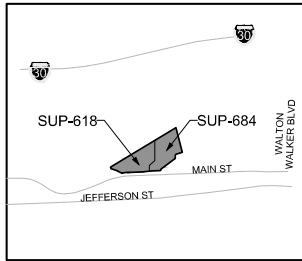


Exhibit B - Site Plan
Page 1 of 1

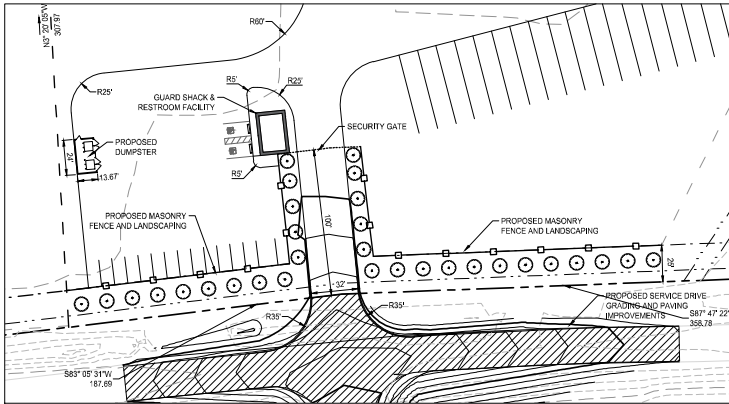


VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
BEING 37.65 ACRES OUT OF THE 1/4 MCLAUGHLIN SURVEY, A-446 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 SOUTHWEST CORNER OF SAID 37.65 ACRE TRACT, SAID FRONT BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 86, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE INSURANCE AUTO AUCTION.

THENCE, N 3 DEGREES 50 MINUTES 5 SECONDS WEST A DISTANCE OF 307.97 FEET.
THENCE, N 61 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 194.46 FEET.
THENCE, N 3 DEGREES 50 MINUTES 5 SECONDS WEST A DISTANCE OF 803.43 FEET.
THENCE, S 48 DEGREES 49 MINUTES 5 SECONDS EAST A DISTANCE OF 408.43 FEET.
THENCE, S 14 DEGREES 32 MINUTES 3 SECONDS EAST A DISTANCE OF 1090.80 FEET.
THENCE, S 75 DEGREES 04 MINUTES 45 SECONDS WEST A DISTANCE OF 290 FEET.
THENCE, S 31 DEGREES 3 MINUTES 11 SECONDS WEST A DISTANCE OF 54.6 FEET.
THENCE, S 2 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 123.13 FEET.
THENCE, S 32 DEGREES 11 MINUTES 43 SECONDS WEST A DISTANCE OF 753.87 FEET.
THENCE, S 81 DEGREES 47 MINUTES 29 SECONDS WEST A DISTANCE OF 258.9 FEET.
THENCE, S 83 DEGREES 09 MINUTES 51 SECONDS WEST A DISTANCE OF 487.49 FEET TO THE POINT OF BEGINNING.

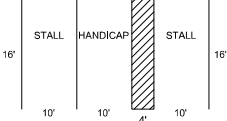


INSET 1
SCALE: 1"=40'

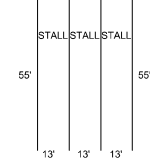
LEGEND:

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

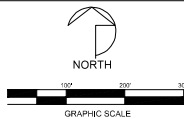
TYP. PARKING STALL



TYP. TRUCK PARKING STALL



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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PLANNER / ENGINEER
PELTON
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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

PARKING SUMMARY	
TRUCK PARKING	PROVIDED
ACCESSIBLE PARKING	985
	2