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November 28, 2017

Brad Wiseman, AICP, CNU-A
Director of Planning & Development Services
City of Round Rock
301 W. Bagdad Ave, Suite 210
Round Rock, Texas 78664

RE: Chisolm Trail 32 Acres Tract Trees

Dear Brad,

This letter is intended to serve as a follow up to our previous meeting regarding Ridge Development Company's ("Ridge"), the fully integrated industrial arm of Transwestern Development Company, desire to develop speculative class A 440,000 square foot concrete tilt-wall light industrial business park on an undeveloped 32 acre plot of land at the northwest corner of the dead end of Chisolm Trail. Light industrial projects of this nature provide a significant boost to their communities. They help attract new businesses, provide employment opportunities, and require limited city services while contributing substantial taxes to the municipality and school system. The site is currently zoned appropriately for our proposed project (light industrial).

Ridge has identified five trees on the project that are classified as monarchs. These trees are shown in light brown and green on the attached tree exhibit. We have made significant adjustment to our site plan including rotating the building configuration 90 degrees and eliminating an entire building to save the monarchs trees in green. With our significant modifications to the site plan we are able to save 2 monarch trees. To make our project viable we need approval to remove the 3 monarch trees in light brown, one of which has drought stress and declining apical meristems.

In addition to the monarch trees there are 42 hard wood / special trees with an average diameter over 20 inches Ridge is making special accommodations to save. These trees are called out in light blue on the tree exhibit. Amongst the special trees we have made adjustments to save are 18 live oaks along the Chisolm Trail side of the project. Over half the trees are over 20 inches with the largest being 33 inches. We want to save these trees in particular instead of maximizing the footprint of our development because they are visible to the public via Chisolm Trail.

Enclosed you will find a tree exhibit, tree canopy survey, and tree health assessment. I look forward to our next meeting and address any concerns or questions you might have.

Thank you,

A handwritten signature in blue ink, appearing to read 'Ben Newell', written over a light blue horizontal line.

Ben Newell
Senior Vice President
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Cc Ben White – Round Rock Chamber
Nichole Vance – Round Rock Chamber
Laton Carr - City of Round Rock
Gary Hudder – City of Round Rock

Jennifer Garcia – KBGE
Armando Portillo – KBGE
Lauren Beavers - KBGE