20	No	No	Yes	Yes	No	No	Yes	No	-	33.10430923	-96.58530314
359	10.0	sugarberry	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10425780	-96.58530763
360	6.1	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10423537	-96.58530780
361	7.6	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10420902	-96.58530799
362	11.8	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10413743	-96.58529397
363	6.4	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10414569	-96.58531606

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
364	13.7	eastern redcedar	6	Yes	Yes	90	No	No	No	No	No	No	Yes	No	-	33.10412977	-96.58530716
365	7.5	cedar elm	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10370627	-96.58529361
366	9.7	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10373164	-96.58531957
367	4.8	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10371569	-96.58532001
368	5.6	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10369701	-96.58532200
369	4.5	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10369114	-96.58532452
370	5.7	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10366866	-96.58530610
371	5.3	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10365586	-96.58531415
372	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10364122	-96.58531970
373	4.5	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10361031	-96.58528164
374	6.6	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10348954	-96.58531237
375	6.0	sugarberry	5	No	Yes	-	No	No	No	No	No	Yes	No	No	-	33.10348426	-96.58532984
376	4.8	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10348815	-96.58533217
377	5.3	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10343561	-96.58531822
378	5.5	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10340416	-96.58531916
379	6.6	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10328219	-96.58532131
380	5.1	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10328923	-96.58531776
381	4.5	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10326638	-96.58532576
382	5.0	common persimmon	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10324348	-96.58530918
383	3.8	common persimmon	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10324307	-96.58531320
384	6.7	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10322595	-96.58531573
386	6.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10317579	-96.58530682
387	4.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10317599	-96.58530249
388	6.1	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10316774	-96.58531992
389	6.0	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10315743	-96.58530738
390	4.6	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10314317	-96.58532697
391	5.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10311985	-96.58533154
392	6.1	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10309587	-96.58532149
393	5.8	eastern redcedar	4	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10309128	-96.58529837
394	6.1	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10307317	-96.58531994
395	5.5	Hercules' club	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10306873	-96.58531253
396	4.7	sugarberry	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10306268	-96.58531859
397	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10305052	-96.58531835
398	6.2	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10304529	-96.58532141
399	5.9	sugarberry	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10304351	-96.58532541
400	5.1	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10302312	-96.58532172
401	3.5	Hercules' club	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10299054	-96.58531959
402	8.2	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10298825	-96.58532470
403	6.6	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10298385	-96.58532258
404	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10297813	-96.58532847
405	4.5	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10296302	-96.58532183
406	5.6	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10295600	-96.58532105
407	5.7	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10295023	-96.58532334
408	5.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10293885	-96.58532199
409	7.4	sugarberry	7	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10292949	-96.58532353
410	4.9	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10293250	-96.58532091
411	5.0	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10293712	-96.58532168
412	11.3	sugarberry	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10291796	-96.58532234
413	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10290940	-96.58532168
414	3.5	Hercules' club	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10291522	-96.58531473
415	10.3	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10289374	-96.58531992
416	7.3	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10287529	-96.58531701
417	6.1	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10287664	-96.58531738
418	7.3	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10286886	-96.58532489
419	6.9	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10285190	-96.58533010
420	5.0	sugarberry	5	No	Yes	-	No	No	No	No	No	Yes	No	No	-	33.10284369	-96.58532643
421	5.7	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10284416	-96.58532224
422	13.2	eastern redcedar	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10284158	-96.58532227
423	6.2	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10280599	-96.58531011
424	7.4	sugarberry	7	No	Yes	20	No	No	No	No	No	No	Yes	No	-	33.10279639	-96.58532167
425	5.3	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10279378	-96.58532835
426	6.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10279242	-96.58532578
427	4.5	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10279333	-96.58532545

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
428	10.6	sugarberry	10	No	Yes	-	No	No	No	No	No	Yes	No	No	-	33.10275356	-96.58532436
429	9.0	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10274552	-96.58531904
430	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10273501	-96.58532261
431	6.6	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10268193	-96.58530403
432	5.2	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10267361	-96.58530050
433	5.0	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10264655	-96.58531689
434	7.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10263077	-96.58532159
435	6.5	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10263438	-96.58531877
436	9.9	sugarberry	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10262912	-96.58531730
437	9.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10261709	-96.58531181
438	9.0	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10259736	-96.58531841
439	4.7	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10259135	-96.58532005
440	7.3	sugarberry	6	No	Yes	-	No	No	No	Yes	No	Yes	No	Yes	-	33.10257189	-96.58531509
441	6.2	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10256509	-96.58531354
442	8.3	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10255909	-96.58531765
443	5.3	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10255362	-96.58531635
444	4.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10255210	-96.58531792
445	4.6	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10254944	-96.58532104
446	4.0	Hercules' club	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10253974	-96.58531085
447	6.0	Hercules' club	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10254147	-96.58528759
448	5.5	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10253402	-96.58532161
449	5.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10250853	-96.58530510
450	6.5	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10250000	-96.58530852
451	5.3	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10249156	-96.58528060
452	6.8	Hercules' club	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10249327	-96.58526296
453	13.2	Hercules' club	15	Yes	No	-	No	Yes	No	No	No	No	No	No	-	33.10247317	-96.58526410
454	7.5	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10246417	-96.58532360
455	5.1	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10246134	-96.58532464
456	11.1	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10243670	-96.58533668
457	6.0	sugarberry	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10241707	-96.58532873
458	8.7	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10239275	-96.58532205
459	8.5	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10238272	-96.58532312
460	8.6	sugarberry	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10236898	-96.58532719
461	4.5	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10234596	-96.58532665
462	6.5	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10233002	-96.58532034
463	7.0	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10232494	-96.58532525
464	5.3	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10232622	-96.58531844
465	6.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10231841	-96.58531956
466	6.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10227684	-96.58531494
467	6.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10227536	-96.58531663
468	4.7	sugarberry	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10227338	-96.58531709
469	5.0	sugarberry	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10226938	-96.58532047
470	6.9	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10225446	-96.58531539
471	6.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10223279	-96.58531980
472	5.0	Hercules' club	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10220372	-96.58530313
473	6.1	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10216070	-96.58531233
474	4.7	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10215519	-96.58531338
475	5.3	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10213731	-96.58530755
476	5.2	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10211440	-96.58531212
477	4.5	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10207542	-96.58530166
478	12.4	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10201757	-96.58530811
479	5.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10199133	-96.58530270
480	4.9	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10198248	-96.58531033
481	5.9	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10196345	-96.58530871
482	7.4	eastern redcedar	7	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10194512	-96.58530703
483	4.5	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10194858	-96.58529744
484	16.7	sugarberry	16	No	Yes	-	No	No	No	Yes	No	Yes	No	Yes	-	33.10193886	-96.58530761
485	4.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10193690	-96.58529346
486	6.9	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10190864	-96.58530752
487	5.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10190385	-96.58530606
488	5.0	Hercules' club	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10187292	-96.58531723
489	7.2	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10186833	-96.58530891
490	8.0	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10185028	-96.58530888

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
491	7.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10182098	-96.58530022
492	9.0	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10181426	-96.58529973
493	7.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10177930	-96.58530570
494	6.4	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10177912	-96.58530630
495	12.6	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	6680	33.10466117	-96.58522568
496	19.6	eastern redcedar	15	Yes	No	-	No	No	No	No	No	No	No	No	6683	33.10485775	-96.58521529
497	12.8	eastern redcedar	15	No	No	-	No	No	No	No	No	No	No	No	6681	33.10482987	-96.58522389
498	14.6	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	6679	33.10461888	-96.58522877
499	10.8	cedar elm	11	No	No	-	No	No	No	No	No	No	No	No	6678	33.10444560	-96.58522151
500	9.0	eastern redcedar	10	No	Yes	95	No	No	No	No	No	No	No	No	-	33.10499062	-96.58520466
1822	2.4	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10142276	-96.58405223
1823	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10141261	-96.58406476
1824	2.7	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10140384	-96.58407441
1825	2.3	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10140281	-96.58402383
1826	4.0	cedar elm	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10140213	-96.58402434
1827	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10139687	-96.58402805
1828	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10139766	-96.58401515
1829	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10139535	-96.58401351
1830	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10138835	-96.58400557
1831	2.4	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10138872	-96.58399802
1832	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10138924	-96.58396864
1833	3.3	western soapberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10132891	-96.58397876
1834	3.1	western soapberry	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10132539	-96.58400299
1835	2.3	western soapberry	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10131592	-96.58399138
1836	2.4	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131090	-96.58308355
1837	2.5	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10131755	-96.58289658
1838	2.9	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10130622	-96.58282827
1839	2.5	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10130787	-96.58282359
1840	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10131929	-96.58262983
1841	4.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10132661	-96.58248655
2501	16.0	cedar elm	16	No	No	-	No	No	No	No	No	No	No	No	6677	33.10442699	-96.58521645
2502	3.0	Hercules' club	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10381364	-96.58529455
2503	22.3	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10382983	-96.58531686
2504	7.1	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10377221	-96.58531576
2505	15.3	sugarberry	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10265582	-96.58514590
2506	13.9	sugarberry	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10257773	-96.58518036
2507	12.5	sugarberry	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10257072	-96.58517139
2508	8.0	sugarberry	7	No	Yes	20	No	No	No	No	No	No	No	No	-	33.10256462	-96.58516907
2509	11.6	Osage-orange	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10201640	-96.58517636
2510	4.7	gum bumelia	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10176053	-96.58529143
2511	9.8	eastern redcedar	11	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10171181	-96.58529710
2512	5.0	Hercules' club	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10170303	-96.58530248
2513	3.8	gum bumelia	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10170227	-96.58530517
2514	9.8	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10162226	-96.58528832
2515	8.4	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10161376	-96.58529005
2516	7.3	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10160741	-96.58530270
2517	2.2	gum bumelia	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10161296	-96.58530492
2518	11.3	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10158772	-96.58527618
2519	5.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10157876	-96.58528511
2520	26.4	sugarberry	18	No	Yes	-	No	No	Yes	Yes	No	Yes	Yes	Yes	-	33.10158225	-96.58529733
2521	4.7	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10157428	-96.58530487
2522	6.5	eastern redcedar	3	No	Yes	85	No	No	No	No	Yes	No	No	No	-	33.10156369	-96.58528968
2523	8.2	eastern redcedar	3	Yes	Yes	90	No	No	No	No	Yes	No	No	No	-	33.10155216	-96.58528112
2524	8.1	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10153034	-96.58529508
2525	7.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10152647	-96.58530386
2526	10.5	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10150000	-96.58529700
2527	11.5	eastern redcedar	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10147571	-96.58529289
2528	2.0	Hercules' club	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10147756	-96.58528520
2529	10.2	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10140192	-96.58528989
2530	5.4	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10139085	-96.58528241
2531	8.7	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10136709	-96.58529447
2532	4.6	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10135691	-96.58529594
2533	7.3	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10133690	-96.58529781

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
2534	5.8	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10133533	-96.58527899
2535	4.5	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10132757	-96.58522843
2536	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131976	-96.58513338
2537	7.7	Hercules' club	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10132937	-96.58508894
2538	4.9	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10132803	-96.58508831
2539	4.5	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10136592	-96.58505520
2540	7.0	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10133690	-96.58502577
2541	5.2	Hercules' club	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10133082	-96.58501902
2542	6.3	eastern redcedar	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10132218	-96.58494236
2543	8.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10131853	-96.58490423
2544	4.5	eastern redcedar	3	No	Yes	90	No	No	No	No	Yes	No	No	No	-	33.10133058	-96.58489039
2545	4.8	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132375	-96.58487296
2546	4.7	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10131929	-96.58486036
2547	4.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131958	-96.58485585
2548	7.0	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132110	-96.58484245
2549	7.4	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10132694	-96.58478783
2550	6.9	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10131872	-96.58478361
2551	4.9	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132003	-96.58476796
2552	5.3	cedar elm	4	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10139656	-96.58467222
2553	5.7	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131455	-96.58466872
2554	6.0	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10132835	-96.58469975
2555	5.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10135510	-96.58458821
2556	5.3	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10140125	-96.58457842
2557	6.5	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10142508	-96.58454260
2558	5.0	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10141096	-96.58452475
2559	5.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10139069	-96.58452037
2560	6.5	cedar elm	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10137814	-96.58447185
2561	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132570	-96.58448806
2562	6.5	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10137608	-96.58438394
2563	4.5	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10137133	-96.58437033
2564	6.7	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10132077	-96.58429055
2565	9.6	sugarberry	10	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10138751	-96.58425630
2566	5.2	cedar elm	4	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10138597	-96.58418622
2567	4.5	cedar elm	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10140914	-96.58415830
2568	5.3	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131404	-96.58419752
2569	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131171	-96.58419807
2570	5.0	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131770	-96.58418717
2571	7.4	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130210	-96.58417789
2572	5.2	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131908	-96.58417005
2573	5.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131552	-96.58415570
2574	6.8	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10131870	-96.58413778
2575	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132125	-96.58413545
2576	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131787	-96.58413550
2577	6.9	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130745	-96.58411346
2578	5.0	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10130663	-96.58408121
2579	4.8	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10130571	-96.58407882
2580	6.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10133559	-96.58408728
2581	5.0	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10133932	-96.58407400
2582	6.7	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10133724	-96.58406695
2583	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10134379	-96.58405740
2584	5.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10133975	-96.58404586
2585	7.5	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10131433	-96.58404917
2586	4.8	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10133574	-96.58404298
2587	6.4	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10133576	-96.58402649
2588	5.6	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10133075	-96.58402979
2589	5.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130651	-96.58402500
2590	8.0	eastern redcedar	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10130314	-96.58402412
2591	5.4	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132011	-96.58395802
2592	6.1	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130885	-96.58396773
2593	5.6	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130961	-96.58393646
2594	4.5	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131070	-96.58393514
2595	7.5	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10130883	-96.58392862
2596	7.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130571	-96.58392123

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
2597	5.4	eastern redcedar	3	No	Yes	85	No	No	No	No	No	No	No	No	-	33.10131768	-96.58392500
2598	5.6	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10133015	-96.58388968
2599	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10133691	-96.58388580
2600	5.8	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132750	-96.58386841
6201	6.0	eastern cottonwood	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10531658	-96.58147717
6202	5.0	eastern cottonwood	4	No	Yes	30	No	No	No	No	No	No	No	No	-	33.10530965	-96.58146491
6203	6.7	eastern cottonwood	9	No	Yes	20	No	No	No	No	Yes	No	No	No	-	33.10531928	-96.58145771
6204	15.5	eastern cottonwood	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10530503	-96.58145689
6205	9.9	black willow	15	No	Yes	30	No	No	No	No	No	No	No	No	-	33.10530588	-96.58147402
6206	5.0	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10538009	-96.58146125
6207	4.6	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10537394	-96.58148653
6208	5.0	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10536970	-96.58149007
6210	8.5	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10537098	-96.58151874
6211	6.3	eastern redcedar	7	No	Yes	-	No	No	No	No	No	Yes	No	No	-	33.10537784	-96.58151806
6212	7.1	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10537425	-96.58153071
6213	5.3	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10537457	-96.58159899
6214	7.2	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10537253	-96.58165836
6215	6.3	eastern redcedar	3	Yes	Yes	40	No	No	No	No	No	No	Yes	No	-	33.10537588	-96.58168848
6217	8.0	eastern redcedar	12	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537599	-96.58170212
6219	10.3	eastern redcedar	10	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537861	-96.58177552
6220	5.0	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10537592	-96.58179519
6221	7.1	eastern redcedar	12	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537620	-96.58187849
6222	8.5	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10538086	-96.58188406
6223	4.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10538076	-96.58188897
6224	9.0	eastern redcedar	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537428	-96.58189629
6225	14.6	eastern redcedar	12	No	Yes	No	No	No	No	No	No	No	No	No	-	33.10538072	-96.58199583
6226	4.5	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10537970	-96.58204020
6227	8.4	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10537769	-96.58205715
6228	6.7	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10537702	-96.58215752
6229	6.0	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10537733	-96.58218062
6230	7.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10537894	-96.58220611
6231	8.0	eastern redcedar	12	Yes	Yes	-	No	No	No	No	No	Yes	No	No	-	33.10538027	-96.58224001
6232	7.8	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10537570	-96.58230690
6233	7.7	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10537630	-96.58231053
6234	5.3	eastern redcedar	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537707	-96.58231689
6235	5.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10538698	-96.58240079
6236	6.3	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10537964	-96.58240320
6237	4.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10538654	-96.58240664
6238	4.5	green ash	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10538911	-96.58242538
6239	5.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10539184	-96.58244415
6240	5.1	green ash	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10539131	-96.58247664
6241	5.1	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10539371	-96.58247319
6242	6.6	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10538014	-96.58257345
6243	3.3	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10538444	-96.58263897
6244	10.6	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10531773	-96.58262776
6245	9.9	Osage-orange	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10529610	-96.58261764
6246	6.2	common persimmon	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10529289	-96.58265095
6247	7.2	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10529053	-96.58263638
6248	6.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10526761	-96.58260841
6249	4.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10526179	-96.58262481
6250	8.3	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10525938	-96.58261301
6251	16.6	eastern redcedar	14	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10525818	-96.58257014
6252	6.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10516341	-96.58251321
6253	7.0	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10515862	-96.58251501
6254	19.8	eastern redcedar	10	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10504717	-96.58252455
6255	6.0	green ash	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10492587	-96.58248693
6256	13.1	green ash	12	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10490477	-96.58250592
6257	5.4	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10512529	-96.58256277
6258	6.5	eastern redcedar	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10512601	-96.58263308
6259	13.5	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10513330	-96.58263910
6260	14.2	cedar elm	22	No	No	-	No	No	No	No	No	No	No	No	-	33.10515438	-96.58264679
6261	7.8	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10516954	-96.58262908
6262	17.6	American elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10519611	-96.58264391

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
6263	11.4	American elm	25	No	No	-	No	No	No	No	No	No	No	No	-	33.10519270	-96.58265896
6264	5.3	American elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10519498	-96.58264731
6265	6.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10515228	-96.58266506
6266	10.4	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10514484	-96.58271021
6267	6.0	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10514596	-96.58271304
6268	20.6	cedar elm	20	No	Yes	35	No	No	No	Yes	No	No	No	Yes	-	33.10520325	-96.58275404
6269	6.5	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10519897	-96.58277567
6270	18.1	cedar elm	25	No	No	-	No	No	No	No	No	No	No	No	-	33.10519092	-96.58277455
6271	12.4	cedar elm	18	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10515613	-96.58277774
6272	6.4	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10512640	-96.58282494
6273	7.4	Hercules' club	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10512161	-96.58282508
6274	13.7	cedar elm	16	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10511207	-96.58283467
6275	6.8	eastern redcedar	8	No	Yes	20	No	No	No	No	No	No	No	No	-	33.10511510	-96.58283941
6276	5.8	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10514195	-96.58283268
6277	23.5	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10516669	-96.58284704
6278	5.9	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10512865	-96.58286342
6279	9.0	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10510962	-96.58286404
6280	5.1	eastern redcedar	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10516230	-96.58282530
6281	7.6	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10515869	-96.58284060
6282	4.4	Hercules' club	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10516917	-96.58282889
6283	11.5	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10521008	-96.58269014
6284	5.6	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10520980	-96.58262819
6285	7.2	eastern redcedar	7	No	Yes	45	No	No	No	No	No	No	No	No	-	33.10521477	-96.58262336
6286	14.3	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10527144	-96.58268062
6287	10.5	green ash	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10530016	-96.58269424
6288	14.3	American elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10531500	-96.58270853
6289	10.9	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10527755	-96.58294814
6290	9.3	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10530345	-96.58287325
6291	8.3	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10531840	-96.58286598
6292	8.7	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10535924	-96.58291050
6293	8.8	eastern redcedar	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10531771	-96.58297599
6294	8.6	green ash	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10538382	-96.58288696
6295	9.4	cedar elm	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10533078	-96.58296520
6296	12.5	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10529908	-96.58293523
6297	10.5	Osage-orange	10	Yes	Yes	80	No	No	No	No	No	No	Yes	Yes	-	33.10529986	-96.58287598
6298	6.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10535181	-96.58284303
6299	7.8	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10530971	-96.58287676
6300	6.7	eastern redcedar	8	No	Yes	40	No	No	No	No	No	No	No	No	-	33.10533654	-96.58283865
7201	6.8	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10533733	-96.58296361
7202	10.8	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10534944	-96.58297929
7203	6.8	green ash	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10537613	-96.58298816
7204	3.3	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10537516	-96.58297186
7205	12.5	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10539963	-96.58304871
7206	6.9	sugarberry	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10539877	-96.58305306
7207	8.7	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10545128	-96.58306233
7208	9.6	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10540620	-96.58308656
7209	5.3	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10539230	-96.58307622
7210	4.5	eastern redcedar	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10539804	-96.58313791
7211	6.6	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10540297	-96.58313958
7212	16.1	eastern redcedar	10	Yes	Yes	-	No	No	No	No	No	Yes	No	No	-	33.10539791	-96.58314861
7213	8.0	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10539224	-96.58318452
7214	8.3	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10538933	-96.58321493
7215	8.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10538873	-96.58323792
7216	9.3	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10539104	-96.58326784
7217	7.8	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10539386	-96.58330657
7218	14.5	eastern redcedar	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10538923	-96.58338626
7219	11.8	eastern redcedar	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10538352	-96.58341171
7220	17.2	eastern redcedar	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10538997	-96.58344018
7221	7.0	eastern redcedar	3	No	Yes	30	No	No	No	No	No	No	No	No	-	33.10539518	-96.58346505
7222	5.3	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10539752	-96.58347535
7223	7.6	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10538796	-96.58351632
7224	6.8	sugarberry	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10538875	-96.58357400
7225	15.0	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10538497	-96.58361489

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7226	20.8	Osage-orange	12	Yes	Yes	85	No	No	No	No	No	No	Yes	Yes	-	33.10534551	-96.58365420
7227	9.8	Osage-orange	18	No	Yes	-	No	No	No	No	No	No	Yes	Yes	-	33.10532912	-96.58366666
7228	4.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10533438	-96.58368797
7229	26.6	Osage-orange	14	Yes	Yes	80	No	No	No	No	No	No	Yes	Yes	-	33.10531185	-96.58368619
7230	14.2	Osage-orange	12	No	Yes	80	No	No	No	No	No	No	Yes	Yes	-	33.10528834	-96.58371067
7231	14.8	cedar elm	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10526592	-96.58374210
7232	15.4	cedar elm	22	No	No	-	No	No	No	No	No	No	No	No	-	33.10526469	-96.58378348
7233	42.3	Osage-orange	14	Yes	Yes	75	No	No	No	No	No	No	Yes	Yes	-	33.10516124	-96.58381566
7234	19.0	cedar elm	27	No	No	-	No	No	No	No	No	No	No	No	-	33.10525258	-96.58383912
7235	8.0	cedar elm	6	No	Yes	45	No	No	No	No	No	No	No	No	-	33.10528400	-96.58380169
7236	19.9	Osage-orange	9	No	Yes	95	No	No	No	No	No	No	Yes	Yes	-	33.10530555	-96.58380657
7237	19.4	Osage-orange	15	No	Yes	85	No	No	No	No	No	No	Yes	Yes	-	33.10532521	-96.58372434
7238	6.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10536638	-96.58372790
7239	7.0	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10539044	-96.58369900
7240	10.0	cedar elm	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10542481	-96.58367283
7241	13.8	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10544063	-96.58368207
7242	14.3	cedar elm	22	No	No	-	No	No	No	No	No	No	No	No	-	33.10544774	-96.58372231
7243	14.4	Osage-orange	18	No	Yes	30	No	No	No	No	No	No	No	No	-	33.10544863	-96.58377248
7244	16.7	Osage-orange	14	No	Yes	65	No	No	No	No	No	No	No	No	-	33.10538050	-96.58376972
7245	14.8	Osage-orange	15	No	Yes	35	No	No	No	No	No	No	No	No	-	33.10539230	-96.58381360
7246	17.0	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10536509	-96.58386041
7247	18.8	cedar elm	15	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10538344	-96.58388183
7248	12.6	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10538458	-96.58391511
7249	15.2	cedar elm	25	No	No	-	No	No	No	No	No	No	No	No	-	33.10542602	-96.58388509
7250	15.1	cedar elm	22	No	No	-	No	No	No	No	No	No	No	No	-	33.10544703	-96.58388774
7251	10.7	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10546585	-96.58382987
7252	16.0	cedar elm	19	No	No	-	No	No	No	No	No	No	No	No	-	33.10538978	-96.58407211
7253	6.7	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10539396	-96.58402831
7254	10.5	sugarberry	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10538722	-96.58402486
7255	17.0	cedar elm	14	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10552850	-96.58389557
7256	15.0	cedar elm	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10550986	-96.58384856
7257	8.9	cedar elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10561654	-96.58403659
7258	12.6	cedar elm	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10561713	-96.58405932
7259	16.8	cedar elm	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10563567	-96.58407002
7260	10.5	cedar elm	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10565391	-96.58410340
7261	10.6	cedar elm	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10564503	-96.58410271
7262	8.7	cedar elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10567600	-96.58405535
7263	14.2	cedar elm	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10569795	-96.58408765
7264	11.4	cedar elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10572851	-96.58414650
7265	9.4	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10573685	-96.58417069
7266	13.9	cedar elm	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10568899	-96.58417637
7267	17.5	cedar elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10561860	-96.58416860
7268	28.1	cedar elm	24	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10545627	-96.58424135
7269	13.4	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10558783	-96.58423496
7270	10.2	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10559237	-96.58423616
7271	12.7	cedar elm	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10561880	-96.58426831
7272	15.3	cedar elm	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10563783	-96.58427921
7273	11.4	cedar elm	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10567147	-96.58426881
7274	18.1	cedar elm	17	No	Yes	15	No	No	No	No	No	No	No	No	-	33.10569225	-96.58449634
7275	17.6	green ash	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10572465	-96.58447063
7276	13.6	cedar elm	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10572892	-96.58456058
7277	8.8	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10571875	-96.58458241
7278	14.8	cedar elm	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10572656	-96.58461988
7279	21.8	Osage-orange	19	No	No	-	No	No	No	No	No	No	No	No	-	33.10524876	-96.58444294
7280	7.1	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10535516	-96.58454694
7281	24.6	Osage-orange	10	Yes	Yes	-	No	No	No	No	Yes	No	Yes	Yes	-	33.10538038	-96.58455094
7282	3.7	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10538162	-96.58459676
7283	10.2	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10538144	-96.58461065
7284	4.0	Eve's necklace	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10538275	-96.58463212
7285	6.3	eastern redcedar	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537344	-96.58463761
7286	5.0	eastern redcedar	6	No	Yes	-	No	No	No	No	No	No	Yes	Yes	-	33.10538208	-96.58464068
7287	12.5	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10538849	-96.58464842
7288	6.6	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10538567	-96.58467214

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7289	14.6	cedar elm	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10550703	-96.58462250
7290	5.8	eastern redcedar	5	No	Yes	-	No	No	No	No	No	No	No	Yes	-	33.10539190	-96.58470094
7291	8.9	green ash	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10538307	-96.58471274
7292	6.7	green ash	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10539154	-96.58473263
7293	4.8	green ash	6	No	Yes	-	No	No	No	No	No	No	No	Yes	-	33.10538247	-96.58474048
7294	20.6	eastern redcedar	9	Yes	No	-	No	No	No	No	No	No	No	No	6895	33.10539676	-96.58478222
7295	11.4	eastern redcedar	10	Yes	No	-	No	No	No	No	No	No	No	No	6890	33.10541564	-96.58480152
7296	9.5	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10537551	-96.58483169
7297	8.0	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	6884	33.10539831	-96.58485043
7298	9.8	green ash	12	No	No	-	No	No	No	No	No	No	No	No	6885	33.10539852	-96.58484391
7299	14.8	cedar elm	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10539145	-96.58489587
7300	11.0	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	6882	33.10541017	-96.58491464
7301	5.4	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132707	-96.58386051
7302	4.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130771	-96.58386257
7303	9.8	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10131103	-96.58385081
7304	4.9	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10132287	-96.58383338
7305	8.2	eastern redcedar	4	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10132317	-96.58383785
7306	5.4	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130319	-96.58382197
7307	4.5	green ash	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10131499	-96.58378065
7308	6.7	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130236	-96.58370517
7309	7.3	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10129874	-96.58365911
7310	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130480	-96.58364607
7311	6.5	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10130173	-96.58363115
7312	5.2	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132623	-96.58360814
7313	7.5	Hercules' club	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10131261	-96.58360196
7314	5.6	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130828	-96.58358667
7315	8.6	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10130760	-96.58358339
7316	5.0	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131190	-96.58357456
7317	8.3	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10130913	-96.58355714
7318	9.0	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10133142	-96.58357398
7319	5.4	Osage-orange	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10130094	-96.58354620
7320	6.7	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132669	-96.58352772
7321	5.7	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10132442	-96.58351640
7322	6.7	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131166	-96.58350267
7323	5.6	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10133104	-96.58349706
7324	5.3	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130709	-96.58348967
7325	16.4	eastern redcedar	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10129984	-96.58341066
7326	9.3	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10131979	-96.58333702
7327	7.5	eastern redcedar	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10132286	-96.58332621
7328	8.9	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10133690	-96.58332326
7329	7.9	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132837	-96.58332356
7330	5.4	Osage-orange	6	No	Yes	-	No	No	No	No	Yes	No	No	Yes	-	33.10130856	-96.58331405
7331	5.4	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132268	-96.58330569
7332	8.8	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10132182	-96.58330163
7333	6.4	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10131017	-96.58329239
7334	14.4	eastern redcedar	14	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10129716	-96.58238988
7335	8.6	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10130393	-96.58240259
7336	4.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10130334	-96.58240496
7337	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10129885	-96.58244900
7338	7.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130888	-96.58245797
7339	5.8	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131523	-96.58247531
7340	17.0	cedar elm	15	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10130222	-96.58248724
7341	8.0	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10131193	-96.58250334
7342	12.1	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10130051	-96.58252388
7343	12.5	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10130125	-96.58253884
7344	7.3	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10130216	-96.58254919
7345	6.8	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10131070	-96.58257425
7346	4.5	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131077	-96.58258172
7347	4.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10129783	-96.58260660
7348	4.7	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10130573	-96.58262553
7349	4.5	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10130703	-96.58263122
7350	4.7	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10131387	-96.58263412
7351	4.7	eastern redcedar	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10132110	-96.58263367

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7352	5.0	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10130927	-96.58263553
7353	10.4	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10132043	-96.58269366
7354	7.5	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10131401	-96.58270039
7355	4.6	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10129769	-96.58272037
7356	7.5	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	106	33.09986696	-96.58233249
7357	5.9	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	105	33.09985276	-96.58233220
7358	3.0	cedar elm	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10029411	-96.58238173
7359	7.4	cedar elm	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10031692	-96.58234613
7360	4.3	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10030153	-96.58234616
7361	3.6	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10026193	-96.58237185
7362	3.2	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10026617	-96.58235032
7363	8.7	cedar elm	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10027330	-96.58235151
7364	2.8	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10025935	-96.58237295
7365	4.4	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10026641	-96.58235155
7366	3.4	cedar elm	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10019017	-96.58238415
7371	5.8	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.09982086	-96.58237365
7372	11.2	American elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.09982460	-96.58237068
7373	12.6	sugarberry	9	No	Yes	60	No	No	No	No	No	No	Yes	Yes	-	33.09982480	-96.58237259
7374	14.2	Osage-orange	10	Yes	Yes	95	No	No	No	No	No	No	Yes	Yes	-	33.09983535	-96.58237864
7375	20.2	American elm	20	No	No	-	No	No	No	No	No	No	No	No	-	33.09985815	-96.58239909
7376	5.1	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.09990329	-96.58238547
7377	5.0	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.09992794	-96.58238115
7378	4.8	sugarberry	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.09992672	-96.58237942
7379	4.5	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10012676	-96.58241447
7380	4.5	cedar elm	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10016133	-96.58239887
7401	7.4	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	6879	33.10540058	-96.58499461
7402	11.5	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	6878	33.10540420	-96.58501934
7403	5.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	6877	33.10540196	-96.58503140
7404	5.6	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	6875	33.10540309	-96.58503560
7405	9.0	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10540457	-96.58505425
7406	7.7	eastern redcedar	7	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10541082	-96.58505518
7407	2.5	gum bumelia	3	Yes	No	-	No	No	No	No	No	No	No	No	6872	33.10539303	-96.58506245
7408	4.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	6870	33.10540993	-96.58506718
7409	7.2	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	6869	33.10540840	-96.58508223
7410	23.9	Osage-orange	19	No	No	-	No	No	No	No	No	No	No	No	-	33.10455290	-96.58418252
7412	22.3	eastern redcedar	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10438166	-96.58420645
7413	16.2	eastern redcedar	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10437349	-96.58415391
7414	5.8	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10436027	-96.58412609
7415	6.2	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10435441	-96.58411742
7416	45.5	green ash	22	No	Yes	20	No	No	No	Yes	No	No	Yes	Yes	-	33.10416760	-96.58405981
7417	14.7	sugarberry	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10397615	-96.58361848
7418	12.1	sugarberry	13	No	Yes	25	No	No	No	No	No	No	Yes	No	-	33.10397794	-96.58357757
7419	9.8	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10397060	-96.58352147
7420	25.6	cedar elm	24	No	No	-	No	No	No	No	No	No	No	No	-	33.10396590	-96.58343859
7421	22.2	eastern redcedar	18	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10399402	-96.58332488
7422	8.5	sugarberry	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10398333	-96.58331957
7423	13.5	eastern redcedar	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10397975	-96.58326318
7424	7.2	sugarberry	6	No	Yes	50	No	No	No	No	No	Yes	Yes	Yes	-	33.10397321	-96.58310645
7425	7.2	sugarberry	2	No	Yes	90	No	No	No	No	Yes	No	Yes	Yes	-	33.10397516	-96.58308346
7426	11.0	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10398480	-96.58287439
7427	12.3	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10398783	-96.58287309
7428	13.7	eastern redcedar	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10398080	-96.58283331
7429	13.3	sugarberry	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10393872	-96.58351581
7430	10.0	sugarberry	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10390657	-96.58352745
7431	9.7	sugarberry	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10389885	-96.58354982
7432	10.9	sugarberry	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10388855	-96.58361762
7433	13.7	sugarberry	14	No	Yes	25	No	No	No	No	No	No	Yes	Yes	-	33.10388368	-96.58368837
7434	14.4	sugarberry	6	No	Yes	65	No	No	No	No	No	No	Yes	No	-	33.10388869	-96.58369957
7435	17.2	sugarberry	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10387873	-96.58371597
7436	16.3	cedar elm	14	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10369904	-96.58360847
7437	8.1	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10366425	-96.58362635
7438	15.6	sugarberry	13	No	Yes	10	No	No	No	No	No	No	Yes	No	-	33.10365457	-96.58370815
7439	5.1	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10365248	-96.58371672

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7440	8.4	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10368572	-96.58373138
7441	12.1	sugarberry	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10368298	-96.58372172
7442	8.0	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10369576	-96.58371885
7443	7.2	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10365671	-96.58393261
7444	9.8	sugarberry	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10365533	-96.58393692
7445	31.8	sugarberry	23	Yes	Yes	15	No	No	No	No	No	No	Yes	Yes	-	33.10394316	-96.58387608
7446	23.9	sugarberry	20	No	Yes	-	No	No	No	No	No	No	Yes	Yes	-	33.10394701	-96.58399691
7447	24.1	sugarberry	20	No	Yes	30	No	No	No	No	No	No	Yes	Yes	-	33.10386535	-96.58409998
7448	21.1	eastern redcedar	19	No	No	-	No	No	No	No	No	No	No	No	-	33.10388969	-96.58418601
7449	19.0	Osage-orange	17	No	No	-	No	No	No	No	No	No	No	No	-	33.10394243	-96.58419847
7450	13.6	eastern redcedar	13	No	Yes	50	No	No	Yes	No	No	No	No	Yes	-	33.10391169	-96.58427356
7451	9.4	Shumard oak	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10400727	-96.58435597
7452	13.7	Shumard oak	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10403924	-96.58441092
7453	11.8	sugarberry	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10393236	-96.58444396
7454	6.2	sugarberry	5	No	Yes	30	No	No	Yes	No	No	No	No	Yes	-	33.10394896	-96.58449801
7455	14.9	sugarberry	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10394524	-96.58457841
7456	22.2	sugarberry	18	No	Yes	10	No	No	No	No	No	No	No	Yes	-	33.10400978	-96.58459097
7457	11.3	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10403313	-96.58455386
7458	10.2	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10404567	-96.58454345
7459	11.0	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10403021	-96.58451969
7460	6.9	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10220835	-96.58329437
7461	2.7	common persimmon	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10206621	-96.58239014
7462	3.3	common persimmon	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10204898	-96.58238160
7463	25.1	American elm	20	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10110850	-96.58233038
7464	4.9	American elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10109947	-96.58234433
7465	9.4	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10104906	-96.58234402
7466	5.0	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10102675	-96.58234717
7467	8.4	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10099892	-96.58234241
7468	8.2	American elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10099586	-96.58234486
7469	9.1	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10099329	-96.58234562
7470	6.7	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10098966	-96.58236833
7471	6.4	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10095609	-96.58238456
7472	5.9	green ash	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10094432	-96.58235413
7473	4.8	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10092277	-96.58235933
7474	8.6	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10090099	-96.58235225
7475	7.9	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10086813	-96.58235807
7476	6.6	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10085423	-96.58237254
7477	6.0	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10082680	-96.58236962
7478	5.9	green ash	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10084311	-96.58231465
7479	6.8	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10083531	-96.58231473
7480	6.8	American elm	7	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10083162	-96.58231268
7481	25.4	cedar elm	21	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10072333	-96.58232971
7482	13.9	cedar elm	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10069515	-96.58233812
7483	12.4	Osage-orange	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10064478	-96.58234257
7484	5.6	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10060631	-96.58236015
7485	16.2	Osage-orange	14	No	Yes	25	No	No	No	No	No	No	Yes	No	-	33.10057571	-96.58234585
7486	10.6	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10055938	-96.58234135
7487	16.9	cedar elm	17	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10053608	-96.58235005
7488	5.7	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10052296	-96.58232296
7489	4.8	American elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10044880	-96.58233772
7490	8.2	American elm	7	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10043902	-96.58231648
7491	4.6	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10034144	-96.58233653
7492	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10037327	-96.58236933
7493	2.1	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10037332	-96.58236824
7494	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10037420	-96.58236854
7495	3.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10038554	-96.58237960
7496	4.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10038237	-96.58239071
7497	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10035387	-96.58239286
7498	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10034826	-96.58238958
7499	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10034998	-96.58236891
7500	4.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10034037	-96.58239753
7501	6.0	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10590561	-96.58582355
7502	3.3	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10591084	-96.58585184

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7503	9.4	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10592899	-96.58586892
7504	7.5	cedar elm	7	No	Yes	10	No	No	No	Yes	No	No	Yes	No	-	33.10591921	-96.58588490
7505	6.7	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10592378	-96.58592497
7506	3.1	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10595659	-96.58591786
7507	2.4	eastern redbud	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10595018	-96.58592904
7508	7.3	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10593370	-96.58594180
7509	5.6	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10591844	-96.58593676
7510	11.9	cedar elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10591429	-96.58594568
7511	14.9	green ash	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10590412	-96.58596188
7512	14.0	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10592539	-96.58600648
7513	14.0	eastern redcedar	14	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10592430	-96.58602125
7514	4.0	western soapberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10594416	-96.58606713
7515	5.0	eastern redcedar	5	No	Yes	30	No	No	No	No	Yes	No	No	Yes	-	33.10591364	-96.58607043
7516	22.4	green ash	22	No	No	-	No	No	No	No	No	No	No	No	-	33.10594203	-96.58610510
7517	6.2	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10598779	-96.58613971
7518	12.3	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10598569	-96.58616717
7519	14.2	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10597869	-96.58621384
7520	4.8	green ash	5	No	Yes	25	No	No	No	Yes	No	No	No	No	-	33.10597673	-96.58625145
7521	4.6	green ash	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10597296	-96.58627621
7522	7.5	green ash	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10597012	-96.58629454
7523	14.1	eastern redcedar	13	No	Yes	35	No	No	No	No	No	No	Yes	No	-	33.10597572	-96.58634422
7524	4.5	green ash	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10596576	-96.58636849
7525	9.8	cedar elm	4	No	Yes	60	No	No	No	No	No	No	No	No	-	33.10596043	-96.58639738
7526	7.2	green ash	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10595958	-96.58640824
7527	14.1	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10591969	-96.58630739
7528	16.4	cedar elm	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10588788	-96.58634231
7529	13.9	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10589329	-96.58638121
7530	14.0	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10579609	-96.58631313
7531	4.9	Chickasaw plum	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10584977	-96.58627590
7532	16.5	green ash	17	No	Yes	35	No	No	No	No	No	No	No	No	-	33.10586335	-96.58627697
7533	8.7	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10586193	-96.58622008
7534	10.2	cedar elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10589864	-96.58616081
7535	4.9	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10589793	-96.58612208
7536	11.1	cedar elm	11	No	Yes	30	No	No	No	No	No	No	No	No	-	33.10588246	-96.58612208
7537	2.5	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10586640	-96.58610358
7538	4.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10584277	-96.58616758
7539	10.4	cedar elm	9	No	Yes	25	No	No	No	Yes	No	No	No	No	-	33.10582694	-96.58620071
7540	8.4	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10582142	-96.58623925
7541	15.4	eastern redcedar	16	No	Yes	20	No	No	No	No	No	No	No	No	-	33.10578777	-96.58628658
7542	4.4	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10578222	-96.58630917
7543	14.6	cedar elm	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10579883	-96.58625002
7544	6.4	cedar elm	3	No	Yes	50	No	No	No	No	Yes	No	No	No	-	33.10573908	-96.58619252
7545	6.3	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10574374	-96.58615285
7546	17.7	cedar elm	18	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10567083	-96.58619512
7547	14.5	American elm	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10573503	-96.58612050
7548	9.3	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10578220	-96.58609335
7549	6.8	cedar elm	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10580607	-96.58613917
7550	10.0	cedar elm	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10581467	-96.58615007
7551	4.3	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10582976	-96.58611011
7552	17.3	Osage-orange	16	No	Yes	-	No	No	No	No	Yes	No	No	Yes	-	33.10600298	-96.58586535
7553	10.5	green ash	11	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10592807	-96.58583089
7554	20.2	cedar elm	20	Yes	Yes	5	No	No	No	Yes	No	No	No	No	-	33.10585340	-96.58604740
7555	8.9	green ash	9	No	Yes	30	No	Yes	No	No	No	No	No	No	-	33.10572827	-96.58591285
7556	5.6	green ash	6	No	Yes	-	No	No	No	No	No	No	Yes	Yes	-	33.10572553	-96.58595076
7557	9.7	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10574112	-96.58595344
7558	9.0	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10577489	-96.58599799
7559	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10577213	-96.58599511
7560	8.3	green ash	8	No	Yes	5	No	No	No	No	No	No	Yes	Yes	-	33.10575578	-96.58599975
7561	7.9	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10575418	-96.58600653
7562	7.5	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10573627	-96.58600548
7563	5.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10572936	-96.58602200
7564	4.5	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10573551	-96.58603286
7565	6.9	eastern redcedar	6	No	Yes	35	No	No	No	No	No	No	No	No	-	33.10568661	-96.58604573

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7566	7.8	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10567500	-96.58604907
7567	8.0	eastern redcedar	8	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10568830	-96.58605605
7568	6.1	green ash	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10566127	-96.58604596
7569	4.8	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10566379	-96.58605322
7570	3.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10565797	-96.58605296
7571	4.8	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10563067	-96.58605472
7572	10.6	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10561232	-96.58607274
7573	10.8	eastern redcedar	9	No	Yes	40	No	No	Yes	No	No	No	Yes	Yes	-	33.10561005	-96.58609450
7574	8.2	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10562165	-96.58610827
7575	11.5	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10553801	-96.58609511
7576	9.8	eastern redcedar	8	No	Yes	20	No	No	No	No	No	No	No	No	-	33.10553461	-96.58608528
7577	8.4	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10553371	-96.58608220
7578	8.7	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10551621	-96.58608466
7579	7.6	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10550461	-96.58608675
7580	4.7	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10549875	-96.58608967
7581	10.6	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10549974	-96.58606375
7582	7.4	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10551603	-96.58606671
7583	12.5	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10551323	-96.58606647
7584	13.2	green ash	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10551962	-96.58606132
7585	14.0	eastern redcedar	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10550817	-96.58601627
7586	11.4	cedar elm	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10556616	-96.58599391
7587	18.0	cedar elm	18	No	No	-	No	No	No	No	No	No	No	No	-	33.10563424	-96.58598775
7588	19.4	cedar elm	19	No	Yes	5	No	No	No	No	No	No	Yes	Yes	-	33.10565654	-96.58596126
7589	18.0	cedar elm	16	No	Yes	25	No	No	No	Yes	Yes	No	Yes	Yes	-	33.10569414	-96.58594211
7590	19.7	eastern redcedar	18	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10538328	-96.58588385
7591	10.3	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10538062	-96.58586996
7592	4.8	Chickasaw plum	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10536791	-96.58583459
7593	6.6	sugarberry	5	No	Yes	20	No	No	No	No	No	No	Yes	No	-	33.10537072	-96.58585343
7594	27.5	Osage-orange	20	No	Yes	35	No	No	No	No	No	No	Yes	Yes	-	33.10539030	-96.58581271
7595	7.0	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10536220	-96.58576674
7596	5.3	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10536662	-96.58575976
7597	8.3	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10536263	-96.58576040
7598	9.5	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10536275	-96.58576497
7599	8.2	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10535492	-96.58575521
7600	9.4	eastern redcedar	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10535705	-96.58575067
7601	5.9	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10536219	-96.58573858
7602	8.2	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10537425	-96.58572240
7603	5.8	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10537190	-96.58568416
7604	5.4	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10537218	-96.58568288
7605	9.8	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10537673	-96.58567686
7606	4.0	gum bumelia	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10537099	-96.58567563
7607	12.5	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10537545	-96.58566488
7608	8.2	Osage-orange	4	No	Yes	25	No	No	No	No	No	No	Yes	Yes	-	33.10539793	-96.58569015
7609	11.5	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10538821	-96.58564256
7610	5.0	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10537928	-96.58563745
7611	7.0	cedar elm	7	No	Yes	5	No	No	No	No	No	Yes	No	No	-	33.10535794	-96.58561156
7612	7.3	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10534954	-96.58560706
7613	9.2	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10536361	-96.58559084
7614	6.6	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10535733	-96.58561063
7615	10.2	green ash	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10535295	-96.58558628
7616	6.4	green ash	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10536865	-96.58557531
7617	7.3	cedar elm	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10536931	-96.58556729
7618	6.6	cedar elm	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10537230	-96.58555394
7619	14.1	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10536674	-96.58552351
7620	5.7	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10536678	-96.58551712
7621	8.0	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10535434	-96.58551179
7622	4.6	sugarberry	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10535207	-96.58550757
7623	11.0	sugarberry	11	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10535868	-96.58547061
7624	5.7	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10535824	-96.58543989
7625	11.9	green ash	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10536383	-96.58541927
7626	13.5	green ash	13	No	Yes	-	No	No	No	No	Yes	No	No	No	-	33.10536082	-96.58541708
7627	6.3	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10536765	-96.58539319
7628	5.0	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10536130	-96.58539064

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7629	6.2	sugarberry	5	Yes	Yes	25	No	No	No	No	No	No	No	No	-	33.10535040	-96.58539340
7630	6.0	sugarberry	6	No	Yes	-	No	No	No	No	No	No	No	Yes	-	33.10535449	-96.58535484
7631	8.1	eastern redcedar	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10535955	-96.58531821
7632	11.5	eastern redcedar	11	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10535703	-96.58530887
7633	6.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10533457	-96.58529730
7634	11.0	eastern redcedar	7	No	Yes	60	No	No	No	No	No	No	No	No	-	33.10532731	-96.58529844
7635	7.0	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10532388	-96.58530359
7636	9.0	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10532091	-96.58530275
7637	7.0	American elm	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10524600	-96.58529382
7638	4.2	Eve's necklace	4	No	Yes	-	No	No	No	No	Yes	No	No	No	-	33.10524528	-96.58529998
7639	14.9	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10524069	-96.58529402
7640	2.0	Eve's necklace	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10522060	-96.58530197
7641	3.4	Eve's necklace	3	No	Yes	20	No	No	No	No	No	No	No	No	-	33.10521627	-96.58529983
7642	12.0	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10521763	-96.58529457
7643	11.0	sugarberry	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10527775	-96.58520745
7644	6.0	sugarberry	5	Yes	Yes	50	No	No	No	No	No	No	No	No	-	33.10540121	-96.58520662
7645	7.5	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10542248	-96.58527362
7646	8.6	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10542253	-96.58527830
7647	6.6	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10541983	-96.58529073
7648	8.2	sugarberry	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10542651	-96.58528659
7649	14.7	cedar elm	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10545351	-96.58552974
7650	6.2	cedar elm	5	No	Yes	25	No	No	No	No	No	No	No	No	-	33.10545514	-96.58553610
7651	9.6	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10543865	-96.58553580
7652	13.5	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10545155	-96.58552730
7653	11.2	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10545239	-96.58556637
7654	8.8	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10546459	-96.58558020
7655	12.4	eastern redcedar	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10550041	-96.58558161
7656	12.2	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10555654	-96.58564330
7657	11.7	cedar elm	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10562322	-96.58565225
7658	13.3	cedar elm	3	No	Yes	90	No	No	No	No	Yes	No	Yes	Yes	-	33.10568705	-96.58565761
7659	13.9	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10572867	-96.58566274
7660	11.8	cedar elm	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10573687	-96.58565674
7661	9.2	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10575685	-96.58555336
7662	5.1	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10575201	-96.58544268
7663	6.9	eastern redcedar	7	No	Yes	-	No	No	No	No	Yes	No	No	No	-	33.10574033	-96.58542979
7664	19.2	green ash	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10573130	-96.58542876
7665	6.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10571360	-96.58542875
7666	5.6	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10570774	-96.58544643
7667	3.0	eastern redbud	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10568711	-96.58542654
7668	15.8	cedar elm	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10566229	-96.58549376
7669	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10560949	-96.58546728
7670	13.8	Osage-orange	8	No	Yes	40	No	No	No	No	No	No	No	No	-	33.10559874	-96.58549486
7671	14.4	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10555811	-96.58558827
7672	13.8	cedar elm	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10556531	-96.58560483
7673	17.7	cedar elm	19	No	Yes	10	No	No	No	No	No	No	No	Yes	-	33.10560900	-96.58559681
7674	10.6	Osage-orange	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10554409	-96.58544090
7675	16.5	cedar elm	18	No	Yes	10	No	No	No	No	No	No	No	Yes	-	33.10558303	-96.58531201
7676	13.4	cedar elm	14	No	Yes	3	No	No	No	No	No	No	No	Yes	-	33.10562999	-96.58533900
7677	2.8	eastern redbud	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10565140	-96.58530577
7678	11.7	cedar elm	12	No	Yes	-	No	No	No	Yes	No	No	No	No	-	33.10559198	-96.58523118
7679	9.1	cedar elm	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10562838	-96.58521259
7680	12.8	eastern redcedar	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10563219	-96.58520724
7681	6.8	eastern redbud	5	Yes	Yes	30	No	No	No	No	No	No	Yes	Yes	-	33.10570645	-96.58531270
7682	2.5	eastern redbud	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10575993	-96.58530708
7683	6.9	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10575892	-96.58520595
7684	6.1	green ash	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10579769	-96.58516171
7685	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10580251	-96.58515995
7686	2.0	eastern redbud	2	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10579672	-96.58500461
7687	4.5	green ash	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10563316	-96.58489108
7688	5.8	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10565346	-96.58489477
7689	8.0	green ash	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10567324	-96.58487962
7690	7.3	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10566620	-96.58486126
7691	11.7	green ash	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10566143	-96.58485324

Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7692	11.5	green ash	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10565288	-96.58483845
7693	4.9	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10565905	-96.58482990
7694	8.2	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10568382	-96.58483052
7695	7.2	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10571684	-96.58483938
7696	6.1	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10571176	-96.58484068
7697	5.4	common persimmon	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10575460	-96.58485345
7698	4.3	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10582369	-96.58492702
7699	4.8	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10581800	-96.58495214
7700	5.3	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10580639	-96.58495576
7708	4.3	cedar elm	5	No	Yes	-	No	No	No	No	No	No	Yes	Yes	-	33.10506004	-96.58529859
7709	3.8	cedar elm	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10502028	-96.58530461
7710	3.3	cedar elm	3	No	Yes	-	No	Yes	No	No	No	No	Yes	No	-	33.10399345	-96.58530537
7711	2.5	cedar elm	1	No	Yes	-	No	Yes	No	No	No	No	No	No	-	33.10393140	-96.58530220
7712	2.0	gum bumelia	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10380345	-96.58531126
7713	2.2	cedar elm	2	No	Yes	-	No	Yes	No	No	No	No	No	No	-	33.10357459	-96.58526550
7714	2.0	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10340777	-96.58531183
7715	2.7	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10335296	-96.58532542
7716	2.1	Hercules' club	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10335391	-96.58532584
7717	3.0	eastern redbud	3	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10334016	-96.58530547
7718	3.5	Hercules' club	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134384	-96.58521722
7719	3.0	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10137073	-96.58507139
7720	2.7	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10136894	-96.58507137
7721	3.6	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10137383	-96.58507931
7722	2.8	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10136812	-96.58506970
7723	2.1	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10136103	-96.58506005
7724	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135973	-96.58505453
7725	2.8	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135883	-96.58505479
7726	2.1	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10135324	-96.58503364
7727	3.0	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10136525	-96.58503672
7728	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10134801	-96.58484234
7729	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135603	-96.58480230
7730	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135181	-96.58476645
7731	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10134916	-96.58477063
7732	2.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10135670	-96.58474795
7733	2.3	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10135299	-96.58475100
7734	3.6	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10136030	-96.58473411
7735	2.6	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135763	-96.58472949
7736	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135138	-96.58473424
7737	2.4	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10136012	-96.58471663
7738	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10134058	-96.58471562
7739	2.1	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10135639	-96.58470766
7740	2.5	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10135310	-96.58469581
7741	3.7	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134688	-96.58469171
7742	2.1	cedar elm	1	No	No	-	No	No	No	No	No	No	No	No	-	33.10134876	-96.58469202
7743	2.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10135103	-96.58466558
7744	2.2	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134495	-96.58466429
7745	3.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10134824	-96.58465250
7746	2.3	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10133161	-96.58463792
7747	2.0	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10133491	-96.58462852
7748	2.5	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10134806	-96.58461763
7749	2.8	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10134840	-96.58462168
7750	3.5	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10135335	-96.58461855
7751	2.9	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10135217	-96.58461296
7752	2.7	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134968	-96.58460217
7753	4.3	cedar elm	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10131444	-96.58460153
7754	2.8	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134533	-96.58456903
7755	3.3	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10134826	-96.58458274
7756	3.1	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10139011	-96.58468708
7757	3.2	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10140726	-96.58465205
7758	2.8	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10140873	-96.58465248
7759	3.9	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10140996	-96.58465526
7760	2.6	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10140203	-96.58464430
7761	3.6	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10140462	-96.58464723

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
7762	2.2	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10140391	-96.58463004
7763	3.8	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10140886	-96.58460065
7764	4.2	cedar elm	2	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10140352	-96.58455735
7765	3.7	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10139766	-96.58455727
7766	3.5	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10140380	-96.58455259
7767	6.6	cedar elm	5	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10140591	-96.58454391
7768	3.9	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10140099	-96.58453894
7769	2.7	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10140005	-96.58454056
7770	3.9	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10136015	-96.58454772
7771	3.3	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10135596	-96.58452346
7772	3.4	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10136408	-96.58450083
7773	3.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134382	-96.58449747
7774	2.8	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10135654	-96.58448183
7775	3.0	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10135457	-96.58446489
7776	3.7	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10135582	-96.58442515
7777	3.3	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10135532	-96.58440852
7778	2.3	western soapberry	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10133055	-96.58443019
7779	2.5	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10133953	-96.58425083
7780	2.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134226	-96.58420729
7781	2.0	cedar elm	1	No	No	-	No	No	No	No	No	No	No	No	-	33.10134245	-96.58420464
7782	2.4	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10134171	-96.58419640
7783	2.4	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10138702	-96.58420395
7784	3.4	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10139523	-96.58420300
7785	4.6	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10139830	-96.58420300
7786	3.6	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10143199	-96.58421878
7787	2.6	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10142480	-96.58419010
7788	5.2	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10142351	-96.58418889
7789	3.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10144148	-96.58416714
7790	2.1	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10141396	-96.58413967
7791	2.3	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10141160	-96.58414327
7792	3.7	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10139597	-96.58414497
7793	2.3	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10139248	-96.58414325
7794	2.8	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10137956	-96.58416115
7795	3.5	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10136672	-96.58416775
7796	2.5	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10137598	-96.58414739
7797	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10139489	-96.58409724
7798	2.2	cedar elm	2	No	No	-	No	No	No	No	No	No	No	No	-	33.10139997	-96.58410584
7799	2.2	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10141658	-96.58408315
7800	3.5	cedar elm	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10142241	-96.58408591
8401	2.7	eastern redbud	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10578571	-96.58500648
8402	6.4	eastern redbud	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10577281	-96.58500426
8403	5.2	eastern redbud	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10575062	-96.58509279
8404	9.2	green ash	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10572995	-96.58508448
8405	8.4	green ash	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10573670	-96.58508249
8406	4.9	eastern redbud	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10571491	-96.58503955
8407	6.3	eastern redbud	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10561122	-96.58481087
8408	5.1	eastern redbud	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10572483	-96.58513020
8409	6.0	eastern redbud	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10574218	-96.58511029
8410	5.2	green ash	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10564662	-96.58480707
8411	13.8	eastern redbud	14	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10570443	-96.58480259
8412	7.5	cedar elm	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10562828	-96.58470115
8413	12.5	eastern redbud	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10548345	-96.58507180
8414	13.5	cedar elm	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10547668	-96.58509275
8415	6.2	eastern redbud	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10541529	-96.58517024
8416	6.0	eastern redbud	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10542119	-96.58516130
8417	5.2	eastern redbud	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10542033	-96.58514061
8418	4.7	eastern redbud	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10540645	-96.58511897
8419	15.2	eastern redbud	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10516548	-96.58521809
8420	14.0	eastern redbud	15	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10514659	-96.58522365
8421	13.3	cedar elm	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10438112	-96.58516788
8422	14.6	eastern redbud	15	No	No	-	No	No	No	No	No	No	No	No	6675	33.10436555	-96.58510873
8423	27.0	eastern redbud	27	No	Yes	5	No	No	No	No	No	No	No	Yes	-	33.10429834	-96.58514204
8424	30.9	eastern redbud	25	Yes	Yes	-	No	No	Yes	No	Yes	No	No	No	-	33.10430800	-96.58492301

**Mansion at Blondy Jhune
Tree Survey Tabular Data
City of Lucas, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	Damages	Dead Branches (%)	Root Damage / Decay	Vine Shrouded	Conks / Mushrooms	Cankers / Burls / Galls	Cracks	Fence in Trunk	Dead / Missing Bark	Heartwood / Sapwood Damage / Decay	Alternate Tag Number	Latitude	Longitude
8425	23.4	eastern redcedar	24	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10430417	-96.58483993
8426	34.8	sugarberry	28	No	Yes	30	Yes	No	No	No	No	No	No	Yes	-	33.10432018	-96.58445078
8427	23.8	eastern redcedar	18	No	Yes	15	No	No	Yes	No	No	No	No	No	-	33.10432738	-96.58438774
8428	20.7	eastern redcedar	21	No	No	-	No	No	No	No	No	No	No	No	-	33.10432366	-96.58431998
8429	23.1	eastern redcedar	10	No	Yes	85	No	No	Yes	No	No	No	No	Yes	-	33.10430621	-96.58420530
8430	22.6	eastern redcedar	20	No	No	-	No	No	No	No	No	No	No	No	-	33.10423709	-96.58443566
8431	21.1	Shumard oak	21	No	No	-	No	No	No	No	No	No	No	No	-	33.10426764	-96.58456888
8432	28.9	Shumard oak	30	No	No	-	No	No	No	No	No	No	No	No	-	33.10414909	-96.58482745
8433	22.0	Shumard oak	23	No	No	-	No	No	No	No	No	No	No	No	-	33.10410094	-96.58481203
8434	21.5	Shumard oak	22	No	No	-	No	No	No	No	No	No	No	No	-	33.10405064	-96.58479137
8435	9.2	Shumard oak	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10403018	-96.58518822
8436	8.5	Shumard oak	9	No	No	-	No	No	No	No	No	No	No	No	6673	33.10398895	-96.58517720
8441	13.7	Shumard oak	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10374657	-96.58493537
8442	8.2	Shumard oak	8	No	No	-	No	No	No	No	No	No	No	No	-	33.10373929	-96.58490000
8443	5.6	eastern redbud	6	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10374135	-96.58485182
8444	12.1	Shumard oak	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10372474	-96.58461167
8445	6.5	eastern redcedar	7	No	Yes	25	No	No	No	No	No	No	No	No	-	33.10364048	-96.58493780
8446	5.0	cedar elm	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10364597	-96.58458319
8447	9.1	cedar elm	9	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10366057	-96.58451475
8448	6.0	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10365093	-96.58441907
8449	16.2	Shumard oak	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10372829	-96.58421362
8450	14.4	Shumard oak	14	No	No	-	No	No	No	No	No	No	No	No	-	33.10372322	-96.58426456
8451	16.0	Shumard oak	16	No	No	-	No	No	No	No	No	No	No	No	-	33.10373005	-96.58431369
8452	12.4	Shumard oak	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10372964	-96.58436726
8453	13.1	Shumard oak	13	No	No	-	No	No	No	No	No	No	No	No	-	33.10370940	-96.58440816
8454	14.8	Shumard oak	15	No	No	-	No	No	No	No	No	No	No	No	-	33.10371381	-96.58444640
8455	11.6	Shumard oak	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10371161	-96.58450831
8456	12.2	Shumard oak	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10371861	-96.58455985
8457	9.7	Yaupon holly	10	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10422732	-96.58463014
8458	6.1	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10228766	-96.58320313
8459	6.0	sugarberry	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10229013	-96.58321038
8460	6.9	sugarberry	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10226630	-96.58320392
8461	18.1	Osage-orange	16	Yes	No	-	No	No	No	No	No	No	No	No	-	33.10166633	-96.58369861
8462	4.8	cedar elm	4	No	Yes	40	No	No	No	No	No	No	No	Yes	-	33.10131929	-96.58326003
8463	9.3	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10132442	-96.58324238
8464	6.9	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10132373	-96.58323431
8465	10.2	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10130330	-96.58322977
8466	11.1	eastern redcedar	12	No	No	-	No	No	No	No	No	No	No	No	-	33.10129219	-96.58317759
8467	6.7	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10129239	-96.58313277
8468	4.5	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10129673	-96.58312574
8469	9.4	Osage-orange	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10128754	-96.58311091
8470	9.1	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10131101	-96.58312360
8471	8.5	eastern redcedar	9	No	No	-	No	No	No	No	No	No	No	No	-	33.10132016	-96.58307558
8472	6.5	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132345	-96.58306710
8473	5.4	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131214	-96.58304387
8474	10.4	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10130027	-96.58304798
8475	9.8	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10130457	-96.58300868
8476	11.6	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10130761	-96.58298096
8477	10.3	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10131123	-96.58296627
8478	5.6	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130834	-96.58296953
8479	6.2	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130928	-96.58295150
8480	6.6	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130962	-96.58294150
8481	11.2	eastern redcedar	11	No	No	-	No	No	No	No	No	No	No	No	-	33.10130687	-96.58288752
8482	5.5	cedar elm	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10130847	-96.58285858
8483	3.6	cedar elm	3	No	No	-	No	No	No	No	No	No	No	No	-	33.10131282	-96.58285730
8484	5.1	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10130490	-96.58284477
8485	5.4	sugarberry	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10129964	-96.58283445
8486	4.6	eastern redcedar	4	No	No	-	No	No	No	No	No	No	No	No	-	33.10130706	-96.58282090
8487	5.0	eastern redcedar	6	No	No	-	No	No	No	No	No	No	No	No	-	33.10132379	-96.58280024
8488	4.7	eastern redcedar	5	No	No	-	No	No	No	No	No	No	No	No	-	33.10131044	-96.58276931
8489	6.7	eastern redcedar	7	No	No	-	No	No	No	No	No	No	No	No	-	33.10130872	-96.58277025
8490	9.7	eastern redcedar	10	No	No	-	No	No	No	No	No	No	No	No	-	33.10131921	-96.58275599



PRELIMINARY AND FINAL PLAT Application Guidelines

LOCATION AND CONTACTS

Physical Location of Property: 727 W. Blondy Jhune Road <i>(Address and general location – approximate distance to nearest existing street intersection)</i>	
Legal Description of Property: J. W. Kirby Sur., Abstr. 506, P.F. Lucas Sur, Abstr. 537 <i>(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block – Must attach metes and bounds description)</i>	
Comprehensive Zoning Designation(s):	
Existing Zoning Designation(s): R-2	
Description of Project Use: Single Family Residential	
Acreage: 40.640	Existing # of Lots/Tracts: 17

OWNERS NAME: J. Anthony Properties, LLC.	Contact Number:	[REDACTED]
Applicant/Contact Person [REDACTED]	Title:	President
Company Name J. Anthony Properties, LLC.		
Street Address		
Mailing Address PO Box 945		
Phone: [REDACTED]	Fax:	Email: [REDACTED]

OWNERS NAME:	Contact Number:
Applicant/Contact Person	Title:
Company Name	
Street Address	
Mailing Address	
Phone:	Fax: Email:

ENGINEER REPRESENTATIVE:	Contact Number:	[REDACTED]
Applicant/Contact Person [REDACTED]	Title:	President
Company Name Corwin Engineering, Inc.		
Street Address 200 W. Belmont, Ste. E		
Mailing Address		
Phone: [REDACTED]	Fax:	Email: [REDACTED]

Read before signing below: If there is more than one property owner complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (notaries are available)



PRELIMINARY AND FINAL PLAT Application Guidelines

- Applicant agrees to pay any and all required fees due to the City including but not limited to Plat application fee, Park dedications fee, Tree Removal Permit fee, \$1500 per lot public improvement inspection fee and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

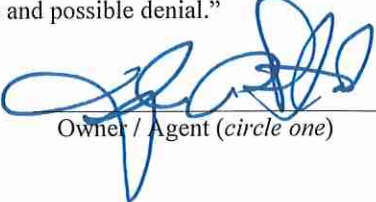
By signing this application, I hereby grant the Development Services Director and City staff access to my property to perform work related to this Preliminary and Final Plat Application.

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Tony Prutch the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (**proof must be attached, e.g. "Power of Attorney"**) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

[Notary seal]




Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 5th day of May, 2020
Notary Public in and for the State of Texas: Kristen Martin

Official Use Only:	
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Withdrew: Yes or No	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____