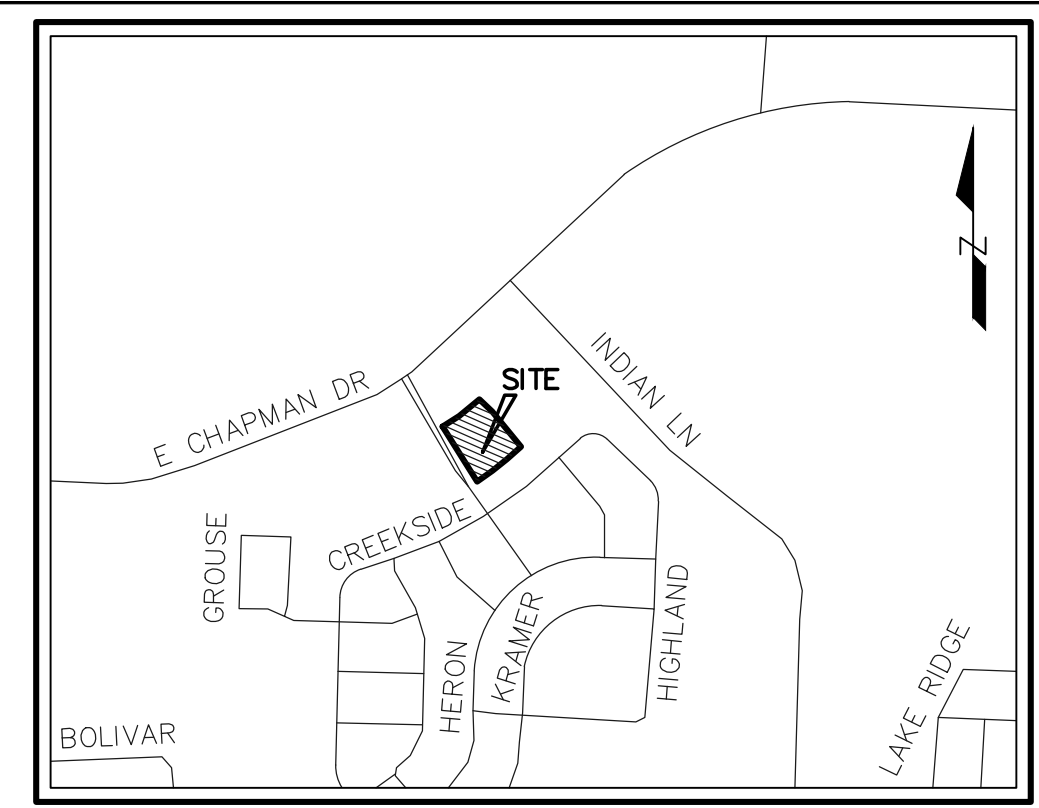
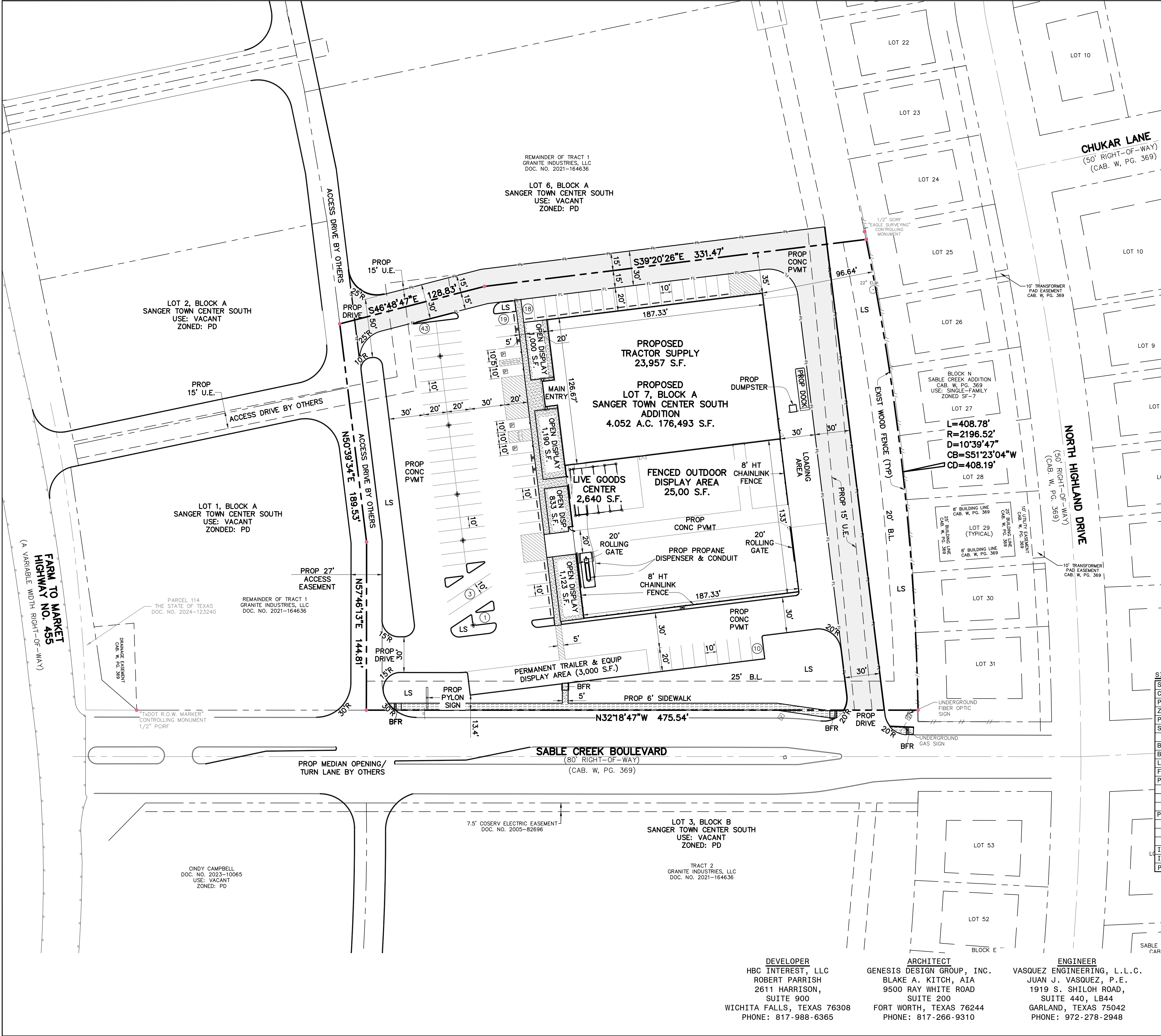
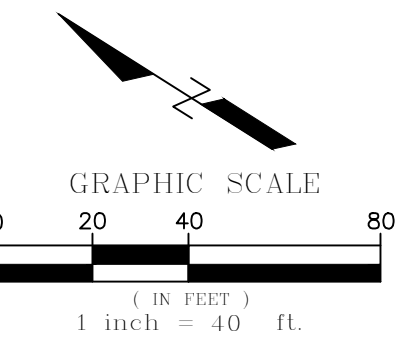


# Exhibit B



LOCATION MAP  
NOT TO SCALE



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CENTERLINE	---
---	PARKING COUNT	(19)
---	FIRE LANE	---
---	SIDEWALK	---
---	SIDEWALK (CITY)	---
---	LIGHT POLE	---
---	LANDSCAPE	LS
---	UTILITY EASEMENT	U.E.
---	WHEEL STOP	---
---	BUILDING LINE	B.L.
---	BARRIER FREE RAMP	BFR

- NOTES**
- BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY PREPARED BY PEISER & MAKIN SURVEYING, L.L.C. DATED 04/17/2025.
  - REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
  - SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.

SITE SUMMARY TABLE	
Site Address	SABLE CREEK BLVD
County	DENTON
Project Name	TRACTOR SUPPLY - SANGER TOWN CENTER SOUTH
Zoning District	PD
Proposed use	RETAIL STORE
Site Area:	4.052 Acres 176,493 S.F.
Building Area	23,957 S.F.
Building Height:	1 Story; Parapet= 24'-0"; Entry Element= 33'-3"
Lot Coverage:	23,957 S.F. / 176,493 = 13.57%
Floor Area Ratio:	23,957 S.F. / 176,493 = 1:14
Parking Required:	RETAIL 1 SPC/200 SPC (17,349 SF) = 87 SPACES
	STORAGE 2 SPC/2,000 SPC (6,808 SF) = 7 SPACES
	TOTAL REQUIRED = 94 SPACES
Parking Provided:	TOTAL = 90 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 94 SPACES
Impervious Area:	140,718 S.F.
Impervious Area Ratio:	140,718 S.F. / 176,493 = 79.73%
Pervious Area Ratio:	35,775 S.F. / 176,493 = 20.27%

**SITE PLAN**  
**TRACTOR SUPPLY**  
**LOT 7, BLOCK A**  
**SANGER TOWN CENTER SOUTH ADDITION**  
**176,493 S.F. OR 4.052 ACRES**  
**CITY OF SANGER,**  
**DENTON COUNTY, TEXAS**  
**FEBRUARY 02, 2026**

NO.	DATE	APP.	<b>VASQUEZ ENGINEERING L.L.C.</b> 1919 S. Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Ph: 972-278-2948 TX Registration # F-12286				
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING L.L.C. DATED 02/02/2026 VASQUEZ ENGINEERING L.L.C. TX REG. # F-12286							
<b>SITE PLAN</b> <b>SANGER, TEXAS</b>							
<b>SANGER, TEXAS</b>							
Scale: 1" = 40' Designed by: J.J.V. Drawn by: D.R.S. Checked by: J.J.V. 548-46100\SP1 SITE PLAN.dwg 02/02/2026							
SHEET <b>SP1</b>							

<b>DEVELOPER</b> HBC INTEREST, LLC ROBERT PARRISH 2611 HARRISON, SUITE 900 WICHITA FALLS, TEXAS 76308 PHONE: 817-988-6365	<b>ARCHITECT</b> GENESIS DESIGN GROUP, INC. BLAKE A. KITCH, AIA 9500 RAY WHITE ROAD SUITE 200 FORT WORTH, TEXAS 76244 PHONE: 817-266-9310	<b>ENGINEER</b> VASQUEZ ENGINEERING, L.L.C. JUAN J. VASQUEZ, P.E. 1919 S. SHILOH ROAD, SUITE 440, LB44 GARLAND, TEXAS 75042 PHONE: 972-278-2948
---	---	---