

LEGEND

- PROPERTY BOUNDARY  
UTILITY EASEMENT LINES  
ADJOINING TRACT PROPERTY LINES  
OFFSITE EASEMENT LINES  
3/8" IRON ROD W/ CAP STAMPED  
"M&ASSOC KILLEEN" FOUND  
3/8" IRON ROD FOUND  
UNLESS OTHERWISE NOTED

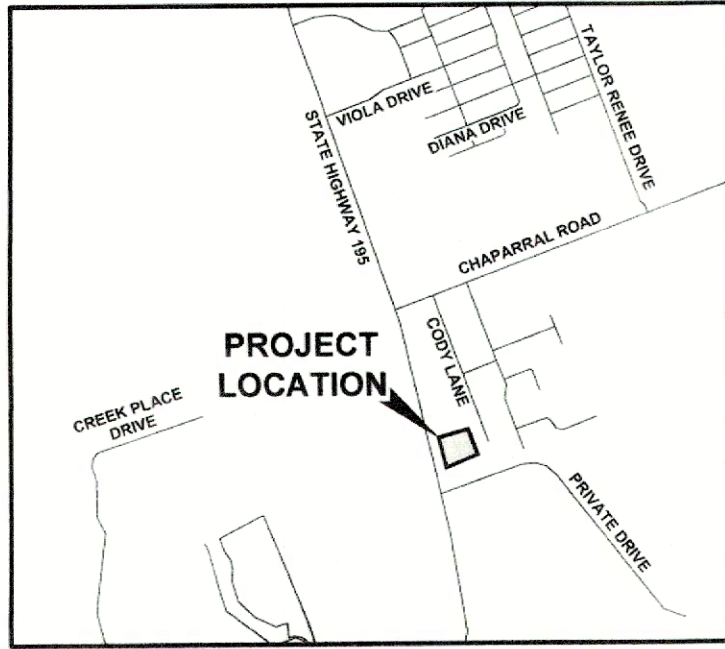
NOTES

- 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.
  - THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
  - THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- "FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
- PARK DEVELOPMENT FEES ARE NOT REQUIRED PER SEC. 26-129 (B)(1).
  - WATER SERVICE TO BE PROVIDED BY WEST BELL COUNTY WSC, CCN NO. 10045.
  - WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
  - WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1.181 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.
  - THE LOT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES (OSSF). ALL PROPOSED OSSF SHALL BE IN ACCORDANCE WITH THE POLICIES AND LAWS OF BELL COUNTY. THE BELL COUNTY HEALTH DISTRICT IS HEREBY DESIGNATED AS THE FINAL AUTHORITY REGARDING THE USE OF PRIVATE SEWAGE SYSTEMS.
  - THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD 1983 STATE PLANE TEXAS CENTRAL FIPS 4203. ALL DISTANCES ARE GRID DISTANCES AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES ARE REFERENCED TO CITY MONUMENT 111. THE REFERENCE TIE FROM CITY MONUMENT 111 TO THE POINT OF BEGINNING OF THE 4.62 ACRE TRACT IS N 16° 12' 01" W 5173.64 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT 111 ARE LATITUDE = 31 01 49.868 (N) LONGITUDE = 097 45 25.117 (W), ELEVATION 891.13 FEET.

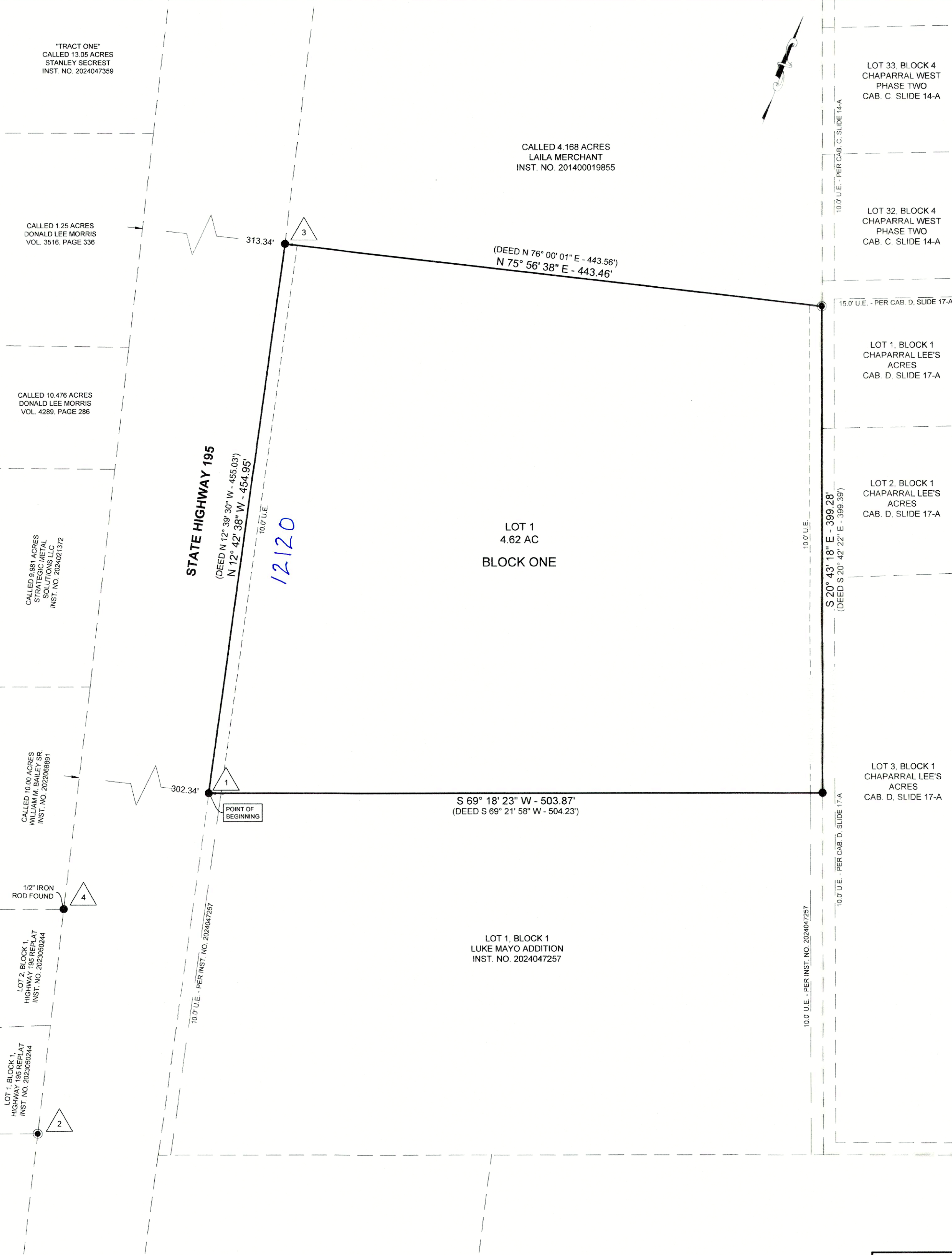
BELL COUNTY PUBLIC HEALTH DISTRICT

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES (OSSF'S) IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLANNING MATERIALS THAT HAVE BEEN SUBMITTED MEET OR EXCEED THE MINIMUM STANDARDS FOR OSSF'S ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER. INDIVIDUAL LOTS WILL BE EVALUATED FOR SYSTEM SUITABILITY BY A LICENSED SITE EVALUATOR PRIOR TO DEVELOPMENT. THIS OFFICE RESERVES THE RIGHT NOT TO ISSUE PERMITS FOR OSSF'S IF THEY FAIL TO MEET STATE AND LOCAL RULES.

BY: Rob Caplan 8/15/25  
BELL COUNTY PUBLIC HEALTH DISTRICT

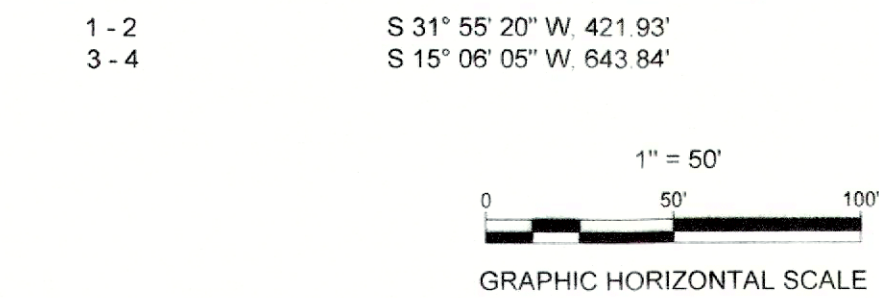


LOCATION MAP  
SCALE: NTS



|                   |   |           |  |
|-------------------|---|-----------|--|
| SURVEYS:          | RICHARD A. MCGEE SURVEY, ABSTRACT NO. 561 | OWNER:    | SHAH MOTORS LLC<br>305 EAST PECAN ST.<br>PFLUGERVILLE, TEXAS 78660                               |
| NUMBER OF BLOCKS: | 1   | SURVEYOR: | QUINTERO ENGINEERING, LLC<br>1501 W. STAN SCHLUETER LP<br>KILLEEN, TEXAS 76549<br>(254) 493-9962 |
| NUMBER OF LOTS:   | 1   |           |  |
| TOTAL ACREAGE:    | 4.62 AC                                   |           |  |
| DATE:             | APRIL 2025                                |           |  |

REFERENCE TIES



WHEREAS, SHAH MOTORS LLC, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 4.62 ACRES OUT OF AND A PART OF THE RICHARD A. MCGEE SURVEY, ABSTRACT NO. 561, BELL COUNTY, TEXAS, BEING ALL OF A CALLED 4.63 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHAH MOTORS LLC, RECORDED IN INSTRUMENT NO. 2023040295, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF SHAH MOTORS ADDITION (THE "PROPERTY"), A SUBDIVISION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE" FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE, EASEMENT INGRESS AND EGRESS, AND REPLACEMENT OF ALL PUBLIC DRAINAGE INFRASTRUCTURE AND PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS, AND TELECOMMUNICATION, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES THEREIN IN ANY MANNER BELONGING UNTO THE SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS FOREVER, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID CITY OF KILLEEN, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

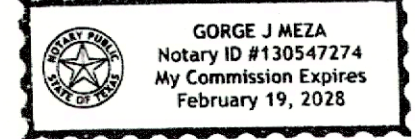
EXECUTED THIS THE 20th DAY OF May, 2025

SHAH MOTORS LLC

Ahmad Shah  
AHMAD SHAH, MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF May, 2025 BY AHMAD SHAH, MANAGER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 19 DAY OF May, 2025, BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.

Wendy Morrison  
EXECUTIVE DIRECTOR, OR DESIGNEE

John Thomas  
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: THAT I, SETH H. BARTON, 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.

Seth H. Barton  
SETH H. BARTON  
R. P. L. S. NO. 6878  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549

05/20/2025



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 18 DAY OF September, 2025, IN YEAR 2025, PLAT # 046059  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2025046059, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Fortis Deputy Clerk

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 THIS THE 29 DAY OF May, 2025 A.D.

BY: [Signature]  
BELL COUNTY TAX APPRAISAL DISTRICT



| FINAL PLAT   |  |
|--|--|
| SHAH MOTORS ADDITION<br>CITY OF KILLEEN, BELL COUNTY, TEXAS  |  |
| SHAH MOTORS ADDITION, IS A PLAT OF ALL OF A CALLED 4.63 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHAH MOTORS LLC, RECORDED IN INSTRUMENT NO. 2023040295, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. | PROJECT NO.:<br>038-25<br>DRAWING NO.:<br>P1 |

Inst # 2025046059