



- 36 Exhibit I: Restoration Planting Details
- 37 Exhibit J: Parkland Relocation
- 38 Exhibit K: Parkland Dedication Credit
- 39

40 **PART 5.** This ordinance and the attached exhibits amend the Original Ordinance as  
41 amended, for the Property, modifying conditions and replacing any likewise named or  
42 identified exhibits in the Original Ordinance as amended. Development of and uses  
43 within the Property shall conform to the limitations and conditions set forth in this  
44 ordinance and in the attached exhibits. If this ordinance and the attached exhibits  
45 conflict, this ordinance controls. Except as otherwise provided by this ordinance, all other  
46 rules, regulations, and ordinances of the City apply to the Property.

47  
48 **PART 6.** Part 5. of the Original Ordinance as amended, is amended to read as follows:

49  
50 PART 5. Definitions. In this ordinance, Landowner means the owner of the [p]Property,  
51 ~~[located within the 1,153 acres of land described in Exhibit "A".]~~ or the owner's  
52 successors and assigns, or the owner of the Property or that portion of the Property at  
53 the time of dedication or transfer to City. Landowner also includes the term COTA  
54 PUD when used in association with and to describe an obligation to be performed.  
55 Landowner does not include the City.  
56

57 **PART 7.** Part 6. of the Original Ordinance as amended, is amended to read as follows:

58 **PART 6. Land Use.**

59 The COTA PUD is a 1,153-acre mixed use project generally located east of State  
60 Highway 130 and north of FM 812 at 9201 Circuit of the Americas Boulevard.

61 Development in the COTA PUD shall be subject to the conditions established in  
62 the following:

- 63 A. The [proposed] Amended Land Use Plan (Exhibit "D") includes a  
64 breakdown of the planning area layout and size/acreages, the open space  
65 chart and the land use summary chart.
- 66 B. The Site Development Regulations, Tables and Notes (**Exhibit "E"**)  
67 includes the parking and off-street loading requirements, the site  
68 development regulations per planning area and specific development notes.
- 69 C. The Zoning Use Summary Table (**Exhibit "C"**) lists the permitted,  
70 prohibited and conditional land uses by planning area.

71 D. An Observation Tower use has been added as a permitted use in the  
72 Zoning Use Summary Table (**Exhibit “C”**). The Observation Tower use is  
73 permitted within Planning Area 5 and is allowed a maximum of 265 feet in  
74 height.

75 [~~E.~~] [~~The Cocktail Lounge use is limited to a total of 100,000 square feet on the~~  
76 ~~Property. No individual cocktail lounge can be more than 20,000 square~~  
77 ~~feet in size.~~]

78 E. Cocktail Lounge Use.

- 79 (1) Subject to the conditions in this subsection, cocktail lounge use is a  
80 permitted use on the Property up to a maximum of 160,000 square  
81 feet.
- 82 (2) In Planning Area 4 cocktail lounge use is limited to a maximum of  
83 60,000 square feet.
- 84 (3) In Planning Area 4, 5, and 6, cocktail lounge use is a permitted  
85 accessory use to the following principal uses:
- 86 (a) convention center use;
- 87 (b) hotel-motel use;
- 88 (c) indoor entertainment use;
- 89 (d) outdoor entertainment use; and
- 90 (e) outdoor sports and recreation use
- 91 (4) Cocktail lounge as an accessory use as described in subsection (3) of  
92 this subpart shall include pool areas, patios, decks, and lobbies and  
93 additional areas identified as appropriate by the Director of Austin  
94 Planning.
- 95 (5) Square footage attributed to cocktail lounge as an accessory use shall  
96 not be included as part of maximum square footage described in  
97 subsections (1) and (2) of this subpart.
- 98 (6) An individual cocktail lounge use is limited to a maximum of 20,000  
99 square feet.

- 100 F. The Liquor sales use is limited to a total of 50,000 square feet on the  
101 Property. No individual liquor sales use can be more than 30,000 square feet  
102 in size.
- 103 G. An amusement ride use appropriate for an amusement park and consisting of  
104 either an elevated ride track or structure, swing cables, or passenger ride  
105 vehicles that are not fully enclosed, and related structures, not exceeding a  
106 maximum height of 260 feet, is permitted as an Outdoor Entertainment use  
107 on PUD Area 5 and Area 6, as shown on Exhibit “D” (Amended Land Use  
108 Plan).
- 109 H. A hotel-motel use or conference center use in Planning Area 4 has a  
110 maximum site area of 45 acres.

111 **PART 7.** Part 7. of the Original Ordinance is amended to read as follows:

112 **PART 7. Affordable Housing**

- 113 A. The Landowner shall pay a fee-in-lieu donation for any bonus area  
114 developed within COTA PUD per City Code Chapter 25-2, Subchapter B,  
115 Article 2, Division 5, Section 2.5.6 (In Lieu Donation). Except as otherwise  
116 provided in this Part 7, [B]bonus area in the COTA PUD shall include any  
117 gross floor area greater than that which could be achieved within the height,  
118 floor area ratio, and building coverage allowed by the commercial services  
119 zoning district. The fee-in-lieu amount shall be equivalent to the bonus area  
120 multiplied by the current Planned Unit Development Fee Rate at the time of  
121 site plan submittal. The City shall not issue the final certificate of  
122 occupancy for any development in the COTA PUD that includes bonus area  
123 until the fee-in-lieu donation has been paid to the City of Austin Housing  
124 and Planning Department.
- 125 B. In Planning Area 4 the baseline calculation of bonus area for hotel-motel use  
126 or conference center use is as follows:
- 127 1. 95 percent building coverage;
  - 128 2. 1:1 floor to area ratio; and
  - 129 3. 60 feet building height.
- 130 C. In Planning Area 4 a site plan which includes uses for hotel-motel or  
131 conference center exceeding the baseline for calculation in subsection (B)  
132 shall require Landowner to pay a fee-in-lieu in the amount of \$1,500,000.00  
133 to the Housing Trust Fund. This fee-in-lieu payment of \$1,500,000.00

134 satisfies the obligations of Landowner for the bonus area of the site plan  
135 with hotel-motel or conference center use.

136 **PART 8.** Part 10. of the Original Ordinance is amended to read as follows:

137 **PART 10. Environmental.**

- 138 A. All proposed improvements within the COTA PUD shall use green storm  
139 water infrastructure for 100% of the provided stormwater treatment.
- 140 B. The overall maximum impervious cover allowed by the COTA PUD is 68%  
141 as shown on the tracking table on **Exhibit “E”** (*Site Development*  
142 *Regulations, Tables and Notes*).
- 143 C. The COTA PUD will provide [298] at least 220 acres of Open Space as  
144 defined in Part 14 and as shown on the open space table in **Exhibit “D”**  
145 (*Land Use Plan*). **Exhibit “D”** (*Land Use Plan*) is an illustrative depiction  
146 of where open space may be placed and the final design may differ from the  
147 attached exhibits so long as a minimum of 220 acres of open space is  
148 provided in the general area depicted.
- 149 D. The City shall not issue a certificate of occupancy for any building included  
150 in the initial site plan filed by the Landowner until and unless all of the  
151 requirements listed in this subsection are met. This requirement does not  
152 apply to a site plan for the recreation fields associated with Planning Area 4  
153 or a site plan or building permit for a hotel or golf course in Planning Areas  
154 4, 5, or 6.
- 155 i) The COTA PUD shall provide [~~14.36~~] 14.38 acres of Blackland  
156 Prairie restoration, as shown on **Exhibit “H”** (*Existing and Proposed*  
157 *Environmental Mitigation and CEFs*).
- 158 ii) The COTA PUD shall install 400 native trees minimum size 2-inch  
159 caliper and water trees for establishment. Additionally, the COTA  
160 PUD shall install 1,000 caliper inches of native trees minimum size 1-  
161 inch caliper and shall water the trees for establishment. Trees shall not  
162 count towards any other landscape requirement. Tree plantings shall  
163 use Central Texas native seed stock and require 1,000 cubic feet of  
164 shared soil volume for each newly planted tree.
- 165 iii) The COTA PUD shall provide 0.88 acres of water quality treatment to  
166 mitigate the asphalt trail, as shown on **Exhibit “H”** (*Existing and*  
167 *Proposed Environmental Mitigation and CEFs*).

168 iv) The COTA PUD shall restore vegetation along the existing asphalt  
169 trail as described in **Exhibit “I”** (*Restoration Planting Details*).

170 E. [~~F.~~] The development of the COTA PUD shall comply with all conditions  
171 and development restrictions in **Exhibit “G”** (*Parks and Open Space Plan*).

172 F. [~~G.~~] The COTA PUD will implement an Integrated Pest Management Plan.

173 G. [~~H.~~] [~~Cut and Fill in excess of 4 feet, but not exceeding 20 feet, is allowed in~~  
174 ~~Planning Area 4 as indicated in the cut and fill table on~~ **Exhibit “E”** (*Site*  
175 *Development Regulations, Tables and Notes*).] [~~F.~~] The Landowner will hire  
176 a certified arborist or horticulturalist to oversee the maintenance of the trees  
177 planted on the Property according to Note 22[4] on [~~the Site Development~~  
178 ~~Regulations, Tables and Notes~~] **Exhibit “E”** (*Site Development*  
179 *Regulations, Tables and Notes*) for a period of three years. Maintenance  
180 shall include a plan for watering, pruning, mulching, and other customary  
181 tree care.

182 H. Development of a golf course and related facilities, including actively  
183 managed portions of the course, shall be permitted within the Critical Water  
184 Quality Zone. Floodplain modifications are permitted to facilitate  
185 development of the golf course. Any water feature created as part of the  
186 development of a golf course shall not be designated as a Critical  
187 Environmental Feature.

188 I. A Riparian Restoration Plan (the “Restoration Plan”) for the restoration  
189 areas identified in **Exhibit “H”** shall be submitted to the City for review and  
190 approval with a site plan for a golf course. The Restoration Plan shall  
191 identify areas of the Critical Water Quality Zone to be assessed using the  
192 Zone 2 functional assessment methodology described in Appendix X of the  
193 Environmental Criteria Manual. The assessment of existing conditions shall  
194 be submitted for review and approval with a site plan for a golf course.  
195 Critical Water Quality Zone in "Poor (1)" or "Fair (2)" condition shall be  
196 restored to "Good (3)" or "Excellent (4)" condition.

197 J. Pedestrian bridges, elevated boardwalks, structural support piers, and decks  
198 are allowed when the development is mitigated as shown on **Exhibit “H”**.  
199 No development shall be permitted within a Critical Environmental Feature

200 and buffer without mitigation and approval from the Director of Austin  
201 Watershed Protection.

202 **PART 9.** Part 13 of the Original Ordinance is amended to read as follows:

203 **PART 13. Landscaping.**

- 204 A. The COTA PUD shall comply with Chapter 25-2, Subchapter C, Article 9  
205 (*Landscaping*), the Commercial Landscape Ordinance, including irrigation,  
206 and use of innovative water management options such as directing  
207 stormwater to on-site uses, such as landscaping.
- 208 B. All required tree plantings shall use native tree species selected from  
209 Appendix F (*Descriptive Categories of Tree Species*) of the Environmental  
210 Criteria Manual (the "ECM") or an alternative list as approved by the  
211 Director of Austin Watershed Protection.
- 212 C. All required tree plantings shall use Central Texas native seed stock or an  
213 alternative list as approved by the Director of Austin Watershed Protection.
- 214 D. All planted landscape materials shall be selected from the ECM Appendix N  
215 (City of Austin Preferred Plant List) or the "Grow Green Native and  
216 Adapted Landscape Plants Guide" or an alternative list as approved by the  
217 Director of Austin Watershed Protection.
- 218 E. [~~Alternative water supply shall be used as the primary water source for~~  
219 ~~landscaping irrigation within the COTA PUD on all projects that contain in~~  
220 ~~excess of 100,000 square feet of gross floor area, provided that an alternative~~  
221 ~~water source is readily available and its use does not present a~~  
222 ~~disproportionate cost premium on the overall project which is defined as~~  
223 ~~greater than 0.25% of the project's hard construction cost. Condensate~~  
224 ~~recovery shall be defined as the primary water source if potable water is only~~  
225 ~~used after the condensate supply has been exhausted. Condensate storage~~  
226 ~~should be based on a minimum of 5 days of peak condensate production.]~~
- 227
- 228 [F.] Austin Water Utility irrigation meter will be provided to supply pool, lazy  
229 river and other waterpark water features within the COTA PUD. The  
230 irrigation meter for the waterpark water features associated with a waterpark  
231 use may be shared with the backup irrigation supply. In such cases, the  
232 waterpark water features shall be separately sub-metered with a private  
233 meter.

**PART 10.** Part 14. of the Original Ordinance is repealed and restated to read as follows:

**PART 14. Parkland and Open Space**

- (A) Landowner shall provide 220 acres of private common open space. Except as modified in this ordinance, the required open space shall meet the standards in City Code Chapter 25-2, Subchapter E, Article 2 (Site Development Standards).
- (B) Landowner shall provide for a 20-foot easement for future Urban Trails Master Plan Tier II trail in the outer half of the Critical Water Quality Zone and located outside of the erosion hazard zone. The Landowner has dedicated a Trail and Recreational Easement to the City of Austin, dated October 31, 2022, recorded as Document No. 2023026306, Real Property Records of Travis County, Texas, in fulfillment of this obligation. Council may approve an amendment or termination of this easement without amending this ordinance if Council finds the easement amendment or termination is in alignment with the intent of improving trail access on-site or off-site.
- (C) Landowner shall satisfy all requirements of this Subsection (C) prior to the issuance of any Certificate of Occupancy for any hotel-motel use or residential use on the Property.
- (1) Landowner shall dedicate a minimum of 11.8 acres of property to the City as parkland (“Dedicated Parkland”) as follows:
- (a) Dedicate parkland to the City (“Soccer Field Site”) as shown in Exhibit “J” (Parkland Relocation), or an alternative site approved by the Director of Austin Parks and Recreation, in a deed approved by the city attorney. Landowner will ensure that all required site infrastructure and improvements described in this subsection are constructed within the designated Soccer Field Site; and
- (b) Dedicate to the City the additional tract of land shown on Exhibit “D” (Amended Land Use Plan), in a deed approved by the city attorney.
- (c) Design and construct soccer field improvements on the Soccer Field Site (“Soccer Field Improvements”), including, at a minimum:

- (i) design and designate two soccer fields (330' x 220' each) containing permanent goal posts;
- (ii) 50 parking spaces;
- (iii) install an irrigation system for soccer fields;
- (iv) install standard signage for Parkland that recognizes Circuit of the Americas' construction of the soccer fields; signage must not be visible from any portion of the public right-of-way open to vehicular or pedestrian traffic;
- (v) install drainage and water quality associated with the development of the Soccer Field Improvements;

(2) Landowner shall:

- (a) construct and install a permanent water supply adequate to support the irrigation system for the Soccer Field Improvements;
- (b) be responsible for all costs associated with construction and installation of infrastructure necessary to deliver irrigation water to the Dedicated Parkland; and
- (c) not be responsible for establishing a water meter and utilities accounts associated with the development of the Soccer Field Improvements or for paying associated utility services.

(3) For an easement of record on the Soccer Field Site, Landowner shall restore the Soccer Field Improvements to the same or better conditions as existed prior to any damage or destruction caused by a grantee of an easement, or easement grantee's invitee or agent, in exercising a granted right.

(4) Soccer Field Site shall be credited toward parkland dedication requirements in accordance with the Parkland Crediting Table included as **Exhibit "K"** (Parkland Dedication Credit). Upon exhaustion of the parkland dedication credit associated with the 11.8-

316 acre dedication, any additional residential or hotel units shall be  
317 subject to parkland dedication requirements in accordance with City  
318 Code, as amended.

319  
320 (5) Soccer Fields Improvements shall not be credited or applied toward  
321 applicable parkland dedication requirements.

322  
323 (D) The COTA PUD shall provide private open space around track, hotel, and  
324 stadium areas in Exhibit “G” (Parks and Open Space Plan) and as shown  
325 on the chart in Exhibit “D” (Amended Land Use Plan).

326 **PART 11.** Part 16. of the Original Ordinance is amended to read as follows:

327 **PART 16. Site Plan**

328 A. The COTA PUD will allow for multiple site plans at one time. Future site  
329 plans shall come in on a project-by-project basis. Fiscal may be posted in  
330 association with a minor site plan correction to allow that correction to move  
331 forward if previous fiscal has been released. Minor corrections do not  
332 include new buildings, water quality facilities, stormwater improvements,  
333 Critical Environmental Feature mitigation, and other similar activities, as  
334 determined by the Director of Austin Watershed Protection.

335 B. The Landowner will file a site plan application and complete the Formula 1  
336 United States USACE Mitigation (SP-2014-0048D) plans and construct the  
337 improvements. The City will not issue a certificate of occupancy for the  
338 building(s) contained in any site plan, excluding site plans for a hotel and  
339 related facilities and site plans specific for recreation fields, following  
340 COTA PUD approval until the USACE mitigation improvements are  
341 completed, or until a fiscal based upon a contractor's estimate of the  
342 mitigation construction cost has been posted through a developer's  
343 agreement to the City. USACE mitigation plans must be permitted and  
344 constructed within 5 years of approval of the COTA PUD.

345 C. Environmental variances approved with the original site plan case, SP-2011-  
346 0053D, are no longer valid for new improvements proposed with the COTA  
347 PUD. The Landowner will correct SP-2011-0053D(RI) to reflect these  
348 changes.

349 D. Nothing in the COTA PUD affects the need to comply with the agreements  
350 between the City of Austin and Circuit of the Americas executed on July 31,

2011, and May 2, 2017, respectively, as authorized by Resolution No. 20110629-002.

E. Critical Environmental Features eligible for on-site mitigation are identified in Exhibit “H”.

**PART 12.** Part 18. of the Original Ordinance is amended to read as follows:

**PART 18. CODE MODIFICATIONS**

~~[In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 section 2.2, Council modifies the following site development regulations which shall apply to the PUD instead of otherwise applicable City regulations]~~ Code Modifications:

A. General.

Section 25-1-21(10[3]8) (*Site*) is modified to amend the definition of Site to allow a site to cross a public street or right-of-way if that public street or right of-way is within the boundaries of the COTA PUD.

B. Zoning.

1. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is modified to allow the COTA PUD boundaries to cross right-of-way and not be contiguous.
2. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish a specific set of permitted, conditional and prohibited uses to be applicable per **Exhibit “C”** [~~Zoning Use Summary Table~~] (Zoning Use Summary Table).
3. Section 25-2-492 (*Site Development Regulations*) is modified to establish a specific set of site development regulations applicable to the COTA PUD as shown on **Exhibit “E”** [~~Site Development Standards Table~~] (Site Development Regulations, Tables and Notes).
4. Section 25-2-1051 (*Applicability: Compatibility Standards*) is modified to provide that Compatibility Standards do not apply within the COTA PUD, unless triggered by development outside of the COTA PUD.
5. Section 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified to provide that the requirements of City Code Chapter 25-2,

383 Subchapter E do not apply to development of the property within the  
384 COTA PUD.

385 6. Chapter 25-2, Subchapter E, Article 2 (Site Development Standards),  
386 is modified as follows:

387 Subsecton 2.7.3. (Standards) shall include amusement parks and  
388 Subsection 2.7.3.A.9. is modified to include a golf course, cart paths,  
389 a driving range, and related facilities as determined by the Director of  
390 Austin Planning.

391 C. Transportation.

- 392 1. Section 15-6 APPENDIX A (*Tables of Off-Street Parking and*  
393 *Loading Requirements*) is modified to reduce off-street parking  
394 requirements and allow for off-street parking requirements to be  
395 shared between the use classifications as determined on **Exhibit “E”**.
- 396 2. Section 25-6-501 (*Offsite Parking*), subsection (B) is modified to  
397 provide that off-street parking is a permitted use only if the director  
398 approves the location of all or a portion of the required or excess off-  
399 site parking.

400 D. Environmental.

- 401 1. Section 25-8-261 (Critical Water Quality Zone Development) is  
402 modified to allow as follows:
- 403 i. open space, including a golf course and a driving range;
- 404 ii. construction of a golf course and related facilities including  
405 fairways, tees, greens, bunkers, hard surface cart paths,  
406 pedestrian bridges, elevated boardwalks, structural support  
407 piers, decks, irrigation, drainage, cisterns, erosion control, and  
408 water quality facilities; and
- 409 iii. one bridged crossing of the Critical Water Quality Zone in  
410 Planning Area 8 associated with a racetrack, provided that the  
411 total square footage of Critical Water Quality Zone impacted by  
412 the crossing is mitigated on a 1:1 square-foot basis.
- 413 2. Section 25-8-262 (*Critical Water Quality Zone [Street] Mobility*  
414 *Crossings*) subsection (B) (1) is modified to allow [~~an existing thirty~~  
415 ~~(30) foot trail of~~] decomposed granite and hard surface trails and golf

416 cart paths [in ~~Exhibit “G”~~ (*Parks and Open Space*)] to cross a  
417 [~~major~~] critical water quality zone [although] even if not identified in  
418 the Transportation Plan.

419 3. Subsection (A) of Section 25-8-301 (*Construction of a Roadway or*  
420 *Driveway*) is modified to allow construction of racetrack circulation  
421 routes on a slope with a gradient of more than 15 percent in Planning  
422 Area 8 if commensurate mitigation is provided as determined by the  
423 Director of Austin Watershed Protection, including but not limited to  
424 structural containment, terracing, and enhanced plantings for  
425 revegetation.

426 4. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill*  
427 *Requirements*) are modified to allow for cut and fill [as ~~determined in~~  
428 ~~the table located on ~~Exhibit “E”~~] for the purpose of a hotel-~~  
429 ~~conference resort and related facilities, including a golf course, in~~  
430 Planning Areas 4, 5, and 6 as follows:

431 i) Outside of the Critical Water Quality Zone, cut and fill is  
432 permitted up to twenty feet.

433  
434 ii) Within the Critical Water Quality Zone, cut and fill shall be  
435 permitted up to ten feet for the golf course outside of the  
436 Erosion Hazard Zone.

437 5. Chapter 25-8-42 (*Administrative Variances*) is modified as follows:

438 i) in Planning Areas 4, 5, and 6, the Director of Austin Watershed  
439 Protection may grant a variance for a cut or fill above 20 feet  
440 outside the Critical Water Quality Zone as is minimally  
441 necessary to match existing grade and for drainage purposes to  
442 allow the development of a hotel conference resort and related  
443 facilities, including a golf course;

444 ii) Director of Austin Watershed Protection may grant a variance  
445 for a cut or fill not exceeding 15 feet outside the Critical Water  
446 Quality Zone if commensurate mitigation is provided;

447 iii) Director of Austin Watershed Protection may grant a variance  
448 for a cut or fill on a slope exceeding 15 percent; and

449 iv) Director of Austin Watershed Protection may grant a variance  
450 for a cut or fill within 100 feet of a classified waterway.

451 E. Sign Regulations.

- 452 1. Section 25-10-103 (*Signs Prohibited in All Sign Districts*) is modified  
453 to allow one (1) off-premise sign on Planning [a]Area 4[8] within the  
454 proposed parkland dedication area.
- 455 2. Section 25-10-101 (*General On-Premise Signs*) is modified to allow  
456 the following signs in Planning Area 4:
- 457 i. one illuminated wall sign not exceeding 1,700 square feet in  
458 size;
  - 459 ii. one illuminated wall sign not exceeding 1,200 square feet in  
460 size;
  - 461 iii. two illuminated wall signs not exceeding 600 square feet in  
462 size;
  - 463 iv. four illuminated monument signs not exceeding 160 square feet  
464 in size; and
  - 465 v. twelve wall signs not exceeding 40 square feet in size.
- 466 3. Section 25-10-130 (*Commercial Sign District Regulations*) is  
467 modified to provide that a freestanding sign and wall signs may not  
468 exceed 200 square feet in size.

469 F. Drainage

- 470 1. Sections 25-7-93 (*General Exceptions*) and 25-7-96 (*Requirements in*  
471 *the 25-Year Floodplain*) are modified to apply to the following  
472 proposed buildings and structures: no more than three (3) restroom  
473 facilities not to exceed 2,000 sq. ft. each, and no more than two (2)  
474 maintenance and/or storage facilities not to exceed 22,000 square feet  
475 total. Development allowed under this subsection must be  
476 unoccupied structures that only contain non-habitable space and  
477 must:
- 478 i. be no lower than three feet above the 100-year floodplain, as  
479 measured from the lowest floor elevation of any proposed  
480 building;
  - 481 ii. be designed on a pier and beam foundation with the volume  
482 under the building available for floodplain storage;

- 483           iii.     comply with the requirements in Chapter 25-12, Article 3  
484                     (Flood Hazard Areas);
- 485           iv.     not be required to provide normal access to a proposed building  
486                     or structure by direct connection with an area above the  
487                     regulatory flood datum, as prescribed by Chapter 25-12, Article  
488                     3 (Flood Hazard Areas);
- 489           v.     compensate for the floodplain volume displaced by the  
490                     development; and
- 491           vi.     result in no additional adverse flooding impact on other  
492                     properties, as determined by the Director of Austin Watershed  
493                     Protection.

494 **PART 13.** Council makes the following findings:

- 495           (A)    The COTA PUD provides superiority and meets the objectives of code;
- 496           (B)    the code modifications in the Original Ordinance as amended, as amended by this  
497                     Ordinance, are necessary to provide community benefits and achieve greater  
498                     consistency with planning goals than is achievable without approving the code  
499                     modifications; and
- 500           (C)    the impacts of the code modifications are offset by the imposed site development  
501                     requirements applicable to the Property.

502 **PART 14.** Except as otherwise provided for in this ordinance, the terms and conditions of  
503 the Original Ordinance as amended, remain in effect. If this ordinance and the Original  
504 Ordinance as amended, conflict, this ordinance controls.

**PART 15.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

\_\_\_\_\_, 2026

§  
§  
§

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_

Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_

Erika Brady  
City Clerk

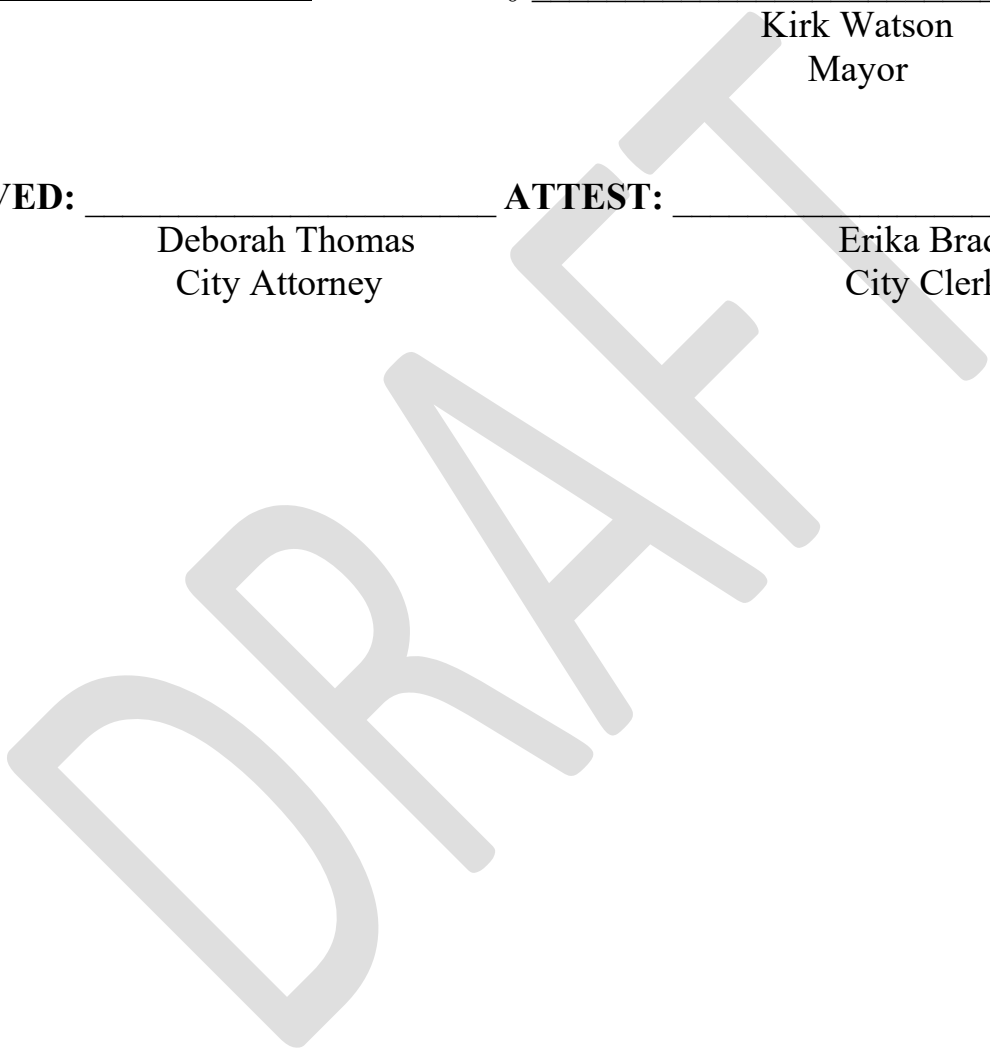


EXHIBIT " \_\_\_\_\_ "

Tract 13D  
Thomas B. Westbrook Survey No. 5, Abstract No. 797

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 112.6810 ACRES (4,908,380 SQUARE FEET), BEING ALL OF A CALLED 117.208 ACRE TRACT CONVEYED TO CIRCUIT OF THE AMERICAS, LLC., IN DOCUMENT NO. 2012109754 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT A CALLED 1.907 ACRE TRACT (DESCRIBED AS A PORTION OF TRACT 1), A CALLED 1.464 ACRE (DESCRIBED AS TRACT 2), A CALLED 0.725 ACRE TRACT (DESCRIBED AS TRACT 3(i)), AND A CALLED 0.423 ACRE TRACT (DESCRIBED AS TRACT 3(ii)), ALL CONVEYED TO TRAVIS COUNTY, TEXAS, IN DOCUMENT NO. 2012207093 (O.P.R.T.C.T.), SAID 112.6810 ACRES BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
www.4wards.com

Part 1 - 110.3911 Acres (4,808,634 Square Feet)

**BEGINNING**, at a 1/2-inch iron rod with "4Ward Boundary" cap set at a corner in the east right-of-way line of Kellam Road (right-of-way varies, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being the northeast corner of said 1.907 acre Travis County tract, and being in the north line of said Circuit of the Americas (COTA) tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod found at a corner in the east right-of-way line of said Kellam Road, and being the southwest corner of a called 59.303 acre tract (described as Tract 2) conveyed to Kellam Road Investments, Ltd., in Document No. 2016207376 (O.P.R.T.C.T.), and being the northwest corner of said 1.907 acre Travis County tract, and being the northwest corner of said COTA tract bears, N62°12'36"W, a distance of 10.05 feet;

**THENCE**, leaving the east right-of-way of said Kellam Road, with the north line of said COTA tract, in part diverging from the south line of said Kellam Road tract, and in part in conflict with the east line of a called 206.452 acre tract conveyed to KT Development, LLC, in Document Nos. 2014128912 and 2014128913 (O.P.R.T.C.T.), S62°12'36"E, passing at a distance of 1,505.24 feet, a calculated point, from which a 1/2-inch iron rod found bears, N27°47'24"E, a distance of 12.42 feet, and continuing for a total distance of 3,111.04 feet to a fence post found for the northeast corner hereof, from which a fence post found for a corner in the west line of said KT tract bears, N55°04'30"W, a distance of 19.79 feet;

**THENCE**, with the east line of said COTA tract, in conflict with the west line of said KT tract, S28°47'43"W, a distance of 1631.55 feet to a fence post found for the southeast corner hereof, said point being in the north right-of-way line of Elroy Road (right-of-way varies), and being a corner in the west line of said KT tract, and being the southeast corner of said COTA tract, from which a 1/2-inch iron rod with "Chaparral" cap found at a corner in the north right-of-way line of said Elroy Road, and being a corner in the west line of said KT tract bears, S64°47'26"E, a distance of 42.17 feet;

**THENCE**, with the north right-of-way line of said Elroy Road and the south line of said COTA tract, N62°39'39"W, a distance of 2710.69 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the southeast corner of said 0.423 acre Travis County tract, from which a leaning fence post found at the intersection of the east right-of-way line of Old Kellam Road (60' right-of-way, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)) with the north right-of-way line of said Elroy Road, and being at the southwest corner of said COTA tract bears, N62°39'39"W, a distance of 375.06 feet;

**THENCE**, leaving the north right-of-way line of said Elroy Road and the south line of said COTA tract, over and across said COTA tract, with the east line of said 0.423 acre Travis County tract, the following eleven (11) courses and distances:

- 1) **N24°27'10"E**, a distance of **91.63** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **S66°27'14"E**, a distance of **10.17** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
- 3) **N08°47'20"E**, a distance of **60.36** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 4) **N15°08'38"E**, a distance of **35.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 5) **N20°55'11"E**, a distance of **74.61** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 6) **N10°12'34"E**, a distance of **26.72** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 7) **N00°49'29"E**, a distance of **307.55** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 8) **N09°21'49"E**, a distance of **106.57** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 9) **N00°46'35"W**, a distance of **68.53** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 10) **N00°52'35"W**, a distance of **134.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 11) **N08°31'28"E**, a distance of **113.25** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the south line of said 1.464 acre Travis County tract, and being the northeast corner of said 0.423 acre Travis County tract;

**THENCE**, continuing over and across said COTA tract, with the south and east lines of said 1.464 acre Travis County tract, the following three (3) courses and distances:

- 1) **S73°54'27"E**, a distance of **218.22** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) **N16°05'33"E**, a distance of **238.91** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof, and
- 3) **N36°16'14"W**, a distance of **210.95** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the east right-of-way line of said Kellam Road, and being in the east line of said 1.907 acre Travis County tract, and being the northwest corner of said 1.464 acre Travis County tract;

**THENCE**, continuing over and across said COTA tract, with the east right-of-way line of said Kellam Road and the east line of said 1.907 acre Travis County tract, **N27°46'26"E**, a distance of **338.90** feet to the **POINT OF BEGINNING** and containing 110.3911 Acres (4,808,634 Square Feet) more or less.

**Part 2 – 2.2899 Acres (99,746 Square Feet)**

**BEGINNING**, at a 1/2-inch iron rod with illegible cap found at the intersection of the west right-of-way line of Kellam Road (right-of-way varies) with the east right-of-way line of Old Kellam Road (60' right-of-way, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being a corner in the west line of said 1.907 acre Travis County tract, and being in the west line of said Circuit of the Americas (COTA) tract, for the northwest corner and **POINT OF**

**BEGINNING** hereof, from a 5/8-inch iron rod found at a corner in the east right-of-way line of said Kellam Road, and being the southwest corner of a called 59.303 acre tract (described as Tract 2) conveyed to Kellam Road Investments, Ltd., in Document No. 2016207376 (O.P.R.T.C.T.), and being the northwest corner of said 1.907 acre Travis County tract, and being the northwest corner of said COTA tract bears, N27°46'26"E, a distance of 1072.12 feet;

**THENCE**, leaving the west line of said COTA tract, over and across said COTA tract, with the west right-of-way line of said Kellam Road and the west line of said 1.907 acre Travis County tract, S87°43'44"E, a distance of 47.13 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being at the northwest corner of said 0.725 acre Travis County tract;

**THENCE**, leaving the west right-of-way line of said Kellam Road and the west line of said 1.907 acre Travis County tract, continuing over and across said COTA tract, with the west line of said 0.725 acre Travis County tract, the following five (5) courses and distances:

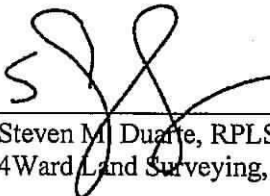
- 1) S04°55'56"W, a distance of 252.64 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) S85°03'35"E, a distance of 12.00 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
- 3) S06°00'34"W, a distance of 199.24 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 4) S29°29'01"W, a distance of 68.06 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 5) S11°17'07"W, a distance of 125.77 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the north right-of-way line of said Elroy Road (right-of-way varies), and being in the south line of said COTA tract, and being the southwest corner of said 0.725 acre Travis County tract;

**THENCE**, with the north right-of-way line of said Elroy Road and the south line of said COTA tract, N62°39'39"W, a distance of 259.22 feet to a leaning fence post found at the intersection of the east right-of-way line of said Old Kellam Road with the north right-of-way line of said Elroy Road, and being at the southwest corner of said COTA tract;

**THENCE**, with the east right-of-way line of said Old Kellam Road and the west line of said COTA tract, N27°46'26"E, a distance of 583.51 feet to the **POINT OF BEGINNING** and containing 2.2899 Acres (99,746 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000030256207. See attached sketch (reference drawing: 00662.dwg.)

  
 5/8/2018  
 Steven M. Duarte, RPLS #5940  
 4Ward Land Surveying, LLC

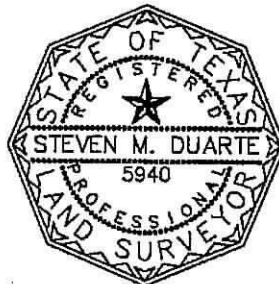




EXHIBIT " \_\_\_\_\_ "

Main Tract  
William Lewis, Sr., Survey No. 2, Abstract No. 479  
Peter C. Harrison Survey No. 3, Abstract No. 2104  
Thomas B. Westbrook Survey No. 5, Abstract No. 797

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1,037.1022 ACRES (45,176,171 SQUARE FEET), OUT OF THE WILLIAM LEWIS, SR., SURVEY NO. 2, ABSTRACT NO. 479, THE PETER C. HARRISON SURVEY NO. 3, ABSTRACT NO. 2104, AND THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT NO. 797, ALL IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 399.528 ACRE TRACT (DESCRIBED AS TRACT 1), ALL OF A CALLED 3.671 ACRE TRACT (DESCRIBED AS TRACT 2), ALL OF A CALLED 123.720 ACRE TRACT (DESCRIBED AS TRACT 3), ALL OF A CALLED 106.008 ACRE TRACT (DESCRIBED AS TRACT 4), AND ALL OF A CALLED 15.019 ACRE TRACT (DESCRIBED AS TRACT 5), ALL CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011010836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 34.380 ACRE TRACT (DESCRIBED AS TRACT 6), ALL OF A CALLED 3.423 ACRE TRACT (DESCRIBED AS TRACT 7), ALL OF A CALLED 28.657 ACRE TRACT (DESCRIBED AS TRACT 8), ALL OF A CALLED 188.5874 ACRE TRACT (DESCRIBED AS TRACT 9), AND ALL OF A CALLED 78.3484 ACRE TRACT (DESCRIBED AS TRACT 10), SAID TRACT 10 INCLUDING PORTIONS OF LOTS 12 AND 22, TOBIN'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 64 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), LOTS 8 AND 9, ELROY ESTATES, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 49, PAGE 46 (P.R.T.C.T.), AND LOT 11, ELROY ESTATES, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 51, PAGE 53 (P.R.T.C.T.), SAVE AND EXCEPT A CALLED 0.024 ACRE TRACT (DESCRIBED AS PARCEL 7) CONVEYED TO TRAVIS COUNTY IN DOCUMENT NO. 2015094957 (O.P.R.T.C.T.), ALL CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011010837 (O.P.R.T.C.T.), AND ALL OF A CALLED 10.060 ACRE TRACT CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011059565 (O.P.R.T.C.T.), AND ALL OF A CALLED 45.25 ACRE TRACT CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011026871 (O.P.R.T.C.T.), SAID 1,037.1022 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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**BEGINNING**, at a fence post found in the east right-of-way line of McAngus Road (right-of-way varies), and being at the southwest corner of a called 113 acres (described as Tract 3) conveyed to the Jay Kramer Family Dynasty Trust, et al, in Document No. 2008187344 (O.P.R.T.C.T.), and being the northwest corner of said AHSPE Tract 1, for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the common line of said Kramer tract and said AHSPE Tract 1, the following two (2) courses and distances:

- 1) **S62°27'24"E**, a distance of **1,825.49** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S62°36'22"E**, a distance of **850.76** feet to a fence post found for an angle point hereof, said point being at the southwest corner of a called 13.30 acre tract conveyed to Matthew A.B. Collins in Document No. 2017042877 (O.P.R.T.C.T.), and being the southeast corner of said Kramer tract;

**THENCE**, with the south line of said Collins tract and the north line of said AHSPE Tract 1, **S66°37'44"E**, a distance of **277.34** feet to a calculated point for an angle point hereof, said point being at the southwest corner of Lot 1 of Elroy Acres, a subdivision recorded in Volume 76, Page 398 (P.R.T.C.T.), and being the southeast corner of said Collins tract;

**THENCE**, with the north line of said AHSPE Tract 1, in part with the south line of said Elroy Acres, and in part with the south line of a called 15.0 acre tract (described as Exhibit B) conveyed to Wattinger Living Trust in Document No. 2012162592 (O.P.R.T.C.T.), said Wattinger tract being a portion of Lot 4 of said Elroy Acres, the following four (4) courses and distances:

- 1) **S63°05'49"E**, a distance of **257.01** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S62°47'49"E**, a distance of **714.74** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an angle point hereof,
- 3) **S62°52'24"E**, a distance of **655.87** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 4) **S62°29'24"E**, a distance of **773.67** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of Lot 4 of said Elroy Acres, and being at the southeast corner of said Wattinger tract, and being in the west line of said AHSPE Tract 4, and being at the northeast corner of said AHSPE Tract 1;

**THENCE**, with the common line of said Lot 4, said Wattinger tract and said AHSPE Tract 4, **N27°12'05"E**, a distance of **337.60** feet to a 5/8-inch iron rod found for an exterior ell-corner hereof said point being at the southwest corner of a called 10.035 acre tract conveyed to Dale and Judy Morrow in Document No. 2011104449 (O.P.R.T.C.T.), and being the northwest corner of said AHSPE Tract 4;

**THENCE**, with the common line of said Morrow tract and said AHSPE Tract 4, **S62°05'07"E**, a distance of **297.25** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southwest corner of said Circuit of the Americas (COTA) Tract 11, and being the southeast corner of said Morrow tract;

**THENCE**, with the common line of said Morrow tract and said COTA Tract 11, **N27°18'03"E**, a distance of **1,476.90** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the south right-of-way line of Elroy Road (right-of-way varies), and being at the common north corner of said Morrow tract and said COTA Tract 11;

**THENCE**, with the south right-of-way line of said Elroy Road, in part with the north line of said COTA Tract 11, and in part with the north line of said AHSPE Tract 5, **S63°04'22"E**, passing at a distance of 295.52 feet, a 1/2-inch iron rod with "Harris Grant" cap found at the common north corner of said COTA Tract 11 and said AHSPE Tract 5, and continuing for a total distance of **736.10** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being at a corner in the south right-of-way line of said Elroy Road, and being the northeast corner of said AHSPE Tract 5;

**THENCE**, with the east line of said AHSPE Tract 5, in part with the south right-of-way line of said Elroy Road, in part with the west line of Lot 1 of Odelia Terrace, a subdivision recorded in Volume 84, Page 21B (P.R.T.C.T.), and in part with the west line of a called 21.929 acre tract conveyed to Sterling Bruce and Olivia Penelope Hobbs in Volume 11735, Page 728 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), **S27°17'30"W**, passing at a distance of 768.84 feet, a disturbed 5/8-inch iron rod found at the common west corner of Lot 1 of said Odelia Terrace and said Hobbs tract, and continuing for a total distance of **1,488.49** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southwest corner of said Hobbs tract, and being an angle point in the north line of said AHSPE Tract 4, and being the southeast corner of said AHSPE Tract 5;

**THENCE**, with the common line of said Hobbs tract and said AHSPE Tract 4, **S61°57'13"E**, a distance of **1,320.61** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of a called 29.7615 acre tract conveyed to Saja Investments, Inc., in Document No. 2016167797 (O.P.R.T.C.T.), and being the southeast corner of said Hobbs tract;

**THENCE**, with the common line of said Saja tract and said AHSPE Tract 4, **S62°31'45"E**, a distance of **854.96** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being in the west right-of-way line of said Elroy Road, and being at the common east corner of said Saja tract and said AHSPE Tract 4, from which a 1/2-inch iron rod with "RPLS-4046" cap found for a point of curvature in the west right-of-way line of said Elroy Road and the east line of said Saja tract bears, **N28°31'10"E**, a distance of **1,395.39** feet;

**THENCE**, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 4, **S28°07'50"W**, a distance of **248.32** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the northeast corner of Lot 1, Block 1 of Boothe Subdivision, recorded in Volume 10, Page 18 (P.R.T.C.T.), and being an exterior ell-corner of said AHSPE Tract 4, from which a 1/2-inch iron rod found bears, **N28°07'50"E**, a distance of **1.26** feet;

**THENCE**, leaving the west right-of-way line of said Elroy Road, with the common line of Block 1 of said Boothe Subdivision and said AHSPE Tract 4, the following three (3) courses and distances:

- 1) **N63°30'09"W**, a distance of **119.59** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an interior ell-corner hereof,
- 2) **S27°42'56"W**, a distance of **363.44** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an interior ell-corner hereof, and
- 3) **S61°22'23"E**, a distance of **120.01** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being at the southeast corner of Lot 4, Block 1 of said Boothe Subdivision, and being an exterior ell-corner in the east line of said AHSPE Tract 4;

**THENCE**, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 4, **S28°10'46"W**, a distance of **1,055.18** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 2.293 acre tract conveyed to Gilbert C. Veters, Jr., in Document No. 2011077817 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE Tract 4, from which a 1/2-inch iron rod found at a corner in the west right-of-way line of said Elroy Road, and being the southeast corner of said Veters tract bears, **S28°03'34"W**, a distance of **200.04** feet;

**THENCE**, leaving the west right-of-way line of said Elroy Road, with the common line of said Veters tract and said AHSPE Tract 4, **N61°58'17"W**, a distance of **499.56** feet to a 1/2-inch iron rod found for an angle point hereof, said point being a corner in the east line of Lot 3 of Brammer Subdivision, recorded in

Volume 87, Page 41C-41D (P.R.T.C.T.), and being the northwest corner of said Vettters tract, from which a 1/2-inch iron rod with "5784" cap found bears, S66°35'59"E, a distance of 4.55 feet;

**THENCE**, with the common line of Lot 3 of said Brammer Subdivision and said AHSPE Tract 4, N62°22'58"W, a distance of 175.20 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of a called 10.00 acre tract conveyed to Donald Antony Haywood in Volume 11464, Page 72 (R.P.R.T.C.T.), and being an exterior ell-corner in the south line of said AHSPE Tract 4, from which a 1/2-inch iron rod found at the northeast corner of a called 41.52 acre tract conveyed to Gilbert C. Vettters, Jr., in Volume 12651, Page 777 (R.P.R.T.C.T.), and being the northwest corner of Lot 3 of said Brammer Subdivision bears, N62°22'58"W, a distance of 25.09 feet;

**THENCE**, with the south line of said AHSPE Tract 4, in part with the east line of said Haywood tract, and in part with the east line of a called 0.75 acre tract conveyed to Donald Anthony Haywood in Volume 12650, Page 1 (R.P.R.T.C.T.), N28°02'29"E, passing at a distance of 336.03 feet, a 1/2-inch iron rod found at the common east corner of said Haywood 10.00 acre and 0.75 acre tracts, and continuing for a total distance of 516.29 feet to a 1/2-inch iron rod found for an angle point hereof, said point being the southeast corner of a called 5.74 acre tract conveyed to Rosa E. Santis in Document No. 2007001425 (O.P.R.T.C.T., said tract described by metes and bounds in Volume 6379, Page 1801 (D.R.T.C.T.)), and being the northeast corner of said Haywood 0.75 acre tract;

**THENCE**, with the common line of said Santis tract and said AHSPE Tract 4, the following three (3) courses and distances:

- 1) N27°57'48"E, a distance of 295.76 feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 2) N62°03'10"W, a distance of 843.36 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 3) S28°06'23"W, a distance of 297.55 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the common west corner of said Santis tract and said Haywood 10.00 acre tract;

**THENCE**, with the common line of said Haywood 10.00 acre tract and said AHSPE Tract 4, S28°07'05"W, a distance of 517.02 feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said Vettters 41.52 acre tract and said Haywood 10.00 acre tract, and being a corner in the south line of said AHSPE Tract 4, and being the northeast corner of said AHSPE Tract 6;

**THENCE**, with the common line of said Vettters 41.52 acre tract and said AHSPE Tract 6, S27°44'21"W, a distance of 1,204.31 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being in the north line of a called 23.595 acre tract conveyed to Young H. Spurlock in Volume 11640, Page 1285 (R.P.R.T.C.T.), and being the southwest corner of said Vettters 41.52 acre tract, and being the southeast corner of said AHSPE Tract 6;

**THENCE**, with the south line of said AHSPE Tract 6, in part with the north line of said Spurlock tract, and in part with the north line of a called 4.20 acre tract conveyed to Mike J. McLaughlin in Volume 11662, Page 517 (R.P.R.T.C.T.), N30°52'50"W, a distance of 483.86 feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the northeast corner of said AHSPE Tract 8, and being the northwest corner of said McLaughlin tract;

**THENCE**, with the common line of said McLaughlin tract and said AHSPE Tract 8, S27°51'02"W, a distance of 946.08 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the

north line of said AHSPE Tract 2, and being at the southwest corner of said McLaughlin tract, and being at the southeast corner of said AHSPE Tract 8;

**THENCE**, with the north line of said AHSPE Tract 2, in part with the south line of said McLaughlin tract, in part with the south line of said Spurlock tract, in part with the south line of a called 1.00 acre tract conveyed to Chong Hwang in Document No. 2014035771 (O.P.R.T.C.T.), in part with the south line of a called 4.000 acre tract conveyed to Kim Chong in Document No. 2014035770 (O.P.R.T.C.T.), in part with the south line of a called 4.000 acre tract conveyed to Kim Kwon in Document No. 2014035769 (O.P.R.T.C.T.), in part with the south line of a called 7.00 acre tract conveyed to John T. and Chong H. Rowland in Volume 8318, Page 840 (D.R.T.C.T.), and being the south line of a called 1.00 acre tract conveyed to Juan Bautista in Document No. 2004224559 (O.P.R.T.C.T., said tract described in Volume 10836, Page 350 (R.P.R.T.C.T.)), **S62°09'13"E**, a distance of **1,926.63** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being the common east corner of said Bautista tract and said AHSPE Tract 2, from which a 1/2-inch iron rod found in the west right-of-way line of said Elroy Road, and being the common northeast corner of said Bautista tract and said Rowland tract bears, **N27°35'50"E**, a distance of 170.80 feet;

**THENCE**, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 2, **S25°33'51"W**, a distance of **49.60** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 20.024 acre tract conveyed to GST Hermanas Land and Cattle, LLC, in Document No. 2010091347 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE Tract 2;

**THENCE**, with the common line of said GST Hermanas tract and said AHSPE Tract 2, **N62°10'04"W**, a distance of **1,989.17** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the northwest corner of said GST Hermanas tract, and being the northeast corner of said AHSPE 45.25 acre tract;

**THENCE**, with the west line of said GST Hermanas tract and the east line of said AHSPE 45.25 acre tract, **S27°49'29"W**, a distance of **478.02** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being a corner in the north line of a called 25.167 acre tract conveyed to Roger B. Holzem, II, and Adam Lloyd Cortez in Document No. 2005073338 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at a corner in the common line of said GST Hermanas tract and said Holzem-Cortez tract bears, **S27°49'29"W**, a distance of 40.23 feet;

**THENCE**, with the east and north lines of said AHSPE 45.25 acre tract, in part with the west and south lines of said Holzem-Cortez tract, and in part with the south line of a called 10.00 acre tract conveyed to Billy and Vivian Ferris in Document No. 2004184997 (O.P.R.T.C.T.), the following nine (9) courses and distances:

- 1) **N63°57'49"W**, a distance of **208.47** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof,
- 2) **N27°51'13"E**, a distance of **14.68** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an interior ell-corner hereof,
- 3) **N61°17'51"W**, a distance of **246.26** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 4) **S34°02'36"W**, a distance of **209.64** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 5) **S58°20'10"E**, a distance of **478.38** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof,

- 6) **S27°49'22"W**, a distance of **590.11** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 7) **S62°08'47"E**, passing at a distance of 1,212.22 feet, a 1/2-inch iron rod found for the common south corner of said Holzem-Cortez tract and said Ferris tract, and continuing for a total distance of **1,488.16** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 8) **N27°38'56"E**, a distance of **549.13** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
- 9) **S62°09'57"E**, a distance of **500.46** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being the common east corner of said Ferris tract and said AHSPE 45.25 acre tract;

**THENCE**, with the west right-of-way line of said Elroy Road and the east line of said AHSPE 45.25 acre tract, **S27°39'25"W**, a distance of **609.00** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 2.00 acres conveyed to Turn Won, LP, in Document No. 2012216566 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE 45.25 acre tract;

**THENCE**, leaving the west right-of-way line of said Elroy Road, with the south line of said AHSPE 45.25 acre tract, in part with the north line of said Turn Won tract, and in part with the north line of a called 120 acre tract conveyed to Turn Won, LP, in Document No. 2012216567 (O.P.R.T.C.T., said tract described in Volume 1973, Page 156 (D.R.T.C.T.)), **N62°09'14"W**, a distance of **3,228.90** feet to a 1-inch iron pipe (with square rod inside) found for an interior ell-corner hereof, said point being the northwest corner of said Turn Won 120 acre tract, and being an angle point in the east line of said AHSPE Tract 1, and being the southwest corner of said AHSPE 45.25 acre tract;

**THENCE**, with the common line of said Turn Won 120 acre tract and said AHSPE Tract 1, **S28°19'25"W**, a distance of **1,185.96** feet to a disturbed 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Turn Won 120 acre tract, and being in the north line of said AHSPE Tract 10, and being the southeast corner of said AHSPE Tract 1;

**THENCE**, with the common line of said Turn Won 120 acre tract and said AHSPE Tract 10, **S46°54'56"E**, a distance of **1,830.32** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northwest corner of Lot 1 of said Elroy Estates, Section One, and being the northeast corner of said AHSPE Tract 10;

**THENCE**, with the common line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following two (2) courses and distances:

- 1) **S42°13'04"W**, a distance of **600.25** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 2) **S46°49'02"E**, a distance of **414.89** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the northwest right-of-way line of said Elroy Road, and being at the northwest corner of said 0.024 Travis County (Save and Except) tract, and being in the southwest line of Lot 3 of said Elroy Estates, Section One;

**THENCE**, with the northwest right-of-way line of said Elroy Road and the northwest line of said 0.024 Travis County tract, over and across said AHSPE Tract 10, **S42°23'32"W**, a distance of **50.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the east line of said AHSPE Tract 10, and being in the northeast line of Lot 4 of said Elroy Estates, Section One, and being the southwest corner of said 0.024 acre Travis County tract, from which a 1/2-inch iron rod with "TCSD" aluminum cap found at a corner in the northwest right-of-way line of said Elroy Road, and being in the common line of Lots 4 and 5 of said Elroy Estates, Section One, and being the northwest corner of a

called 0.15 acre tract conveyed to Travis County, Texas, in Document No. 2015012408 (O.P.R.T.C.T.) bears, S42°23'31"W, a distance of 199.99 feet, and N46°54'49"W, a distance of 10.34 feet;

**THENCE**, leaving the northwest right-of-way line of said Elroy Road, with the common line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following three (3) courses and distances:

- 1) N46°49'02"W, a distance of 414.74 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) S42°13'04"W, a distance of 554.38 feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) S42°19'47"W, a distance of 436.07 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southeast corner hereof, said point being in the northeast right-of-way line of Farm to Market 812 (right-of-way varies), and being the common south corner of Lots 7 and 8 of said Elroy Estates, Section One, and being the southeast corner of said AHSPE Tract 10;

**THENCE**, with the northeast right-of-way line of said FM 812, and with the southwest line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following three (3) courses and distances:

- 1) N49°01'58"W, a distance of 194.84 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of curvature hereof,
- 2) Along the arc of a curve to the right, having an arc length of 201.56 feet, having a radius of 5,679.60 feet, and a chord that bears N48°17'55"W, a distance of 201.55 feet to a disturbed TxDot Type I concrete monument found for a point of tangency hereof, and
- 3) N48°19'26"W, a distance of 3.50 feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof, said point being at the common south corner of Lots 9 and 10 of said Elroy Estates, Section One, and being a corner in the south line of said AHSPE Tract 10;

**THENCE**, leaving the northeast right-of-way line of said FM 812, with the common line of Lots 9 and 10 of said Elroy Estates, Section One, and said AHSPE Tract 10, N42°18'02"E, a distance of 440.82 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof, said point being at the common north corner of Lots 9 and 10 of said Elroy Estates, Section One;

**THENCE**, with the common line of Lot 10 of said Elroy Estates, Section One, and said AHSPE Tract 10, the following two (2) courses and distances:

- 1) N47°58'31"W, a distance of 200.02 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 2) S42°08'29"W, a distance of 437.30 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the northeast right-of-way line of said FM 812, and being the common southwest corner of Lot 10 of said Elroy Estates, Section One and said AHSPE Tract 10;

**THENCE**, with the northeast right-of-way line of said FM 812 and the south line of said AHSPE Tract 10, N47°09'26"W, a distance of 60.29 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the southeast corner of Lot 12 of said Elroy Estates, Section Two, from which a 1/2-inch iron rod found in the northeast right-of-way line of said FM 812, and being the common south corner of Lots 14 and 15 of said Elroy Estates, Section Two bears, N47°11'19"W, a distance of 375.25 feet;

**THENCE**, leaving the northeast right-of-way line of said FM 812, with the common line of Lot 12 of said Elroy Estates, Section Two and said AHSPE Tract 10, N42°09'14"E, a distance of 249.89 feet to a 1/2-

inch iron rod found for an interior ell-corner hereof, said point being at the common east corner of Lots 11 and 12 of said Elroy Estates, Section Two;

**THENCE**, with the common line of Lot 11 of said Elroy Estates, Section Two and said AHSPE Tract 10, in part with the north lines of Lots 12-14, and in part with the east line of said Lot 15, all of said Elroy Estates, Section Two; the following two (2) courses and distances:

- 1) **N47°06'28"W**, a distance of **373.94** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
- 2) **N42°24'04"E**, a distance of **182.69** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an interior ell-corner hereof, said point being at the common north corner of Lots 11 and 15, both of said Elroy Estates, Section Two;

**THENCE**, with the common line of said Elroy Estates, Section Two and said AHSPE Tract 10, **N47°56'53"W**, a distance of **856.02** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an angle point hereof, said point being at the northeast corner of Lot 1 of S. Laws Addition, a subdivision recorded in Volume 52, Page 390 (P.R.T.C.T.), and being at the southeast corner of a called 0.51 acre tract conveyed to Travis County WCID #12 in Volume 1915, Page 68 (D.R.T.C.T.);

**THENCE**, with the common line of said Travis County WCID #12 tract and said AHSPE Tract 10, the following three (3) courses and distances:

- 1) **N28°16'19"E**, a distance of **150.90** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 2) **N61°52'56"W**, a distance of **150.60** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 3) **S28°20'26"W**, a distance of **75.03** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of Lot 2 of said S. Laws Addition;

**THENCE**, with the south line of said AHSPE Tract 10, in part with the north line of said S. Laws Addition, and in part with the east right-of-way line of Piland Triangle (right-of-way varies), **N61°39'47"W**, a distance of **340.15** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being at a corner in the east right-of-way line of said Piland Triangle, and being a corner in the south line of said AHSPE Tract 10;

**THENCE**, with the east right-of-way line of said Piland Triangle and the west line of said AHSPE Tract 10, the following two (2) courses and distances:

- 1) **N28°54'27"E**, a distance of **680.47** feet to a fence post found for an angle point hereof, and
- 2) **N30°25'26"W**, a distance of **32.62** feet to a fence post found for an angle point hereof, said point being at an angle point in the east right-of-way line of said Piland Triangle, and being the common south corner of said AHSPE Tract 10 and said AHSPE Tract 9;

**THENCE**, with the north right-of-way line of said Piland Triangle and the south line of said AHSPE Tract 9, **N62°49'14"W**, a distance of **1,644.66** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof, said point being at the transition of the north right-of-way line of said Piland Triangle and the north right-of-way line of said FM 812;

**THENCE**, with the north right-of-way line of said FM 812 and the south line of said AHSPE Tract 9, the following two (2) courses and distances:

- 1) Along the arc of a curve to the left, having an arc length of **186.66** feet, having a radius of **1,195.74** feet, and a chord that bears **N58°05'16"W**, a distance of **186.47** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of tangency hereof, and
- 2) **N62°30'10"W**, a distance of **1,464.59** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the southeast corner of a called 9.48 acre tract (described as Tract II) conveyed to Austin Racetrack Partners, LP, in Document No. 2012135780 (O.P.R.T.C.T.), and being the southwest corner of said AHSPE Tract 9;

**THENCE**, leaving the northeast right-of-way line of said FM 812, with the common line of said Austin Racetrack Tract II and said AHSPE Tract 9, **N27°17'34"E**, a distance of **1,675.13** feet to a 1/2-inch iron rod with illegible red cap found for an angle point hereof, said point being at an angle point in the east line of said Austin Racetrack Tract II, and being the common west corner of said AHSPE Tract 9 and said AHSPE Tract 3;

**THENCE**, with the common line of said Austin Racetrack Tract II and said AHSPE Tract 3, the following two (2) courses and distances:

- 1) **N26°59'02"E**, a distance of **147.60** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an interior ell-corner hereof, and
- 2) **N64°13'47"W**, a distance of **226.83** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of a called 20.00 acre (described as Tract I) conveyed to Austin Racetrack Partners, LP, in Document No. 2012135780 (O.P.R.T.C.T.), and being at the northwest corner of said Austin Racetrack Tract II;

**THENCE**, with the common line of said Austin Racetrack Tract I and said AHSPE Tract 3, **N64°33'05"W**, a distance of **402.58** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of a called 29.20 acre tract conveyed to Tim W. Reinhardt and Karol A. Flow in Volume 7863, Page 468 (D.R.T.C.T.), and being the northwest corner of said Austin Racetrack Tract I;

**THENCE**, with the common line of said Reinhardt-Flow tract and said AHSPE Tract 3, **N64°03'00"W**, a distance of **786.84** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the east line of a called 13.96 acre tract conveyed to Ralph & Louise Reinhardt in Volume 7388, Page 98 (D.R.T.C.T.), and being the northwest corner of said Reinhardt-Flow tract;

**THENCE**, with the common line of said Reinhardt tract and said AHSPE Tract 3, **N27°03'38"E**, a distance of **1,655.84** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the south right-of-way line of said McAngus Road, and being the common north corner of said Reinhardt tract and said AHSPE Tract 3;

**THENCE**, with the south right-of-way line of said McAngus Road and the north line of said AHSPE Tract 3, the following two (2) courses and distances:

- 1) **S62°22'41"E**, a distance of **223.53** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **S18°48'27"E**, a distance of **62.50** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

**THENCE**, continuing with the north line of said AHSPE Tract 3, in part with the south right-of-way line of said McAngus Road, and in part with the south line of a 40-foot right-of-way (partially dedicated as a 20' public road in Volume 180, Page 422 (D.R.T.C.T.)), the following two (2) courses and distances:

- 1) **S63°04'52"E**, a distance of **1,118.22** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an angle point hereof, and
- 2) **S62°10'32"E**, a distance of **21.69** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, said point being at the southeast terminus of said 40-foot right-of-way, and being at a corner in the common line of said AHSPE Tract 3 and said AHSPE Tract 1;

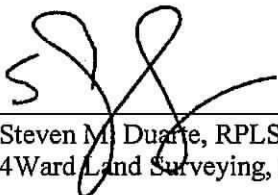
**THENCE**, with the east and north right-of-way line of said 40-foot right-of-way and the south line of said AHSPE Tract 1, the following two (2) courses and distances:

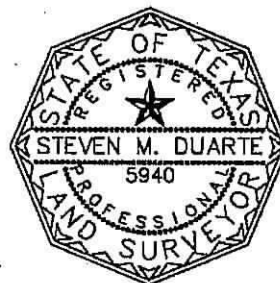
- 1) **N26°24'24"E**, a distance of **41.76** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, and
- 2) **N62°36'28"W**, a distance of **1,109.54** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the intersection of the north right-of-way line of said 40-foot right-of-way with the east right-of-way line of said McAngus Road, and being the southwest corner of said AHSPE Tract 1;

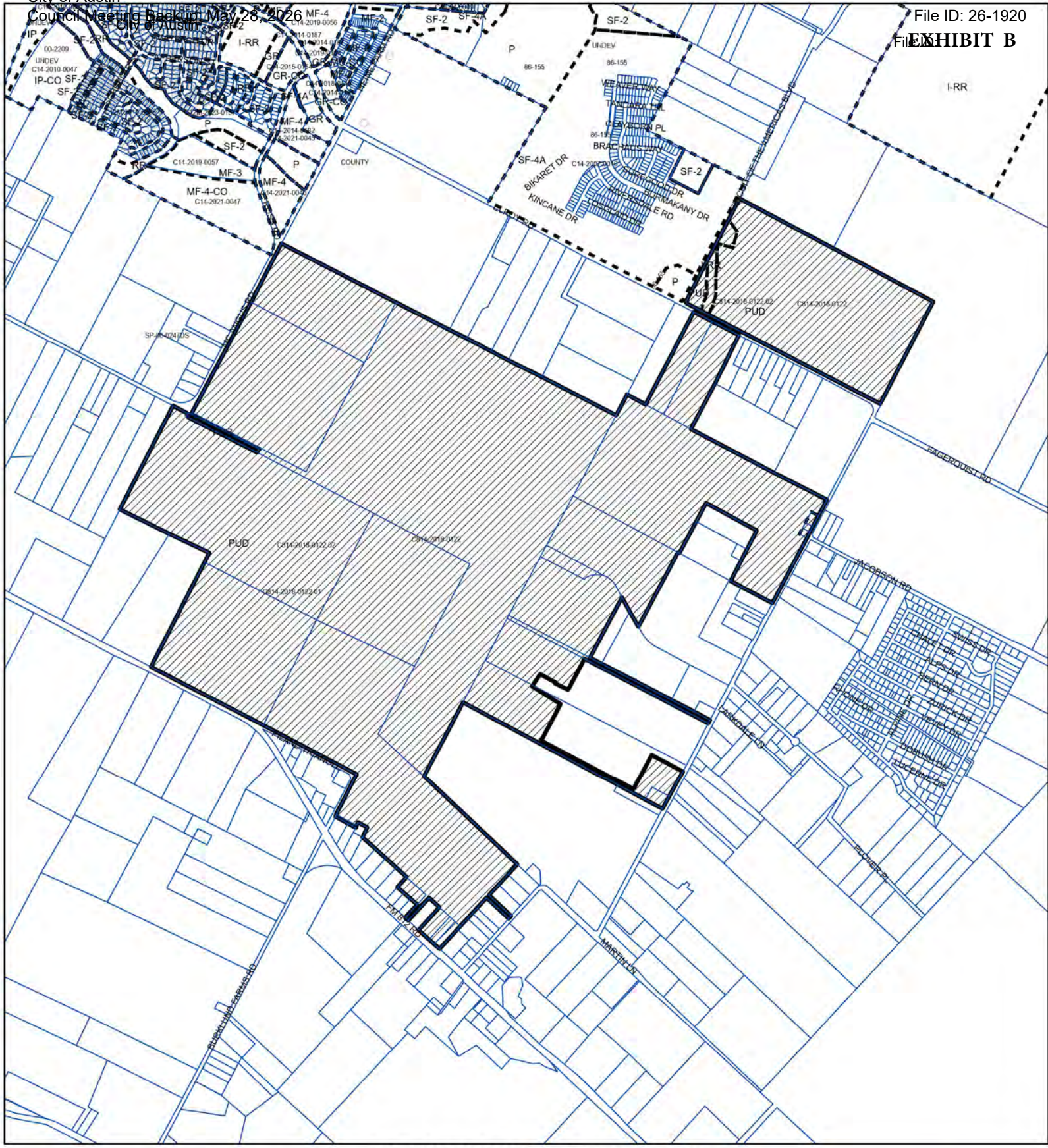
**THENCE**, with the east right-of-way line of said McAngus Road and the west line of said AHSPE Tract 1, **N28°04'33"E**, passing at a distance of 1,779.32 feet, a 1/2-inch iron rod found, and continuing for a total distance of **2,746.46** feet to the **POINT OF BEGINNING** and containing 1,037.1022 acres (45,176,171 square feet) more or less.




Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000030256207. See attached sketch (reference drawing: 00662.dwg.)


  
5/8/2018  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2018-0122.03**

400 Feet  


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**EXHIBIT C**

**ZONING USE SUMMARY TABLE  
CIRCUIT OF THE AMERICAS (COTA) EXPANSION PUD C814-2018-0122  
AUGUST 2020**

| <b>Land Use</b>                       | <b>Area 6<br/>Conference<br/>District<br/>CS</b> | <b>Area 5<br/>Entertainment<br/>+ Stadium<br/>District<br/>CS</b> | <b>Area 4<br/>Resort +<br/>Sports<br/>District<br/>CS</b> | <b>Area 3<br/>Business +<br/>Car Club<br/>District<br/>CS</b> | <b>Area 2<br/>Hospitality +<br/>Car<br/>Enthusiast<br/>District<br/>CS</b> | <b>Area 1<br/>Amusement<br/>District<br/>CS</b> | <b>Area 7<br/>COTA +<br/>Track<br/>District<br/>CS</b> | <b>Area 8<br/>Commercial<br/>+ Parkland<br/>District<br/>CS</b> | <b>Area 9<br/>Car Club<br/>District<br/>CS</b> |
|---------------------------------------|--|---|---|---|--|---|--|---|--|
| <b>RESIDENTIAL USES</b>               |  |   |   |   |  |   |  |   |  |
| Bed & Breakfast<br>(Group 1)          | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Bed & Breakfast<br>(Group 2)          | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Condominium<br>Residential            | NP   | NP  | P   | NP  | P  | NP  | NP   | P   | NP   |
| Duplex Residential                    | NP   | NP  | NP  | NP  | P  | NP  | NP   | NP  | NP   |
| Group Residential                     | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Mobile Home<br>Residential            | NP   | NP  | NP  | P   | P  | NP  | NP   | P   | P  |
| Multifamily Residential               | NP   | NP  | NP  | NP  | P  | P   | NP   | P   | NP   |
| Retirement Housing<br>(Small Site)    | NP   | NP  | NP  | NP  | P  | P   | NP   | P   | NP   |
| Retirement Housing<br>(Large Site)    | NP   | NP  | NP  | NP  | P  | P   | NP   | P   | NP   |
| Single-Family<br>Attached Residential | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Single-Family<br>Residential          | NP   | NP  | NP  | NP  | P  | P   | NP   | P   | NP   |

P = Permitted

NP = Not Permitted

C = Conditional Use

General Notes:

Industrial Uses are subject to LDC 25-2-648

| <b>Land Use</b>                     | <b>Area 6<br/>Conference<br/>District<br/>CS</b> | <b>Area 5<br/>Entertainment +<br/>Stadium District<br/>CS</b> | <b>Area 4<br/>Resort +<br/>Sports<br/>District<br/>CS</b> | <b>Area 3<br/>Business +<br/>Car Club<br/>District<br/>CS</b> | <b>Area 2<br/>Hospitality +<br/>Car<br/>Enthusiast<br/>District<br/>CS</b> | <b>Area 1<br/>Amusement<br/>District<br/>CS</b> | <b>Area 7<br/>COTA +<br/>Track<br/>District<br/>CS</b> | <b>Area 8<br/>Commercial +<br/>Parkland<br/>District<br/>CS</b> | <b>Area 9<br/>Car Club<br/>District<br/>CS</b> |
|-------------------------------------|--|---|---|---|--|---|--|---|--|
| Small Lot Single-Family Residential | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Townhouse Residential               | NP   | NP  | NP  | NP  | P  | NP  | NP   | P   | NP   |
| Two-Family Residential              | NP   | NP  | NP  | NP  | P  | NP  | NP   | P   | NP   |
| Short-Term Rental                   | NP   | NP  | P   | NP  | P  | NP  | NP   | P   | NP   |
| <b>COMMERCIAL USES</b>              |  |   |   |   |  |   |  |   |  |
| Administrative and Business Offices | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Adult Oriented Businesses           | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Agricultural Sales and Services     | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Alternative Financial Services      | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Art Gallery                         | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Art Workshop                        | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Automotive Rentals                  | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Automotive Repair Services          | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Automotive Sales                    | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Automotive Washing (of any kind)    | P  | P   | P   | P   | P  | P   | P  | P   | P  |

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|---|--|---|---|---|--|---|--|---|--|
| Bail Bond Services                        | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Building<br>Maintenance Services          | NP   | NP  | NP  | P   | NP   | NP  | P  | P   | P  |
| Business or Trade School                  | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Business Support<br>Services              | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Campground                                | NP   | NP  | P   | P   | P  | NP  | P  | P   | P  |
| Carriage Stable                           | NP   | NP  | NP  | NP  | NP   | P   | NP   | NP  | NP   |
| Cocktail Lounge                           | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Commercial Blood<br>Plasma Center         | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Commercial Off-Street<br>Parking          | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Communication Services                    | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Construction Sales and<br>Services        | NP   | P   | P   | P   | P  | P   | NP   | P   | P  |
| Consumer Convenience<br>Services          | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Consumer Repair<br>Services               | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Convenience Storage                       | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Drop-Off Recycling<br>Collection Facility | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |

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|-------------------------------------|--|---|--|--|--|---------------------------------------|---|--|--------------------------------------|
| Electronic Prototype Assembly       | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Electronic Testing                  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Equipment Repair Services           | NP                                     | P   | P  | P  | P  | P                                     | NP  | NP   | NP                                   |
| Equipment Sales                     | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Exterminating Services              | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Financial Services                  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Food Preparation                    | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Food Sales                          | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Funeral Services                    | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| General Retail Services Convenience | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| General Retail Services General     | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Hotel-Motel                         | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Indoor Entertainment                | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Indoor Sports and Recreation        | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Kennels                             | NP                                     | P   | NP   | NP   | P  | NP                                    | P   | P  | P                                    |
| Laundry Services                    | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Liquor Sales                        | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |

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|---|--|---|--|--|--|---------------------------------------|---|--|--------------------------------------|
| Marina  | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Medical Offices<br>exceeding 5000 sq. ft.<br>gross floor area     | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Medical Offices not<br>exceeding 5000 sq. ft.<br>gross floor area | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Monument Retail Sales   | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Observation Tower   | C                                      | P   | C  | C  | C  | C                                     | C   | C  | C                                    |
| Off-Site Accessory<br>Parking                                     | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Outdoor Entertainment   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Outdoor Sports and<br>Recreation                                  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Pawn Shop Services  | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Pedicab Storage and<br>Dispatch                                   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Personal Improvement<br>Services                                  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Personal Services   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Pet Services  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Plant Nursery   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |

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|---|--|---|--|--|--|---------------------------------------|---|--|--------------------------------------|
| Printing and Publishing                   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Professional Office                       | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Recreational Equipment<br>Maint & Storage | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Recreational Equipment<br>Sales           | NP                                     | P   | P  | P  | P  | P                                     | NP  | NP   | NP                                   |
| Research Assembly<br>Services             | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Research Services                         | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Research Testing<br>Services              | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Research<br>Warehousing Services          | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Restaurant (General)                      | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Restaurant (Limited)                      | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Scrap and Salvage                         | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Service Station                           | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Software Development                      | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Special Use Historic                      | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Stables                                   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Theatre                                   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Vehicle Storage                           | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |

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|---|--|---|---|---|--|---|--|---|--|
| Veterinary Services                     | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| <b>INDUSTRIAL USES</b>                  |  |   |   |   |  |   |  |   |  |
| Basic Industry                          | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Custom Manufacturing                    | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| General Warehousing and<br>Distribution | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Light Manufacturing                     | NP   | NP  | NP  | P   | NP   | NP  | P  | P   | P  |
| Limited Warehousing and<br>Distribution | NP   | NP  | NP  | P   | P  | NP  | P  | P   | P  |
| Recycling Center                        | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Resource Extraction                     | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| <b>AGRICULTURAL USES</b>                |  |   |   |   |  |   |  |   |  |
| Animal Production                       | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Aquaponic System                        | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Community Garden                        | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Crop Production                         | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Horticulture                            | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Support Housing                         | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Urban Farm                              | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Market Garden                           | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Indoor Crop Production                  | P  | P   | P   | P   | P  | P   | P  | P   | P  |

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|--------------------------------------|--|---|--|--|--|---------------------------------------|---|--|--------------------------------------|
| <b>CIVIC USES</b>                    |  |   |  |  |  |                                       |   |  |                                      |
| Administrative Services              | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Aviation Facilities                  | NP                                     | NP  | P  | NP   | P  | P                                     | P   | P  | NP                                   |
| Camp                                 | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Cemetery                             | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Club or Lodge                        | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| College and University<br>Facilities | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Communication Service<br>Facilities  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Community Events                     | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Community Recreation<br>(Private)    | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Community Recreation<br>(Public)     | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Congregate Living                    | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Convalescent Services                | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Convention Center                    | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Counseling Services                  | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Cultural Services                    | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Day Care Service<br>Commercial       | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Day Care Services<br>(General)       | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |

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|---------------------------------------|--|---|--|--|--|---------------------------------------|---|--|--------------------------------------|
| Day Care Service<br>(Limited)         | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Detention Facilities                  | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Employee Recreation                   | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Family Home                           | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Group Home, Class I<br>(General)      | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Group Home, Class I<br>(Limited)      | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Group Home, Class II                  | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Guidance Services                     | NP                                     | NP  | NP   | NP   | NP   | NP                                    | NP  | NP   | NP                                   |
| Hospital Services<br>(General)        | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Hospital Service<br>(Limited)         | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Local Utility Services                | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Maintenance and Service<br>Facilities | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Major Public Facilities               | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |
| Major Utility Facilities              | P                                      | P   | P  | P  | P  | P                                     | P   | P  | P                                    |

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|--|--|---|---|---|--|---|--|---|--|
| Military Installations                 | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Park and Recreation Services (General) | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Park and Recreation Services (Special) | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Postal Facilities                      | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Private Primary Education Facilities   | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Private Secondary Education Facilities | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Public Primary Education Facilities    | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Public Secondary Education Facilities  | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Railroad Facilities                    | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Religious Assembly                     | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Residential Treatment                  | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Safety Services                        | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Telecommunication Tower                | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| Transitional Housing                   | NP   | NP  | NP  | NP  | NP   | NP  | NP   | NP  | NP   |
| Transportation Terminal                | P  | P   | P   | P   | P  | P   | P  | P   | P  |
| All other Civic Uses                   | P  | P   | P   | P   | P  | P   | P  | P   | P  |

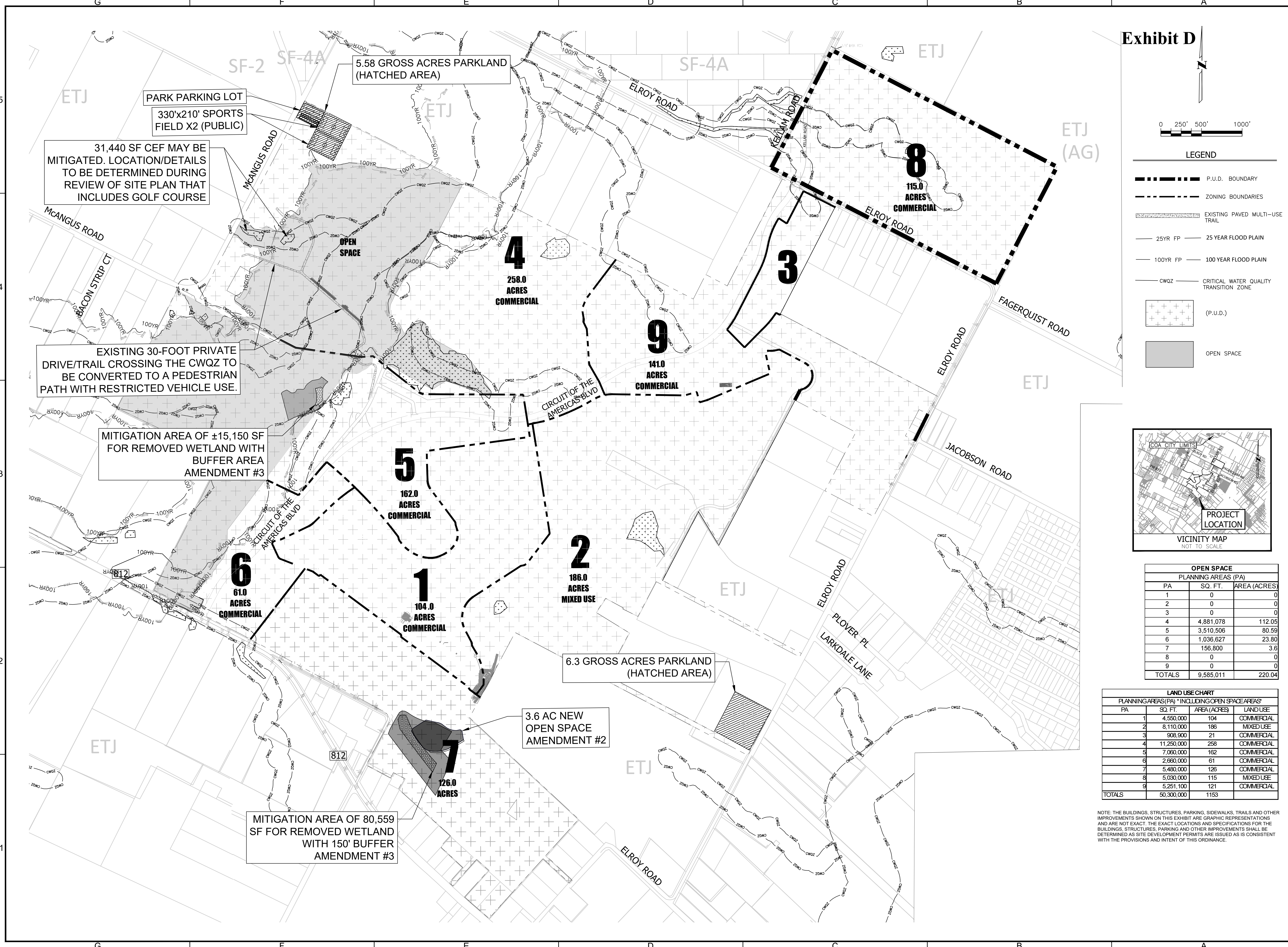
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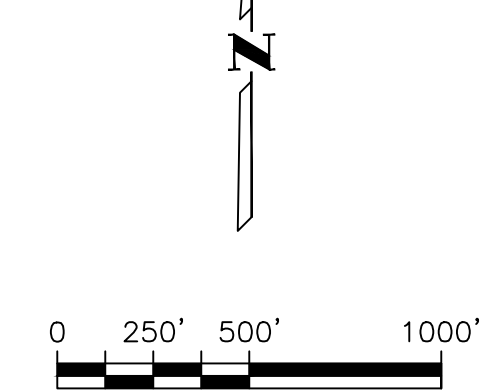
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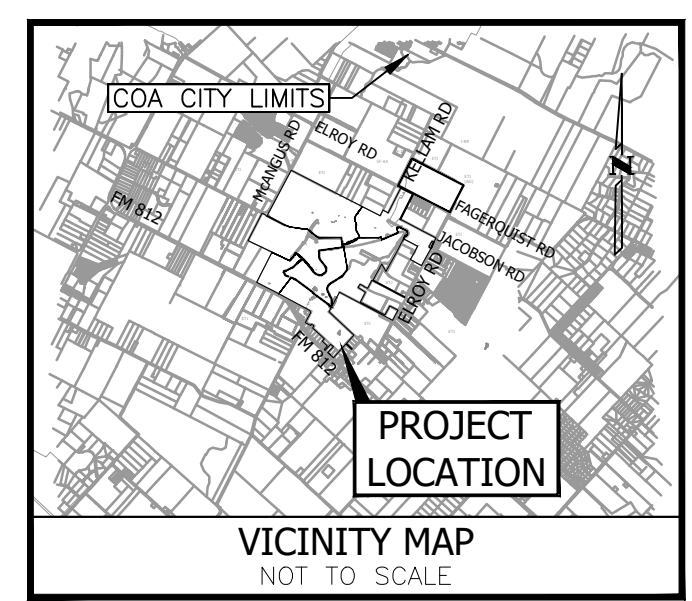


**Exhibit D**



**LEGEND**

- P.U.D. BOUNDARY
- ZONING BOUNDARIES
- EXISTING PAVED MULTI-USE TRAIL
- 25YR FP 25 YEAR FLOOD PLAIN
- 100YR FP 100 YEAR FLOOD PLAIN
- CWQZ CRITICAL WATER QUALITY TRANSITION ZONE
- + (P.U.D.)
- OPEN SPACE



**OPEN SPACE**

| PLANNING AREAS (PA) |                  |               |
|---------------------|------------------|---------------|
| PA                  | SQ. FT.          | AREA (ACRES)  |
| 1                   | 0                | 0             |
| 2                   | 0                | 0             |
| 3                   | 0                | 0             |
| 4                   | 4,881,078        | 112.05        |
| 5                   | 3,510,506        | 80.59         |
| 6                   | 1,036,627        | 23.80         |
| 7                   | 156,800          | 3.6           |
| 8                   | 0                | 0             |
| 9                   | 0                | 0             |
| <b>TOTALS</b>       | <b>9,585,011</b> | <b>220.04</b> |

**LAND USE CHART**

| PLANNING AREAS (PA) * INCLUDING OPEN SPACE AREAS* |                   |              |            |
|---|-------------------|--------------|------------|
| PA  | SQ. FT.           | AREA (ACRES) | LAND USE   |
| 1   | 4,550,000         | 104          | COMMERCIAL |
| 2   | 8,110,000         | 186          | MIXED USE  |
| 3   | 908,900           | 21           | COMMERCIAL |
| 4   | 11,250,000        | 258          | COMMERCIAL |
| 5   | 7,060,000         | 162          | COMMERCIAL |
| 6   | 2,660,000         | 61           | COMMERCIAL |
| 7   | 5,480,000         | 126          | COMMERCIAL |
| 8   | 5,030,000         | 115          | MIXED USE  |
| 9   | 5,251,100         | 121          | COMMERCIAL |
| <b>TOTALS</b>                                     | <b>60,300,000</b> | <b>1153</b>  |            |

NOTE: THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

**Kimley** **Horn**

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
Austin, Texas 78746  
PHONE: 512-646-2237  
WWW.KIMLEY-HORN.COM  
C 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPE Firm No. 928

PUD Exhibits recreated from WG's original PUD documents by Kimley-Horn for the purposes of COTA PUD Amendment #3 Only

**PROJECT:**  
CIRCUIT OF THE AMERICAS EXPANSION  
9201 CIRCUIT OF THE AMERICAS BOULEVARD  
AUSTIN, TRAVIS COUNTY, TEXAS 78617

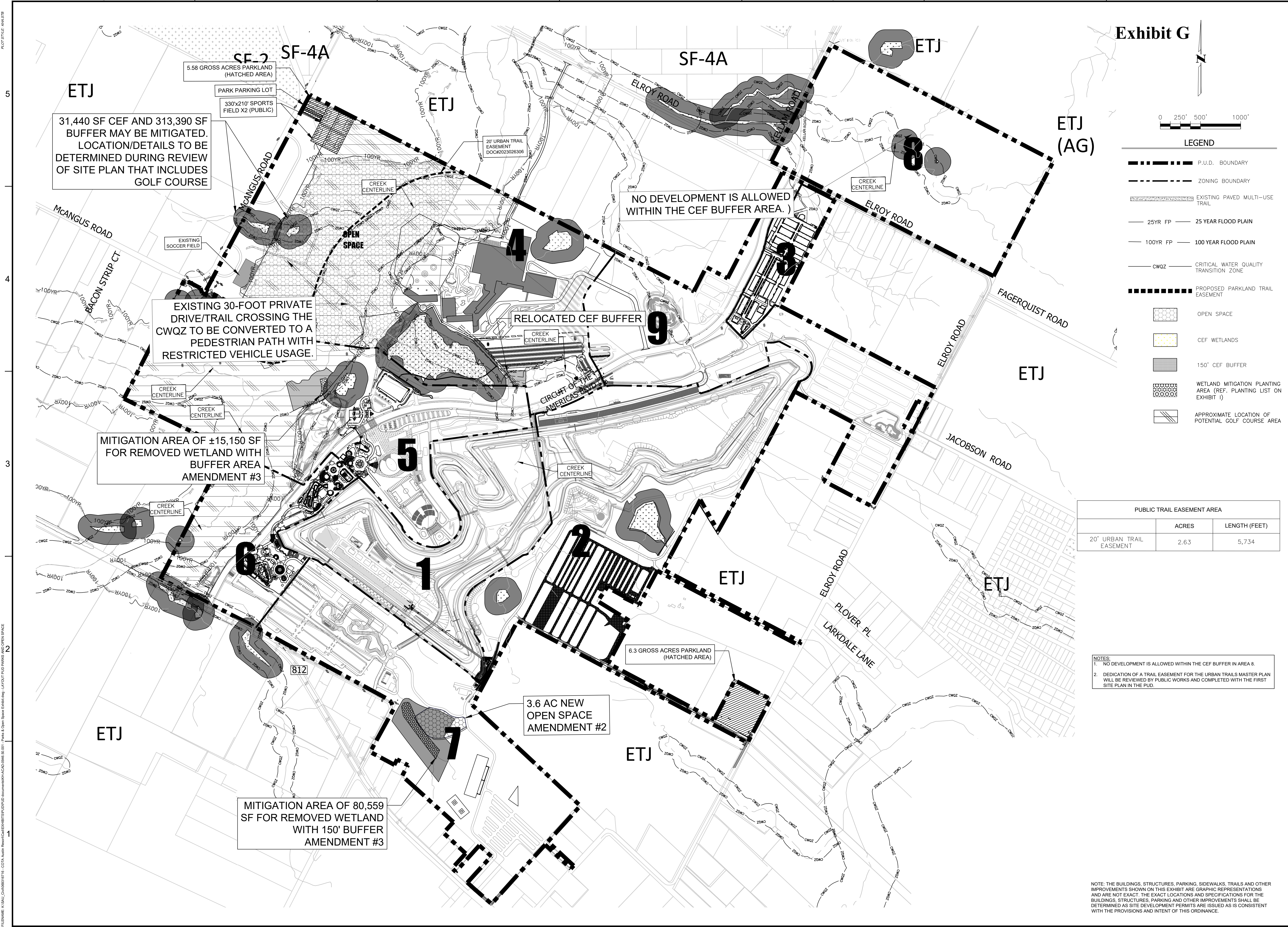
**SHEET TITLE:**  
PUD LAND USE PLAN

**C001**





# Exhibit G



31,440 SF CEF AND 313,390 SF BUFFER MAY BE MITIGATED. LOCATION/DETAILS TO BE DETERMINED DURING REVIEW OF SITE PLAN THAT INCLUDES GOLF COURSE

EXISTING 30-FOOT PRIVATE DRIVE/TRAIL CROSSING THE CWQZ TO BE CONVERTED TO A PEDESTRIAN PATH WITH RESTRICTED VEHICLE USAGE.

MITIGATION AREA OF ±15,150 SF FOR REMOVED WETLAND WITH BUFFER AREA AMENDMENT #3

MITIGATION AREA OF 80,559 SF FOR REMOVED WETLAND WITH 150' BUFFER AMENDMENT #3

NO DEVELOPMENT IS ALLOWED WITHIN THE CEF BUFFER AREA.

3.6 AC NEW OPEN SPACE AMENDMENT #2

6.3 GROSS ACRES PARKLAND (HATCHED AREA)

**LEGEND**

- P.U.D. BOUNDARY
- ZONING BOUNDARY
- EXISTING PAVED MULTI-USE TRAIL
- 25YR FP — 25 YEAR FLOOD PLAIN
- 100YR FP — 100 YEAR FLOOD PLAIN
- CWQZ — CRITICAL WATER QUALITY TRANSITION ZONE
- PROPOSED PARKLAND TRAIL EASEMENT
- OPEN SPACE
- CEF WETLANDS
- 150' CEF BUFFER
- WETLAND MITIGATION PLANTING AREA (REF. PLANTING LIST ON EXHIBIT 1)
- APPROXIMATE LOCATION OF POTENTIAL GOLF COURSE AREA

| PUBLIC TRAIL EASEMENT AREA |       |               |
|----------------------------|-------|---------------|
|                            | ACRES | LENGTH (FEET) |
| 20' URBAN TRAIL EASEMENT   | 2.63  | 5,734         |

**NOTES:**  
 1. NO DEVELOPMENT IS ALLOWED WITHIN THE CEF BUFFER IN AREA 8.  
 2. DEDICATION OF A TRAIL EASEMENT FOR THE URBAN TRAILS MASTER PLAN WILL BE REVIEWED BY PUBLIC WORKS AND COMPLETED WITH THE FIRST SITE PLAN IN THE PUD.

NOTE: THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

PROPOSED SITE UPDATED: 10/17/2024

**Kimley-Horn**  
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 C 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 TBPE Firm No. 928

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PROJECT: **CIRCUIT OF THE AMERICAS EXPANSION**  
 9201 CIRCUIT OF THE AMERICAS BOULEVARD  
 AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE: **PUD PARKS AND OPEN SPACE**

**C004**

C814-2018-0122



LAST MODIFIED: 11/15/2024  
 PLOTTED BY: MARISA WYNN  
 PLOTTED WITH DWG TO PDF PC  
 PLOT STYLE: BW\_VEGE.DWT

# Exhibit I

## CWQZ and Blackland Prairie Restoration Planting Plan

- Trees & Shrubs**
- Seedlings spaced 3' apart (4,840 seedlings/acre) with one large growing species for every two small growing species.
  - Seedlings planted in the period between November and February.
  - Diverse species mix is required. No species represents more than 20% within each size category.
  - A 30% survival should be achieved and dead seedlings below the threshold shall be replaced within 1 year of initial planting.

| Type  | Name (Species)  | Percentage of type |
|---|---|--------------------|
| Large Species                               | Eastern red cedar ( <i>Juniperus virginiana</i> )         | ≤20                |
|   | Cedar Elm ( <i>Ulmus crassifolia</i> )                    | ≤20                |
|   | Eastern cottonwood ( <i>Populus deltoides</i> )           | ≤20                |
|   | Pecan ( <i>Carya illinoensis</i> )                        | ≤20                |
|   | Black cherry ( <i>Prunus serotina</i> var. <i>exima</i> ) | ≤20                |
|   | Sycamore ( <i>Platanus occidentalis</i> )                 | ≤20                |
| Small Species                               | Common persimmon ( <i>Diospyros virginiana</i> )          | ≤20                |
|   | Roughleaf dogwood ( <i>Cornus drummondii</i> )            | ≤20                |
|   | Yaupon holly ( <i>Ilex vomitoria</i> )                    | ≤20                |
|   | Texas ash ( <i>Fraxinus texana</i> )                      | ≤20                |
|   | Texas mountain laurel ( <i>Sophora secundiflora</i> )     | ≤20                |
|   | Whitebrush ( <i>Aloysia gratissima</i> )                  | ≤20                |
| Mexican plum ( <i>Prunus mexicana</i> )     | ≤20   |                    |
| Eastern redbud ( <i>Cercis canadensis</i> ) | ≤20   |                    |

- Herbaceous Plants**
- Seed application rate to be 10 pounds per acre (Source: Native American Seed Company).
  - Seeding to take place concurrently with planting of trees and shrubs.
  - Diverse species mix is required.
  - Mow area short, expose soil and till no more than 1 inch deep.
  - Sow seeds so that seeds touch the soil and roll or pack.

| Type     | Name (Species)                                       |
|----------|--|
| Grasses* | Big bluestem ( <i>Andropogon gerardii</i> )          |
|          | Broomsedge bluestem ( <i>Andropogon virginicus</i> ) |
|          | Sideoats grama ( <i>Bouteloua curtipendula</i> )     |

| Type   | Name (Species)                                     |
|--|--|
| Forbs*   | Buffalograss ( <i>Bouteloua dactyloides</i> )      |
|  | Inland seaot (Chasmanthium latifolium)             |
|  | Hooded windmill grass ( <i>Chloris cucullata</i> ) |
|  | Canada wildrye ( <i>Elymus canadensis</i> )        |
|  | Virginia wildrye ( <i>Elymus virginicus</i> )      |
|  | Sand lovegrass ( <i>Eragrostis trichodes</i> )     |
|  | Texas cupgrass ( <i>Eriochloa sericea</i> )        |
|  | Green sprangletop ( <i>Leptochloa dubia</i> )      |
|  | Switchgrass ( <i>Panicum virgatum</i> )            |
|  | Florida paspalum ( <i>Paspalum floridanum</i> )    |
|  | Plains bristlegass ( <i>Setaria leucopila</i> )    |
|  | Little bluestem ( <i>Schizachyrium scaparium</i> ) |
|  | Indiangrass ( <i>Sorghastrum nutans</i> )          |
|  | Sand dropseed ( <i>Sporobolus cryptandrus</i> )    |
|  | White tridens ( <i>Tridens albescens</i> )         |
|  | Purpletop ( <i>Tridens flavus</i> )                |
|  | Eastern gamagrass ( <i>Tripsacum dactyloides</i> ) |
|  | Prairie agalinis ( <i>Agalinis heterophylla</i> )  |
|  | Rose milkweed ( <i>Asclepias incarnata</i> )       |
|  | Showy milkweed ( <i>Asclepias speciosa</i> )       |
| Butterflyweed ( <i>Asclepias tuberosa</i> )                          |  |
| Winecup ( <i>Callirhoe involucrata</i> )                             |  |
| Annual Winecup ( <i>Callirhoe leiocarpa</i> )                        |  |
| American basketflower ( <i>Centaurea americana</i> )                 |  |
| Partridge pea ( <i>Chamaecrista fasciculata</i> )                    |  |
| Purple prairie clover ( <i>Dalea purpurea</i> var. <i>purpurea</i> ) |  |
| Illinois bundleflower ( <i>Desmanthus illinoensis</i> )              |  |
| Clasping coneflower ( <i>Dracopis amplexicaulis</i> )                |  |
| Cutleaf daisy ( <i>Engelmannia peristena</i> )                       |  |
| Rattlesnake master ( <i>Eryngium yuccifolium</i> )                   |  |
| Indian blanket ( <i>Gaillardia pulchella</i> )                       |  |

| Type   | Name (Species)   |
|--------|--|
| Forbs* | Prairie verbena ( <i>Glandularia bipinnatifida</i> var. <i>bipinnatifida</i> ) |
|        | Common sunflower ( <i>Helianthus annuus</i> )                                  |
|        | Standing cypress ( <i>Ipomopsis rubra</i> )                                    |
|        | Texas yellow star ( <i>Lindheimeri texana</i> )                                |
|        | Lemon mint ( <i>Monarda citriodora</i> )                                       |
|        | Foxglove ( <i>Penstemon cobaea</i> )   |
|        | Plains coreopsis ( <i>Coreopsis tinctoria</i> )                                |
|        | Black-eyed Susan ( <i>Rudbeckia hirta</i> )                                    |
|        | Mealy blue sage ( <i>Salvia farinacea</i> )                                    |
|        | White rosinweed ( <i>Silphium albidiflorum</i> )                               |

\*Plant list is from Native American Seed Company - Blackland Prairie Mix as of February 5, 2020. Components of the mix may vary slightly due to availability. The mix contains 5 of the 8 grasses and 6 of the 11 forbs in COA Standard Specification Manual, Series 600, Item 6095 and contains 44 species in total.

### WETLAND MITIGATION AREA PLANTINGS\*

| Species | Quantity | Planting Date | Planting Method | Notes |
|---------|----------|---------------|-----------------|-------|
| ...     | ...      | ...           | ...             | ...   |

\*FROM ECM TABLE 1-9E OR APPROVED EQUAL

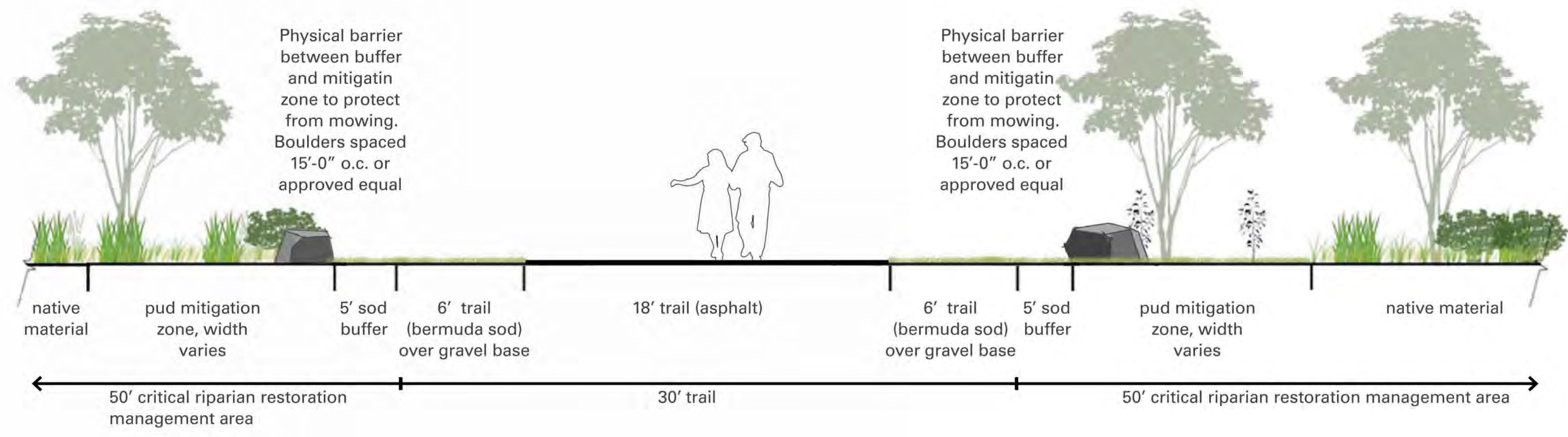
## Additional Blackland Prairie Restoration Area Planting Plan

- Seed application rate to be 10 pounds per acre (Source: Native American Seed Company).
- Seeding to take place concurrently with planting of trees and shrubs.
- Diverse species mix is required.
- Mow area short, expose soil and till no more than 1 inch deep.
- Sow seeds so that seeds touch the soil and roll or pack.

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| Type   | Name (Species)   |
|--|--|
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|  | Purple prairie clover ( <i>Dalea purpurea</i> var. <i>purpurea</i> )           |
|  | Illinois bundleflower ( <i>Desmanthus illinoensis</i> )                        |
|  | Clasping coneflower ( <i>Dracopis amplexicaulis</i> )                          |
|  | Cutleaf daisy ( <i>Engelmannia peristena</i> )                                 |
|  | Rattlesnake master ( <i>Eryngium yuccifolium</i> )                             |
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\*Revegetate critical riparian restoration management areas that have been clear cut. reference existing and proposed environmental mitigation sheet and restoration planting details for plant material species and spacing.



circuit of the americas

CWQZ Trail Crossing and Mitigation Elevation

Austin, Texas  
04/17/2020

NOTE: Trail Crossing has been updated and constructed per Correction 30 of the Formula One (SP-2011-0053D (R1) plans

TBG - (512) 327 1011 - tbgnpartners.com  
1705 Guadalupe St, Suite 500, Austin, Texas 78701  
The information shown is subject to change without notice.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

512.668.6590

WGInc.com

2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS 78702



PROJECT: CIRCUIT OF THE AMERICAS EXPANSION  
9201 CIRCUIT OF THE AMERICAS BOULEVARD  
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE: RESTORATION PLANTING DETAILS

C006

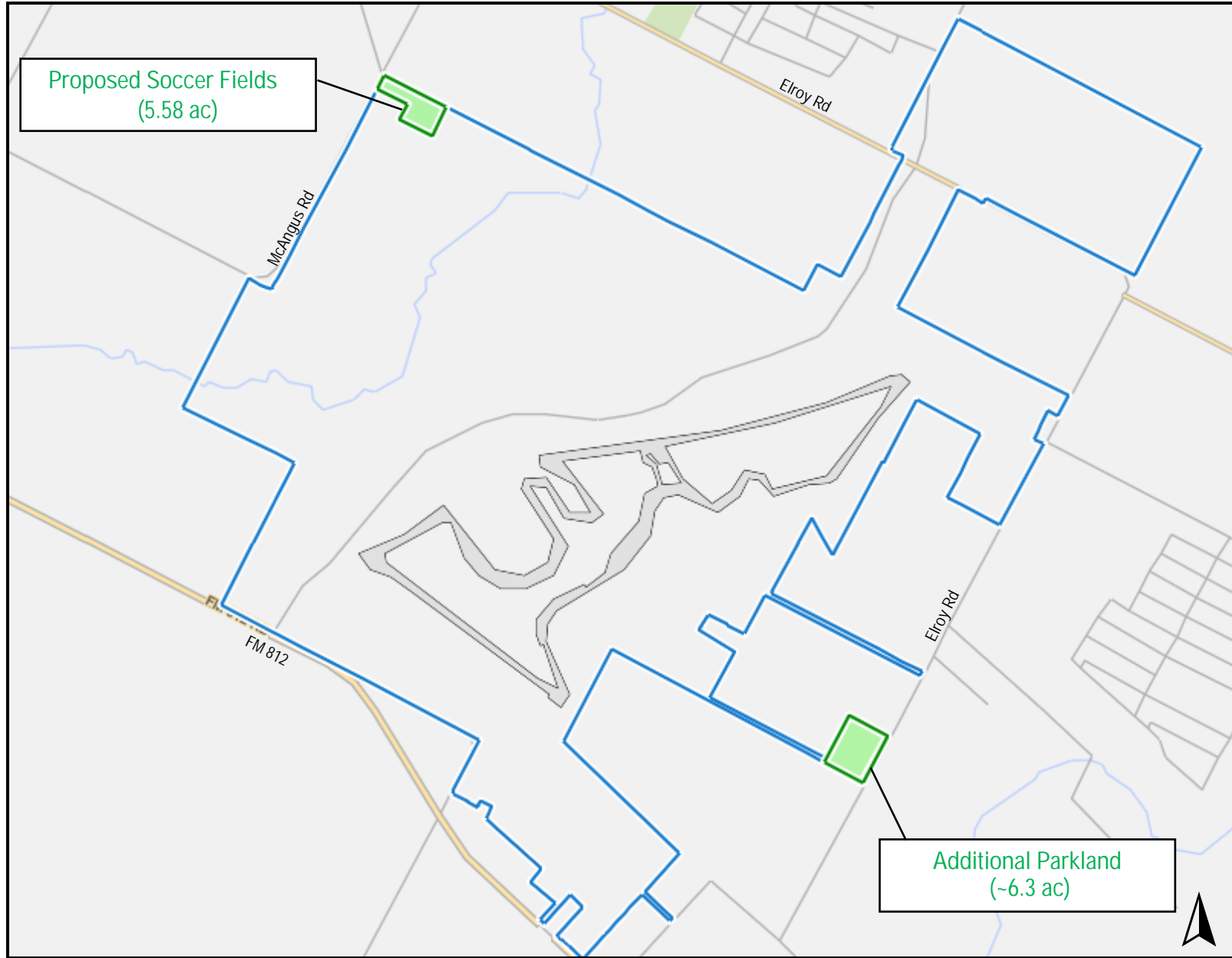
C814-2018-0122



# Property Profile

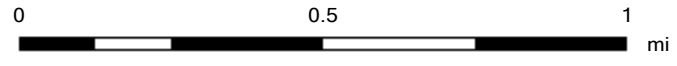
## COTA Parkland Relocation

### EXHIBIT "J"



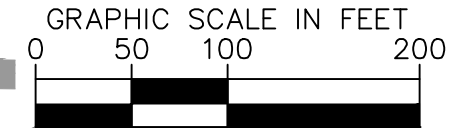
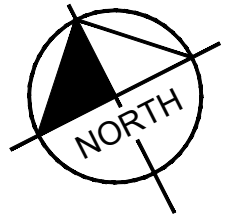
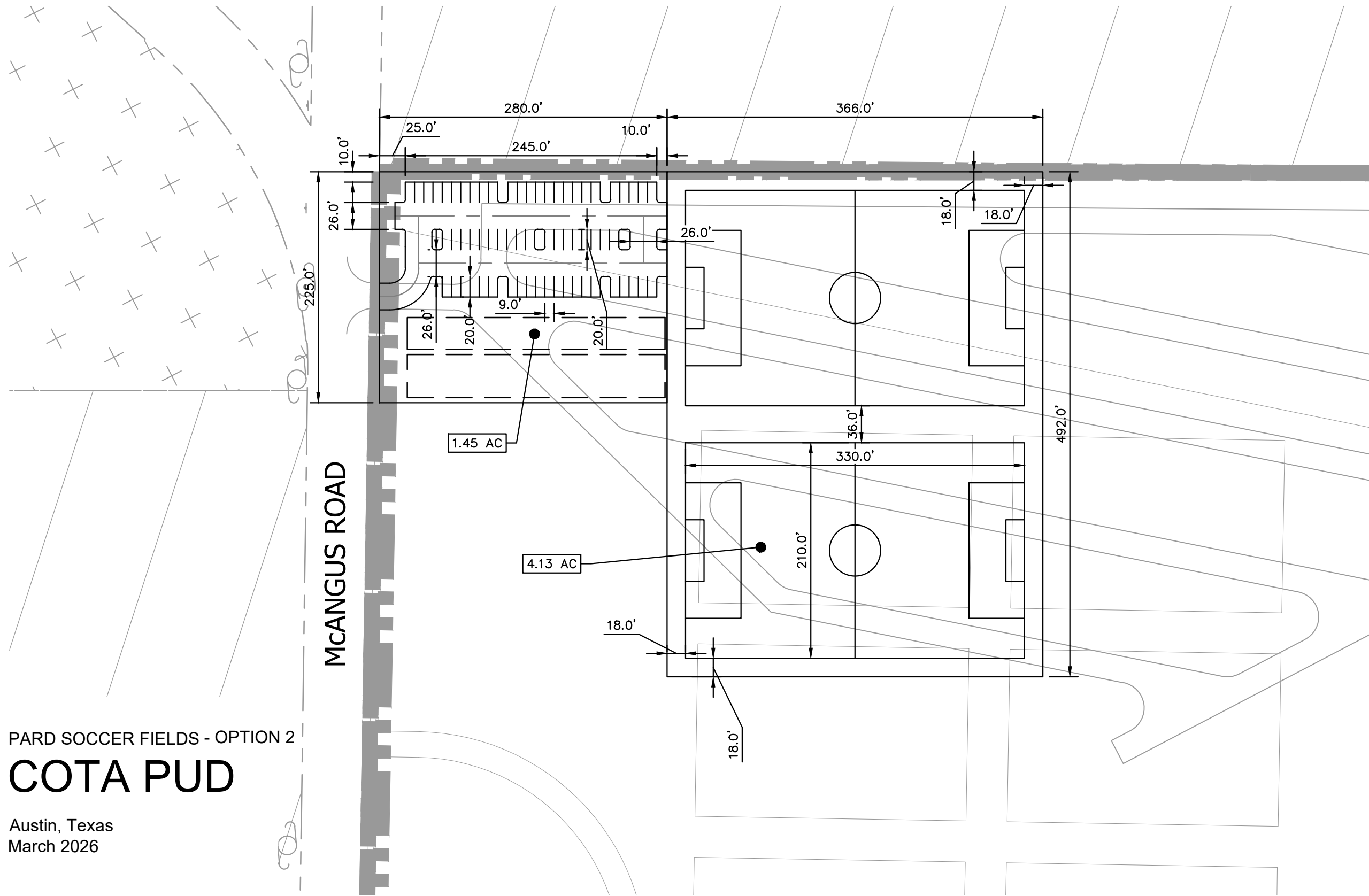
#### Legend

#### Notes



3/16/2026

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



|              |         |
|--------------|---------|
| SOCCER FIELD | 4.13 AC |
| PARKING AREA | 1.45 AC |
| TOTAL AREA   | 5.58 AC |

PARKING COUNT: 64 SPACES

- DIMENSIONAL NOTES:
- PARKING SPACE = 20'x9'
  - DRIVE AISLES = 26'

PARD SOCCER FIELDS - OPTION 2

# COTA PUD

Austin, Texas  
March 2026

## Kimley»Horn

5301 Southwest Pkwy  
Building 2, Suite 100  
Austin, Texas 78735  
512-646-2237  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

| Land dedicated as Parkland (Acres) | <b>EXHIBIT "K"</b> |          |             |
|------------------------------------|--------------------|----------|-------------|
|                                    | Units MF           | Units SF | Units Hotel |
| 11.8                               | 2360*              | 667*     | 2950*       |

Per Parkland Dedication Operating Procedures, dedication of 11.8 acres of parkland shall provide parkland dedication credit equivalent to:

2,360 multifamily units; or

667 single-family units; or

2,950 hotel units.

Parkland dedication credit may be applied to any combination of multifamily, single-family, and hotel uses, provided the credit is allocated on a proportional (pro rata) basis based on the above table. Upon exhaustion of the parkland dedication credit associated with the 11.8-acre dedication, any additional residential or hotel units shall be subject to parkland dedication requirements in accordance with City Code, as amended.