

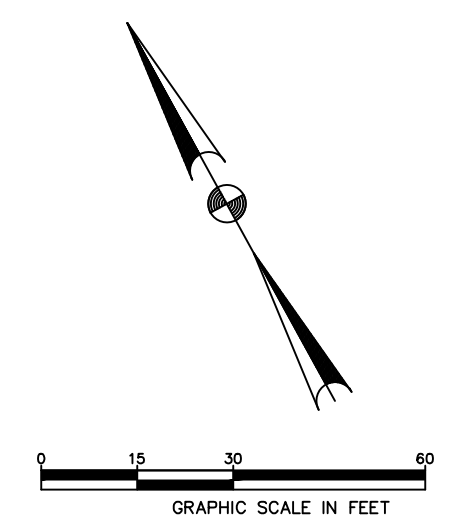
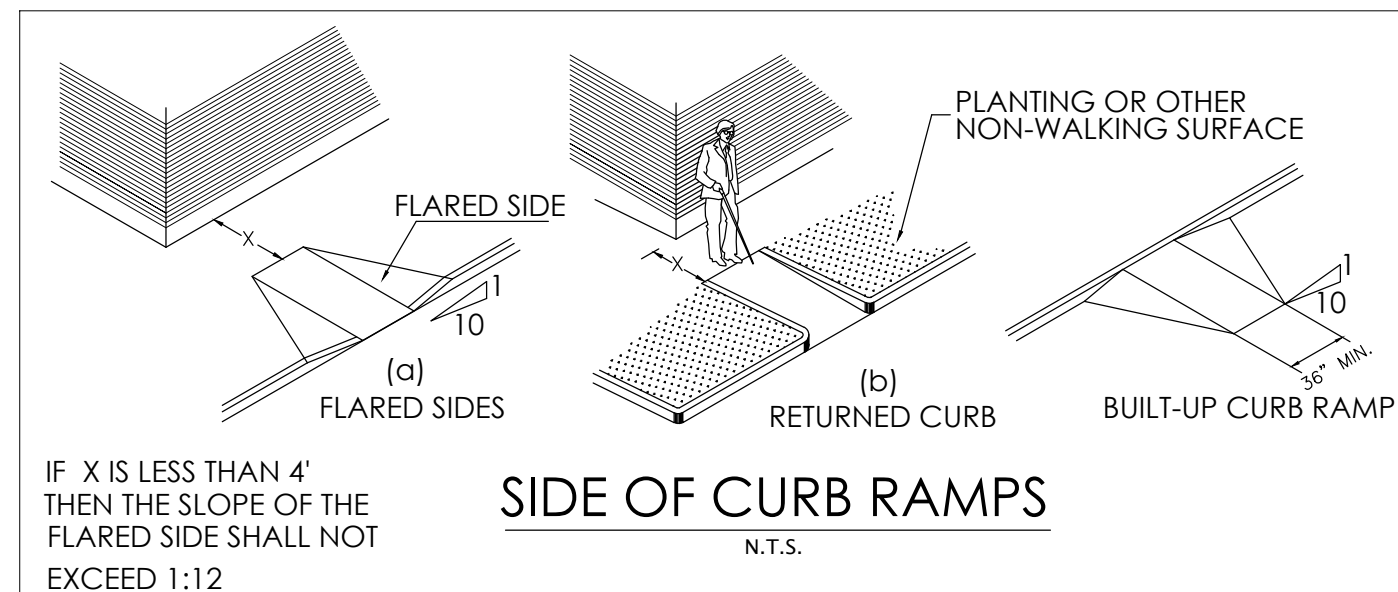
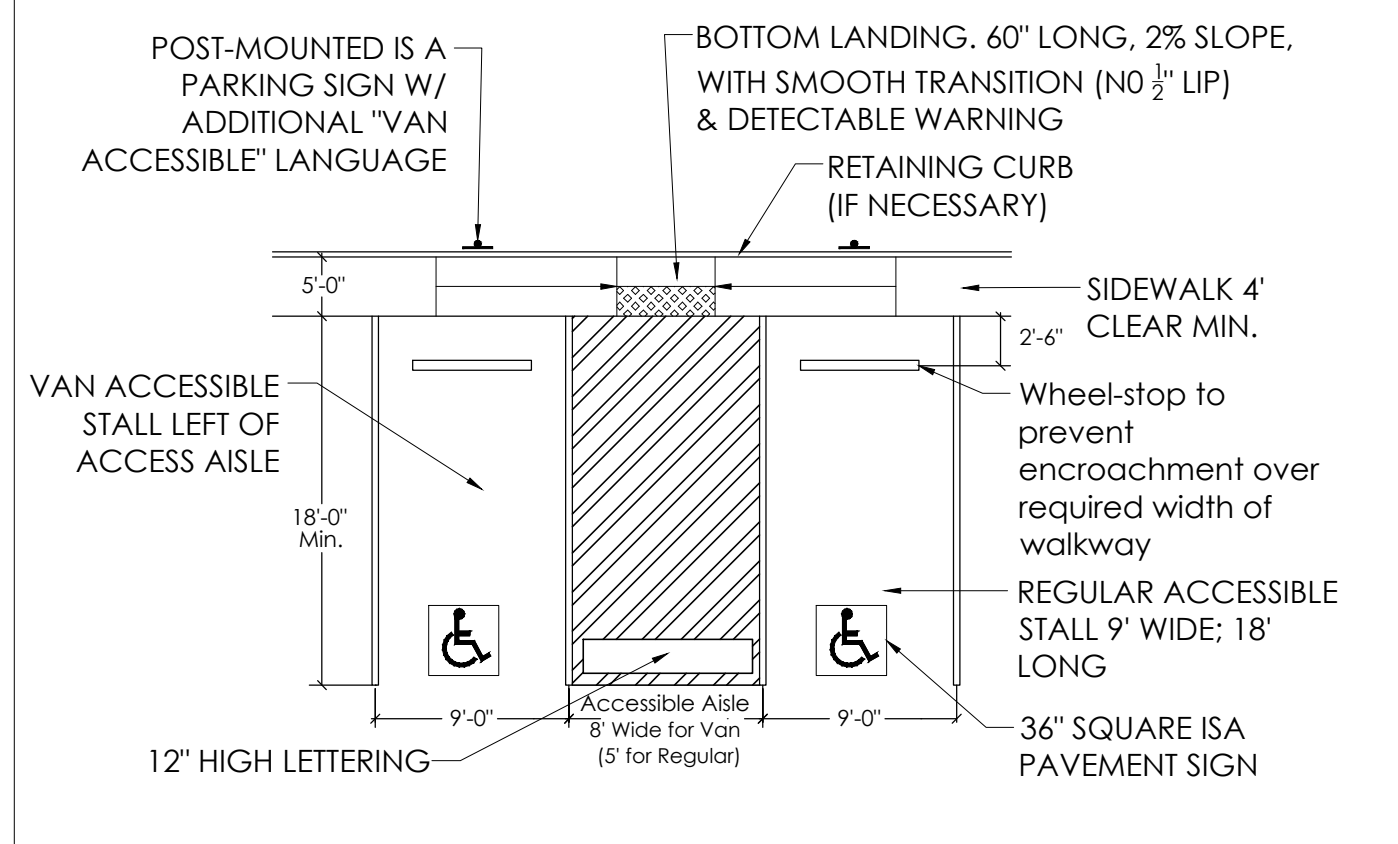
LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.4667 ACRES (63,891 SQUARE FEET) SITUATED IN THE 1.&G.N. R.R. COMPANY SURVEY, SECTION 27, ABSTRACT 619, GALVESTON COUNTY, TEXAS.

ADDRESS: 19500 BLOCK OF E HWY 6, ALVIN, TX 77511.

FLOOD PLAN DATA:

THIS PROPERTY LIES WITHIN 'OTHER AREAS' ZONE X AS ESTABLISHED BY THE FEMA FLOOD INSURANCE RATE MAP NO. 48167C0215G, ELATED AUGUST 15, 2019.



TOPHAT C-STORE

PETRICHOR GROUP, LLC
 23501 CINCO RANCH BLVD, H120-319
 KATY, TEXAS 77494
 PH | (713) 429 1292 info@petrichor-group.com

No.	DATE

CATALYST TECHNICAL GROUP, INC.
 440 COBIA DR,
 Suite 1503
 Katy, TX 77494
 PH: 832 913 1888
 www.texasctgroup.com
 TBPE FIRM # 15775

**SITE DIMENSIONAL PLAN FOR
 PROPOSED C-STORE & RETAIL
 @
 19500 E HWY 6,
 ALVIN, TX 77511**

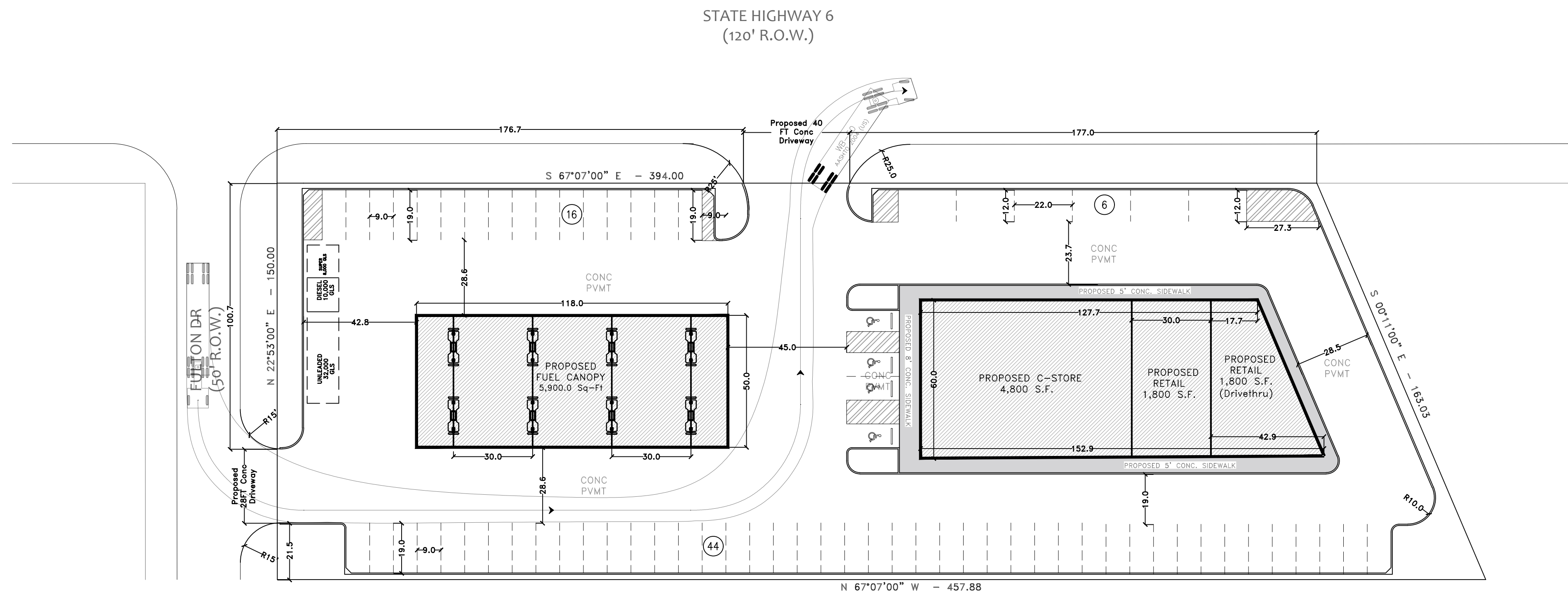
THIS DRAWING IS CONCEPTUAL LAYOUT AND FOR REVIEW ONLY. NOT INTENDED FOR PERMITTING OR CONSTRUCTION. THIS IS RELEASED FOR USE OF CONSULTANTS FOR TRAFFIC STUDIES AND ANALYSIS.
 DATED: APRIL 21, 2022

GENERAL NOTES:

BUILDING SIZE	- 8,363 Sq-Ft
NUMBER OF MPD'S	- 8
TOTAL PAVING	- 41,450 Sq-Ft
PARKING ANALYSIS REQUIRED	- 51
PROVIDED	- 66
HANDICAP REQ.	- 2
PROVIDED	- 4

Project Number: 22MISC022
 Issue Date: APRIL 2022
 Drawn By: R N V
 Checked By: A.P.M
 Scale: 1:30
 File Path: 2022\MISC\SANTOSH\22-022\DESIGN

C.002



THE PROPERTY IS SUBJECT TO GUIDELINES OF DEVELOPMENT OF GALVESTON COUNTY, TX
 THE DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL FROM TXDOT & GALVESTON COUNTY