



**WILHITE**  
**LAND**  
**SURVEYING, INC.**

P. O. Box 407  
Valley View, Texas 76272

940-726-6150  
940-726-6151

JOB NO. 121234

NOTES: 1) Basis of bearing is from Plat recorded in Volume 18, Page 351  
2) (CM) = to Controlling monuments  
3) All Lots comply with the minimum size requirement.

SURVEYORS CERTIFICATE

I, Joel Wilhite, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat show hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision, and all the monuments or marks found or set are as shown thereon and are sufficient to enable retracement.

Dated: \_\_\_\_\_

Joel Wilhite  
Registered Professional Land Surveyor  
Texas Registration No. 5190

SUBSCRIBED BEFORE ME, a Notary Public, for the State of Texas, County \_\_\_\_\_  
on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public  
My Commission expires:\_\_\_\_\_

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, ALBERT RAMIREZ AND MARY L. RAMIREZ, husband and wife are the owners of a 0.3444 acre tract of land situated in the Thomas Keenan Survey, Abstract No. 733, State of Texas, County of Dallas and City of Farmers Branch, being all of Lot 17 and Lot 18, Block 3 of Valley View Addition No. 5 as recorded in Volume 18, Page 351 of the Map Records of Dallas County, Texas and premises being more particularly described as follows:

BEGINNING at a capped iron rod set marking the southeast corner of said Lot 18, said corner also being the southwest corner of Lot 19 of said addition and in the north right-of-way line of Mount View Drive, a 50 foot right-of-way;

THENCE departing said southeast corner of said Lot 18, South 78°31'00" West, along the south line of said Lot and said north right-of-way line, at a distance of 60.00 feet, passing the southwest corner of said Lot 18 and the southeast corner of Lot 17, and continuing for a total distance of 120.00 feet to a capped iron rod set marking the southwest corner of Lot 17;

THENCE departing said north right-of-way line and said southwest corner of Lot 17 and with the west line of said Lot 17, North 11°29'08" West, 125.00 feet to a capped iron rod set marking the northwest corner of Lot 17;

THENCE departing said northwest corner and with the north line of said Lot 17, North 78°31'00" East, at a distance of 60.00 feet, passing the northeast corner of said Lot 17, same being the northwest corner of Lot 18, and continuing for a total of 120.00 feet to a capped iron rod set marking the northeast corner of Lot 18;

THENCE departing said northeast corner and with the east line of said Lot 18, South 11°29'08" East, 125.00 feet to the place of beginning and containing 15,000 sq. feet or 0.3444 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That ALBERT RAMIREZ AND MARY L. RAMIREZ do hereby adopt this plat designating the herein above described property as **Mount View No. 1, Lot 1, Block A** an addition to the City of Farmers Branch, Dallas County, Texas and does hereby dedicate to the public use forever, easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utilities shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easements, and all public utilities shall at all times have a full right of ingress and egress to or from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) The Maintenance of all easements shown hereon shall be the responsibility of the property owners,

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Albert Ramirez, Owner

\_\_\_\_\_  
Mary Ramirez, Owner

ACKNOWLEDGEMENT  
State of Texas  
County of Dallas

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared, ALBERT RAMIREZ AND MARY L. RAMIREZ, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_

Approved by the City of Farmers Branch on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor City of Farmers Branch, Texas

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**Final Plat of**  
**MOUNT VIEW NO. 1**  
**LOT 1 BLOCK A**  
**an addition to the City of Farmers Branch,**  
**Dallas County, Texas,**  
**being a replat of Lot 17 and Lot 18, Block 3,**  
**Valley View Addition No. 5, situated in the Thomas**  
**Keenan Survey as recorded in Volume 18, Page 351**  
**of the Map Records of Dallas County, Texas**