



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT HAWES EV, LP, A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, SETH THATCHER DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RIVIAN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HAWES EV, LP, A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT**

I, DANIEL CHASE O'NEAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a)(b)(c)(d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**GENERAL NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. LOT 5, LOT 4, AND LOT 3 DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO COMBINE MULTIPLE TRACTS INTO ONE: LOT 5, BLOCK 2570 RIVIAN ADDITION, INSTRUMENT NUMBER 20240055512, O.P.R.D.C.T., TRACT 1 AND TRACT 2, INSTRUMENT NUMBER 202300252483, O.P.R.D.C.T., AND A STREET RIGHT-OF-WAY ABANDONMENT, CALLED 0.102 ACRES AS SHOWN IN SURVEY BY O'NEAL SURVEYING CO. DATED: SEPTEMBER 2024
5. BUILDINGS SHOWN HEREON ARE TO REMAIN IN PLACE.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEING 3.407 ACRES OF LAND SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NUMBER 52, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 5, BLOCK 2570 RIVIAN ADDITION, AS SHOWN IN PLAT RECORDED IN INSTRUMENT NUMBER 20240055512, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.). ALL OF A 3.182 ACRE TRACT DESCRIBED AS TRACT 1 AND A 0.161 ACRE TRACT DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 202300252483, O.P.R.D.C.T. AND BEING CALLED LOT 3, BLOCK 2570 ENCINO COMMERCIAL ADDITION, RECORDED IN VOLUME 93157, PAGE 5375, MAP RECORDS DALLAS COUNTY, TEXAS, AND ALL OF A STREET RIGHT-OF-WAY ABANDONMENT, CALLED 0.102 ACRES AS SHOWN IN SURVEY BY O'NEAL SURVEYING CO. DATED: SEPTEMBER 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4-INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY OF MAPLE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN VOLUME 241, PAGE 41, DEED RECORDS DALLAS COUNTY, TEXAS, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID 3.182 ACRE TRACT;

THENCE NORTH 46 DEGREES 29 MINUTES 18 SECONDS WEST, ALONG THE COMMON LINE OF SAID 3.182 ACRE TRACT AND SAID NORTHEAST RIGHT-OF-WAY, PASSING AT 89.58 FEET A 3/4-INCH IRON PIPE FOUND, PASSING AT A DISTANCE OF 106.55 FEET A 5/8-INCH IRON PIPE FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY ABANDONMENT AND SAID NORTHEAST RIGHT-OF-WAY, AND CONTINUING A TOTAL DISTANCE OF 253.47 FEET TO AN 'X' SET AT THE INTERSECTION OF SAID NORTHEAST RIGHT-OF-WAY AND THE SOUTHEAST RIGHT-OF-WAY OF HAWES AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) NO STREET DEDICATION FOUND, BY USE AND OCCUPATION;

THENCE NORTH 45 DEGREES 25 MINUTES 16 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY, PASSING AT A DISTANCE OF 117.77 FEET A 3-INCH ALUMINUM DISK STAMPED 'RIVIAN HSCLLC' FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY ABANDONMENT AND SAID SOUTHEAST RIGHT-OF-WAY, PASSING AT 149.87 FEET A 1/2-INCH IRON ROD FOUND, AND CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY AND THE NORTHWEST LINE OF SAID LOT 5, A TOTAL DISTANCE OF 589.39 FEET TO A 3-INCH ALUMINUM DISK STAMPED 'RIVIAN HSCLLC' FOUND IN SAID SOUTHEAST RIGHT-OF-WAY, SAID POINT BEING AT THE COMMON CORNER OF SAID LOT 5 AND A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO DLFI 75235, LTD, RECORDED IN INSTRUMENT NUMBER 201800305173, O.P.R.D.C.T.;

THENCE SOUTH 45 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID DLFI 75235, LTD TRACT, PASSING AT A DISTANCE OF 239.65 FEET A 3-INCH ALUMINUM DISK STAMPED 'RIVIAN HSCLLC' FOUND AT THE COMMON CORNER OF SAID LOT 5 AND SAID 3.182 ACRE TRACT, CONTINUING ALONG THE MOST NORTHERLY LINE OF SAID 3.182 ACRE TRACT SAID LINE ADJOINS A DEED GAP, A DISTANCE OF 251.07 A 1/2-INCH IRON ROD SET WITH ORANGE CAP STAMPED OSC #10194132 (HEREIN AFTER CALLED IRON ROD SET);

THENCE SOUTH 45 DEGREES 20 MINUTES 18 SECONDS WEST, CONTINUING ALONG THE COMMON LINE OF SAID 3.182 ACRE TRACT AND SAID DEED GAP, A DISTANCE OF 270.27 FEET TO AN IRON ROD SET;

THENCE SOUTH 45 DEGREES 32 MINUTES 02 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID 3.182 ACRE TRACT AND SAID DEED GAP, A DISTANCE OF 1.85 FEET TO AN IRON ROD SET IN THE COMMON LINE OF SAID 3.182 ACRE TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO FRANZIA INVESTMENTS MOCKINGBIRD LAND, LLC, RECORDED IN INSTRUMENT NUMBER 201900153621, O.P.R.D.C.T.;

THENCE SOUTH 45 DEGREES 24 MINUTES 34 SECONDS WEST, ALONG THE COMMON LINE OF SAID 3.182 ACRE TRACT AND SAID FRANZIA INVESTMENTS TRACT, PASSING AT A DISTANCE OF 141.44 FEET THE COMMON CORNER OF SAID FRANZIA INVESTMENTS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARGARET T. MOORE REVOCABLE TRUST, RECORDED IN INSTRUMENT NUMBER 201700298174, PASSING AT A DISTANCE OF 312.85 FEET THE WEST CORNER OF SAID MOORE TRACT SAID CORNER BEING IN SAID NORTHEAST RIGHT-OF-WAY OF MAPLE AVENUE, AND CONTINUING A TOTAL DISTANCE OF 315.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.973 ACRES OF LAND.

PLACE COUNTY RECORDING LABEL HERE

ENGINEER  
KFM ENGINEERING AND DESIGN  
3501 OLYMPUS BLVD., STE. 100  
DALLAS, TX 75019  
PHONE: 469-889-0536

CERTIFICATE OF APPROVAL  
I, \_\_\_\_\_, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

OWNER:  
HAWES EV, LP  
2510 HAWES AVE.  
DALLAS, TX 75235

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:  
Secretary

PRELIMINARY PLAT  
**RIVIAN ADDITION**  
LOTS 3 & 5, BLOCK 2570  
MILES BENNETT SURVEY, ABSTRACT NO. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER S245-067  
ENGINEERING FILE NUMBER \_\_\_\_\_

**O'NEAL SURVEYING CO.**  
205 WINDCO CIR., STE. 100  
WYLIE, TX 75098  
TBPELS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

DRAWN BY: TJC  
CHECKED BY: DCO  
SCALE: 1"=40'  
DATE: 12/27/2024  
PROJECT NO.: 24035.00  
SHEET NO.: 1 OF 1