CERTIFICATE OF APPROPRIATENESS

Granted to D&A Companies
For the property located at
505 & 519 Old Fitzhugh Road, Dripping Springs, Texas 78620

For a Master Concept Site Plan to be completed in one phase, consisting of the elements described below:

- A Smokehouse Restaurant to be located at 505 Old Fitzhugh
- A Pro Shop Retail Store to be located at 519 Old Fitzhugh
- Court Werks Enclosed Racket Sports Facilities to be located behind 519 Old Fitzhugh
- A Springs Bathhouse Health Club Spa to be located behind 505 Old Fitzhugh
- Casitas at the Springs Boutique Hotel to be located behind 505 Old Fitzhugh
- Parking
- Sidewalks

The COA is approved subject to the following conditions:

a. The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.
b. The Applicant will submit individual COA applications for each proposed building/land use on the site. Any proposed building demolition will require the applicant to consult with the City's legal department regarding legal agreements, prior to submitting COA application to HPC for approval.
c. The Applicant will conform with all City Ordinance requirements relating to Tree Preservation and Mitigation (all healthy standard trees 8"-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved). More specifically, the applicants will replace the following trees on site:

ID #102, 14 inch Live Oak
ID #2583, 16 inch Live Oak
ID #2618, 12 inch Live Oak
ID #2619, 12 inch Live Oak
ID #2633, 17 inch Cedar Elm

ID #2701, 11 inch Live Oak
ID #2702, 12 inch Live Oak
ID #2703, 10 inch Live Oak
ID #2705, 11 inch Live Oak
ID #2788, 14 inch Twin Live Oak
ID #2789, 16 inch Live Oak

Furthermore, the proposed placement of any footings for porches that will be encroaching into the inner Critical Root Zones of the below listed trees will be reviewed for compliance with best practices during the site development permit stage. The applicant will also monitor the following list of trees for 2 years after the work is completed on site, and replace them if they die.

ID #95, 14 inch Live Oak
ID #501, 12 inch Cedar Elm
ID #2617, 15 inch Live Oak
ID #2771, 14 inch Live Oak
ID #2772, 12 inch Live Oak

d. The Applicant will submit a Site Development Permit application that substantially conforms to the COA Master Concept Site Plan and individual COA applications.

This Master Concept Site Plan is found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.

Approved by the City of Dripping Springs Historic Preservation Commission on the 3rd day of September 2026.

This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.

Michelle Fischer _____ 09/04/2026

Michelle Fischer, Historic Preservation Officer — Date

DRIPPING SPRINGS
Texas

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: D&A Companies

Mailing Address: 135 West 26th Street, Suite 11C, New York, NY 10001

Phone Number: 646-483-4742 **Email Address:** james@dacompanies.com

Name of Owner (if different than Applicant):

Mailing Address:

Phone Number:

Address of Property Where Structure/Site Located: 505 & 519 Old Fitzhugh Road
Dripping Springs, Tx 78620

District Located or Landmark: ☐ **Mercer Street** ☒ **Old Fitzhugh Road** ☐ **Hays Street**

☐ **Individual Landmark (Not in an Historic District)**

Zoning Classification of Property: Local Retail & General Retail

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Retail, Hotel, Restaurant, Health Club, Enclosed Racket Sports

Description of Proposed Work: COA Application #1 - Master Concept Site Plan

Smokehouse Restaurant to be located at 505 Old Fitzhugh, Pro Shop & Merchandise Sales at 519 Old Fitzhugh, Court Werks - Enclosed Racket Sports Facilities, The Springs bathhouse and Wellness spa, Casitas at the Springs - Boutique Hotel.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

Rustic aesthetic of the Old Fitzhugh District, Native Stone, Wood, Metal Roofs,

Stained and Painted colors of Natural Tones

Estimated Cost of Proposed Work: $10M ($1.3M Sitework)

Intended Starting Date of Proposed Work: 3/1/2027

Intended Completion Date of Proposed Work: Roughly 18 Months - 9/1/2028

(Sitework - 6 Months - 9/1/2027)

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

☒ Current photograph of the property and adjacent properties (view from street/right-of-way)

☒ Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development

☐ Elevation drawings/sketches of the proposed changes to the structure/site
To be submitted in future applications for buildings.

☐ Samples of materials to be used
To be submitted in future applications.

☐ Color chips of the colors which will be used on the structure (if applicable)
To be submitted in future applications.

☐ Sign Permit Application (if applicable)
To be submitted in future applications.

☐ Building Permit Application (if applicable)
To be submitted in future applications.

☐ Application for alternative exterior design standards and approach (if applicable)
To be submitted in future applications.

☒ Supplemental Design Information (as applicable)
Arbor report, Tree Inventory



Signature of Applicant — **Date** 8/21/26

James McCormick — **Signature of Property Owner Authorizing the Proposed Work** — **Date** 8/21/26

***********************TO BE FILLED OUT BY CITY STAFF***********************

Date Received:____________________ Received By:_________________________________

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications:___________________________________

____

____

____

____ ___________________________

Signature of Historic Preservation Officer Date

Date Considered by Historic Preservation Commission (if required):_____________________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:___________________________________

____

____

____

Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by Planning & Zoning Commission (if required):_______________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:___________________________________

____

____

____

Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required):__________________________________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:___________________________________

____

____

____

Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application

















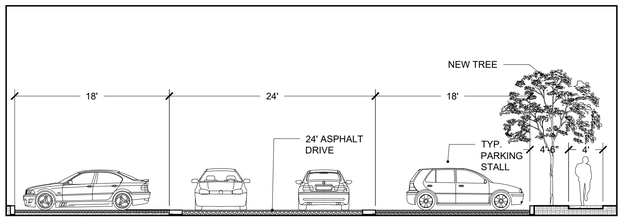


ADDRESS	ACREAGE
505 OLD FITZHUGH ROAD	7.29 AC
519 OLD FITZHUGH ROAD	2.99 AC
TOTAL	**10.28 AC**

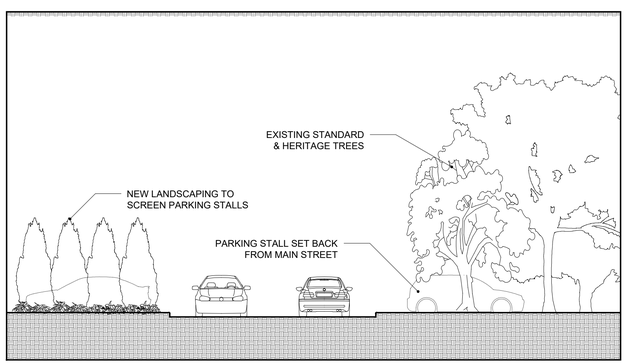
USE CATEGORY	AREA / UNITS	PARKING RATIO	SPACES
RESTAURANT	2,500 SF (DINING), 2,719 SF (BACK-OF-HOUSE)	1 PER 100 SF DINING	25
COURTS	6 COURTS @ 2,500 SF / COURT (15,000 SF TOTAL)	6 PER COURT	36
PRO SHOP	1,500 SF	1 PER 200 SF	8
CASITAS	18 UNITS @ 400 SF / UNIT (7,200 SF TOTAL)	1 PER UNIT	18
SPA & WELLNESS	2,345 SF	1 PER 150 SF	16
POOL & DECK	4,349 SF	1 PER 100 SF	43
TOTAL AREA	**31,264 SF**		
TOTAL PARKING REQUIRED			**146**
TOTAL PROVIDED ON SITE			**147**

PLAN NOTES

1. A DANCE HALL WILL NOT BE INCLUDED IN THE RESTAURANT.
2. THE 8 EXISTING WASTEWATER LUE'S ASSIGNED TO THIS PROPERTY WILL BE USED FOR THE KITCHEN OF THE RESTAURANT. THE REMAINING WASTEWATER LUE'S NEEDED WILL BE PROVIDED BY ON-SITE SEPTIC FIELDS.
3. ANY PROPOSED ENCROACHMENT INTO UTILITY EASEMENTS WILL REQUIRE APPROVAL OF THE ENCROACHMENT BY THE OWNER OF THE UTILITY EASMENT WHEN A SITE DEVELOPMENT PERMIT IS APPLIED FOR.
4. THE DEVELOPMENT SHOWN ON THE SITE CONCEPT PLAN WILL BE COMPLETED IN ONE PHASE.
5. SIDEWALKS WILL BE CONCRETE TO MATCH EXISTING TRAIL IN HERITAGE HOMES SUBDIVISION. DIMENSIONS AS NOTED ON SECTION DETAIL.



SECTION DETAIL OF ROAD, PARKING & SIDEWALK
SCALE: 1"=100'-0"



ELEVATION OF ROADWAY & PARKING WITH LANDSCAPE SCREENING
SCALE: 1"=100'-0"



505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT SITE CONCEPT PLAN

DATE: 8/14/2026

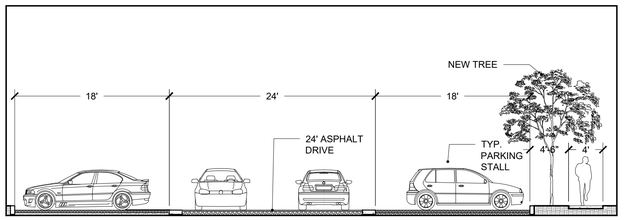
SCALE: 1"=500'-0"

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TOTAL	**10.28 AC**

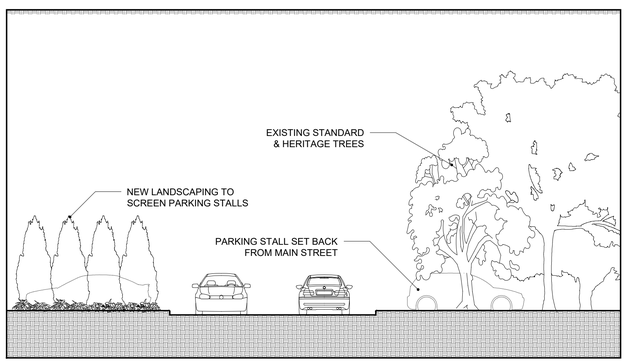
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SECTION DETAIL OF ROAD, PARKING & SIDEWALK
SCALE: 1"=100'-0"



ELEVATION OF ROADWAY & PARKING WITH LANDSCAPE SCREENING
SCALE: 1"=100'-0"



505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT SITE CONCEPT PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"



LEGEND

- HERITAGE TREE
- STANDARD TREE
- HERITAGE - OAK WILT OR REMOVED TREE
- STANDARD TREE - OAK WILT OR REMOVED TREE
- PROPOSED REMOVED TREE
- PROPOSED NEW TREE

505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT
TREE INVENTORY & MITIGATION PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"

DRIPPING SPRINGS
Texas

August 27, 2026
James McCormick
Via email: james@dacompanies.com

RE: Approval of Tree Mitigation Waiver for 505 and 519 Old Fitzhugh Road – TRW2026-006

Mr. McCormick,

The Development Review Committee has reviewed the proposed tree plan for 505 and 519 Old Fitzhugh Road and has approved the plan in the attached waiver application.

Based on the approved tree plan, the following is authorized:

Heritage Trees

- Healthy Trees Preserved: 56 trees totaling 1,169 inches
- Healthy Trees to Be Removed: 0 trees / 0 inches
- Oak Wilt Trees to Be Removed: 24 trees totaling 560 inches
- Protection of 3 Heritage trees and their Protected Critical Root Zone located within the elevated deck as advised by a certified arborist. If any of these Heritage trees die within two years of construction, mitigation will be required. The location of the footers/sonotubes will be reviewed at Site Plan, including provided plan note, and confirmed during construction.

Standard Trees

- Per Ordinance No. 2025-06, Standard tree mitigation is not necessary given the required preservation of standard trees has been exceeded. Further mitigation of Standard tree inches required in the Historic District to be determined by the Historic Preservation Commission.

This approval is specifically limited to tree preservation, removal, and mitigation identified in the approved tree plan and inventory. Any additional tree removal or modification to the approved tree plan may require further review and approval.

We are happy to discuss any questions related to this approval.

Sincerely,

Tory Carpenter, AICP
Planning Director

505 & 519 Old Fitzhugh Road

Dripping Springs, TX 78620

Tree Preservation Plan

SUBMITTED FOR:

Certificate of Appropriateness (COA) Application

Overall Site Plan — Old Fitz Social Club

PREPARED FOR:

City of Dripping Springs

Historic Preservation Commission

511 Mercer Street / PO Box 384

Dripping Springs, TX 78620

PREPARED BY:

D&A Companies

Owner / Applicant

135 W 26th Street, Suite 11C

New York, NY 10001

CONTACT:

James McCormick

646-483-4742

james@dacompanies.com

ARBORIST OF RECORD:

Mike Bohuslav

Oak Wilt Specialists of Texas

ISA Certified Arborist TX-4251 / 247306

Texas Oak Wilt Qualified

16918 Ranch Road 12, Wimberley, TX 78676

512.842.8733

© D&A Companies

SUMMARY

D&A Companies (the "Applicant") is submitting this Tree Preservation Plan in support of its Certificate of Appropriateness (COA) application for the overall site plan at 505 and 519 Old Fitzhugh Road, Dripping Springs, Texas 78620 (the "Property"). The plan documents existing tree conditions, identifies trees proposed for preservation and removal, and sets out the protection measures the Applicant will implement during construction.

Tree conditions were evaluated by Mike Bohuslav, ISA Certified Arborist TX-4251 and Texas Oak Wilt Qualified, of Oak Wilt Specialists of Texas, during a site inspection conducted July 9, 2026. The arborist's letter report is attached as Appendix III. The arborist identified 68 trees on the Property that are dead or compromised beyond restoration and recommended their removal. Remaining trees are proposed for preservation and protection consistent with Article 28.06 of the Dripping Springs Code of Ordinances.

SITE DESCRIPTION

The Property consists of two contiguous parcels totaling 10.28 acres located on the south side of Old Fitzhugh Road within the Old Fitzhugh Historic District. The sites are largely undeveloped each with a historic structure fronting Old Fitzhugh Rd. The Property is within the City limits of Dripping Springs and is proposed for redevelopment as a mixed-use F&B, recreation and hospitality campus.

PURPOSE AND SCOPE

This plan is intended to provide the Historic Preservation Commission and City staff the tree information required to act on the COA application and to guide tree preservation during design development and construction. The scope includes:

- Identification of species, trunk diameter (DBH), and protected status for all trees subject to survey;
- Condition evaluation of health and structure by a Certified Arborist;
- Determination of suitability for preservation under a code-compliant site plan;
- Preservation and removal recommendations, with mitigation accounting; and
- Tree protection and care measures to be implemented and maintained through construction.

TREE PRESERVATION REGULATIONS

The City of Dripping Springs requires all trees eight inches in diameter and greater to be shown on a tree survey for commercial development projects. Protected trees are defined as:

- Heritage tree — a protected tree generally having a trunk of 18.0" or greater caliper measured at DBH.
- Standard tree — a protected tree having a trunk of 8.0"–17.9" caliper measured at DBH.

Protected hardwood species include: Texas Ash, Bald Cypress, American Elm, Cedar Elm, Texas Madrone, Bigtooth Maple, all Oaks, Pecan, Arizona Walnut, Eastern Black Walnut, American Sycamore, Eastern Cottonwood, Red Mulberry, and Osage Orange.

The Critical Root Zone (CRZ) is defined by the City as the circular area surrounding a tree trunk established at one foot of radial distance for every inch of caliper or DBH, whichever is appropriate. Under Sec. 28.06.079, no construction or disturbance shall occur within an area constituting more than seventy-five percent (75%) of the total CRZ for each tree being preserved, including Heritage and Standard trees and any other tree for which preservation credit is assigned. Cut or fill greater than four inches in depth and the severing of major roots are considered disturbance.

The Development Review Committee may approve construction closer to the trunk than one-half the radial distance, depending on the size, spacing, or species of the tree, the type of disturbance proposed, and the uniqueness of the situation, provided acceptable supplemental nutrients and/or soil aeration are supplied and the probable survival rate of the tree is high. Refer to Sec. 28.06.079 for the complete preservation requirements.

This plan is prepared on the following presumptions:

1. The project is subject to the most current land development code;
2. The Property is within the City limits of Dripping Springs;
3. The proposed development is commercial in use; and
4. Additional tree information may be required of the Applicant due to site or plan modification, including design changes, pruning requirements, mitigation credit adjustments, or weather events.

LIMITS OF THE ASSIGNMENT

The arborist's evaluation was performed from the ground and is based on visually accessible conditions. It was not a tree risk assessment; no trees were assessed for risk in accordance with industry standards, and no risk ratings or risk mitigation recommendations are provided. Information obtained from third parties has been verified insofar as possible, but the Applicant and arborist cannot guarantee its accuracy. Findings reflect conditions observed at the time of inspection, and no warranty is made that future deficiencies will not arise. No guarantee of survival is made for trees designated for preservation.

OBSERVATIONS

1. The arborist inspected the Property on July 9, 2026 and identified 68 trees that were dead or compromised beyond restoration. Each such tree is listed and located in the exhibits to the arborist's letter (Appendix III), and removal is recommended for all 68.
2. A tree inventory table identifying species, DBH, condition, protected status, suitability for preservation, and mitigation accounting for all surveyed trees is provided in Appendix I.
3. Existing and proposed conditions, including tree locations, CRZs, limits of construction, and Tree Protection Zone (TPZ) locations, are shown on the site plan in Appendix II.
4. A Tree Removal Permit Application is provided in Appendix IV.
5. Canopy pruning requirements will be assessed once the site plan and preservation determinations are final.

PRESERVATION AND PROTECTION MEASURES

The Applicant will implement the following measures, which the Applicant requests be made conditions of the COA and carried forward into the site development permit:

1. Removal of the 68 dead or irreparably compromised trees identified by the arborist, subject to City approval, together with removal of hangers and dead branches from preserved trees.
2. Installation of Tree Protection Zones on all preserved trees within the limits of construction, in accordance with Sec. 28.06.079, which requires that: tree protection be inspected and approved by the City inspector or designee prior to issuance of any permit to commence construction activity; protection remain in place until final landscaping installation is approved; parking or storage of vehicles, equipment, or materials within the critical root zone be prohibited; and any activity that damages trees on adjacent lots be prohibited.

3. A supplemental watering plan for all preserved trees to maintain proper soil moisture, together with Root Invigoration, prescriptive semi-annual fertilization, and pest and disease management as recommended by the arborist. Documentation of these treatments will be provided if required by the approved site plan.
4. All pruning performed by a Certified Arborist in accordance with the current ANSI A300 standards and Texas A&M Forest Service recommendations. No more than 25% of a preserved tree's canopy will be removed to accommodate development requirements.
5. Oak pruning and removal sequenced and treated in accordance with Texas oak wilt best practices, including painting of all wounds on oaks immediately after cutting and avoidance of pruning during the high-risk season where practicable, given the confirmed presence of compromised oaks on the Property.
6. These measures are preliminary and may be refined as site conditions, final grading, and utility routing are established. Revisions will be submitted to the City for review.

MITIGATION

Mitigation for approved removals will be satisfied through on-site replanting, mitigation fees, or a combination of both, in accordance with Article 28.06. Caliper-inch and fee calculations for each tree proposed for removal are provided in the Appendix I inventory table. Trees classified as dead, or as invasive or non-protected species, are not expected to generate mitigation obligations, subject to City confirmation. The City's standard mitigation methods are as follows:

Tree Classification	Diameter Removed (DBH)	Replanting Ratio (Aggregate DBH)	Fee per Inch (DBH)
Standard	8.0" – 17.9"	1:1	$150.00
Heritage	18.0" or greater	3:1	$450.00

Mitigation fees apply where required caliper inches cannot be planted on site. Final quantities are subject to City review of the Appendix I inventory and the approved site plan.

APPENDICES

The following exhibits are incorporated into and form part of this Tree Preservation Plan:

- Appendix I — Tree Inventory Table (prepared by Applicant with arborist input) dated August 14,2026.
- Appendix II — Site Plan Tree Inventory & Mitigation Plan, dated August 14,2026.
- Appendix III — Arborist Report, Oak Wilt Specialists of Texas, dated July 9, 2026, with tree list and location exhibit.
- Appendix IV — Tree Removal Permit Application.
- Appendix V — Site and Neighbor Pictures.

Appendix I

Tree Inventory Table

505 & 519 Old Fitzhugh Road Tree Inventory Summary

Definitions
Standard Tree: 8" diameter or greater at breast height.
Heritage Tree: 18" diameter or greater at breast height.
Good Condition: Expected to remain healthy.
Poor Condition: Experiencing signs of distress. Expected remain unhealthy.
Wilt Condition: Verified as impacted by Oak Wilt. Will not survive.
Previously Removed: Tree appearing on legacy survey which has been removed by previous owners.
Preserved: Tree which is unaffected by development
Mitigated: Tree with very small impact to inner CRZ. Tree will be monitored for two years and replaced if damaged
To Be Removed: Tree which will be removed during development.
Remove for Wilt: Tree suffering from wilt to be removed to prevent wilt from spreading.

Healthy Heritage Trees	
Total	50
# Removed	0
% Preserved	100%

Healthy Standard Trees	
Total	154
# Removed	15
% Preserved	90%
# Mitigated	5

Trees Proposed to be Mitigated/Removed

519 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
95	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed impervious paver clips inner CRZ
102	14 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

505 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
501	12 IN	CEDAR ELM	Standard Tree	Good	Mitigated	Proposed impervious sidewalk clips inner CRZ
2583	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2617	15 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed roadway clips edge of inner CRZ
2618	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2619	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2633	17 IN	CEDAR ELM	Standard Tree	Good	To Be Removed	In proposed roadway
2701	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2702	12 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2703	10 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2705	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2766	10 IN	CHINABERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2768	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2769	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2770	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2771	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2772	12 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2788	14 IN	TWIN LIVE OAK	Standard Tree	Good	To Be Removed	Proposed structure foundation overlaps inner CRZ.
2789	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

Status of Tree Removed	Removed Inches	Replacement Inches
Removed Standard Trees - 519 Old Fitzhugh Road	14 IN	14 IN
Removed Standard Trees - 505 Old Fitzhugh Road	168 IN	168 IN
Removed Heritage Trees - 519 Old Fitzhugh Road	0 IN	0 IN
Removed Heritage Trees - 505 Old Fitzhugh Road	0 IN	0 IN
TOTAL		**182 IN**

Comprehensive Tree Inventory						
519 Old Fitzhugh Road						
Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
51	25 IN	LIVE OAK	Heritage Tree	Good	Preserved	
93	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
94	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
95	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed impervious paver clips inner CRZ
96	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
97	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
98	8 IN	LIVE OAK	Standard Tree	Good	Preserved	
99	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
100	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
101	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
102	14 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
103	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
104	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
107	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
156	19 IN	LIVE OAK	Previously Removed	N/A	N/A	
159	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
160	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
164	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
165	15 IN	CEDAR ELM	Standard Tree	Good	Preserved	
166	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
167	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
170	19 IN	LIVE OAK	Heritage Tree	Good	Preserved	
171	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
172	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
175	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
302	30 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
305	29 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
340	30 IN	LIVE OAK	Heritage Tree	Good	Preserved	Proposed deck will be elevated to limit impact to trees.
341	32 IN	LIVE OAK	Heritage Tree	Good	Preserved	Proposed deck will be elevated to limit impact to trees.
342	31 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
351	34 IN	LIVE OAK	Heritage Tree	Good	Preserved	Proposed deck will be elevated to limit impact to trees.
352	27 IN	LIVE OAK	Previously Removed	N/A	N/A	
368	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	

Comprehensive Tree Inventory

505 Old Fitzhugh Road

Tree Number		Description	Status	Condition	Status in Proposed Site Plan	Notes
403	30 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
500	30 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
501	12 IN	CEDAR ELM	Standard Tree	Good	Mitigated	Proposed impervious sidewalk clips inner CRZ
502	13 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
504	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
505	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2579	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2580	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2581	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2582	(2) 7" & 6"	HACKBERRY	Standard Tree	Good	Preserved	
2583	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2584	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2585	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2586	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2587	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2594	17 IN	HACKBERRY	Standard Tree	Good	Preserved	
2616	18 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2617	15 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed roadway clips edge of inner CRZ
2618	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2619	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2620	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2621	17 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2622	15 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2623	18 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2624	11 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2625	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2626	20 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2627	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2628	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2629	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2630	13 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2631	(2)11 & 6	LIVE OAK	Standard Tree	Good	Preserved	
2633	17 IN	CEDAR ELM	Standard Tree	Good	To Be Removed	In proposed roadway
2634	14 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2635	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2636	15 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2637	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2638	16 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2639	16 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2640	17 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2641	14 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2642	17 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2643	15 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2644	24 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2645	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2646	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2647	9 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2648	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2649	15 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2650	12 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2651	18 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2652	12 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2653	24 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2654	17 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2701	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2702	12 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2703	10 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2704	8 IN	TWIN LIVE OAK	Standard Tree	Poor	Preserved	
2705	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2706	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2707	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2708	6 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2709	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2710	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2711	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2712	8 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2713	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2715	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2716	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2717	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2718	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2720	11 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2722	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2723	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2724	11 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2725	8 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2726	8 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2727	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2729	11 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	

2730	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2731	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2732	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2733	26 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2734	13 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2735	20 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2736	24 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2737	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2738	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2739	25 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2740	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2741	27 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2742	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2743	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2744	20 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2745	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2746	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2747	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2748	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2749	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2750	19 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2751	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2752	**11 IN**	**CHINABERRY**	**Standard Tree**	**Good**	**Preserved**	
2753	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2754	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2755	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2756	**20 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2757	8 IN	MULBERRY	Standard Tree	Good	**Preserved**	
2758	**21 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2759	**21 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2760	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2761	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2763	24 IN	TWIN LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2764	18 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2765	19 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2766	**10 IN**	**CHINABERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2767	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2768	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2769	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2770	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2771	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Mitigated**	Proposed parking clips edge of inner CRZ
2772	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Mitigated**	Proposed parking clips edge of inner CRZ
2773	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2774	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2775	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2776	**21 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2778	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2783	26 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2784	8 IN	HACKBERRY	Previously Removed	N/A	N/A	
2785	20 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2786	22 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2787	20 IN	CHINABERRY	Previously Removed	N/A	N/A	
2788	**14 IN**	**TWIN LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	Proposed structure foundation overlaps inner CRZ.
2789	**16 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	In proposed roadway
2793	9 IN	HACKBERRY	Previously Removed	N/A	N/A	
2794	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**Preserved**	
2795	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2796	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2803	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2804	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2805	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2806	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2807	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2808	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2809	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2812	**10 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2813	**10 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2814	**11 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2816	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2817	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2818	**9 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2819	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2820	**11 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2821	**16 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2822	**8 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2823	**17 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2824	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2825	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2826	**24 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2827	**8 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2828	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2829	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2830	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2831	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	

2832	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2833	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2834	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2835	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2836	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2848	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2849	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2850	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2851	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2856	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2857	16 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2858	28 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2859	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2860	24 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2861	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2865	19 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2866	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2867	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
2869	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2871	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2872	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2873	22 IN	LIVE OAK	Standard Tree	Good	Preserved	
2874	19 IN	LIVE OAK	Standard Tree	Good	Preserved	
2875	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2876	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2877	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2878	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2879	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2880	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2881	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2883	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2884	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2885	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
2886	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
2887	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2888	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2889	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2890	20 IN	LIVE OAK	Standard Tree	Good	Preserved	
2893	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2894	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2895	10 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2897	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2898	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2902	18 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2903	18 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2904	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2907	10 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2908	26 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2909	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2910	10 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2911	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2912	26 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2913	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2914	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2918	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2919	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2920	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2921	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2922	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2924	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2925	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2926	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2927	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2929	24 IN	DEAD LIVE OAK	Previously Removed	N/A	N/A	
2930	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2931	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2932	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2933	19 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2936	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2937	25 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2938	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2939	10 IN	CHINABERRY	Standard Tree	Good	Preserved	
2941	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2942	18 IN	LIVE OAK	Standard Tree	Good	Preserved	
2943	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2945	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2946	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2947	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2979	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2986	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2987	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2989	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	

2990	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2991	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2993	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2994	19 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2995	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2996	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
3008	15 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3009	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3010	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3012	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
3013	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3017	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
3018	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
3023	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
3024	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
3025	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
3026	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
3027	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
3028	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
3029	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
3030	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
3031	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
3032	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
3033	11 IN	LIVE OAK	Standard Tree	Good	Preserved	

Appendix II

Site Plan Tree Inventory & Mitigation Plan



LEGEND

- HERITAGE TREE
- STANDARD TREE
- HERITAGE - OAK WILT OR REMOVED TREE
- STANDARD TREE - OAK WILT OR REMOVED TREE
- PROPOSED REMOVED TREE
- PROPOSED NEW TREE

505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT
TREE INVENTORY & MITIGATION PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"

Appendix III

Arborist Report — Oak Wilt Specialists of Texas

16918 Ranch Road 12
Wimberley, Texas 78676
512.842.8733
www.StopOakWilt.com

Site:
505 & 519 Old Fitzhugh Rd
Dripping Springs, Tx 78620

To Whom it May Concern,

On July 9, 2026 Oak Wilt Specialists of Texas performed a tree inspection at the above property.

During the inspection, Certified Arborist Mike Bohuslav, identified 68 trees that were either dead or compromised beyond restoration. The attached Exhibits lists each tree and identifies their location on the map. It is recommended that the listed trees be removed.

Mike Bohuslav
Certified Arborist- TX-4251/ 247306
Texas Oak Wilt Qualified

Report prepared by Oak Wilt Specialists and is the written opinion and observations based on current industry research.

Oakwilt & Removed Trees

2634
2635
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30.104 ACRES
HERITAGE MASTER COMMUNITY, INC
HCAD PARCEL NO. 205209
DEED DOC. NO. 24043251
ZONING: PDD-5

7.38 ACRES
HUNGRY WOLF, LLC
HCAD PARCEL NO. 17899
DEED DOC. NO. 22013382
ZONING: GR

5 ACRES
/OCABLE TRUST
CEL NO. 17897
NO. 24009200
NG: SF-1

1.79 ACRES
215 OLD FITZHUGH, LP
HCAD PARCEL NO. 17921
DEED DOC. NO. 1604703
ZONING: SF-1

1.2 ACRES
CTC ENDEAVORS, LLC
HCAD PARCEL NO. 17919
DEED DOC. NO. 19043877
ZONING: GR

0.5 ACRE
THREE ZERO ONE OLD FITZHUGH, LLC
HCAD PARCEL NO. 17918
DEED DOC. NO. 22051708
ZONING: SF-1

0.51 ACRE
MARTIN, KERRY & LEANN
HCAD PARCEL NO. 17917
DEED DOC. NO. 21041829
ZONING: SF-1

90 ACRES
LD RESOURCES, LLC
CELS 17901 AND 17916
DOC. NO. 22055534
ZONING: LR

DRIPPING SPRINGS CREEK C

25' SETBACK

10' SETBACK

15' SETBACK

1150

1155

1165

1170

1175

1180

1185

P.E.C. UTILITY E... NO. 22011939

OLD FITZHUGH ROAD
(R.O.W. VARIES)

199, PG. 58

Oakwilt & Removed Trees

2634	2706	2732	2751
2635	2708	2733	2753
2636	2709	2734	2755
2640	2710	2735	2760
2641	2711	2736	2761
2642	2712	2737	2763
2643	2713	2738	2764
2644	2715	2739	2765
2645	2716	2740	
2646	2717	2741	2783
2647	2718	2742	2784
2648	2720	2743	2785
2649	2722	2744	2787
2650	2723	2745	
2651	2724	2746	
2652	2725	2747	
2653	2729	2748	
2654	2730	2749	
	2331	2750	

Oak Wilt or Removed Tree

Heritage Tree

Standard Tree

Appendix IV

Tree Removal Permit Application

TREE REMOVAL PERMIT APPLICATION

ARBORIST COSTS INVOICE WILL BE MAILED TO APPLICANT AFTER PROCESSING IF CITY ARBORIST REVIEW IS REQUIRED

Applicant Information ☒ Property Owner ☐ Agent

Name: JAMES MCCORMICK Company: D&A COMPANIES

Address: 135 W 26TH ST, STE 11C City/Zip: 10001 Phone: 646-483-4742

Email: james@dacompanies.com State Contractor License #_____

Property Owner Information (if different):

Name: _____ Phone: _____

Address: _____

Owner/Agent Statement

Property Owner Consent— I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

- A tree permit is non-transferable and must be kept on site when any work described in the permit is taking place.
- It is understood and agreed by the permittee that when any work is completed it shall constitute an acceptance of the permit general provisions.
- Any person who violates any provision of Dripping Springs City Ordinance Article 28.06 is subject to civil actions, and administrative penalties punishable by a fine not exceeding $2,000.

Signature: _____ Date: 8/14/2026

Tree Information

☐City Tree ☐Residential: ☐ Front Yard ☐ Back Yard ☐ Side Yard

☒Private Protected Tree ☒Commercial

Proposed Activity: ☐Prune ☒Remove ☐Plant ☐Encroach into CRZ ☐Other_____

Address/Location of Tree: 505 & 519 OLD FITZHUGH ROAD

Number of Trees: 15 Tree Species and Diameter: SEE ATTACHED LIST

Reason for Action**: PROPOSED NEW DEVELOPMENT

****Any of the following items may be required to accompany this application:**

- ❖ Arborist report (if needed)
- ❖ Landscape or tree planting plan
- ❖ Tree protection plan
- ❖ Site map
- ❖ Authorization of the property owner
- ❖ Tree replacement plan
- ❖ Any other information as deemed necessary

505 & 519 Old Fitzhugh Road Tree Inventory Summary

Definitions
Standard Tree: 8" diameter or greater at breast height.
Heritage Tree: 18" diameter or greater at breast height.
Good Condition: Expected to remain healthy.
Poor Condition: Experiencing signs of distress. Expected remain unhealthy.
Wilt Condition: Verified as impacted by Oak Wilt. Will not survive.
Previously Removed: Tree appearing on legacy survey which has been removed by previous owners.
Preserved: Tree which is unaffected by development
Mitigated: Tree with very small impact to inner CRZ. Tree will be monitored for two years and replaced if damaged
To Be Removed: Tree which will be removed during development.
Remove for Wilt: Tree suffering from wilt to be removed to prevent wilt from spreading.

Healthy Heritage Trees	
Total	50
# Removed	0
% Preserved	100%

Healthy Standard Trees	
Total	154
# Removed	15
% Preserved	90%
# Mitigated	5

Trees Proposed to be Mitigated/Removed

519 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
95	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed impervious paver clips inner CRZ
102	14 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

505 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
501	12 IN	CEDAR ELM	Standard Tree	Good	Mitigated	Proposed impervious sidewalk clips inner CRZ
2583	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2617	15 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed roadway clips edge of inner CRZ
2618	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2619	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2633	17 IN	CEDAR ELM	Standard Tree	Good	To Be Removed	In proposed roadway
2701	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2702	12 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2703	10 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2705	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2766	10 IN	CHINABERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2768	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2769	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2770	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2771	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2772	12 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2788	14 IN	TWIN LIVE OAK	Standard Tree	Good	To Be Removed	Proposed structure foundation overlaps inner CRZ.
2789	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

Status of Tree Removed	Removed Inches	Replacement Inches
Removed Standard Trees - 519 Old Fitzhugh Road	14 IN	14 IN
Removed Standard Trees - 505 Old Fitzhugh Road	168 IN	168 IN
Removed Heritage Trees - 519 Old Fitzhugh Road	0 IN	0 IN
Removed Heritage Trees - 505 Old Fitzhugh Road	0 IN	0 IN
TOTAL		**182 IN**

Appendix V

Site and Neighbor Pictures

505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application

















