

ORDINANCE NO. 20201001-042

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY GENERALLY KNOWN AS THE CIRCUIT OF THE AMERICAS LOCATED AT 9201 CIRCUIT OF THE AMERICAS BOULEVARD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Circuit of the Americas Planned Unit Development (the “COTA PUD”) is comprised of approximately 1,153 acres of land generally located east of State Highway 130 and north of FM 812 Road and more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”).

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2018-0122, on file at the Housing and Planning Department, and locally known as 9201 Circuit of the Americas Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

PART 3. This ordinance and the attached Exhibits constitute the land use plan (the “Land Use Plan”) for the COTA PUD created by this ordinance. Development of and uses within the COTA PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the COTA PUD.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A. Legal Description of the COTA PUD

Exhibit B. Zoning Map

Exhibit C. Zoning Use Summary Table

Exhibit D. Land Use Plan

Exhibit E. Site Development Regulations, Tables and Notes

Exhibit F. Existing and Proposed Site Layout

Exhibit G. Parks and Open Space Plan

Exhibit H. Existing and Proposed Environmental Mitigation and CEFs

Exhibit I. Restoration Planting Details

PART 5. Definitions.

In this ordinance, Landowner means the owner of property located within the 1,153 acres of land described in **Exhibit "A"**, or the owner's successors and assigns.

PART 6. Land Use.

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

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

- A. The proposed Land Use Plan (**Exhibit "D"**) includes a breakdown of the planning area layout and size/acreages, the open space chart and the land use summary chart.
- B. The Site Development Regulations, Tables and Notes (**Exhibit "E"**) includes the parking and off-street loading requirements, the site development regulations per planning area and specific development notes.
- C. The Zoning Use Summary Table (**Exhibit "C"**) lists the permitted, prohibited and conditional land uses by planning area.
- D. An Observation Tower use has been added as a permitted use in the Zoning Use Summary Table (**Exhibit "C"**). The Observation Tower use is permitted within Planning Area 5 and is allowed a maximum of 265 feet in height.
- E. The Cocktail Lounge use is limited to a total of 100,000 square feet on the Property.

No individual cocktail lounge use can be more than 20,000 square feet in size.

- F. The Liquor sales use is limited to a total of 50,000 square feet on the Property. No individual liquor sales use can be more than 30,000 square feet in size.

PART 7. Affordable Housing.

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within COTA PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*). Bonus area in the COTA PUD shall include any gross floor area greater than that which could be achieved within the height, floor area ratio, and building coverage allowed by the commercial services zoning district. The fee-in-lieu amount shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The City shall not issue the final certificate of occupancy for any development in the COTA PUD that includes bonus area until the fee-in-lieu donation has been paid to the City of Austin Housing and Planning Department.

PART 8. Art.

The COTA PUD will participate in the Art in Public Places (AIPP) program. The Landowner will either:

- A. expend a minimum budget of \$250,000 to provide for pieces of public art to be displayed in a minimum of 5 publicly accessible locations within the COTA PUD;
or
- B. provide a minimum contribution of \$250,000 to the AIPP Program.

Public onsite art distribution will be developed and managed by the Landowner.

PART 9. Electrical

- A. Landowner shall dedicate a 15-foot electrical easement along the public right-of-way, unless suitable easements are otherwise provided with a subdivision or site plan. Additional electrical easements within districts shall be determined at the subdivision review phase of development.
- B. Utility services and facilities are allowed within all districts.

- C. Building setbacks within the COTA PUD are subject to required easements, clearance, and safety requirements per Austin Energy design criteria for electrical facilities.
- D. The Landowner shall provide Austin Energy with 24-hour access across the Property to the electrical easement for the installation and ongoing maintenance of electrical facilities. Any planned temporary or permanent fencing must not prevent access to the easement. Austin Energy will install a lock on the gate to provide access, identify location, and provide specifications for proposed fencing.

PART 10. Environmental.

- A. All proposed improvements within the COTA PUD shall use green storm water infrastructure for 100% of the provided stormwater treatment.
- B. The overall maximum impervious cover allowed by the COTA PUD is 68% as shown on the tracking table on **Exhibit "E"** (*Site Development Regulations, Tables and Notes*).
- C. The COTA PUD will provide 298 acres of Open Space as shown on the open space table in **Exhibit "D"** (*Land Use Plan*).
- D. The City shall not issue a certificate of occupancy for any building included in the initial site plan filed by the Landowner until and unless all of the requirements listed in this subsection are met. This requirement does not apply to a site plan for the recreation fields associated with Planning Area 4.
 - i) The COTA PUD shall provide 14.36 acres of Blackland Prairie restoration, as shown on **Exhibit "H"** (*Existing and Proposed Environmental Mitigation and CEFs*).
 - ii) The COTA PUD shall install 400 native trees minimum size 2-inch caliper and water trees for establishment. Trees shall not count towards any other landscape requirement. Tree plantings shall use Central Texas native seed stock and require 1,000 cubic feet of shared soil volume for each newly planted tree.
 - iii) The COTA PUD shall provide 0.88 acres of water quality treatment to mitigate the asphalt trail, as shown on **Exhibit "H"** (*Existing and Proposed Environmental Mitigation and CEFs*).

- iv) The COTA PUD shall restore vegetation along the existing asphalt trail as described in **Exhibit "I"** (*Restoration Planting Details*).
- F. The development of the COTA PUD shall comply with all conditions and development restrictions in **Exhibit "G"** (*Parks and Open Space Plan*).
- G. The COTA PUD will implement an Integrated Pest Management Plan.
- H. Cut and Fill in excess of 4 feet, but not exceeding 20 feet, is allowed in Planning Area 4 as indicated in the cut and fill table on **Exhibit "E"** (*Site Development Regulations, Tables and Notes*).
- I. The Landowner will hire a certified arborist to oversee the maintenance of the trees planted on the Property according to Note 24 on the Site Development Regulations, Tables and Notes – **Exhibit "E"** for a period of three years. Maintenance shall include a plan for watering, pruning, mulching, and other customary tree care.

PART 11. Fire.

All bulk chemical storage on the Property shall be reviewed and permitted with the Austin Fire Department prior to facility installation or delivery. Bulk chemical storage within 300 feet of residential occupancies shall be prohibited or require additional reporting, risk assessments and/or risk mitigation, as determined by the Austin Fire Department.

PART 12. Green Building.

All buildings in the COTA PUD shall achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time Landowner submits a rating registration application for the building.

PART 13. Landscaping.

- A. The COTA PUD shall comply with Chapter 25-2, Subchapter C, Article 9 (*Landscaping*), the Commercial Landscape Ordinance, including irrigation, and use of innovative water management options such as directing stormwater to on-site uses, such as landscaping.
- B. All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the Environmental Criteria Manual (the "ECM").

- C. All required tree plantings shall use Central Texas native seed stock.
- D. All planted landscape materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide".
- E. Alternative water supply shall be used as the primary water source for landscaping irrigation within the COTA PUD on all projects that contain in excess of 100,000 square feet of gross floor area, provided that an alternative water source is readily available and its use does not present a disproportionate cost premium on the overall project which is defined as greater than 0.25% of the project's hard construction cost. Condensate recovery shall be defined as the primary water source if potable water is only used after the condensate supply has been exhausted. Condensate storage should be based on a minimum of 5 days of peak condensate production.
- F. An Austin Water Utility irrigation meter will be provided to supply pool, lazy river and other waterpark water features within the COTA PUD. The irrigation meter for the waterpark water features associated with a waterpark use may be shared with the backup irrigation supply. In such cases, the waterpark water features shall be separately sub-metered with a private meter.

PART 14. Parkland and Open Space

- A. The COTA PUD shall provide for 298 acres of open space.
- B. The COTA PUD 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 easement will be dedicated to the City at the time of the first site plan in the PUD.
- C. The COTA PUD shall dedicate 11.38 acres of parkland. The City shall not issue a certificate of occupancy for the first site plan for a hotel or residential use until the proposed park improvements on the parkland have been constructed, accepted by the Parks and Recreation Department and the 11.38 acres dedicated as parkland to the City of Austin.
- D. The COTA PUD shall construct two community soccer fields that are open to the public as shown in **Exhibit "G"** (*Parks and Open Space Plan*). The City shall not issue a certificate of occupancy for the first site plan for a hotel or residential use until the proposed soccer fields and associated park improvements have been

constructed, accepted by the Parks and Recreation Department and dedicated as parkland to the City of Austin.

- E. The COTA PUD shall provide private open space around track, hotel, and stadium areas in **Exhibit "G"** (*Parks and Open Space Plan*) and as shown on the chart in **Exhibit "D"** (*Land Use Plan*).
- F. The COTA PUD shall provide a 30-foot easement for public access to parkland as shown in **Exhibit "G"** (*Parks and Open Space Plan*). The City shall not issue a certificate of occupancy for the first site plan for a hotel or residential use until the proposed easement for public access to parkland has been dedicated as parkland to the City and associated park improvements have been constructed and accepted by the Parks and Recreation Department.

PART 15. Parking Structure

All Commercial or Mixed-Use buildings in the COTA PUD shall comply with all parking structure requirements in City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development), Subpart 2.4.

PART 16. Site Plan

- A. The COTA PUD will allow for multiple site plans at one time. Future site plans shall come in on a project-by-project basis.
- B. The Landowner will file a site plan application and complete the Formula 1 United States USACE Mitigation (SP-2014-0048D) plans and construct the improvements. The City will not issue a certificate of occupancy for the building(s) contained in any site plan, excluding site plans specific for recreation fields, following COTA PUD approval until the USACE mitigation improvements are completed, or until a fiscal based upon a contractor's estimate of the mitigation construction cost has been posted through a developer's agreement to the City. USACE mitigation plans must be permitted and constructed within 5 years of approval of the COTA PUD.
- C. Environmental variances approved with the original site plan case, SP-2011-0053D, are no longer valid for new improvements proposed with the COTA PUD. The Landowner will correct SP-2011-053D(R1) to reflect these changes.
- D. Nothing in the COTA PUD affects the need to comply with the agreements 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.

PART 17. Transportation

- A. The COTA PUD shall comply with the Land Development Code and Transportation Criteria Manual requirements, which include, but are not limited to: right-of-way width, street design, driveway criteria, stopping sight distance, sidewalks, block length, accessibility requirements, parking and loading requirements, unless otherwise modified in this ordinance.
- B. Driveway access to a County road will require approval from Travis County and driveway access to a state-maintained roadway will require approval from the Texas Department of Transportation.
- C. The COTA PUD shall provide for shower facilities for office development according to Section 25-6-478(D) of City Code.

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:

A. General.

Section 25-1-21(103) (*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.
- 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.

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

C. Transportation.

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

D. Environmental.

1. Section 25-8-262 (*Critical Water Quality Zone Street Crossings*) subsection (B) (1) is modified to allow an existing thirty (30) foot trail of decomposed granite and hard surface in **Exhibit “G”** (*Parks and Open Space*) to cross a major critical water quality zone although not identified in the Transportation Plan.
2. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill Requirements*) are modified to allow for cut and fill as determined in the table located on **Exhibit “E”**.

E. Sign Regulations.

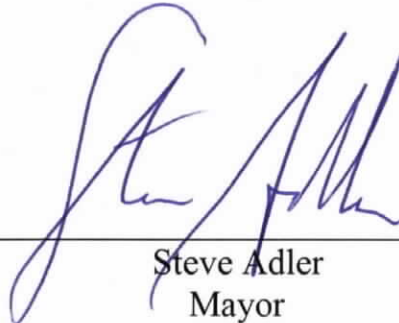
Section 25-10-103 (*Signs Prohibited in All Sign Districts*) is modified to allow one (1) off-premise sign on Planning Area 8 within the proposed parkland dedication area.

PART 19. This ordinance takes effect on October 12, 2020.

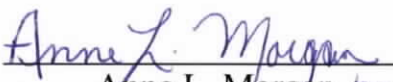
PASSED AND APPROVED

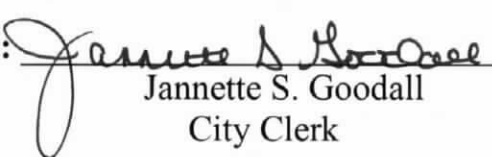
_____, October 1, _____, 2020

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan *by:*
City Attorney *Thomas*

ATTEST: 
Jannette S. Goodall
City Clerk

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@4wardls.com
www.4wardls.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:

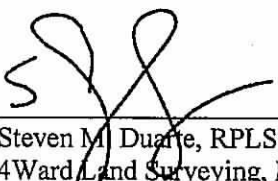
- 1) S04°55'56"W, a distance of 252.64 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) S85°03'35"E, a distance of 12.00 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
- 3) S06°00'34"W, a distance of 199.24 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

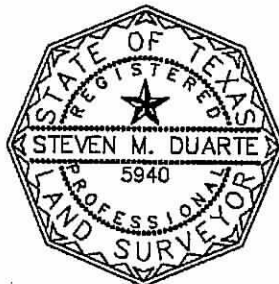


EXHIBIT " _____ "

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. Vettters, 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 Vettters 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 Vettters 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;

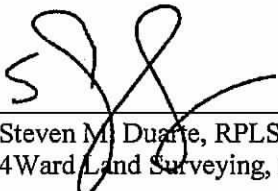
THENCE, with the east and north right-of-way line of said 40-foot right-of-way and the south line of said AHSPE Tract 1, the following two (2) courses and distances:

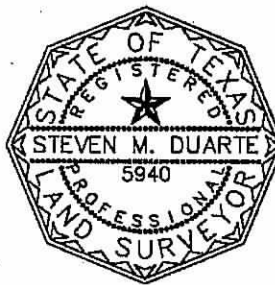
- 1) **N26°24'24"E**, a distance of **41.76** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, and
- 2) **N62°36'28"W**, a distance of **1,109.54** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the intersection of 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;

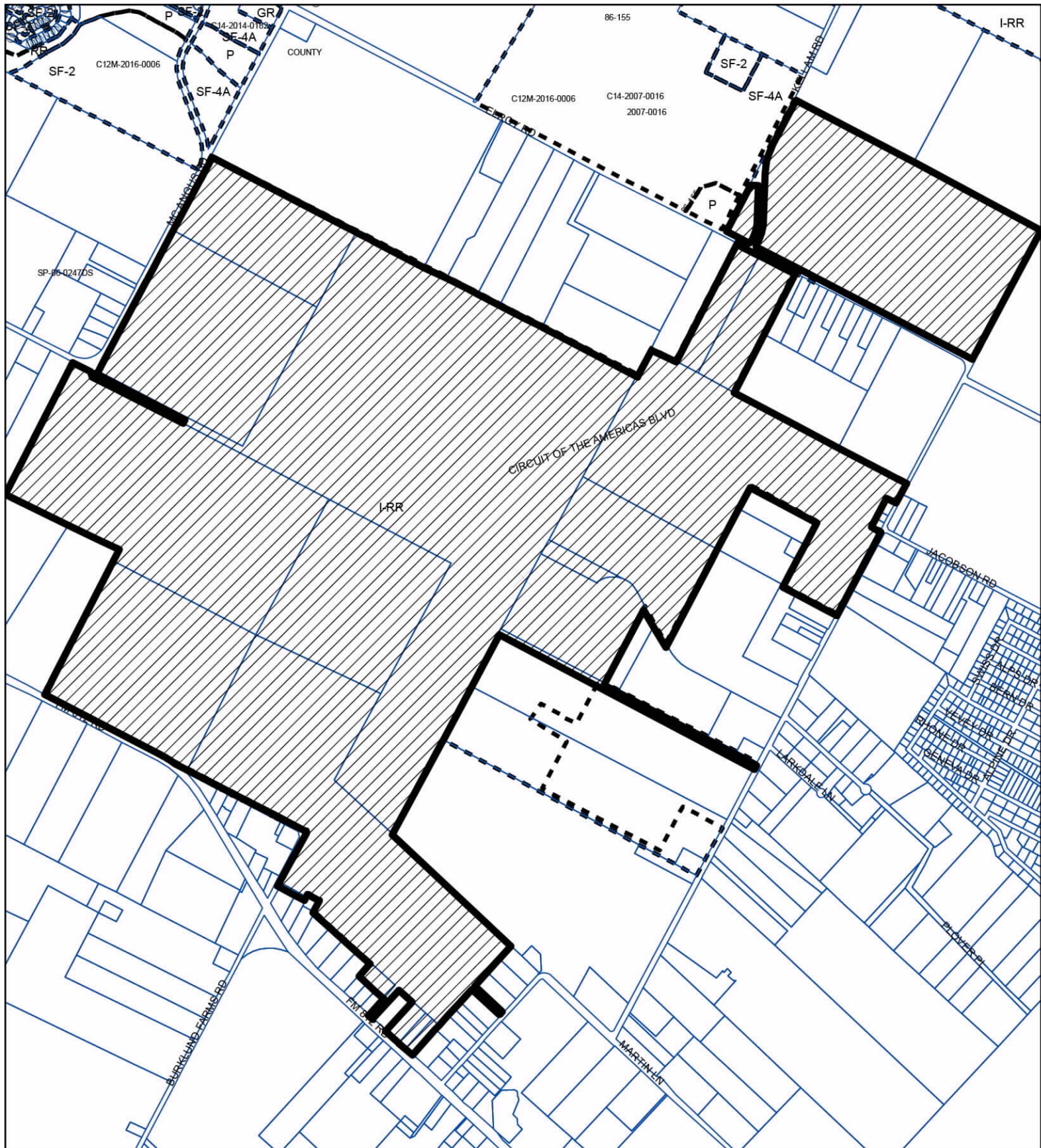
THENCE, with the east right-of-way line of said McAngus Road and the west line of said AHSPE Tract 1, **N28°04'33"E**, passing at a distance of 1,779.32 feet, a 1/2-inch iron rod found, and continuing for a total distance of **2,746.46** feet to the **POINT OF BEGINNING** and containing 1,037.1022 acres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

1" = 1,420'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

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

P = Permitted**NP = Not Permitted****C = Conditional Use**General Notes:

- Industrial Uses are subject to LDC 25-2-648

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

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

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

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

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

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

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Production								
CIVIC USES								
Administrative Services	P	P	P	P	P	P	P	P
Aviation Facilities	NP	NP	NP	NP	P	P	P	P
Camp	P	P	P	P	P	P	P	P
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge	P	P	P	P	P	P	P	P
College and University Facilities	P	P	P	P	P	P	P	P
Communication Service Facilities	P	P	P	P	P	P	P	P
Community Events	P	P	P	P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P
Congregate Living	NP	NP	NP	NP	NP	NP	NP	NP
Convalescent Services	NP	NP	NP	NP	NP	NP	NP	NP
Convention Center	P	P	P	P	P	P	P	P
Counseling Services	NP	NP	NP	NP	NP	NP	NP	NP
Cultural Services	P	P	P	P	P	P	P	P
Day Care Services (Commercial)	P	P	P	P	P	P	P	P
Day Care Services	P	P	P	P	P	P	P	P

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

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

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Exhibit D

Scale: 0 250' 500' 1000'

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

VICINITY MAP NOT TO SCALE



OPEN SPACE

PLANNING AREAS (PA)	SQ. FT.	AREA (ACRES)
1	0	0
2	0	0
3	365,000	8
4	6,235,000	143
5	4,343,300	100
6	1,260,000	29
7	0	0
8	751,000	17
TOTALS	12,954,300	298

LAND USE CHART

PLANNING AREAS (PA) *INCLUDING OPEN SPACE AREAS*	SQ. FT.	AREA (ACRES)	LAND USE
1	4,550,000	104	Commercial
2	8,110,000	186	Mixed Use
3	6,160,000	141	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	Commercial
TOTALS	50,300,000	1153	

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	6,160,000	141	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	Commercial
TOTALS	50,300,000	1153	

C001	PROJECT:	CIRCUIT OF THE AMERICAS EXPANSION 9201 CIRCUIT OF THE AMERICAS BOULEVARD AUSTIN, TRAVIS COUNTY, TEXAS 78617	<div>  <p>STATE OF TEXAS VITO M. TRUPIANO 119592 PROFESSIONAL ENGINEER</p> </div>	<div>  <p>WGITM wGInc.com</p> </div>	<div> <p>512.669.5560</p> <p>FIRM NO. F-15085</p> </div>	<div> <p>NO.</p> <p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> </div>
C814-2018-0122	SHEET TITLE:	PUD LAND USE PLAN				

LAST MODIFIED BY: ALISON STEBBINS
LAST MODIFIED ON: 9/24/2020 9:37 AM
PLOTTED BY: MARISSA WYRICK
PLOTTED ON: 9/28/2020 8:52 AM
PLOTTED WITH: DWG TO PDF.PC3
PLOT STYLE: BRD - HEB.CTB

FILENAME: P:\Projects\0946 - Circuit of the Americas\50.001 - Circuit of the Americas Expansion\01 - Civil\05 - Exhibits\PUD Plan Revisions for Submittal\0946_50.001_Land Use Exhibit.dwg - LAYOUT SITE DEVELOPMENT REGULATIONS TABLES AND NOTES

Use Classification	Minimum Off-Street Parking Requirement	Off-Street Loading Requirement
Commercial Uses		
Meeting, banquet, lecture, and community halls	1 space for each 200 sq. ft. (Meeting hall)	Schedule C
Indoor sports and recreation (except billiard parlor and bowling alley), casinos, and arcades	1 space for each 2,000 sq. ft.	Schedule B
Indoor sports and recreation (bowling alley)	1 space for each 1,100 sq.ft	Schedule B
Indoor sports and recreation (billiard parlor)	1 space for each 400 sq. ft.	Schedule B
Cocktail lounge, dance hall, nightclub, tavern, and bar	1 space for each 400 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) less than or equal to 2,500 sq. ft.	1 space for each 300 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) greater than 2,500 sq. ft.	1 space for each 400 sq. ft.	Schedule C
Art galleries and museums	1 space for each 2,000 sq. ft.	None
Administrative services, courtrooms, and libraries	1 space for each 1,100 sq.ft.	Schedule C
Funeral services	1 space for each 20 persons capacity	Schedule B
Religious assembly (within mixed use shopping center or building)	1 space for each 1,100 sq. ft.	Schedule B
Transportation terminals	Schedule B	Schedule B

Site Plan	Total Area (Ac.)	Total Area (Sq. Ft.)	Impervious Cover (Ac.)	Impervious Cover (Sq. Ft.)	Impervious Cover %	Notes
SP-2011-0053D	912.9	39,765,900	466.9*	20,338,200	51.1%	Taken from Q1 & Q2 tables on sheet 12 in plan set.
COTA PUD	1153.0	50,300,000	495.5*	21,584,000	42.9%	Calculated with zoning areas 1-8

* THIS NUMBER INCLUDED THE IMPERVIOUS COVER ASSOCIATED WITH THE ASPHALT TRAIL.

NOTES:

2. UTILITY SERVICES AND FACILITIES ARE ALLOWED WITHIN ALL DISTRICTS.
3. BUILDING SETBACKS ARE SUBJECT TO REQUIRED EASEMENTS, CLEARANCE, AND SAFETY REQUIREMENTS PER AUSTIN ENERGY DESIGN CRITERIA FOR ELECTRICAL FACILITIES
4. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24-HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRICAL FACILITIES. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
5. THE OWNER SHALL PAY A FEE-IN-LIEU FOR ANY BONUS AREA DEVELOPED WITHIN THE PUD. BONUS AREA SHALL INCLUDE ANY GROSS FLOOR AREA GREATER THAN THAT WHICH COULD BE ACHIEVED WITHIN THE HEIGHT, FLOOR AREA RATIO, AND BUILDING COVERAGE ALLOWED BY THE COMMERCIAL SERVICES ZONING DISTRICT. THE FEE-IN-LIEU AMOUNT SHALL BE EQUIVALENT TO THE BONUS AREA TIMES THE PLANNED UNIT DEVELOPMENT FEE RATE CURRENT AT THE TIME OF SITE PLAN SUBMITTAL. THE FEE-IN-LIEU SHALL BE PAID TO THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT WITHIN THE PUD THAT INCLUDES BONUS AREA.
6. THIS PUD WILL COMPLY WITH THE LAND DEVELOPMENT CODE AND TRANSPORTATION CRITERIA MANUAL REQUIREMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO: RIGHT-OF-WAY WIDTH, STREET DESIGN, DRIVEWAY CRITERIA, STOPPING SIGHT DISTANCE, SIDEWALKS, BLOCK LENGTH, ACCESSIBILITY REQUIREMENTS, PARKING AND LOADING REQUIREMENTS, UNLESS OTHERWISE MODIFIED IN THE PUD.
7. DRIVEWAY ACCESS TO A COUNTY ROAD WILL REQUIRE APPROVAL FROM TRAVIS COUNTY AND DRIVEWAY ACCESS TO A STATE-MAINTAINED ROADWAY WILL REQUIRE APPROVAL FROM TXDOT.
8. ALTERNATIVE WATER SUPPLY WILL BE UTILIZED AS THE PRIMARY WATER SOURCE FOR LANDSCAPE IRRIGATION WITHIN THE COTA PUD ON ALL PROJECTS THAT CONTAIN IN EXCESS OF 100,000 SQUARE FEET OF GROSS FLOOR AREA PROVIDED THAT AN ALTERNATIVE WATER SOURCE IS READILY AVAILABLE AND ITS USE DOES NOT PRESENT A DISPROPORTIONATE COST PREMIUM ON THE OVERALL PROJECT WHICH IS DEFINED AS GREATER THAN 0.25% OF THE PROJECT'S HARD CONSTRUCTION COST. CONDENSATE RECOVERY SHALL BE DEFINED AS THE PRIMARY WATER SOURCE IF POTABLE WATER IS ONLY USED AFTER THE CONDENSATE SUPPLY HAS BEEN EXHAUSTED. CONDENSATE STORAGE SHOULD BE BASED ON A MINIMUM OF 5 DAYS OF PEAK CONDENSATE PRODUCTION.
9. AN AW IRRIGATION METER WILL BE PROVIDED TO SUPPLY POOL, LAZY RIVER, AND/OR OTHER WATERPARK WATER FEATURES WITHIN THE COTA PUD. THE IRRIGATION METER FOR THE WATERPARK WATER FEATURES CAN BE SHARED WITH THE BACKUP IRRIGATION SUPPLY. IN SUCH CASES, THE WATERPARK WATER FEATURES SHALL BE SEPARATELY SUB-METERED WITH A PRIVATE METER.
10. THIS PUD WILL ALLOW FOR MULTIPLE SITE PLANS AT ONE TIME. FUTURE SITE PLANS WILL COME IN ON A PROJECT BY PROJECT BASIS.
11. NEWLY PROPOSED IMPROVEMENTS WITHIN THE COTA PUD SHALL UTILIZE GREEN STORMWATER INFRASTRUCTURE FOR 100% OF THE PROVIDED STORMWATER TREATMENT.
12. THE APPLICANT WILL RE-PERMIT THE FORMULA 1 UNITED STATES USACE MITIGATION (SP-2014-0048D) PLANS AND CONSTRUCT THE IMPROVEMENTS. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFIC FOR RECREATIONAL FIELDS, FOLLOWING PUD APPROVAL UNTIL THE USACE MITIGATION IMPROVEMENTS ARE COMPLETED, OR UNTIL A FISCAL BASED UPON A CONTRACTOR'S ESTIMATE OF THE MITIGATION CONSTRUCTION COST HAS BEEN POSTED THROUGH A DEVELOPER'S AGREEMENT TO THE CITY. USACE MITIGATION PLANS MUST BE PERMITTED AND CONSTRUCTED WITHIN 5 YEARS OF APPROVAL OF PUD.
13. EXISTING OBSERVATION TOWER WAS ALLOWED UP TO 265 FEET OF HEIGHT. OBSERVATION TOWER HAS BEEN ADDED AS A USE ALLOWED IN THE PUD THAT IS ALLOWED UP TO 265 FEET IN HEIGHT.
14. ALL BULK CHEMICAL STORAGE SHALL BE REVIEWED AND PERMITTED WITH AUSTIN FIRE DEPARTMENT PRIOR TO FACILITY INSTALLATION OR DELIVERY. BULK CHEMICAL STORAGE WITHIN 300 FEET OF RESIDENTIAL OCCUPANCIES SHALL BE PROHIBITED OR REQUIRE ADDITIONAL REPORTING, RISK ASSESSMENTS, AND/OR RISK MITIGATION.
15. IMPERVIOUS COVER WITHIN THE COTA PUD WILL BE LIMITED TO 68%, WHICH WILL BE TRACKED ON ALL SUBSEQUENT SITE PLANS WITH AN IMPERVIOUS COVER TRACKING TABLE. AN INITIAL VERSION OF THE IMPERVIOUS COVER TRACKING TABLE IS INCLUDED ON THIS SHEET 2 AND WILL BE USED AS THE BASIS OF THE TRACKING TABLE THAT WILL BE INCLUDED WITH FUTURE SITE PLANS WITHIN THE PUD.
16. COCKTAIL LOUNGE USE IS LIMITED TO A TOTAL OF 100,000 SQUARE FEET. NO INDIVIDUAL COCKTAIL LOUNGE USE CAN BE MORE THAN 20,000 SQUARE FEET. LIQUOR SALES USE IS LIMITED TO A TOTAL OF 50,000 SQUARE FEET. NO INDIVIDUAL LIQUOR SALES USE CAN BE MORE THAN 30,000 SQUARE FEET.
17. THE DEVELOPER WILL SUBMIT A SITE PLAN TO THE ART IN PUBLIC PLACES PROGRAM MANAGER IDENTIFYING DISTRIBUTION OF PUBLIC ART, NOTING THAT IT WILL BE LOCATED IN A MINIMUM OF FIVE PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE PUD. A MINIMUM BUDGET OF \$250,000 WILL BE EXPENDED ON PUBLIC ART WITHIN THE PUD, INCLUDING FEES FOR ART CONSULTANCY, PROFESSIONAL ARTIST(S), ALL-INCLUSIVE COSTS FOR DESIGN AND FABRICATION OF ART, OR ACTUAL ART ACQUISITION COST; INSURANCE, PERMITS, TAXES, SITE PREPARATION, STRUCTURES TO SUPPORT THE ARTWORK; DELIVERY AND INSTALLATION CHARGES; AND ACKNOWLEDGEMENT PLAQUE TO IDENTIFY THE ARTIST AND ARTWORK. ALTERNATIVELY, THE DEVELOPER MAY MAKE A MINIMUM CONTRIBUTION OF \$250,000 TO THE CITY'S ART IN PUBLIC PLACES PROGRAM OR SUCCESSOR PROGRAM.
18. ENVIRONMENTAL VARIANCES APPROVED WITH THE ORIGINAL SITE PLAN SP-2011-0053D ARE NO LONGER VALID FOR NEW IMPROVEMENTS PROPOSED WITH THE PUD. SP-2011-053D(R1) WILL BE CORRECTED TO REFLECT THESE CHANGES. NO OTHER CREEK CROSSINGS WILL BE ALLOWED OTHER THAN THE EXISTING ASPHALT TRAIL WITHOUT A PUD AMENDMENT.
19. CENTRAL TEXAS TREE STOCK AND 1,000 CUBIT FEET OF SHARED SOIL VOLUME WILL BE PROVIDED FOR EACH NEW TREE PLANTED FOR DEVELOPMENT IN THE PUD.
20. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE RESTORATION OF THE AREA ALONG THE ASPHALT TRAIL AS IDENTIFIED ON SHEET 5 IS COMPLETED.
21. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE ADDITIONAL WETLANDS MITIGATION AS IDENTIFIED ON SHEET 5 IS COMPLETED.
22. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE WATER QUALITY TREATMENT OF 0.88 ACRES OF EXISTING IMPERVIOUS COVER FOR THE TRAIL THAT IS NOT CURRENTLY BEING TREATED AS IDENTIFIED ON SHEET 5 IS COMPLETED.
23. CONSTRUCTION ON SLOPES 25-8-301 AND 25-8-302 SHALL NOT APPLY TO THE PROPOSED DEVELOPMENT WITHIN PA 4, HOWEVER NO DEVELOPMENT WILL BE ALLOWED WITHIN THE CEF BUFFER OR CWQZ AND DEVELOPMENT WITHIN THE FLOODPLAIN WILL BE SUBJECT TO FLOODPLAIN AND FLOODPLAIN MODIFICATION REGULATIONS.
24. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL A MINIMUM OF 400 ADDITIONAL 2 INCH CALIPER NATIVE TREES ARE PLANTED. THE ADDITIONAL TREES WILL BE WATERED FOR ESTABLISHMENT AND SHALL NOT COUNT TOWARDS ANY OTHER LANDSCAPE REQUIREMENTS. THE ADDITIONAL 46 TREES THAT WERE PLANTED IN JANUARY, 2020 SHALL COUNT TOWARDS THIS REQUIREMENT.
25. CUT AND FILL IN EXCESS OF 4 FEET ARE ALLOWED IN PA4 AS INDICATED ON SHEET 2.

Site Development Regulations										
		Area 1	Area 2	Area 2*	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8
Zoning		CS	CS	MF-6	CS	CS	CS	CS	CS	CS
Minimum Lot Size		5,750 SF	5,750 SF	8,000 SF	5,750 SF	5,750 SF	5,750 SF	5750 SF	5,750 SF	5,750 SF
Minimum Area Per Dwelling Unit		0	0		0	0	2,800 SF	0	4,000 SF	0
Minimum Lot Width		50	50	50	50	50	50	50	50	50
Maximum Height		60	60	90	60	160	60	90	60	60
Minimum Front Yard		10	10	15	10	10	10	10	10	10
Minimum Street Side Yard		0	0	0	0	0	0	0	0	0
Minimum Side Yard		0	0	0	0	0	0	0	0	0
Minimum Rear Yard		0	0	0	0	0	0	0	0	0
Maximum Building Coverage		95%	95%	70%	95%	95%	95%	95%	95%	95%
Maximum Impervious Cover	Zoning	Impervious cover shall be tracked cumulatively for the PUD. All impervious cover shall be tabulated for each subsequent site plan submitted to the City of Austin and added to the table provided on this sheet. The impervious cover limit for the PUD will be 68%.								
	Watershed									
FAR		2:01	2:01	-	2:01	2:01	2:01	2:01	2:01	2:01
<p>*NOTE: Multifamily Residential or Condominium Residential uses will follow the MF-6 site development standards in chart.</p> <p>*NOTE: Any other residential uses will follow the SF-6 site development regulations per the City of Austin Land Development Code.</p>										

Square Feet of Floor Area	Minimum Number of Off-Street Loading Spaces
0-10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000

CUT AND FILL TABLE		
CUT	4-8'	75,600 SF
	8-14'	86,100 SF
FILL	4-8'	121,800 SF
	8-20'	52,500 SF
*CUT AND FILL WITHIN PA-4 ARE ALLOWED AND LIMITED TO THE AREA ABOVE.		

Exhibit E

[illegible]

Exhibit F

0 250' 500' 1000'

LEGEND

- P.U.D. BOUNDARY
- ZONING BOUNDARY
- EXISTING PAVED MULTI-USE TRAIL
- CWQZ CRITICAL WATER QUALITY TRANSITION ZONE
- PROPOSED DEVELOPMENT
- EXIST. STAGING AREA
- DRIVEWAY ENTRANCE
- CEF WETLANDS
- 150' CEF BUFFER

VICINITY MAP
NOT TO SCALE

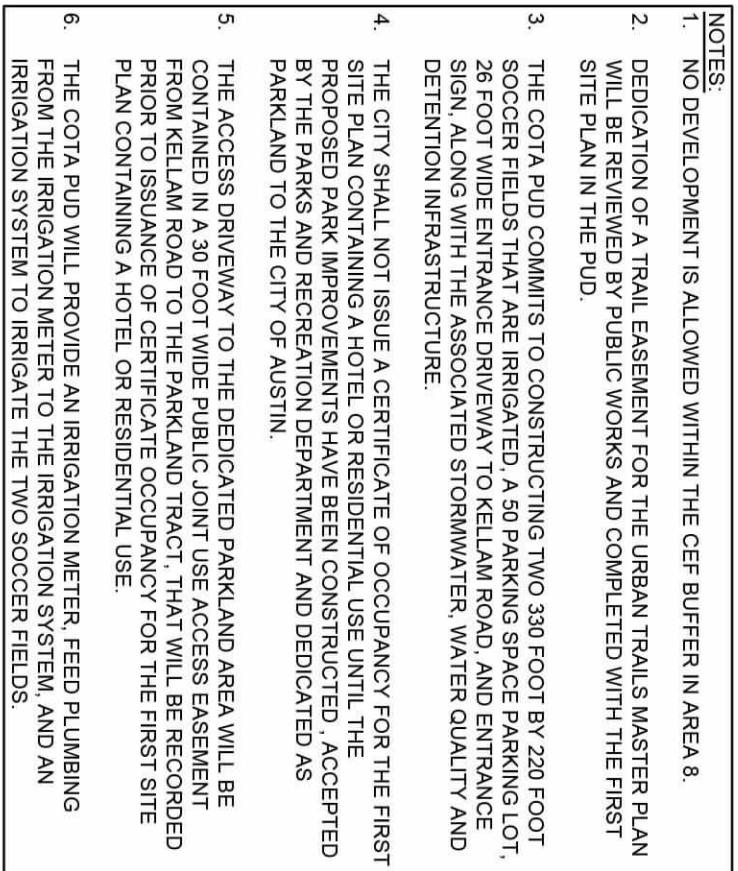
PROJECT: CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE: PUD EXISTING AND PROPOSED SITE LAYOUT EXHIBIT

C003

C814-2018-0122

The map displays the project site for the Circuit of the Americas expansion, located in Austin, Travis County, Texas. The site is bounded by McAngus Road to the north, Elroy Road to the east, and FM 812 to the south. The map shows the existing 30-foot private drive/trail crossing the CWQZ, which is to be converted to a pedestrian path with restricted vehicle use. The proposed development includes a 330'x210' sports field (X2 public), a 30' wide public access easement to Kellam Road, and a 330'x210' sports field (X2 public). The map also shows the location of future recreation fields, an existing staging area, and a 11.38 gross acres parkland area (9.71 net acres credited parkland area, hatched area). The map includes a legend, a vicinity map, and a scale bar. The project is identified as Circuit of the Americas Expansion, 9201 Circuit of the Americas Boulevard, Austin, Travis County, Texas 78617. The sheet title is PUD Existing and Proposed Site Layout Exhibit, and the sheet number is C003.



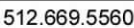
PUBLIC TRAIL EASEMENT AREA			
	ACRES	LENGTH (FEET)	
20' URBAN TRAIL EASEMENT	2.63	5,734	

Parkland Dedication Table			
	Required (Ac.)	Provided (Ac.)	Credited (Ac.)
Parkland (excluding CFE & CWOZ)	8.03		8.03
Parkland in CFE	3.35	50.00%	1.68
Parkland in CWOZ	0%	50.00%	0
Total	7.81	11.38	9.71

Parkland dedication requirements based upon 508 hotel units and 30 condominium units

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

PUD PARKS AND OPEN SPACE



FIRM NO: F-15085

[illegible]

