



Date: 16 January 2026
 Owner: Davis Capital Investments Holdings LLC
 Project: Manor Parking Lot
 Address: Boyce Street
 Manor, Texas 78683
 Subject: Tree Mitigation Fee-In-Lieu Request

Dear City Council Members,

On behalf of Davis Capital Investments Holdings LLC, the property owner for the above referenced project, MWM DesignGroup is submitting this Letter of Intent at the direction of the Owner to request approval of a Tree Mitigation Fee-In-Lieu associated with the site plan currently under review.

Tree Mitigation Summary

Based on the submitted tree survey and mitigation calculations:

- **Total inches removed: 252.50 inches**
- **Total mitigation required: 304.00 inches**
- **Replacement inches provided on-site: 34 inches**
- **Remaining mitigation inches requiring fee in lieu: 270 inches**
- **House Bill 7 fee credit: 40% value of the 34 on-site replacement inches**
- **Final mitigation inches to be paid: 256.4 inches**

Due to limited landscape space and existing on-site utilities, it is not feasible to plant the remaining mitigation inches on the property.

Formal Request

Davis Capital Investments Holdings LLC respectfully requests City Council approval to fulfill the remaining tree mitigation requirement through payment of the Tree Mitigation Fee-In-Lieu in the total amount of **\$51,280.00**.

The tree survey, tree mitigation list, and landscape plan have been included with the site plan submittal and provide the necessary supporting documentation.

Thank you for your consideration.

Chris Kelly

 Owner's Representative Signature
 MWM DesignGroup

01/16/2026

 Date

CC: Eric Davis, Davis Capital Investments Holdings LLC