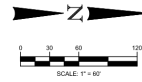


Exhibit B - Site Plan
Page 1 of 1

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	LOT 80-A, BLOCK XX
ZONING	PD-458
LAND USE	INDUSTRIAL
GROSS SITE AREA	449,680 SF (10.323 AC)
BUILDING AREA	99,530 SF
MAXIMUM BUILDING HEIGHT	1 STORY
FLOOR AREA RATIO	0.22134
LANDSCAPED AREA (PERCENTAGE)	57% (258,665 SF)
IMPERVIOUS AREA (PERCENTAGE)	48% (216,015 SF)
PARKING	1/1000 SF (OFFICE)
PARKING RATIO	20 SPACES PLUS 1/5000 SF (FABRICATION AND ASSEMBLY OF PLASTIC PRODUCTS)
PARKING REQUIRED	48
TOTAL PARKING PROVIDED	59
ADA PARKING REQUIRED*	2
ADA PARKING PROVIDED	4

*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



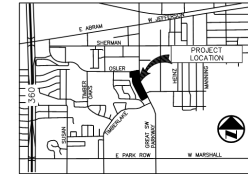
LEGEND

—	PROPERTY LINE
—	EASEMENT LINE
—	EXISTING SANITARY SEWER AND MANHOLE
—	EXISTING WATER AND FIRE HYDRANT
—	EXISTING STORM LINE
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING GAS LINE
—	PROPOSED GAS LINE
—	PROPOSED SANITARY SEWER
—	PROPOSED WATER
—	PROPOSED STORM LINE
—	PROPOSED MANHOLE
—	PROPOSED IRRIGATION METER
—	PROPOSED DOMESTIC METER
—	PROPOSED GATE VALVE
—	FIRE DEPARTMENT CONNECTION
—	PROPOSED FIRE HYDRANT ASSEMBLY
—	PROPOSED LANDSCAPE DRAIN
—	PROPOSED CURB INLET
—	POWER POLE

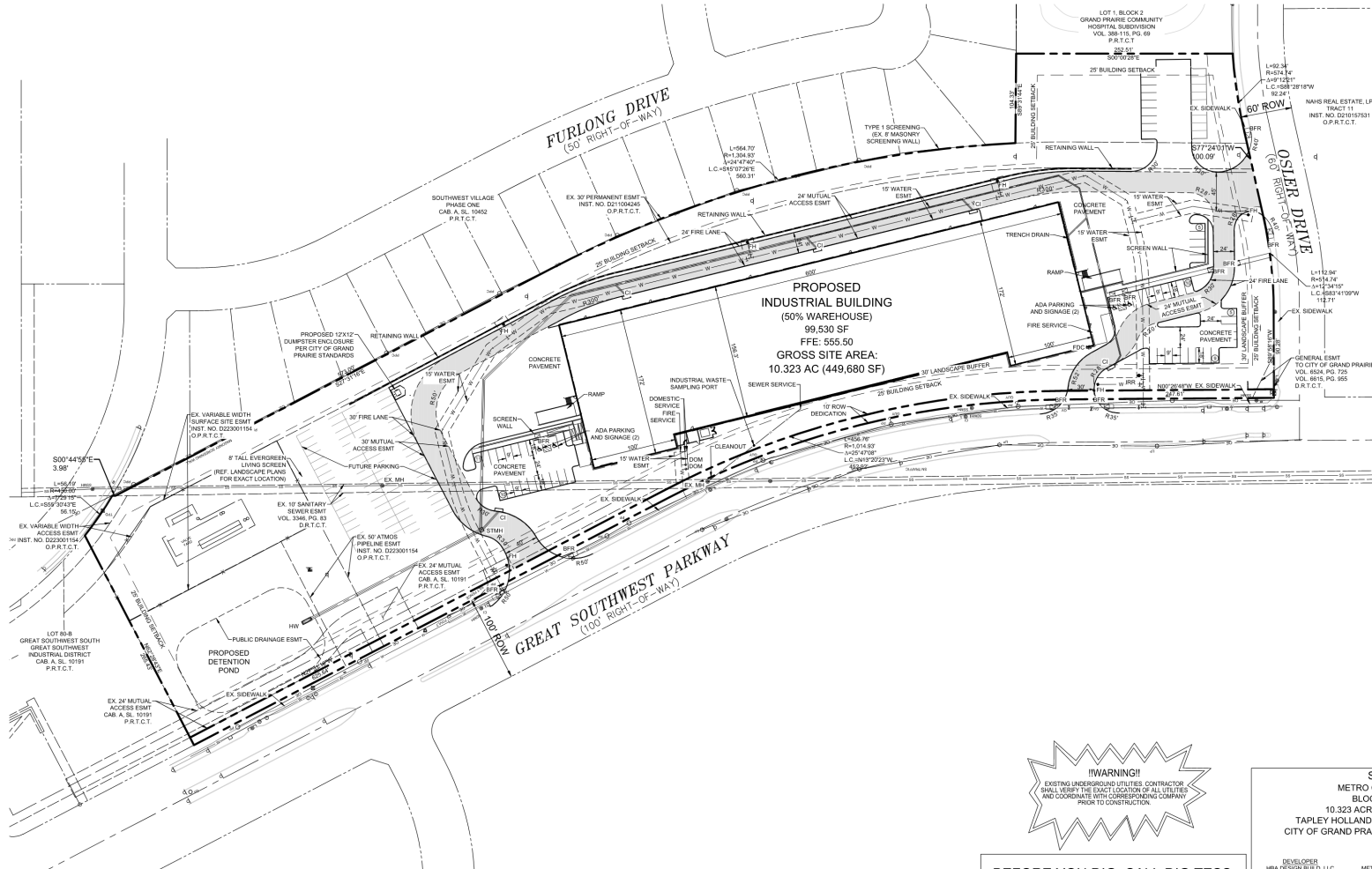
KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	○	NUMBER OF PARKING SPACES
MH	SEWER MANHOLE	STMH	STORM MANHOLE
GI	GRATE INLET	CO	CLEANOUT
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION
DOM	DOMESTIC METER	IRR	IRRIGATION METER

FLOOD NOTE:
1. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48403C000L DATED 03/21/2019 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.



VICINITY MAP
(NOT TO SCALE)



BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

SITE PLAN
METRO CUSTOM PLASTICS
BLOCK XX, LOT 80-A
10.323 ACRES OR 449,680 SQ. FT.
TAPLEY HOLLAND SURVEY, ABSTRACT NO. 750
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

DEVELOPER
HBA DESIGN BUILD, LLC
222 W WALNUT ST SUITE 200
CELINA, TX 75009
TEL: (972) 382-8525
CONTACT: BEN HANGARTNER
DATE PREPARED: 01/23/2025

OWNER
METRO CUSTOM PLASTICS
815 109TH ST
ARLINGTON, TX 76011
TEL: (817) 640-5646
CONTACT: ANDY HAVEL

ENGINEER
BGE, INC.
2595 DALLAS PARKWAY, SUITE 101
Frisco, TX 75034
TEL: (972) 464-4800
CONTACT: NICK HOBBS

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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METRO CUSTOM PLASTICS
LOT 80-A, BLOCK XX
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICKLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949
JANUARY 23, 2025

CAUTION !!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS	REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: EJB
DATE: JANUARY 2025
PROJECT NUMBER: 10013456-01

SHEET NO
SP-1.0