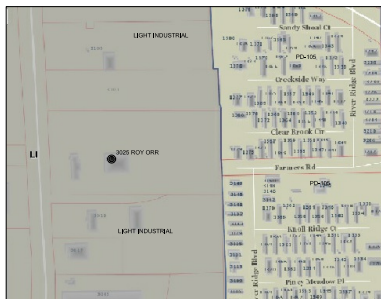
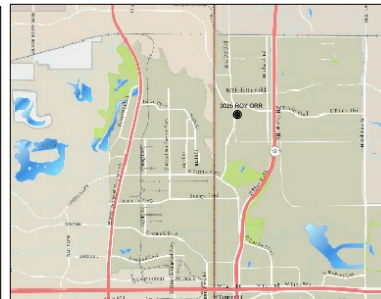


Exhibit B - Site Plan
Page 1 of 1



03 ZONING MAP

NOT TO SCALE



02 LOCATION MAP

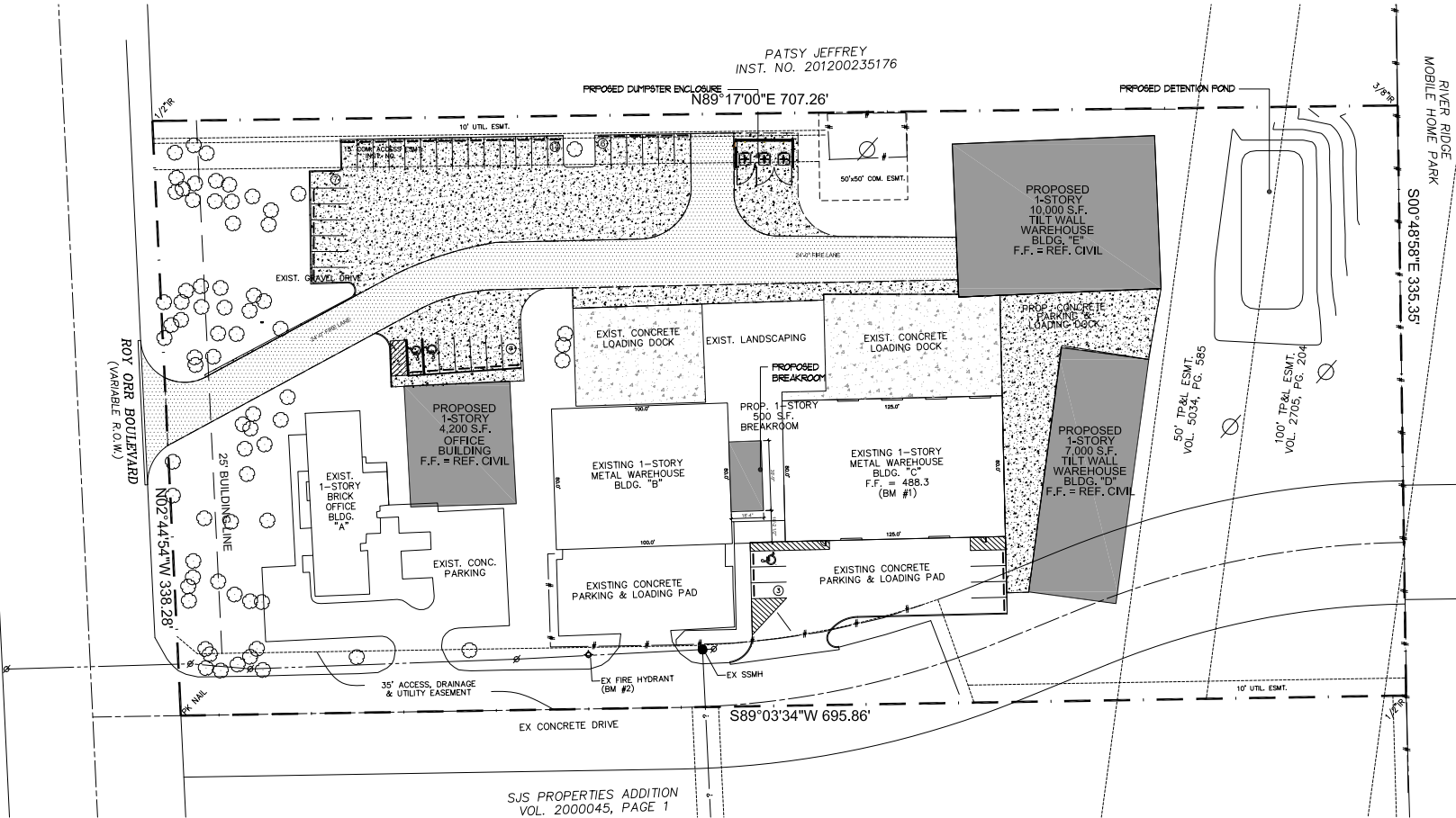
NOT TO SCALE

CITY SITE PLAN NOTES

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 50 OF THE CITY OF GRAND PRAIRIE CODE OF ORDINANCES.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	PARKING COUNT	(10)
---	FIRE LAINE	---
---	SIDEWALK	---
---	STACKING SPACES	9' x 18'
---	EXISTING TREES	---

County	DALLAS
Project Name	AGRI2HAT WAREHOUSE EXPANSION
Zoning District	LI LIGHT INDUSTRIAL
Proposed use	MANUFACTURING / STORAGE
Site Area	5,429 ACRES ± 236,225.88 SQ FT
Building Area	21,870 S.F.
Building Area	21,928 S.F. (PROPOSED)
Building Area	43,598 S.F. (TOTAL)
Building Height	35' - 1 STORY
Lot Coverage	43588 S.F. / 236,225.88 S.F. X 100% = 18.45%
Floor Area Ratio	43598 S.F. / 236,225.88 S.F. = 0.1845
Parking Required:	WAREHOUSE 1/1000 SF = 17,000 SF/1000 = 17 SPACES
	OFFICE 1/325 SF = 4,200 SF/325 = 13 SPACES
	HANDICAPPED PARKING REQ. = 2 SPACES
	TOTAL PARKING REQ. (PASSENGER CAR) = 32 SPACES
	TOTAL PARKING REQ. (TRUCK) = 1 SPACE
Parking Provided:	REGULAR = 38 SPACES
	HANDICAPPED = 2 SPACES
	TRUCK = 1 SPACE
Existing Parking:	REGULAR = 23 SPACES
	HANDICAPPED = 3 SPACES
	TOTAL = 26 SPACES
Impervious Area:	127,194 SF OR 127,194/236,225.88 = 53.84%
Pervious Area:	109,031.88 SF OR 127,194/236,225.88 = 46.16%



STE SHALL COMPLY WITH AND OR EXCEED IUDC'S APPENDIX X, SECTION 7 FOR INDUSTRIAL BUILDINGS UNDER 50,000 SQ. FT.

OWNER:
AGRI2HAT USA LLC
3025 ROY ORR BOULEVARD
GRAND PRAIRIE, TEXAS 75050
PHONE: (972) 974-2996
E-MAIL: JNAYAW@AGRI2HATUSA.COM

FUENTES ADDITION LOT 1R BLOCK 1 AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 9896, PAGE 65 PLAT RECORDS OF DALLAS COUNTY, TEXAS SITUATED IN THE JOHN C. REED SURVEY ABSTRACT NO. 183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS