

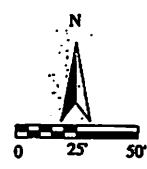
412' 13th Street S89°58'14"W

POINT OF COMMENCING NE Corner of Lot 2 Mesa Verde Addition

Cinemax

Kermit Drive

Drainage Easement



Scale: 1"= 50
Bubble 8100

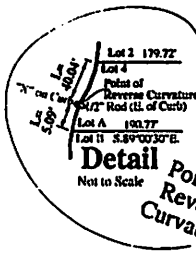
MBSB NV-TX Holdings LLC
Deed 2018-2490
24910 John Freemont Road
Hidden Hills, CA 91302-1133
Deed: 2018-2904
Tax ID# 73320

1/2" Rod Gone Found Magnetic Nail W/ Washer

S.89°59'30"E. Total 162.59'

N.89°58'14"W. 259'

Mozell, Inc 1.411 Ac.
Deed: 2018-2715 Tax ID# 29294
1133 Fountain Creek Blvd.
Pottsboro, TX 75076-7085



Detail Not to Scale

R=1016.5' T=68.69°
Central Angle = 7°43'56"
Chord = 137.08'

R=983.5' T=57.02°
Central Angle = 6°42'16"
Chord = 115.02'

Found 1/2" Rod W/ RR Cap 8.75" Dedicated 21.50' 10' Wide Easmt

Kermit Dr. Dedicated 2014-000243 2014-000244 Not Dedicated

Khoury Replat Lot B Lot A

Mesa Verde Lot 2 179.72'
Mesa Verde Lot 4

S.89°00'30"E. Lot A 190.77'
Lot B (21,867 Sq. Ft.)

Private 20' Travel and Utility Easement (Serving Lot A)

POINT OF BEGINNING Found RR Spike

Total 247' S.0°00'30"V

Easements 0.5' West of Line

Used for 11th Street Not Dedicated

Tax ID# 209543
MBSB NV-TX Holdings LLC
Deed 2018-2490
24910 John Freemont Road
Hidden Hills, CA 91302-1133

First Amendment to Agreements
Volume 945, p. 386, HCDR
Site Plan Vol. 945, p. 405
Common Area (11th Street)
to be used for Utilities,
Landscaping, Ingress/Egress

Abundant Grace Church of Christ

Mesa Verde Lot 2
Mesa Verde Lot 4

Khoury Replat

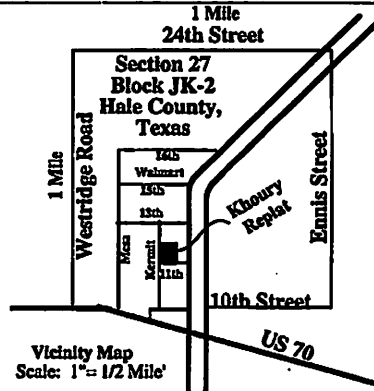
Of the SW part of Lot 2 and the NW part of Lot 4,
Mesa Verde Addition Plainview, Hale County, Texas

September 17, 2019

Owner: Etienne El-Khoury
Landlord, LLC
3400 SW 7th Street,
Plainview TX 79072
(806) 584-7599
etienne_khoury@hotmail.com

Total Subdivision 1.061 Acres
Deed 2019-002035
Tax ID#: 205709

Attorney: Rudd Owen
700 W. 7th Street,
Plainview TX 79072
Tel (806) 296-6304



386.02'

Interstate Highway No. 27

S.0°09'W.

202.11'

Revised Description

METES AND BOUNDS DESCRIPTION
of the Khoury 1.061 acre tract (Deed: 2019-002035 OPR) (Official Public Records of Hale County, Texas) out of the SW part of Lot 2 and the NW part of Lot 4, Mesa Verde Addition, Unit No. 1, to the City of Plainview, Hale County, Texas, according to the map or plat thereof recorded in Volume 730, Page 609 of the Deed Records of Hale County, Texas, being further described as follows:

COMMENCING at the Northeast corner of Lot 2, Mesa Verde Addition, Unit No. 1, to the City of Plainview, Hale County, Texas said corner being at the intersection of South line of 13th Street and West line of I-27;

THENCE S.0°09'W. 386.02 feet along West line of I-27 to the NE corner of the Mozell 1.411 acre tract (Deed: 2018-2715 OPR);

THENCE N.89°58'14"W., 259 feet to a railroad spike found for the NW corner of said Mozell tract and the NE corner and **POINT OF BEGINNING** of the herein described 1.061 acres;

THENCE S.00°00'30"W., at 95.51 feet pass the common lot line of lots 2 and 4, continuing for a total distance of 247 feet to an "X" on concrete found for the Southwest corner of this tract;

THENCE N.89°59'30"W. along the North line of a Common Area (Tax ID #209543; called 11th Street, but not dedicated; to be used for utilities, landscaping and ingress/egress for adjoining property as granted by First Amendment to Agreements recorded in Volume 945, p. 386, with Site Plan in Volume 945, p. 405 HCDR), at 204.25 feet pass a HR rod found for a corner 2.801 acre Kermit Drive dedication (2014-000243 and 2014-000243 OPR), in all 213.00 feet to a HR rod found 0.8' East of the back of Kermit Drive curb in the common Lot lines of Lot 1 and Lot 4, Mesa Verde Addition, Unit No. 1 at the Southwest corner of this tract;

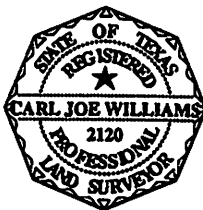
THENCE Northeasterly, along the East line of said (Kermit Drive) dedication and the common Lot lines of Lot 1 and Lot 4, around a curve to the right, said curve having a radius of 983.5 feet, a central angle of 6°42'16", tangent lengths of 57.02 feet, a chord distance of 115.02 feet to an "X" on curb for a point of reverse curvature (a 1/2" rod was found East of the curb);

THENCE Northeasterly continuing along the common Lot lines of Lot 1 and Lot 4, and said street dedication around a curve to the left, said curve having a radius of 1016.5 feet, a central angle of 7°43'56", tangent lengths of 68.69 feet, at a chord distance of 40.04 feet pass the most Westerly, Southwest corner of said Lot 2, same being the Northwest corner of said Lot 4, for a total chord distance of 137.08 feet to a magnetic nail with washer found at the Northwest corner of this tract and the SW corner of a MBSB (Cinemax tract; Tax ID 73320; Deed: 2018-2490);

THENCE S.89°59'30"E., along the South line of said MBSB tract, at 8.94 feet pass a HR rod, in all a distance of 162.59 feet to the **POINT OF BEGINNING**.

KNOW ALL MEN BY THESE PRESENTS

That I, Carl Joe Williams, do hereby certify that I prepared this plat and the field notes made a part thereof from and actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Plainview, Texas.



Plainview Texas
P.O. Box 1418

Carl Joe Williams,
Registered Professional
Land Surveyor of Texas
#2120

CERTIFICATE OF APPROVAL

Approved this ___ day of _____,
by the City manager of the
City of Plainview Texas