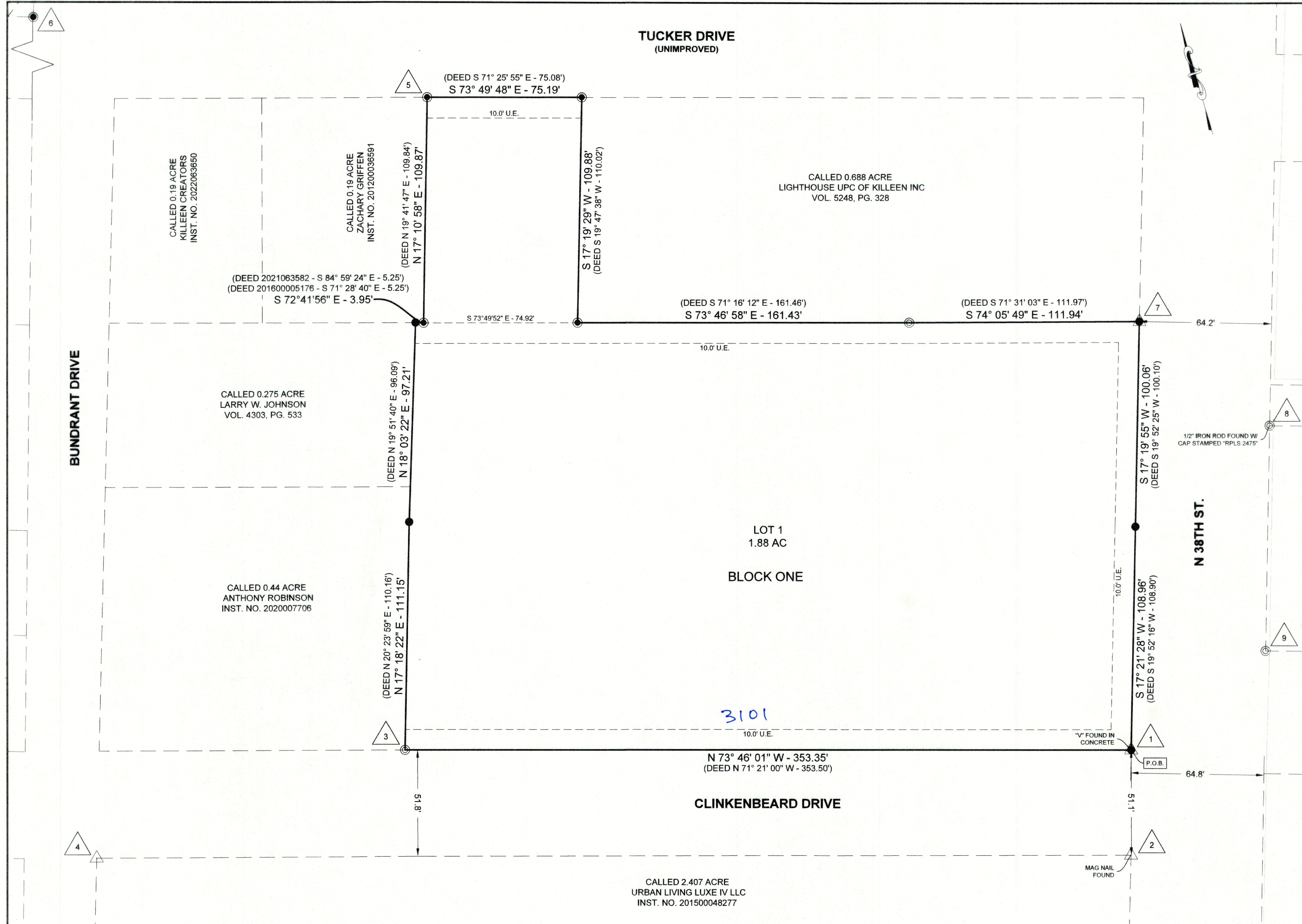


TUCKER DRIVE  
(UNIMPROVED)



WHEREAS, TRI FORZA LLC, SERIES TF5, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 1.88 ACRES OUT OF AND A PART OF THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRI FORZA LLC, SERIES TF5, RECORDED IN INSTRUMENT NO. 2021063582, 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 CLINKENBEARD DRIVE 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 THERETO 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 2nd DAY OF May, 2025

TRI FORZA LLC SERIES TF5  
KIANCY Y. ROMERO, MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF May, 2025 BY KIANCY Y. ROMERO, MANAGER, TRI FORZA LLC, SERIES TF5.

TRI FORZA LLC SERIES TF5  
OSCAR R. ROMERO, MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF May, 2025 BY OSCAR R. ROMERO, TRI FORZA LLC, SERIES TF5.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
GORGIE J. MEZA  
Notary ID #130547274  
My Commission Expires February 19, 2028

CITY PLANNING AND DEVELOPMENT SERVICES  
APPROVED THIS 25 DAY OF April, 2025, BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.

Walter Negron  
EXECUTIVE DIRECTOR, OR DESIGNEE  
Joann Lomas  
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE  
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  
R. P. L. S. NO. 6878  
1501 W STAN SCHLUETER LP.  
KILLEEN, TX 76549  
05/01/2025

COUNTY CLERK INFORMATION:  
FILED FOR RECORD THIS 24 DAY OF June, 2025, IN YEAR 2025, PLAT # 030475, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2025030475, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: K Foster 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 14th DAY OF May, 2025 A.D.

By: Vanessa Roldan  
BELL COUNTY TAX APPRAISAL DISTRICT

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 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 KM09. THE REFERENCE TIE FROM CITY MONUMENT KM09 TO THE POINT OF BEGINNING OF THE 1.88 ACRE TRACT IS N 16° 31' 03" W 1017.64 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT KM09 ARE LATITUDE = 31 07 27.52398(N) LONGITUDE = 097 41 52.46481(W), ELEVATION 855.23 FEET.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E 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 REQUIRED IN ACCORDANCE WITH SEC. 26-129.
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN, CCN NO. 10041.
- 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 \$1.161 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.

SURVEYS: A DICKSON SURVEY, ABSTRACT NO. 266  
NUMBER OF BLOCKS: 1  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 1.88 AC  
DATE: MARCH 2025  
OWNER: TRI FORZA LLC SERIES TF5  
SURVEYOR: QUINTERO ENGINEERING, LLC

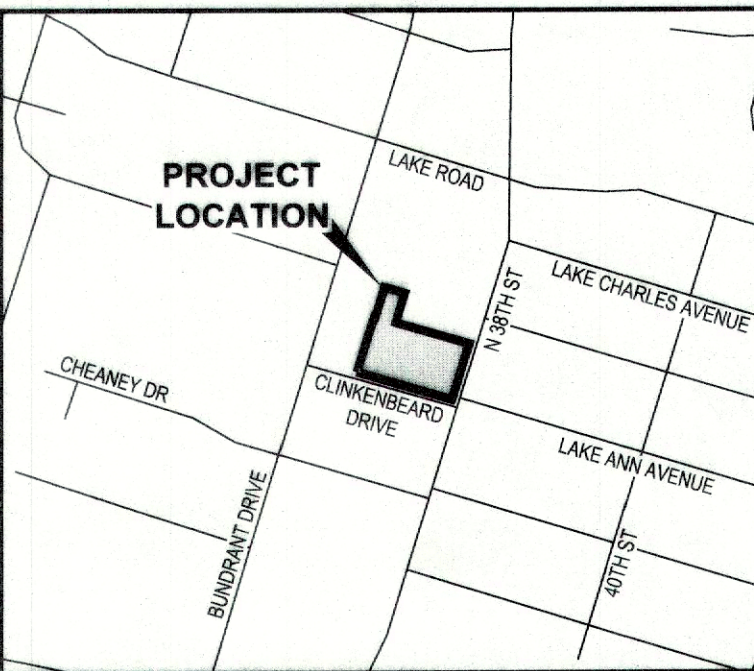
LEGEND

- PROPERTY BOUNDARY
- UTILITY EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 1" IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- "X" FOUND IN CONCRETE
- MAG NAIL W/ WASHER
- STAMPED "MA" FOUND
- UNLESS OTHERWISE NOTED

REFERENCE TIES

- 1-2 S 16° 20' 42" W 51.08'
- 3-4 S 87° 05' 42" W 158.72'
- 5-6 N 58° 03' 59" W 219.65'
- 7-8 S 35° 06' 18" E 81.14'
- 1-9 N 69° 43' 39" E 81.45'

NOTE: PARK FEES WERE PAID FOR TWO UNITS AT THE TIME OF RECORDATION. ADDITIONAL PARK FEES ARE DUE FOR ANY ADDITIONAL UNITS AT THE TIME OF PERMITTING.



QUINTERO ENGINEERING  
1501 W. STAN SCHLUETER LP. PHONE: (254) 493-9962  
KILLEEN, TEXAS 76549 FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT  
**CLINKENBEARD DRIVE ADDITION**  
CITY OF KILLEEN, BELL COUNTY, TEXAS  
CLINKENBEARD DRIVE ADDITION, IS A PLAT OF ALL OF THE CALLED 1.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRI FORZA LLC SERIES TF5, RECORDED IN INSTRUMENT NO. 2021063582, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 015-25  
DRAWING NO.: P1

Inst# 2025030475