

FIELD NOTES for a 1.723 acre tract of land in Coryell County, Texas, part of the W. P. Hardeman Survey, Abstract No. 454, the J. M. Goodwin Survey, Abstract No. 1646 and the James Anderson Survey, Abstract No. 11, and the land herein tract described being all of that certain tract conveyed to BMS, Ltd., of record in Instrument No. 131168, Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod, found in the north right-of-way of U. S. Highway 190, being the southeast corner of a called 0.428 acre tract conveyed to U. S. Restaurant Properties Business Trust I, of record in Instrument No. 97603, Deed Records of Coryell County, Texas, for the southwest corner of said BMS, Ltd. tract, for the southwest corner of this tract;

THENCE N. 06° 25' 26" W., 173.48 feet, with the east line of said 0.428 acre tract, to a 3/8" iron rod with cap, set on the south right-of-way line of F. M. Highway 1113 (Avenue D), at the northeast corner of said 0.428 acre tract and the northwest corner of said BMS, Ltd. tract, for the northwest corner of this tract;

THENCE S. 86° 40' 13" E., 660.08 feet, with the north line of said BMS, Ltd. tract and the south right-of-way line of said F. M. Highway 1113, to a 1/2" iron rod, found at a cutoff corner of said F.M. Highway 1113 and U.S. Highway 190, being the northeast corner of said BMS, Ltd. tract, for the northeast corner of this tract;

THENCE S. 03° 00' 00" E., 60.90 feet, with said cutoff, to a 3/8" iron rod with cap, set on the north right-of-way line of said U. S. Highway 190, at the southeast corner of said BMS, Ltd. tract, for the southeast corner of this tract;

THENCE S. 83° 52' 45" W., 404.98 feet, with the north right-of-way line of said U. S. Highway 190, to a 3/8" iron rod, found at the beginning of a curve to the left, for an angle corner of this tract;

THENCE with the north right-of-way line of said U. S. Highway 190 and along said curve to the left, having a radius of 6935.49 feet, an arc length of 241.96 feet, and a long chord bearing S. 82° 51' 52" W., 241.95 feet, to the POINT OF BEGINNING and containing 1.723 acres of land.

The bearings for the above tract are based on the north line of said BMS, Ltd. tract per deed.

KNOW ALL MEN BY THE PRESENTS:

That I, Rex D. Haas, do hereby certify that I made an actual and accurate survey on the ground of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Copperas Cove, Texas.

Rex D. Haas
Registered Professional Land Surveyor No. 4378
102 North College St.
Killeen, Texas 76541



THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that BMS Ltd. is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated March 16, 2000 and recorded in Instrument Number 131168 of the Deed Records of Coryell County, Texas, designated herein as Cactus Motel Subdivision in the City of Copperas Cove, Texas.

I, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks watercourses, drains, easements, and public places shown on this plat for the purposes and consideration therein expressed.

For BMS, Ltd.

M. Bhakta
Manny Bhakta

THE STATE OF TEXAS
COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Manny Bhakta, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 26th day of September, 2007.



Tina Kather
Notary Public, BELL County, Texas.

This plat has been submitted to, considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

APPROVED this 16th day of July, 2007, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Mark D. Dier
CHAIRMAN, PLANNING & ZONING COMMISSION

Michael
SECRETARY, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF CORYELL

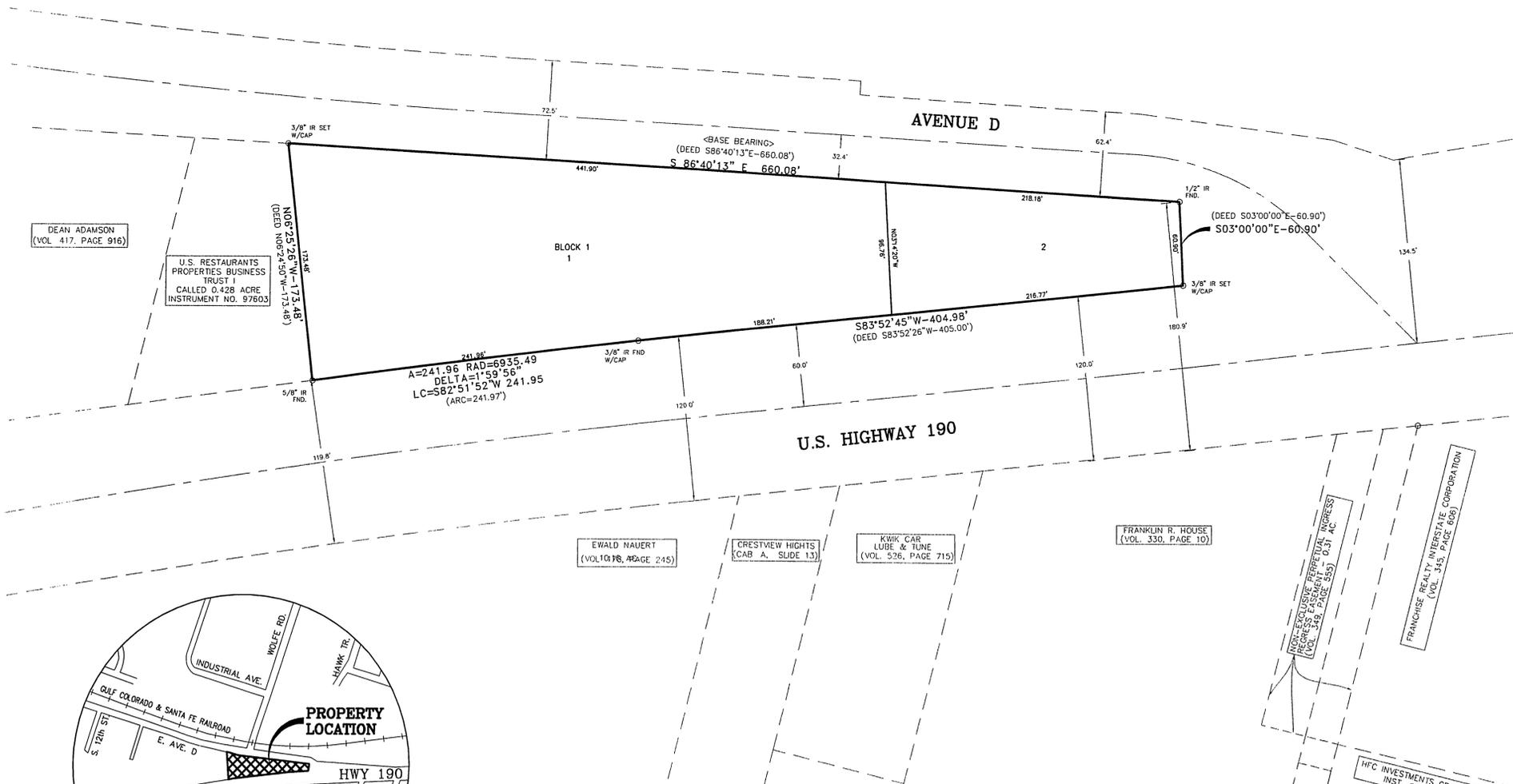
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS
Barbara Simpson

Filed For Record
AT 8 O'CLOCK P M
SEP 28 2007
County Clerk, Coryell Co., Texas

211011



DEAN ADAMSON
(VOL. 417, PAGE 916)

U.S. RESTAURANTS
PROPERTIES BUSINESS
TRUST I
CALLED 0.428 ACRE
INSTRUMENT NO. 97603

ERWALD HAUERT
(VOL. 1078, PAGE 215)

CRESTVIEW HEIGHTS
(CAR A, SLIDE 13)

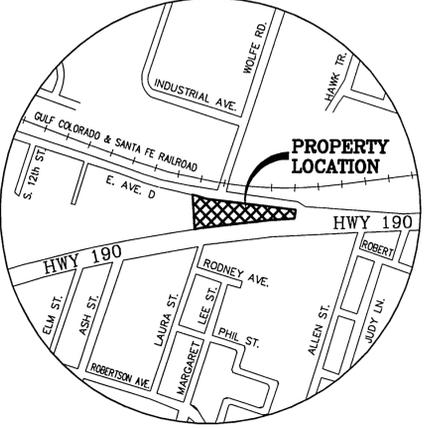
KWIK CAR
LUBE & TUNE
(VOL. 526, PAGE 715)

FRANKLIN R. HOUSE
(VOL. 330, PAGE 10)

NON-EXISTENT PERPETUAL ADDRESS
(VOL. 345, PAGE 606)

FRANCHISE REALTY INTERSTATE CORPORATION
(VOL. 345, PAGE 606)

HFC INVESTMENTS GP, LLC
INST. #201948



VICINITY MAP
SCALE: N.T.S.

WATER PROVIDER - COPPERAS COVE WATER (CCN# 10449)
SEWER PROVIDER - CITY OF COPPERAS COVE

The Coryell County Tax Appraisal District, the taxing authority for all entities in Coryell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.
Dated this 28 day of Sept, A.D. 2007
CORYELL COUNTY TAX OFFICE
BY: *Shirley Barton*

FILED FOR RECORD this 28th day of September, 2007, in Cabinet B, Slide 1410, Plat Records of Coryell County, Texas. Dedication Instrument in Volume 118, Page 118, Deed Records of Coryell County, Texas.

No.	DATE	REMARKS	BY
1	7/13/07	LOT LINE CHANGES	FBS
			BT

CACTUS MOTEL SUBDIVISION
COPPERAS COVE, CORYELL COUNTY, TEXAS
FINAL PLAT
SHEET TITLE

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
DWM No. 07-99-D
DRAWN BY: ML
DATE: 3-9-07
SCALE: 1"=50'
FB/LB: 1546/40
AREA: 1.723 ACRES