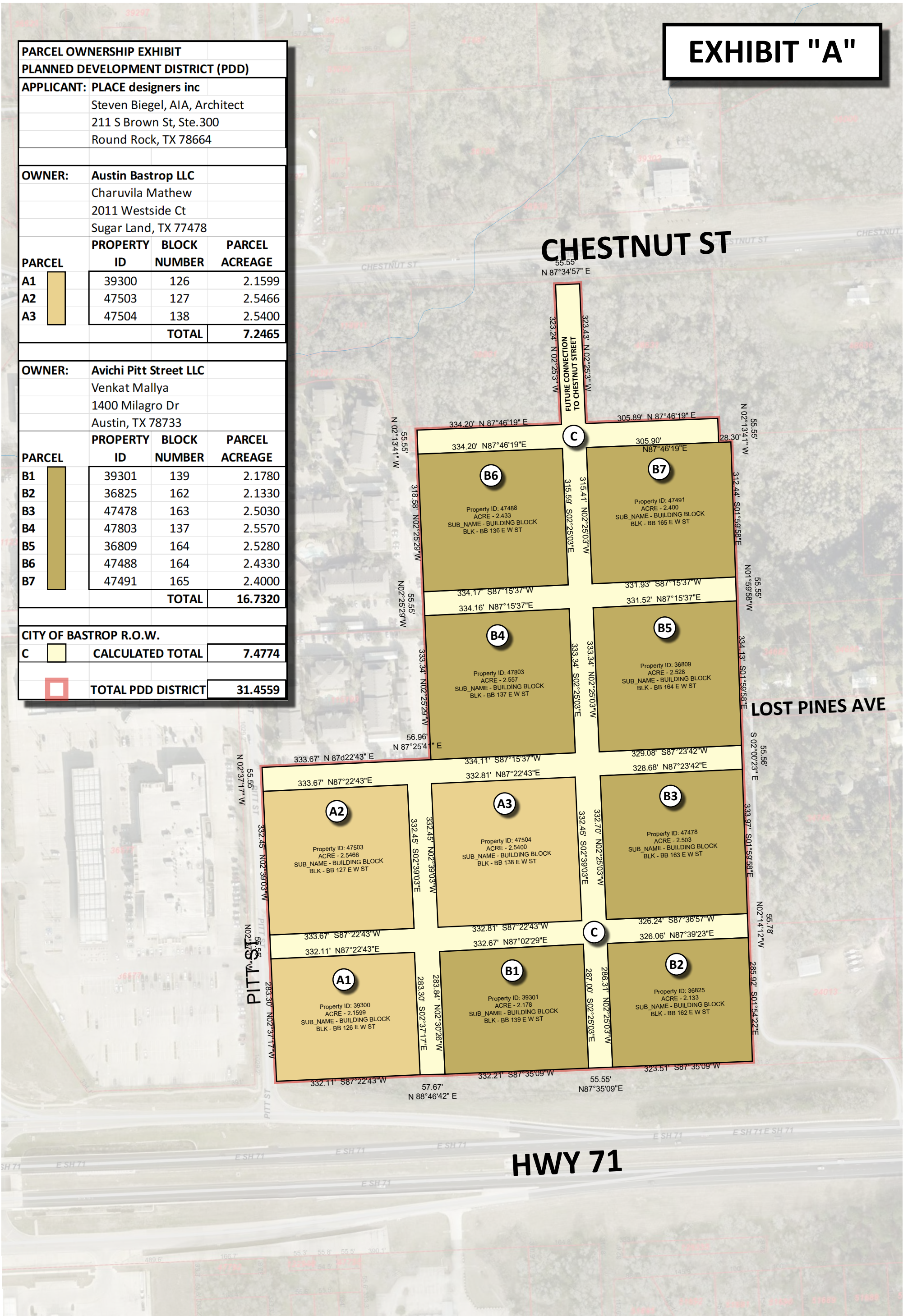


EXHIBIT "A"

PARCEL OWNERSHIP EXHIBIT			
PLANNED DEVELOPMENT DISTRICT (PDD)			
APPLICANT: PLACE designers inc			
Steven Biegel, AIA, Architect 211 S Brown St, Ste.300 Round Rock, TX 78664			
OWNER: Austin Bastrop LLC			
Charuvila Mathew 2011 Westside Ct Sugar Land, TX 77478			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
A1	39300	126	2.1599
A2	47503	127	2.5466
A3	47504	138	2.5400
		TOTAL	7.2465
OWNER: Avichi Pitt Street LLC			
Venkat Mallya 1400 Milagro Dr Austin, TX 78733			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
B1	39301	139	2.1780
B2	36825	162	2.1330
B3	47478	163	2.5030
B4	47803	137	2.5570
B5	36809	164	2.5280
B6	47488	164	2.4330
B7	47491	165	2.4000
		TOTAL	16.7320
CITY OF BASTROP R.O.W.			
C	CALCULATED TOTAL		7.4774
	TOTAL PDD DISTRICT		31.4559



BASTROP GATEWAY BASTROP, TEXAS

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PLACE designers, inc.

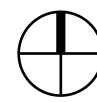
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MARCH 19, 2024

PDD OWNERSHIP & R.O.W. EXHIBIT

SCALE: 1" = 200'



NORTH



31.46 TOTAL ACRES

EXHIBIT "B"

BASTROP GATEWAY													2/15/2024	
YIELD ANALYSIS														
PLANNED DEVELOPMENT DISTRICT (PDD)														
ID	ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	FLOOR S.F.	GARAGE LEVELS	GARAGE S.F.	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.3530	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680						54	54	177.8
B	1.9115	RETAIL	2	21,500	43,000	34,400						111	111	387.4
C	3.5902	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	230,000	575		575	1.5
D	6.3289	MULTI-FAMILY	3	56,850	170,550	136,440	144					173	173	1.2
E	2.7605	TOWNHOMES	3	29,017	87,051	69,641	28				56		56	2.0
F	2.332	HOTEL	10	24,750	247,500	198,000	239	45900	2	91,800	230	114	344	1.4
G	2.899	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100	2	168,200	421	20	441	1.4
H	2.4803	THEATER	1	16,000	16,000	12,800						161	161	99.4
I	2.5344	RETAIL	1	21,630	21,630	17,304						85	85	254.5
4.2717 RIGHT OF WAY														
TOTAL														

NOTE:
MULTI-FAMILY, MIXED USE, COMMERCIAL, RETAIL, ENTERTAINMENT AND SUCH OTHER USES AS ARE PERMITTED IN THE BASE P-5 ZONE.



THIS IS AN ILLUSTRATION ONLY.
DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

BASTROP GATEWAY BASTROP, TEXAS



PLACE designers, inc.

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MARCH 19, 2024

PDD MASTER PLAN

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SCALE: 1" = 200'

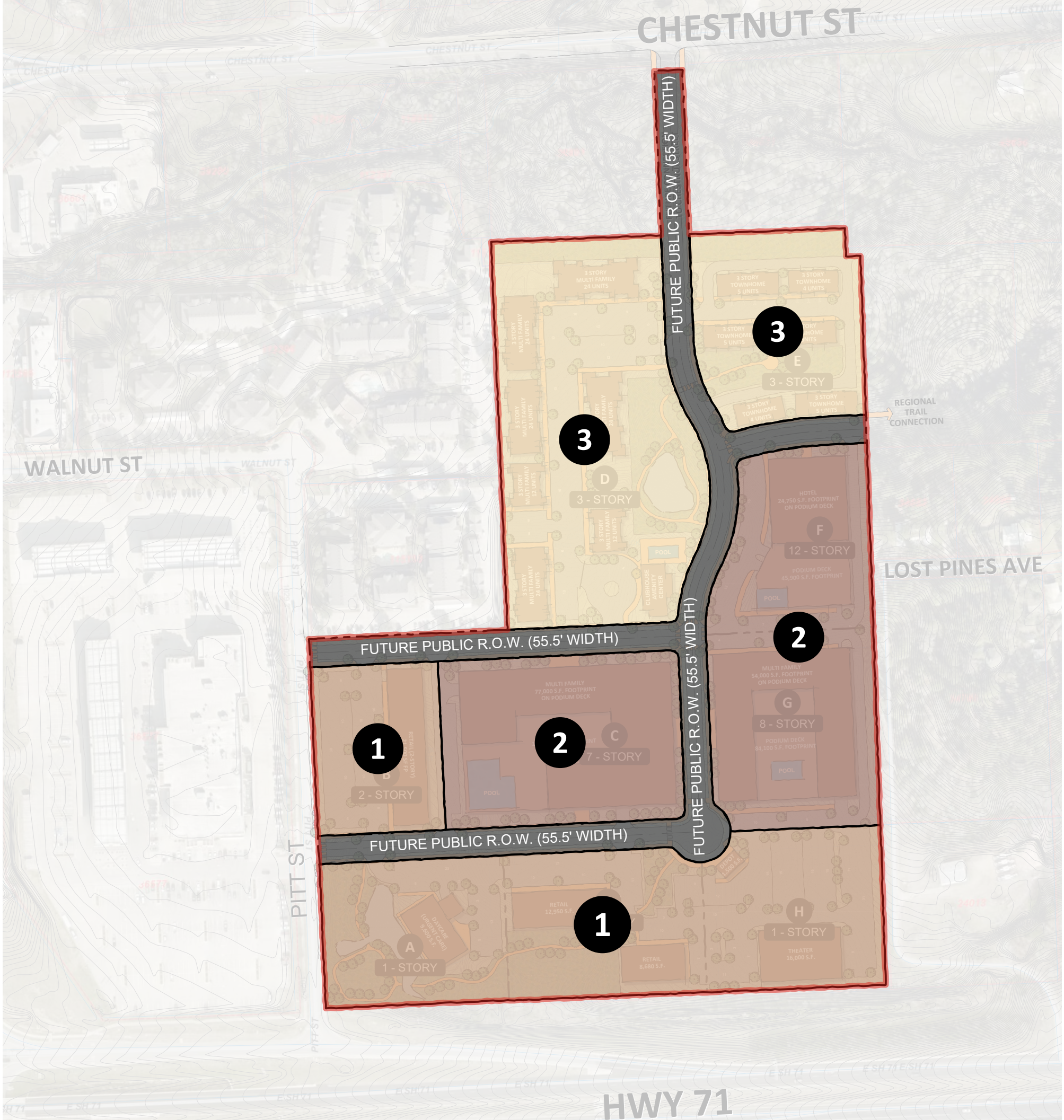


31.46 TOTAL ACRES

EXHIBIT "C"

PDD SUB-DISTRICT DESIGNATIONS

- SUB-DISTRICT 1
- SUB-DISTRICT 2
- SUB-DISTRICT 3
- PUBLIC R.O.W. 55.5' WIDE



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BASTROP GATEWAY BASTROP, TEXAS

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PDD SUB-DISTRICT MAP



SCALE: 1" = 200'

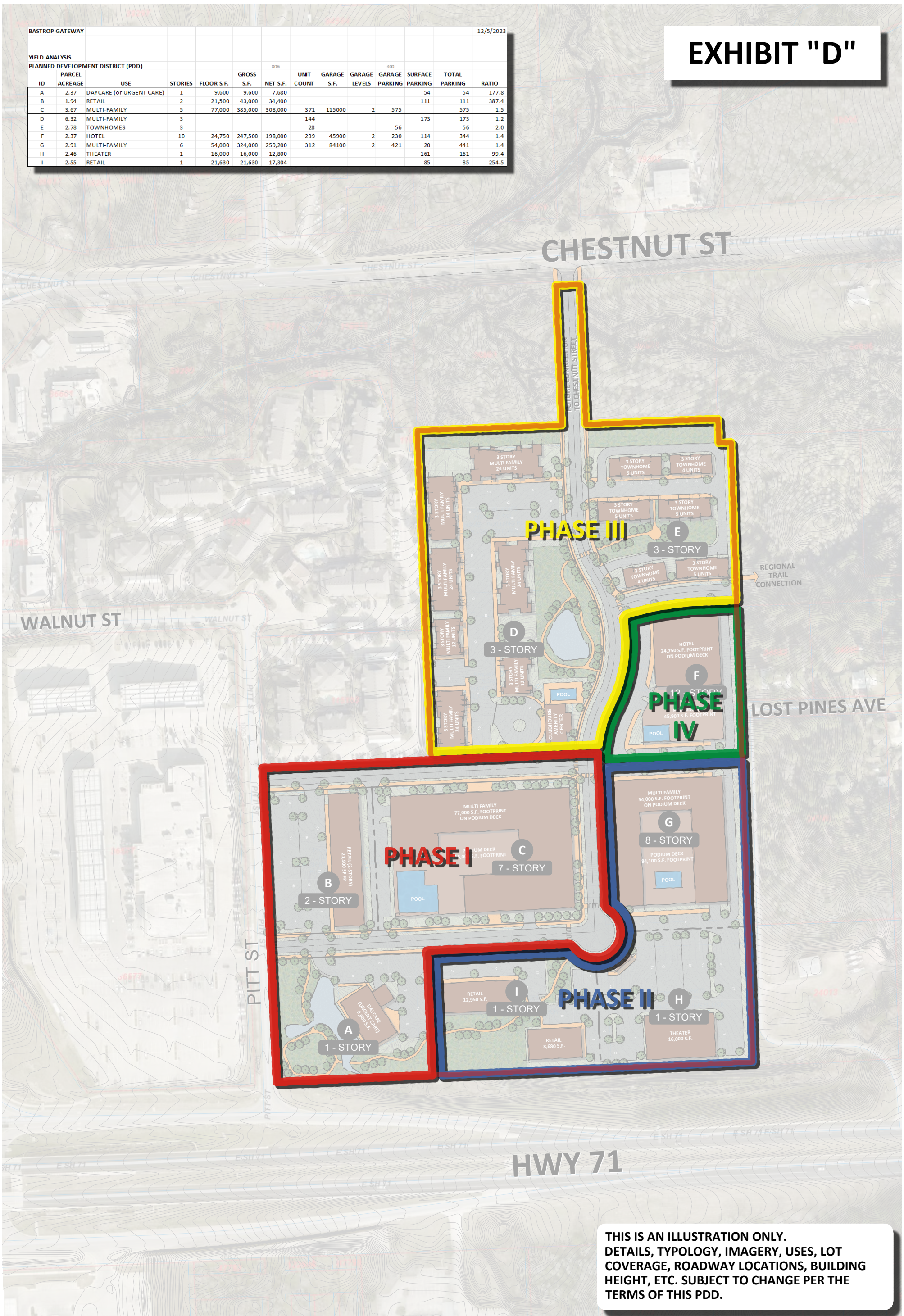
0 100' 200' 400'

31.46 TOTAL ACRES

EXHIBIT "D"

YIELD ANALYSIS
PLANNED DEVELOPMENT DISTRICT (PDD)

ID	PARCEL ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	GARAGE S.F.	GARAGE LEVELS	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.37	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680					54	54	177.8
B	1.94	RETAIL	2	21,500	43,000	34,400					111	111	387.4
C	3.67	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	575		575	1.5
D	6.32	MULTI-FAMILY	3				144				173	173	1.2
E	2.78	TOWNHOMES	3				28			56		56	2.0
F	2.37	HOTEL	10	24,750	247,500	198,000	239	45900	2	230	114	344	1.4
G	2.91	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100	2	421	20	441	1.4
H	2.46	THEATER	1	16,000	16,000	12,800					161	161	99.4
I	2.55	RETAIL	1	21,630	21,630	17,304					85	85	254.5



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BASTROP GATEWAY BASTROP, TEXAS

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PDD MASTER PLAN PHASING

MARCH 19, 2024



SCALE: 1" = 200'



31.46 TOTAL ACRES