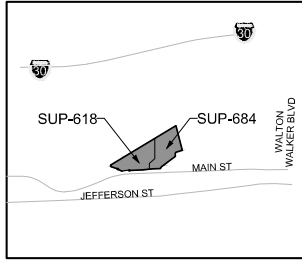


Exhibit B - Site Plan  
Page 1 of 1



VICINITY MAP  
N.T.S.

LEGAL DESCRIPTION

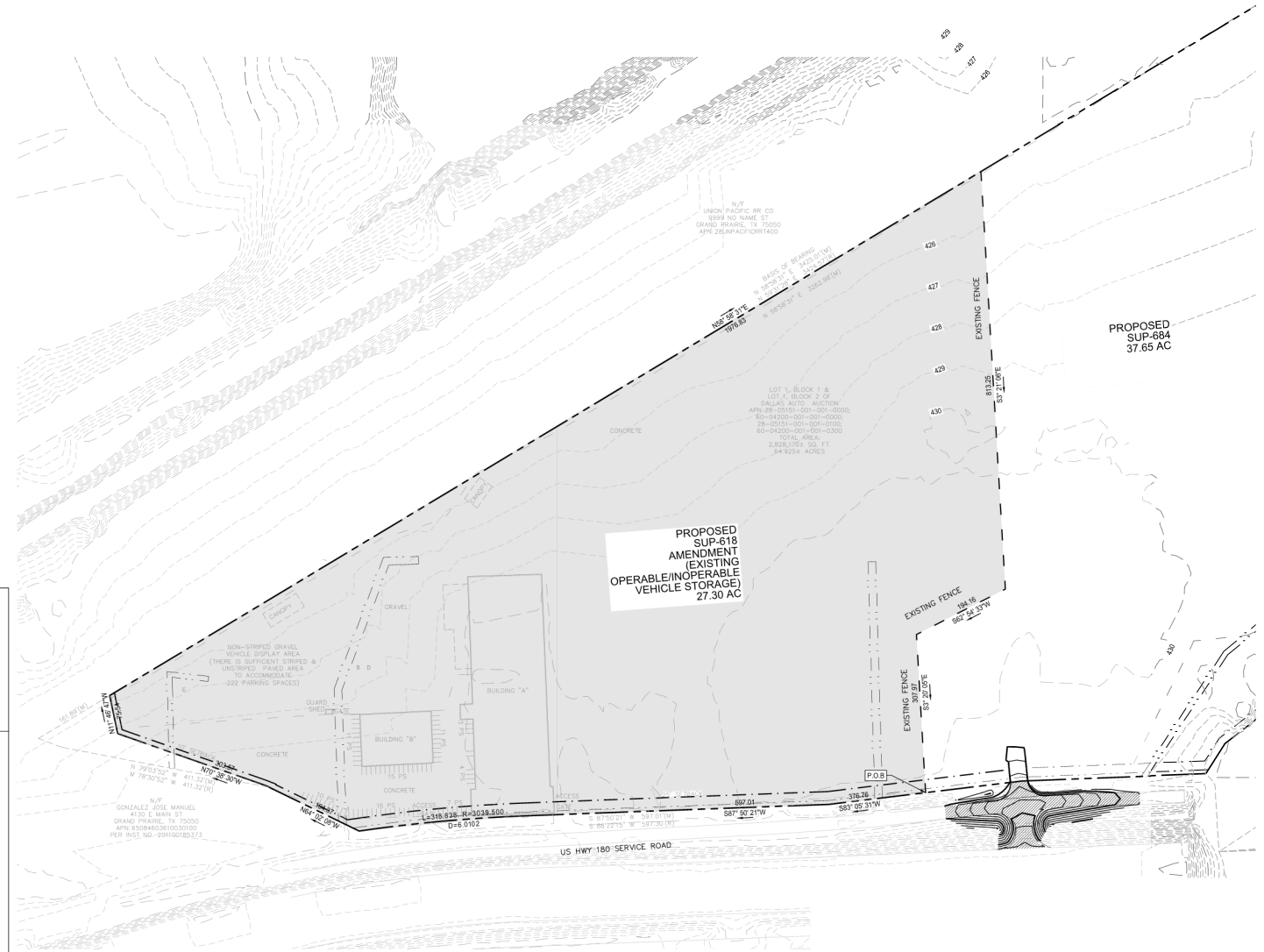
BEING 27.09 ACRES OUT OF THE J. MCLAUGHLIN SURVEY, A-846 AND THE P. MANSOLA SURVEY, A-990 IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 27.09 ACRE TRACT, SAID FRONT BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE INSURANCE AUTO AUCTION.

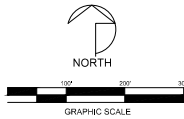
THENCE, S 80 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 218.45 FEET.  
THENCE, S 87 DEGREES 30 MINUTES 21 SECONDS WEST A DISTANCE OF 397.01 FEET.  
THENCE, ALONG SAID CURVE TO THE LEFT AND NORTH LINE A DISTANCE OF 319.84 FEET.  
THENCE, N 64 DEGREES 09 MINUTES 08 SECONDS WEST A DISTANCE OF 194.37 FEET.  
THENCE, N 70 DEGREES 18 MINUTES 30 SECONDS WEST A DISTANCE OF 303.47 FEET.  
THENCE, N 1 DEGREES 46 MINUTES 47 SECONDS WEST A DISTANCE OF 75.74 FEET.  
THENCE, N 50 DEGREES 08 MINUTES 5 SECONDS EAST A DISTANCE OF 494.84 FEET.  
THENCE, S 3 DEGREES 34 MINUTES 06 SECONDS EAST A DISTANCE OF 84.35 FEET.  
THENCE, S 64 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 184.48 FEET.  
THENCE S 5 DEGREES 20 MINUTES 5 SECONDS EAST A DISTANCE OF 307.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.09 ACRES OF LAND.

LEGEND:

---	PROPERTY LINE	---	EXISTING CHAIN LINK FENCE
---	PROPERTY SETBACK LINE	---	EXISTING EASEMENT
⊙	PROPOSED SHRUB	---	RAILROAD LINE
		---	OVERHEAD UTILITY LINE



PROJECT NO. GFE23001  
FILE PATH G:\JOB\GFE23001\_GP\_4226\_Main\_Design\_Planning  
DRAWN BY GW  
REVIEWED BY GW  
DATE OCTOBER 1, 2024



OWNER  
  
DAN GLASER  
261 FIFTH AVENUE  
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DEVELOPER  
  
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PLANNER / ENGINEER  
  
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LAND SOLUTIONS  
9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
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A SPECIFIC USE PERMIT FOR  
**AUTO AUCTION/FLEA MARKET**  
4226-A E. MAIN STREET  
CONTAINING LOT 1 & 2, BK 1 OF DALLAS AUTO  
AUCTION.  
**EXISTING "H" ZONING**  
BEING A 64.925 ACRE TRACT OF LAND LOCATED IN THE JAMES  
MCLAUGHLIN SURVEY, A-446; PABLO MANSOLA SURVEY, A-990  
SITUATED IN CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS