

An aerial photograph of a residential development, likely a gated community. The houses are multi-story with gabled roofs and light-colored siding. A large, ornate metal gate is visible in the foreground, leading into the development. The scene is overlaid with a semi-transparent blue filter.

HYG Homes

Heron Valley

San Antonio, TX.

**Avances
Julio 2024**



1,345 assessed tree points in various colors reflecting disposition category

Estudio de árboles



Resumen del Estudio de los árboles

Date: June 17, 2024

To: HyG Homes, LLC

Attn: Adrian Tames

RE: Heron Valley U1&2 Condition Assessment Summary Report and Recommendations

Proj: TMS9377

We appreciate the opportunity to serve HyG Homes on this proposed project. Our scope of work on this project included completing an arborist condition assessment and survey verification on 1,344 previously-surveyed trees, inventory any additional trees missing from the original survey, and make general recommendations for a preservation plan to meet City of San Antonio compliance.

Below are observations and recommendations from our on-site assessments:

- Overall, site is an +/- 11.3 acre existing residential property with a high density of small native tree species, mostly left in their natural state. The site has been partially cleared since the prior survey was conducted.
- TMS found multiple discrepancies on the original survey, mostly due to incorrectly reported measurements. Of the 1,344 trees originally surveyed, 199 were found to be undersized. In addition, 17 trees with an above-ground connection were previously surveyed as individual trees but have been corrected to reflect proper multistem measurements and noted as duplicate trees within the inventory.
- One additional tree (#9901, 8.5" Cedar Elm) was not included on the original survey and was picked up by our team. A .csv inventory with northing/easting points is attached that can be imported in development plans and design software. All tree points should be located within 6" of the trunk but we recommend any improvements proposed within the dripline of a tree to be preserved to be verified and surveyed by an RPLS and staked in the field. Points were collected in State Plane Texas South Central FIPS 4204 ESRI: 102740.
- Of the 1,345 total trees assessed, 2 were found to be in Good condition, 1,074 were found to be in Fair condition, 23 were found to be in Poor condition, 29 were found to be in Very Poor condition, 5 were found to be Invasive, and 45 were found to be dead. The remaining 167 trees were missing.
- Of the 1,345 trees assessed, 869 are in a healthy condition and of size to be considered protected. Previously-surveyed trees are considered "undersized" when they fall below the minimum threshold for protected status. If healthy, these "undersized" trees can be electively preserved and requested to be counted as mitigation inches.
- Please see attached condition assessment inventory where collected attributes, condition ratings, summary and recommendation, and individual tree reports and photos of each tree are available via the clickable link.
- We encourage site planning around the largest and best-condition trees as they are the highest likelihood to survive construction as well as are the highest cost to mitigate removal. We recommend prioritization of large, dense clusters and areas of contiguous canopy if feasible to preserve with design.
- For trees in Excellent, Good, and Fair condition, we recommend preservation where feasible with adequate root protection zone to ensure survivability with ½ of the RPZ preserved (including overbuild) as a minimum design standard. Our team is available to assist with planning to ensure that cumulative impacts to these trees are addressed with a care plan to promote resiliency to construction impacts and survivability. We also recommend regular construction inspections for preserved trees during construction activities and would be happy to put together a proposal for this work. • For trees in Poor condition, we generally recommend removal especially if trees are going to be impacted by construction. For trees in Very Poor (Critical) condition, we recommend removal. Trees that are in Poor and Very poor condition can typically be exempted from preservation and removed from calculations, ultimately pending City of San Antonio inspection and approval of assessed condition.

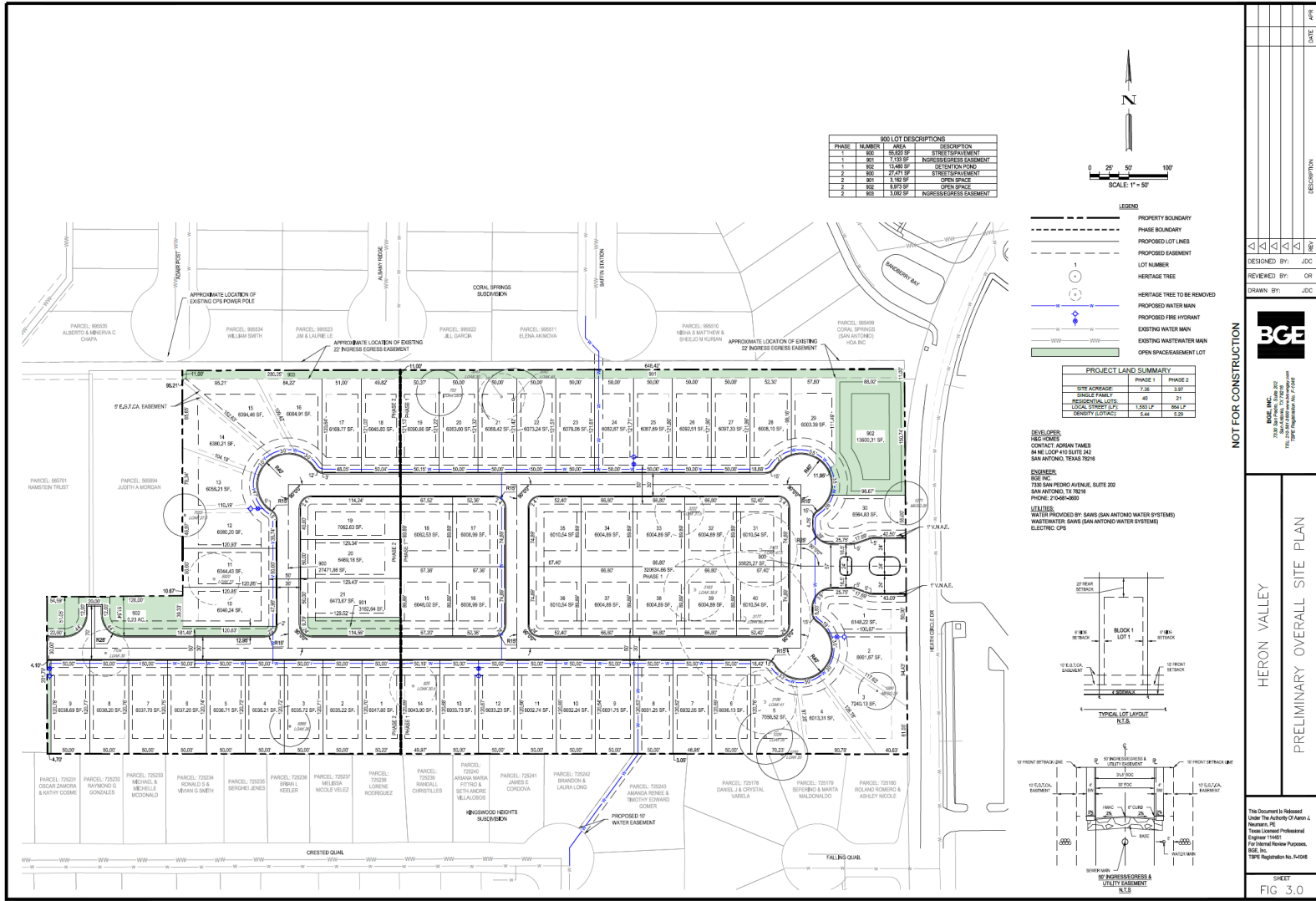
Our team appreciates the opportunity to assist with this project and looks forward to being a future resource for your team. If you have any additional questions or concerns, please let me know.

Thank you,

Justin R. Krobot, PMP, BCMA

Operations Manager | Tree Mann Solutions | (210) 428-9341

ISA Board Certified Master Arborist TX-3937BM | Municipal Specialist | Tree Risk Assessment Qualified | TX Oak Wilt Qualified



Sembrado nuevo de las casas - 61 casas

Survey Elena Akimova Norte

Lot 13, Block 4
New City Block 18873
Coral Springs Subdivision
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY FOR A
0.002 Acre (91 Square Foot)
(Variable Width Permanent Water Easement)

0.002 acres out of Lot 13, Block 4, New City Block 18873, Coral Springs Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9560 at page 178 of the Plat Records of Bexar County, Texas, also being out of that tract of land described in deed of record in Document Number 20210225135 of the Official Public Records of Bexar County, Texas, said 0.002 acres being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground in the south boundary line of Lot 13, Block 4, New City Block 18873, Coral Springs Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9560 at page 178 of the Plat Records of Bexar County, Texas, at Northing 13730082.8 and Easting 2080744.7, for the southwest corner of this tract, whence an 1/2" iron bar with an orange cap marked "SAE 1776" found set in the ground, the southwest corner of said Lot 13 and the southeast corner of Lot 24, said Block 4, bears N 89°46'38" W a distance of 127.64 feet;

Thence N 0°06'20" E crossing said Lot 13 a distance of 12.88 feet to an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground in the arc of a curve having a radius of 51.00 feet, the cul-de-sac right-of-way line of Baffin Station and the northeast boundary line of said Lot 13, for the northwest corner of this tract;

Project Name: Heron Valley II Enclave Subdivision
SAWS Parcel Number: P23-300

Thence curve left in a southeasterly direction along the arc of said curve having a radius of 51.00 feet, with the cul-de-sac right-of-way line of Baffin Station and the northeast boundary line of said Lot 13, through a central angle 13°43'38", a chord bearing and distance of S 55°01'00" E - 12.22 feet, a distance of 12.22 feet to an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground for the northeast corner of this tract;

Thence S 0°06'20" W crossing said Lot 13 a distance of 5.93 feet to an 1/2" iron bar with a blue cap marked "SLS ESMT" set in the ground in the south boundary line of said Lot 13 for the southeast corner of this tract, whence an 1/2" iron bar with a yellow cap marked "CASTELLA" found set in the ground, the southeast corner of Lot 12, said Block 4, the south corner of Lot 2, said Block 4 and the southwest corner of Lot 1, said Block 4, bears S 89°46'38" E a distance of 202.12 feet;

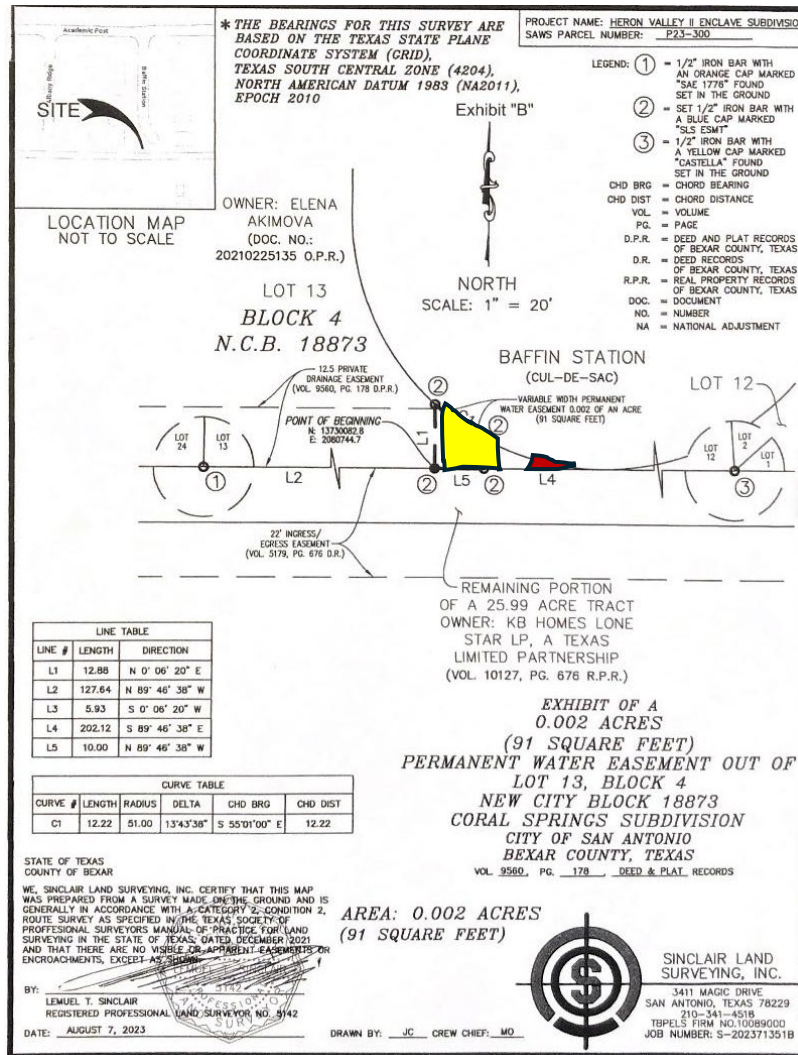
Thence N 89°46'38" W with the south boundary line of said Lot 13 a distance of 10.00 feet to the point of beginning.

Containing 0.002 acres (91 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.



SINCLAIR LAND SURVEYING, INC.

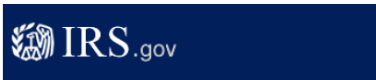


Propuesta anterior
 Nueva propuesta

Survey Edward Gomer Sur

En proceso de
negociación

Creación de la Asociación de colonos Heron Valley



EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: 99-3543098

Legal Name: HERON VALLEY PROPERTY OWNERS ASSOCIATION

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

Continue >>

Help Topics

[Can the EIN be used before the confirmation letter is received?](#)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Jane Nelson
Secretary of State

Office of the Secretary of State

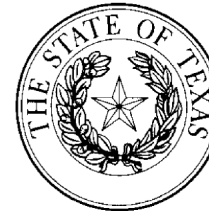
The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

Heron Valley Property Owners' Association
Filing Number: 805566145

Certificate of Formation

May 28, 2024

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on May 30, 2024.



Jane Nelson
Secretary of State

Phone: (512) 463-5555
Prepared by: SOS-WEB

Come visit us on the internet at <https://www.sos.texas.gov/>
Fax: (512) 463-5709
TID: 10266

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Document: 1368171590002

Quien es BGE?



<https://www.bgeinc.com/>

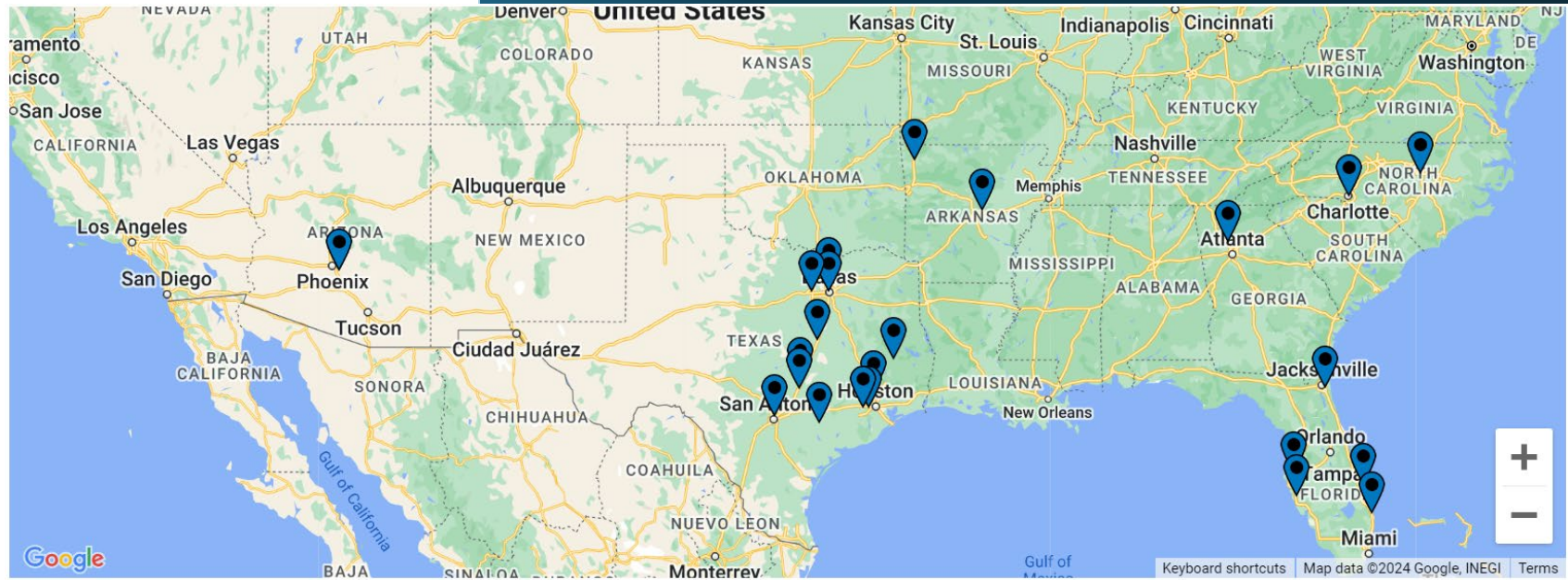


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- "BGE is an engineering consulting firm that provides a wide array of services in civil engineering, transportation systems, surveying, construction management, environmental, public works, planning and landscape architecture, water resources, land/site development, and industrial development."



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Los servicios con los que cuenta son:

- Construction Management
- Environmental Services
- Land/Site Development
- Planning + Landscape Architecture
- Public Works
- Surveying
- Transportation Systems



Algunos proyectos



Atlanta Beach Country Club
Atlanta, GA.



Bridgeland
Cypress, Tx.



Aster Apartments
Dallas, Tx.



Charlotte County Transit Facility
Charlotte, FL.