

**VICINITY MAP**  
N.T.S

**PARKING REQUIREMENTS:**

**OFFICE / WAREHOUSE**

- 18 SPACES REQUIRED

**OFFICE:** 8 EMPLOYEE PARKING AND VISITOR SPACES REQUIRED  
1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA (G.F.A.) @ 1 FLOOR 2,400 (±) SQ.FT.  
~ 2,400 / 300 = 8 SPACES

**WAREHOUSE:** 10 EMPLOYEE AND VISITOR SPACES REQUIRED  
1 SPACE PER 900 SQ. FEET OF G.F.A. 8,850 SQ.FT. ~ 8,850 / 900 = 10 SPACES

**PARKING SPACES PROVIDED SUMMARY:**

- 21 STANDARD SPACES PROVIDED
- 2 ADA ACCESSIBLE SPACES PROVIDED
- TOTAL 23 PARKING SPACES PROVIDED

**FLOODPLAIN CERTIFICATION:**  
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" ( AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48041C0215F DATED APRIL 2, 2014.

**PROPERTY INFO:**  
LEGAL DESCRIPTION: BRYAN CENTER, BLOCK 1, LOT 5  
OWNER: MAJED AGHA  
OWNERS ADDRESS: 19242 S COTTONWOOD GREEN LN. CYPRESS, TX 77433-0008  
SITE ADDRESS: 1110 FINFEATHER RD

**ZONING**  
EXISTING :  
PROPOSED USE:  
OFFICE / WAREHOUSE, NO CHANGE TO ZONING.

PAVEMENT CURVE DATA				
TAG NO.	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	12.26	0.36	S86°59'33"E	0.36
C2	62.73	15.74	N81°45'48"E	15.70
C3	15.00	18.30	N39°38'35"E	17.19
C4	3.00	4.71	N40°18'16"W	4.24
C5	3.00	4.71	N49°41'44"E	4.24
C6	15.00	21.46	N36°17'07"W	19.67
C7	44.36	6.93	N81°44'37"W	6.93
C8	3.00	5.59	S41°41'28"W	4.81
C9	52.00	15.07	S3°20'17"E	15.02
C10	1.50	2.35	N40°10'08"W	2.12
C11	3.00	4.71	S49°42'04"W	4.24
C12	28.00	43.82	N40°06'48"W	39.48
C13	3.00	4.71	N49°43'15"E	4.24
C14	3.00	4.71	N40°16'45"W	4.24
C15	28.00	43.97	N49°42'28"E	39.59
C16	28.00	44.11	S40°10'11"E	39.69
C17	1.50	2.36	S49°57'57"W	2.12
C18	3.00	4.71	S40°02'03"E	4.24
C19	28.00	43.94	S49°55'21"W	39.57


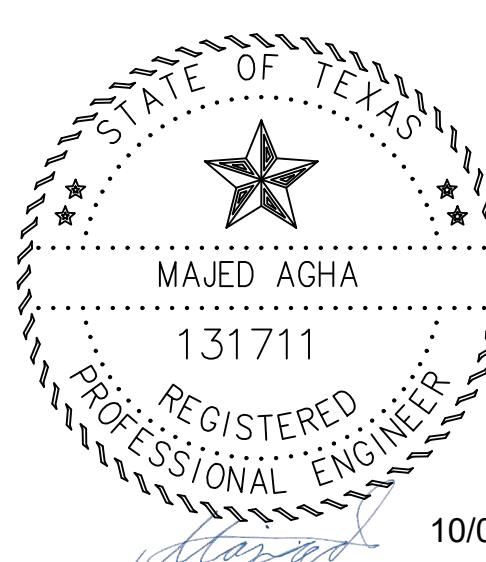
**INTERIOR CLEARANCE AREA**  
12'WX10'L, 8" THICK  
PAD W/ NO. 5 REBAR

**180° GATE SWING TO MEET TIE-BACKS**

**12'WX10'L, 8" THICK CONC.**

**MAX 2% GRADE**

**MIN. 12" OPEN**

<div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"><p><b>AGHA ENGINEERING, LLC</b> <i>F-20817</i></p></div><div style="text-align: center;"><p>1080 ELDRIDGE PARKWAY SUITE 1100 HOUSTON, TEXAS 77077</p></div></div>			
<p><b>PROPOSED OFFICE / WAREHOUSE BUILDING 1110 FINFEATHER RD BRYAN, TX 77803</b></p>			
REV.	DESCRIPTION	DATE	INIT.
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">DESIGNED BY: MA</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">DATE: 10/06/2025</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">DRAWN BY: AP</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">SCALE: AS NOTED</div> <div style="border: 1px solid black; padding: 10px;"><p>SEAL:</p><div style="text-align: center;"><p>10/06/2025</p></div></div>			
<p><b>SHEET TITLE</b></p> <p><b>SITE PLAN</b> (SDRC #SP25-000051)</p>			
<p><b>DRAWING NUMBER</b></p> <p><b>0422</b></p>			