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EXISTING CONDITIONS

06/02/2026

**Reconn Office HQ**

LEAGUE CITY, TEXAS

**Greenleaf**  
LANDSCAPE ARCHITECTURE

**Goree**  
Interiors | Architecture | Brand





MAIN STREET

PROPOSED OFFICE  
2,435.4 ACRES  
6,085 SQFT

DETENTION BASIN

PRESERVED TREES

PRESERVED TREES

MINOR PLAT OF YATES ESTATES  
LOT 1  
CALLED 2.487 ACRES  
GCCF NO.2010030210

WATER INLET  
RIM:12.62  
8.47 (N)  
8.95 (S)  
8.80 (SW)

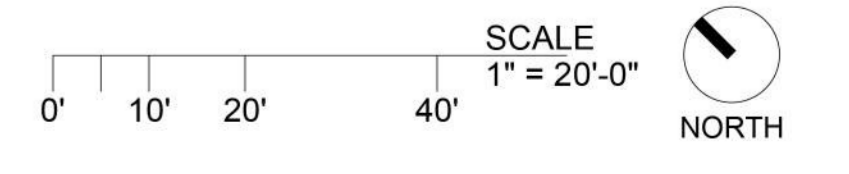
STORM MH  
RIM:13.40  
36" FL:8.70 (NE)  
36" FL:8.90 (SE)

BLT 5/8" IR "STS"  
ELEV:14.00

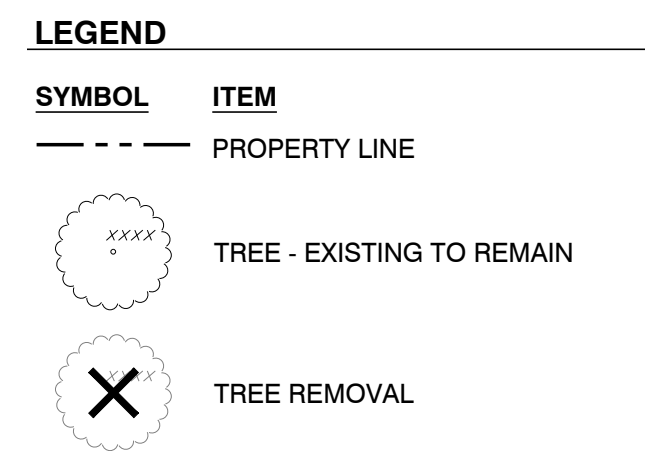
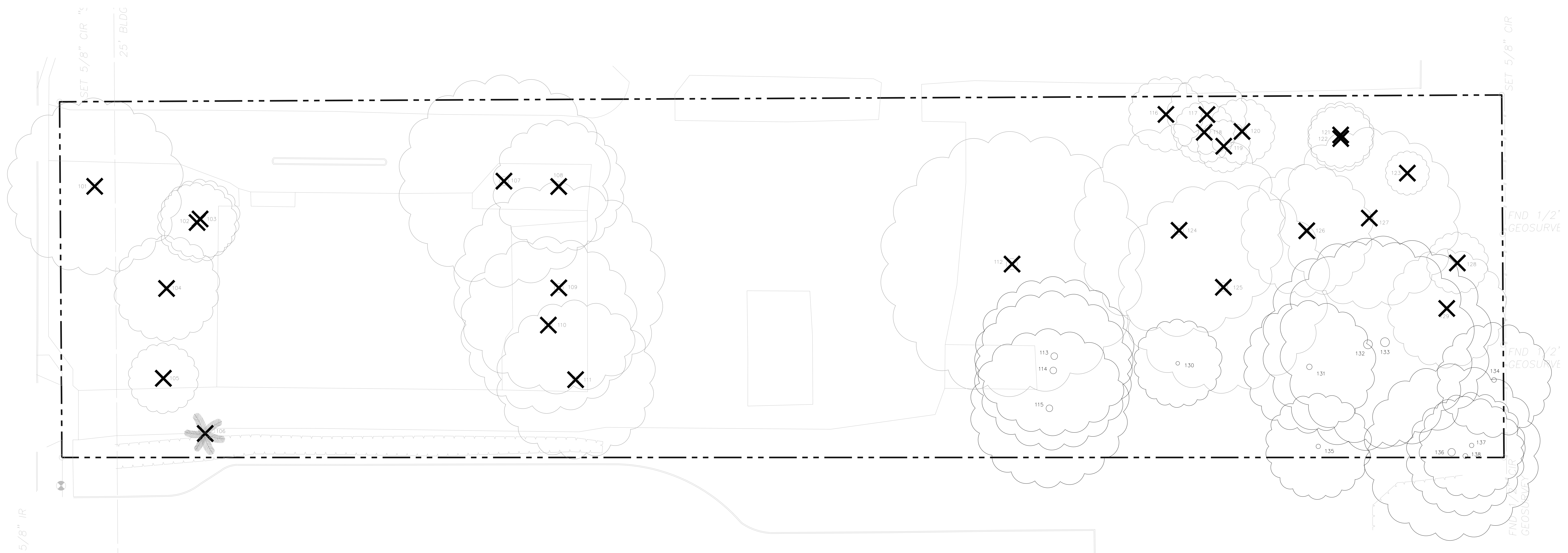
STORM MH  
RIM:13.91  
36" FL:9.00 (NW)  
36" FL:8.91 (SW)

STORM MH  
RIM:14.17  
36" FL:9.37 (NE)  
36" FL:9.27 (S)

STORM MH  
RIM:13.90 (NW)  
36" FL:8.48 (SW)



1824



Tree Mitigation Table - Permit Set									
Reconn HQ - League City, TX									
Chapter 125 - Unified Development Code (approved 12/16/2025)									
Article VII - Tree Preservation, Mitigation, and Maintenance									
Sec. 125-7.3 Tree replacement calculation									
Protection status	Replacement Tree Size Classification	Remove or Preserve	Tree #	Size (in.)	Species	Caliper Inch Replacement of a Protected Tree (for Payment in Lieu)		Fee-in-Lieu for removal (per inch)	
						%	Inches req'd	Fee per replacement inch	Total Fee
<b>Tree Removals</b>									
<b>Dead &amp; non-protected trees</b>									
Dead	N/A	Remove	102	18	pine (dead)	N/A	N/A	N/A	N/A
Dead	N/A	Remove	103	18	pine (dead)	N/A	N/A	N/A	N/A
Dead	N/A	Remove	104	24	pine (dead)	N/A	N/A	N/A	N/A
Declining†	N/A	Remove	111	36	oak	N/A	N/A	N/A	N/A
Dead	N/A	Remove	123	10	elm (dead)	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	106	28	palm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	116	17	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	117	18	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	118	14	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	119	12	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	120	15	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	126	30	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	128	14	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Remove	129	27	elm	N/A	N/A	N/A	N/A
<b>Protected trees 12.1 to 15"</b>									
Protected	12.1 to 15"	Remove	121	15	oak	120%	18	\$150	\$2,700
Protected	12.1 to 15"	Remove	122	15	oak	120%	18	\$150	\$2,700
<b>Protected trees 15.1 to 18"</b>									
Protected	15.1 to 18"	Remove	105	16	pecan	120%	19.2	\$150	\$2,880
<b>Protected trees &gt;18"</b>									
Protected	>18"	Remove	108	30	oak	140%	42	\$200	\$8,400
<b>Significant trees (oak or pecan &gt;38")</b>									
Significant tree	>18"	Remove	101	40	oak	140%	56	\$250	\$14,000
Significant tree	>18"	Remove	107	48	oak	140%	67.2	\$250	\$16,800
Significant tree	>18"	Remove	109	48	oak	140%	67.2	\$250	\$16,800
Significant tree	>18"	Remove	110	40	oak	140%	56	\$250	\$14,000
Significant tree	>18"	Remove	112	60	oak	140%	84	\$250	\$21,000
Significant tree	>18"	Remove	124	48	pecan	140%	67.2	\$250	\$16,800
Significant tree	>18"	Remove	125	48	oak	140%	67.2	\$250	\$16,800
Significant tree	>18"	Remove	127	41	oak	140%	57.4	\$250	\$14,350
<b>Preserved trees</b>									
<b>Non-protected trees</b>									
Non-protected	N/A	Preserve	130	20	elm	N/A	N/A	N/A	N/A
Non-protected	N/A	Preserve	135	24	elm	N/A	N/A	N/A	N/A
<b>Protected &amp; significant trees</b>									
Protected	N/A	Preserve	113	36	oak	N/A	N/A	N/A	N/A
Protected	N/A	Preserve	114	36	oak	N/A	N/A	N/A	N/A
Protected	N/A	Preserve	115	36	oak	N/A	N/A	N/A	N/A
Protected	N/A	Preserve	131	30	oak	N/A	N/A	N/A	N/A
Significant tree	N/A	Preserve	132	48	oak	N/A	N/A	N/A	N/A
Significant tree	N/A	Preserve	133	48	oak	N/A	N/A	N/A	N/A
Protected	N/A	Preserve	134	26	oak	N/A	N/A	N/A	N/A
Significant tree	N/A	Preserve	136	40	oak	N/A	N/A	N/A	N/A
Protected	N/A	Preserve	137	24	oak	N/A	N/A	N/A	N/A
Protected	N/A	Preserve	138	27	oak	N/A	N/A	N/A	N/A
				Total protected inches on site		Total replacement inches		Base fee in lieu =	
				600		619.4		\$147,230	
				Total protected inches removed		10% base removal allowance*		Allowance† =	
				449		80		\$20,000	
				Total protected inches preserved		Total replacement inches required		Fee in lieu owed =	
				351		539.4		\$127,230	

**NOTES**

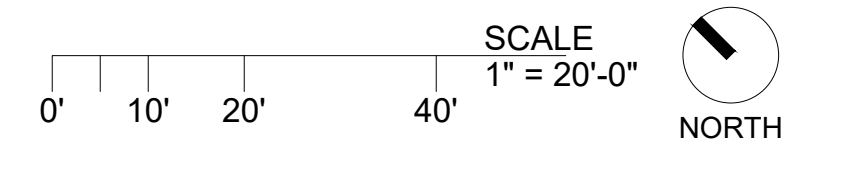
\* 1. Sec. 125-7.3.3. (c) Base removal allowance of up to ten percent of the total protected caliper inches on a site may be removed without replacement.

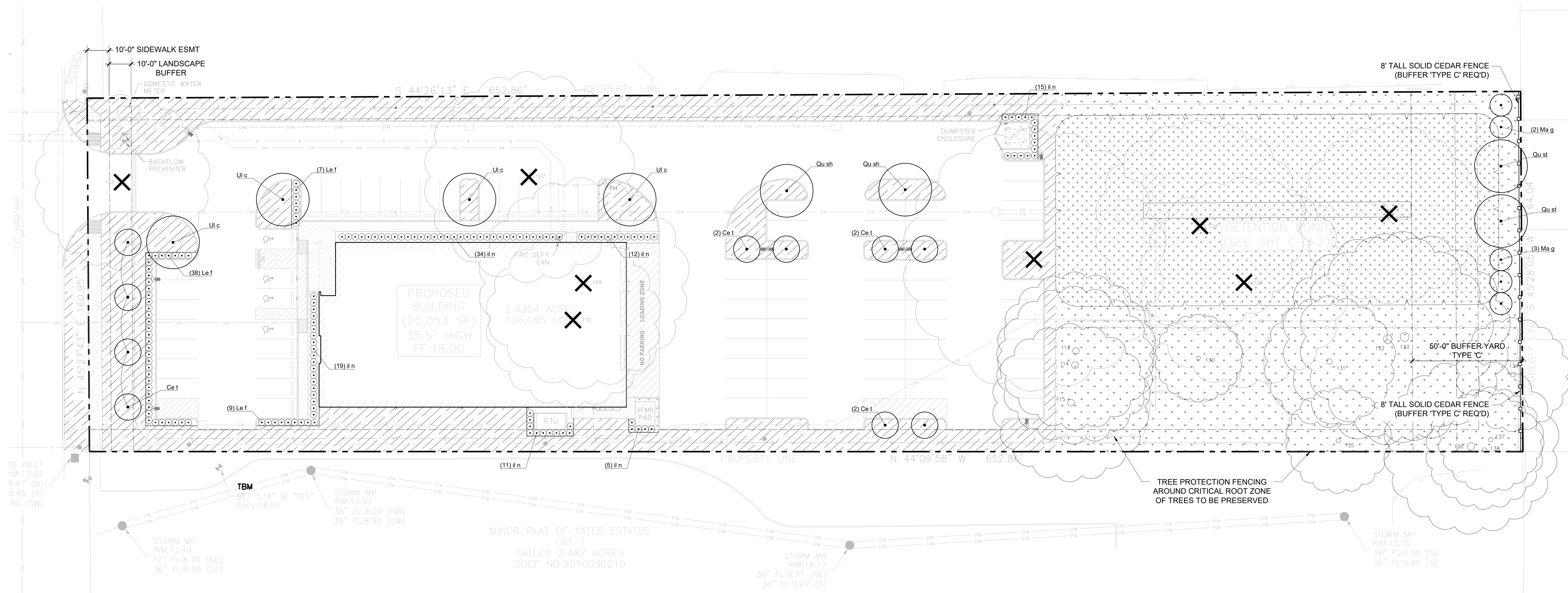
† 2. Base removal allowance is applied to the highest mitigation-rate removals first. Calculation: 80" allowance x \$250 = \$20,000 reduction

‡ 3. Tree #111 (36" oak) is declining per City Arborist inspection—diseased, 25% canopy dieback, bark loss. No mitigation for this tree is required.

**LEGEND**

Significant tree = Oak or Pecan >38" Non-protected tree = species not on League City Protected Tree List





**LEGEND**

SYMBOL	ITEM
---	PROPERTY LINE
(Tree symbol)	SIGNIFICANT TREE - EXISTING TO REMAIN
(Tree symbol with X)	SIGNIFICANT TREE REMOVAL
(Tree symbol with dot)	ALL OTHER PROTECTED TREES TO REMAIN

**PLANTING LEGEND**

SYM	PLANT	SIZE	HT. AT PLANTING	SPAC	QTY
▲	<b>LARGE TREES</b>				
Qu sh	<i>Quercus shumardii</i> Shumard oak	3" cal.	6' min.	PER PLAN, TYP.	2
Qu st	<i>Quercus stellata</i> Post oak	3" cal.	6' min.		2
Ul c	<i>Ulmus crassifolia</i> Cedar elm	3" cal.	6' min.		4
<b>TOTAL LARGE TREES</b>					<b>8</b>
•	<b>SMALL TREES</b>				
Ce t	<i>Cercis canadensis</i> var. <i>texensis</i> Texas redbud	3" cal.	6' min.	PER PLAN, TYP.	10
Ma g	<i>Magnolia grandiflora</i> 'Little Gem' Little Gem magnolia	3" cal.	6' min.		5
<b>TOTAL SMALL TREES</b>					<b>15</b>
⊙	<b>SHRUBS</b>				
il n	<i>Ilex vomitoria</i> 'Nana' Dwarf yaupon holly	3 GAL MIN.	3' min.	36" o.c.	96
le f	<i>Leucophyllum frutescens</i> Texas sage	3 GAL MIN.	3' min.	36" o.c.	54
<b>TOTAL SHRUBS</b>					<b>150</b>
<b>GROUND COVER/SEED MIXES</b>					
▨	Bermuda Sod, local source	SOD			18,253 SF
•••	Native Seed Mix: 'Southeast Recovery Mix' (Item #1817), from Native American Seed; 9 lb/acre seed rate; plant per supplier's instructions for establishment Website: seedsources.com	SEED			17,470 SF
•••	Native Seed Mix: 'Shade Friendly Grass Mix' (Item #2862), from Native American Seed; 18 lb/acre seed rate; plant per supplier's instructions for establishment Website: seedsources.com	SEED			17,240 SF
⊙	Shrub areas, provide 3" of hardwood mulch, locally sourced	MULCH			2,013 SF

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA	106,085 SF
TOTAL LANDSCAPE AREA	55,045 SF
LANDSCAPE PERCENTAGE (15% MIN)	51.9%
PARKING LOT TREES REQUIRED: 1 TREE/8 SPACES	PROVIDED: 10 TREES
75 PARKING SPACES = 10 TREES	

**Tree List - Significant Trees Only**

Reconn HQ - League City, TX

Protection status	Remove or Preserve	Tree #	Size (in.)	Species
<b>Tree Removals</b>				
<b>Significant trees (oak or pecan &gt;38")</b>				
Significant tree	Remove	101	40	oak
Significant tree	Remove	107	48	oak
Significant tree	Remove	109	48	oak
Significant tree	Remove	110	40	oak
Significant tree	Remove	112	60	oak
Significant tree	Remove	124	48	pecan
Significant tree	Remove	125	48	oak
Significant tree	Remove	127	41	oak
<b>Preserved trees (Significant Trees Only)</b>				
Significant tree	Preserve	132	48	oak
Significant tree	Preserve	133	48	oak
Significant tree	Preserve	136	40	oak

**NOTES:**  
Ref. Tree Mitigation Plan for replacement inches and fee in lieu.

