

EXHIBIT J



6612 and 6618 SAWYER RD

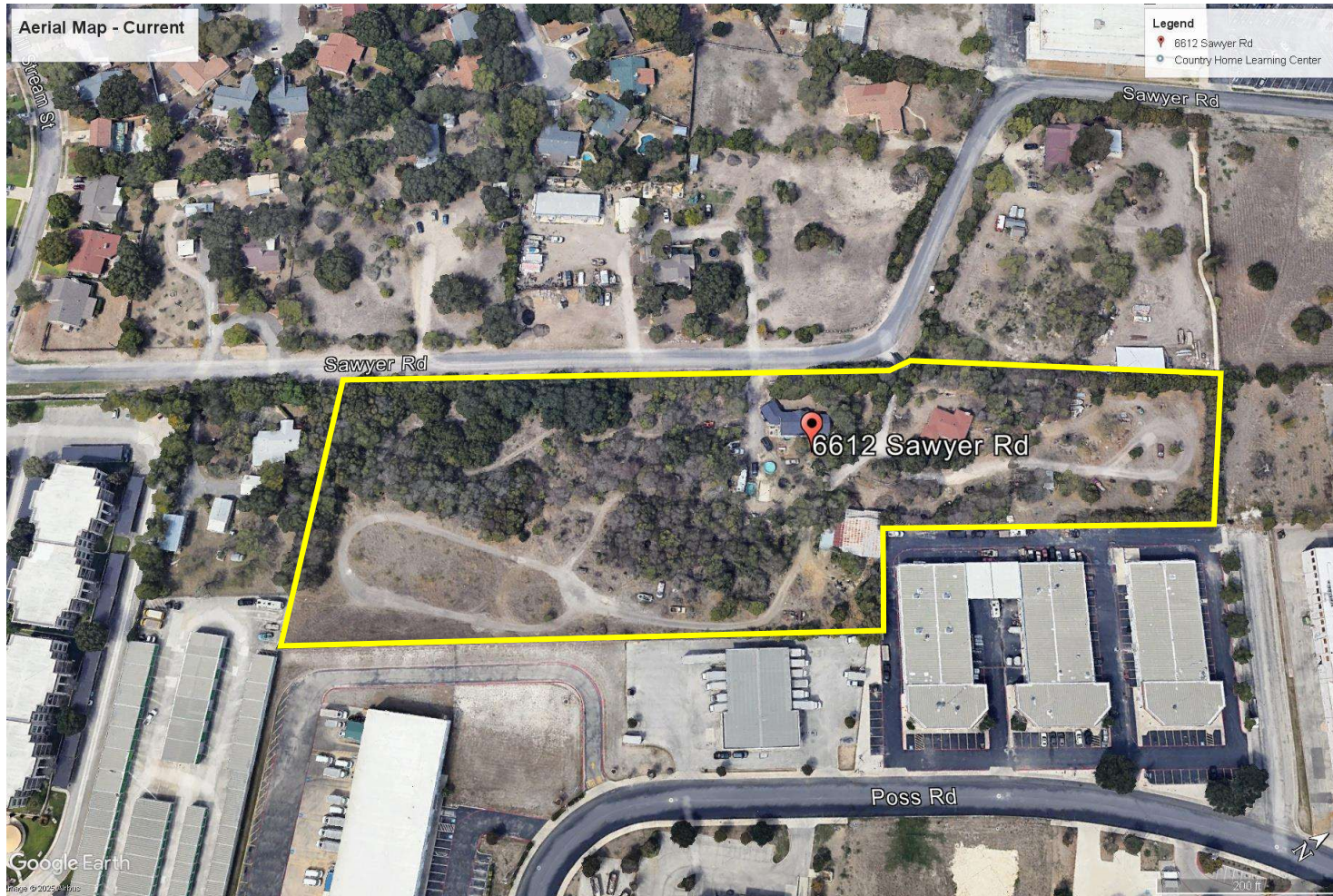
PDD PZ-2025-5

**OUR PROPOSED TREE PRESERVATION AND
MITIGATION PLAN (rev.2)**

March 19, 2025



CURRENT AERIAL MAP OF THE PROPERTY



DEFINITION OF “INVASIVE SPECIES” (ACCORDING TO NATIONAL GEOGRAPHIC)

Invasive Species

An invasive species is an organism that is not indigenous, or native, to a particular area. Invasive species can cause great economic and environmental harm to the new area.

DEFINITION OF “TREE PRESERVATION”

A “TREE PRESERVATION PLAN”, ALSO REFERRED TO AS “TREE CONSERVATION PLAN”
GENERALLY INCLUDES THREE COMMON STRATEGIES:

1. **CONSERVATION** OF NATIVE TREE SPECIES
2. **PROTECTING** NATIVE TREES SPECIES BY REMOVING DISEASED OR DEAD TREES, AS WELL AS INVASIVE TREE SPECIES IN THEIR VICINITY.
3. **PLANTING** NEW NATIVE TREES

TREE SPECIES NATIVE TO SAN ANTONIO (NATIVE SPECIES ON THIS PROPERTY HIGHLIGHTED)

| Common Name | Scientific Name | Foliage | Mature Height* | Mature Spread | Setback | Comments |
|--------------------------|---|----------------|----------------|---------------|------------|--|
| Anaqua | Ehretia anacua | Semi-evergreen | Medium | 35 feet + | 20 feet | Prefers shade; moist soils; clusters of white flowers in spring and yellow-orange fruit in summer; attracts birds. Also know as Sandpaper Tree. |
| Ebony, Texas | Pithecellobium flexicaule | Evergreen | Medium | 35 feet + | 20 feet | Moderate growing native; very drought tolerant. Showy, fragrant white flower; attractive seeds of fruit eaten by wildlife. |
| Cypress, Arizona | Cupressus arizonica | Evergreen | Medium | 15 feet + | 15 feet | Fast growing; full sun, well drained soils; conical form; blue-gray foliage color; tolerant of dry conditions. |
| Cypress, Montezuma | Taxodium mucronatum | Semi-evergreen | Large | 40 feet + | 25 feet | Fast growing; conical form as young; feathery foliage. |
| Elm, Cedar | Ulmus crassifolia | Deciduous | Large | 30 feet + | 20 feet | Moderate growing; bright green new foliage in spring, yellow fall color; adaptable to a wide range of sites. |
| Maple, Uvalde Bigtooth | Acer grandidentatum | Deciduous | Medium | 30 feet + | 20 feet | Moderate growing; fall color; requires well drained soils; protect from afternoon sun to reduce leaf scorch. |
| Oak, Bur | Quercus macrocarpa | Deciduous | Large | 45 feet + | 25 feet | Prefers deep and well-drained soil; golf ball sized acorns may be of concern. |
| Oak, Chinkapin | Quercus muehlenbergi | Deciduous | Medium | 45 feet + | 25 feet | Prefers well drained soils; round-topped, with lance-shape foliage and attractive light-colored bark; wildlife food source; highly palatable acorns. |
| Oak, Lacey | Quercus laceyi | Deciduous | Medium | 30 feet | 10-15 feet | Moderate growing, blue-gray foliage and usually yellow fall color. Rated as a "Texas SuperStar" by the Texas Cooperative Extension Service. |
| Oak, Live | Quercus virginiana var. fusiformis | Semi-evergreen | Large | 45 feet + | 25 feet | Can be moderate growing with appropriate care; spreading canopy. Caution: Must always paint wounds to prevent Oak Wilt disease. |
| Oak, Mexican White Live | Quercus polymorpha | Semi-evergreen | Large | 35 feet + | 25 feet | Fast growing with appropriate care, moderate acorn producer. Few, if any, pest problems. |
| Oak, Texas Red | Quercus buckleyi | Deciduous | Large | 35 feet + | 25 feet | Fast growing; "oak leaf" characteristic; fall color; good shade tree; requires minimal pruning. |
| Palm, Texas Sabal | Sabal texana | Evergreen | Medium | 15 feet | 15 feet | Only palm tree native to Texas; cold-tolerant; large blue-green, fan-shaped leaves. |
| Pecan | Carya illinoensis | Deciduous | Large | 45 feet + | 25 feet | State Tree; requires plenty of room and deep soil; prone to limb breakage and pest infestations. |
| Sycamore, Mexican | Platanus mexicana | Deciduous | Large | 45 feet + | 25 feet | Fast growing; resistant to insects; attractive foliage and minimal pruning. |
| Walnut, Texas | Juglans microcarpa | Deciduous | Medium | 30 feet | 15 feet | Moderate growing, small version of Black Walnut. |
| Anacacho Orchid Tree | Bauhinia congesta | Deciduous | Small | 10 feet | 5 feet | Does best in full sun; fragrant white flower clusters in spring. |
| Anacahuita/Wild Olive | Cordia boissieri | Evergreen | Small | 10 feet | 5 feet | Large white flowers most of summer; pale yellow fruit; cold sensitive but will re-sprout quickly. Also known as Mexican Olive |
| Buckeye, Mexican | Ungnadia speciosa | Deciduous | Small | 10 feet | 5 feet | Understory or full sun; pink spring flowers; yellow fall foliage. |
| Condalia, Bluewood | Condalia hookeri | Evergreen | Small | 10 feet | 5 feet | Very drought tolerant; sun-shade; fruit well-liked by wildlife. |
| Crape/Crepe Myrtle | Lagerstroemia indica | Deciduous | Small | 5-20 feet | 5 feet | Non-native well adapted to our region; choice of flower colors from white to purple; some varieties can grow to medium height range. |
| Desert Willow | Chilopsis linearis | Deciduous | Small | 15 feet | 5 feet | Fast growing; very drought tolerant; large white, pink or purple trumpet-shaped flowers; attract hummingbirds, butterflies and bumblebees. |
| Eve's Necklace | Sophora affinis | Deciduous | Small | 18 feet | 5 feet | Deciduous cousin to Texas mountain-laurel; pink flower clusters (late spring) form chains of black beans (necklace appearance) in late summer and fall. |
| Holly, Possumhaw | Ilex decidua | Deciduous | Small | 10 feet | 5 feet | Sun or shade; loses foliage in winter to expose red berries (females only). |
| Holly, Yaupon | Ilex vomitoria | Evergreen | Small | 10 feet | 5 feet | Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds. |
| Jerusalem Thorn/Retama | Parkinsonia aculeata | Deciduous | Small | 15 feet | 10 feet | Fast growing; drought tolerant; drooping panicles of yellow flowers through summer; green twigs and branches. |
| Persimmon, Texas | Diospyrus mexicana | Deciduous | Small | 12 feet | 5 feet | Slow growing; edible fruit matures to a dark black in late summer and fall; great wildlife food source but can be a problem. |
| Plum, Mexican | Prunus mexicana | Deciduous | Small | 25 feet | 5 feet | Prefers well-drained soils; dappled sunlight; showy white flowers in early spring; tart and edible fruit; good for wildlife. |
| Redbud, Mexican or Texas | Cercis canadensis var. mexicana or texensis | Deciduous | Small | 12 feet | 5 feet | Pink-red blossoms in early spring; yellow fall foliage; glossy and wavy leaves; more drought tolerant than Eastern species. Note: Do not select Eastern species. |
| Texas Mountain Laurel | Sophora secundiflora | Evergreen | Small | 18 feet | 5 feet | Fragrant, purple clusters in early spring. Very drought tolerant. Caution: Fruit is poisonous when chewed. |
| Viburnum, Rusty Blackhaw | Viburnum rufidulum | Deciduous | Small | 18 feet | 5 feet | Partial sun or shade; early spring bloomer with white flowers; red berries turn black in fall; good fall leaf color. |

KEY STATISTICS

TREE INVENTORY BY NBR OF TREES (80% OF TREES ARE INVASIVE)

| # NATIVE TREES | 25 | 20% | | | | | | | | | |
|------------------|----------------|------------|-----------|------------------|----------|------------------|----------|----------------|----------|--|--|
| # INVASIVE TREES | 102 | 80% | | | | | | | | | |
| | OVERALL | | | HERITAGE (> 24" | | LARGE (17" - 23" | | MEDIUM (8'-16" | | | |
| SPECIE | TOTAL / SPECIE | HEALTHY | EXEMPT | HEALTHY | EXEMPT | HEALTHY | EXEMPT | HEALTHY | EXEMPT | | |
| Live Oak | 21 | 21 | 0 | 3 | 0 | 7 | 0 | 11 | 0 | | |
| Hackberry | 20 | 18 | 2 | 1 | 0 | 5 | 1 | 12 | 1 | | |
| Ligustrum | 30 | 29 | 1 | 10 | 0 | 11 | 1 | 8 | 0 | | |
| Cedar | 13 | 13 | 0 | 3 | 0 | 3 | 0 | 7 | 0 | | |
| Mesquite | 33 | 25 | 8 | 5 | 1 | 4 | 4 | 16 | 3 | | |
| Chinaberry | 6 | 6 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | | |
| Red oak | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | | |
| Pecan | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | | |
| Anacua | 2 | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | | |
| TOTAL | 127 | 116 | 11 | 23 | 1 | 34 | 6 | 59 | 4 | | |

* EXEMPT = Diseased, Dead, or Hazardous

KEY STATISTICS

TREE INVENTORY BY INCHES (DBH) (87% ARE INVASIVE)

| SUMMARY INVENTORY (SPECIES/DBH) | | | | SUMMARY INVENTORY (% NATIVE/DBH) | | | |
|---------------------------------|----------------|----------------|----------------|----------------------------------|----------------|----------------------------|------------------------------|
| SPECIE | HERITAGE (DBH) | LARGE (DBH) | MEDIUM (DBH) | NATIVE (DBH) | INVASIVE (DBH) | NATIVE TREES REMOVED (DBH) | NATIVE TREES REPLANTED (DBH) |
| Live Oak | 83.00 | 237.00 | 33.00 | 353.00 | | 259.00 | |
| Hackberry | 25.00 | 263.00 | 8.00 | | 296.00 | | |
| Ligustrum | 298.00 | 334.00 | 900.00 | | 1532.00 | | |
| Cedar | 81.00 | 132.00 | 8.00 | | 221.00 | | |
| Mesquite | 158.00 | 367.00 | 24.00 | | 549.00 | | |
| Chinaberry | 0.00 | 12.00 | 40.00 | | 52.00 | | |
| Red oak | 0.00 | 14.00 | 0.00 | 14.00 | | 14.00 | |
| Pecan | 0.00 | 16.00 | 0.00 | 16.00 | | 16.00 | |
| Anacua | 24.00 | | | 24.00 | | 24.00 | |
| TOTAL | 669.00 | 1375.00 | 1013.00 | 407.00 | 2650.00 | 313.00 | 315.00 |
| | | | | 13% | 87% | 10% | 11% |

OUR TREE PRESERVATION AND MITIGATION PLAN

1. Preserve 6 oak trees, two of which are heritage trees:

- ✓ 1 x 32" Oak Tree (the largest)
- ✓ 1 x 24" Oak Tree
- ✓ 1 x 20" Oak Tree
- ✓ 1 x 18" Oak Tree
- ✓ 1 x 16" Oak Tree
- ✓ 1 x 12" Oak Tree

2. Remove all invasive trees

3. Remove a maximum of 19 native trees (313")

4. Replant 210 x 1.5" native trees (315") – which is a larger number of that we are removing.

We respectfully request the waiver of any additional in-lieu Tree Preservation fees related to the removal of the invasive trees on this property.

TREES WE ARE PRESERVING

GPS MARKERS FOR ALL OAK TREES

GPS locations of the 5 trees that we are preserving:

- Tree #1 - Oak (32") 29.493760, -98.624410
- Tree #2 - Oak (24") 29.493660, -98.624430
- Tree #3 - Oak (20") 29.493790, -98.624410
- Tree #4 - Oak (18") 29.493680, -98.624420
- Tree #5 - Oak (16") 29.493770, -98.62437
- Tree #6 - Oak (12") 29.495420, -98.622980





**RESPECTFULLY SUBMITTED FOR YOUR
CONSIDERATION**