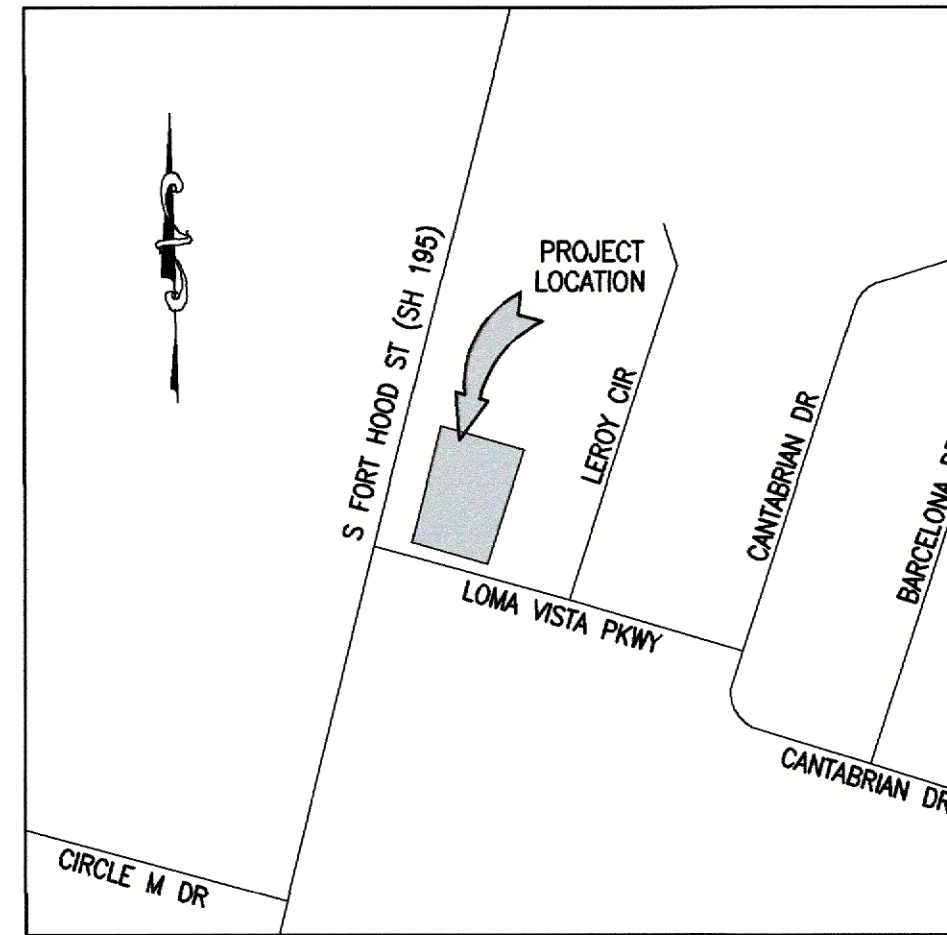


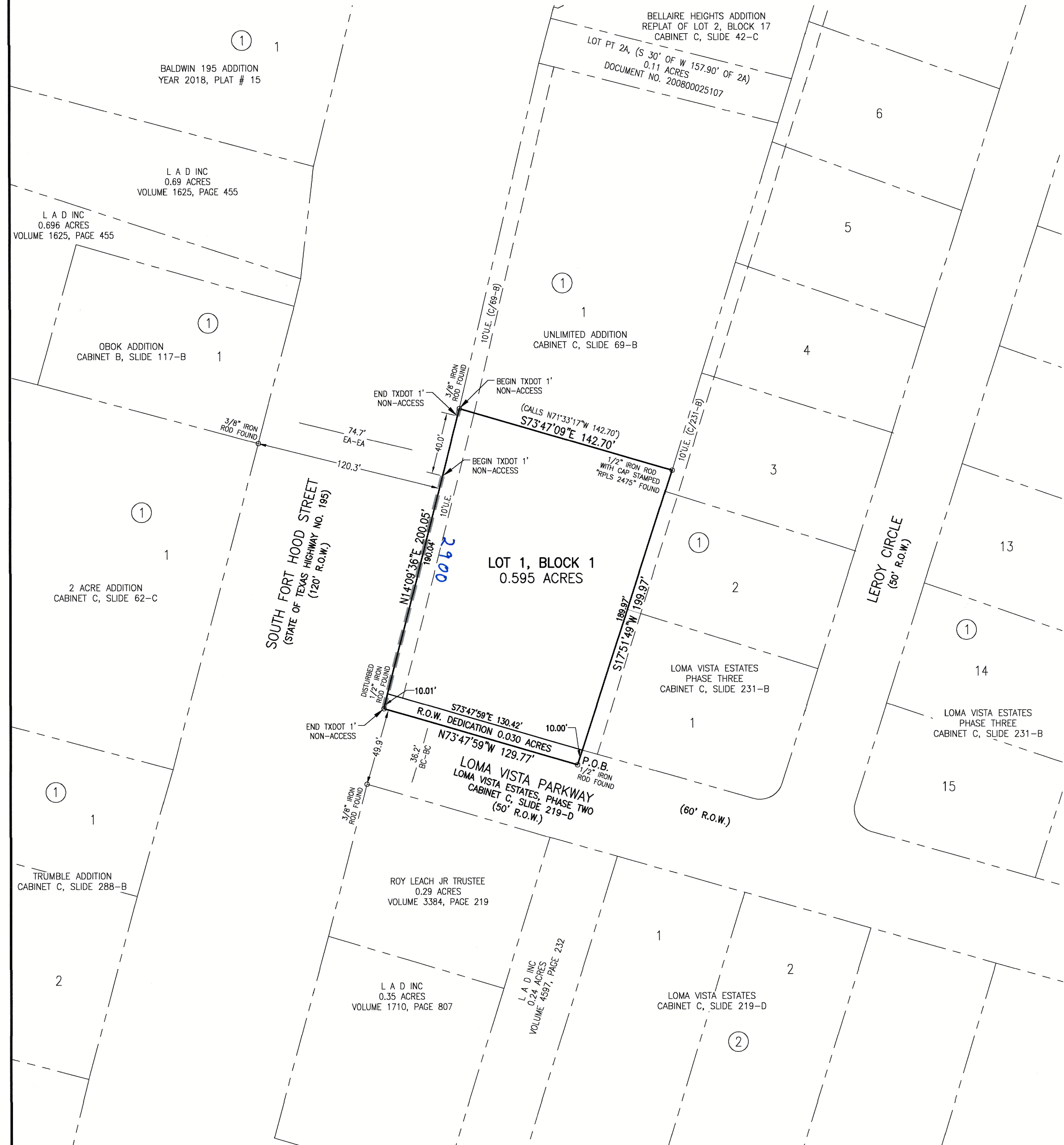
GENERAL NOTES:

- THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE GRID DISTANCES UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0260E, EFFECTIVE 9/26/2008.
- THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS M-1.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- TRACT SURVEYED MARCH 24, 2023.
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).

SCALE: 1" = 40'



VICINITY MAP: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT BISU RETAILS LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THAT CERTAIN 0.625 ACRES OF LAND IN BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2023015280 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS BISU ADDITION, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID BISU ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNER AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THE 30th DAY OF November, 2023.

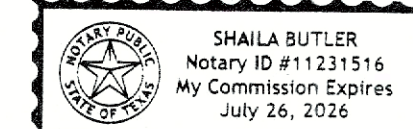
BISU RETAILS LLC  
A TEXAS LIMITED LIABILITY COMPANY

*[Signature]*  
BINOD SHRESTHA, MANAGING MEMBER  
*[Signature]*  
RUPA PRADHAN, MANAGING MEMBER  
*[Signature]*  
SURYA KARKI, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30th DAY OF November, 2023 BY BINOD SHRESTHA, MANAGING MEMBER OF BISU RETAILS LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

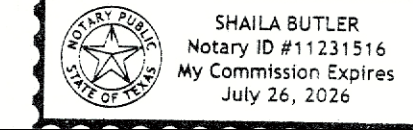
*[Signature]*  
NOTARY PUBLIC STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30th DAY OF November, 2023 BY RUPA PRADHAN, MANAGING MEMBER OF BISU RETAILS LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

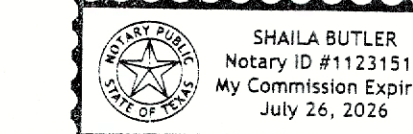
*[Signature]*  
NOTARY PUBLIC STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30th DAY OF November, 2023 BY SURYA KARKI, MANAGING MEMBER OF BISU RETAILS LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

*[Signature]*  
NOTARY PUBLIC STATE OF TEXAS



CITY OF KILLEEN:

APPROVED THIS 30 DAY OF October, 2023, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

*[Signature]*  
PLANNING DIRECTOR  
*[Signature]*  
PLANNING ASSISTANT

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THE 14th DAY OF November, 2023.

By: *[Signature]*  
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

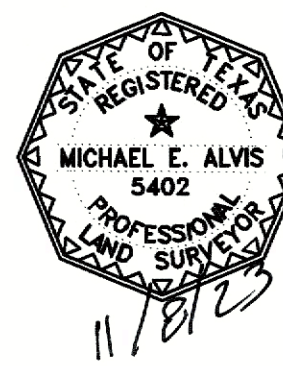
FILED FOR RECORD THE 17 DAY OF November, 2023, INSTRUMENT # 2023051472  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

*[Signature]*  
MICHAEL E. ALVIS  
R.P.L.S. No. 5402



FINAL PLAT:  
**BISU ADDITION**  
1 LOT, 1 BLOCK - 0.625 ACRES

OUT OF AND A PART OF THE JOHN ESSARY SURVEY, ABSTRACT NO. 296  
A SUBDIVISION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

0.625 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY  
SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

FINAL PLAT:  
BISU ADDITION

WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
PREPARED FOR:  
BISU RETAILS, LLC  
801 W. RANGER ROAD, KILLEEN, TEXAS 76541

REVISIONS

DATE	DESCRIPTION	DFTR
9-29	8/1 COMMENTS	AMJ

DRAFTSMAN:  
MGM  
DATE:  
JULY 10, 2023  
COMPUTER FILE NAME:  
23-1829 FINAL PLAT  
REFERENCE DRAWING NUMBERS:  
N/A

JOB NUMBER:  
23-1829

PAGE#  
01

**TURLEY**  
ENGINEERING & SURVEYING  
TURLEY ASSOCIATES, INC.  
301 N. 3RD ST.  
TEMPLE, TEXAS 76501  
WWW.TURLEY-INC.COM  
254-773-2500  
ENGINEERING FIRM NO. 1658  
SURVEY FIRM NO. 10056000