

**STREET RIGHT-OF-WAY ABANDONMENT
PART OF MAPLE AVENUE AND HAWES AVENUE
ADJACENT TO CITY BLOCK 2570
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING 4,428 SQUARE FEET (0.102 ACRES) OF LAND LOCATED IN THE MILES BENNETT SURVEY, ABSTRACT NUMBER 52, DALLAS COUNTY, TEXAS, BEING A PART OF MAPLE AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN VOLUME 241, PAGE 41, DEED RECORDS, DALLAS COUNTY, TEXAS AND HAWES AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY, NO STREET DEDICATION FOUND, BEING ADJACENT TO CITY BLOCK 2570, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3" ALUMINUM DISC STAMPED "RIVIAN HCSLLC" FOUND IN THE SOUTHEAST LINE OF HAWES AVENUE AT THE WEST CORNER OF LOT 5, BLOCK 2570, RIVIAN ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202400055512, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING THE NORTH CORNER OF THE HAWES EV, LP CALLED 0.161 ACRE TRACT DESCRIBED AS TRACT 2 IN INSTRUMENT NUMBER 202300252483, (O.P.R.D.C.T.), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 147.23 FEET, A DELTA ANGLE OF 57 DEGREES 23 MINUTES 30 SECONDS AND A LONG CHORD THAT BEARS SOUTH 03 DEGREES 15 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 141.39 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, SAME BEING THE NORTHWEST LINE OF SAID 0.161 ACRE TRACT, AN ARC LENGTH OF 147.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 0.161 ACRE TRACT;

THENCE NORTH 46 DEGREES 57 MINUTES 36 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 0.161 ACRE TRACT, A DISTANCE OF 0.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF THE HAWES EV, LP CALLED 3.182 ACRE TRACT DESCRIBED AS TRACT 1 IN INSTRUMENT NUMBER 202300252483, (O.P.R.D.C.T.) AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 145.06 FEET, A DELTA ANGLE OF 20 DEGREES 52 MINUTES 56 SECONDS AND A LONG CHORD THAT BEARS SOUTH 35 DEGREES 33 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 52.58 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAME BEING THE SOUTHWEST LINE OF SAID 3.182 ACRE TRACT, AN ARC LENGTH OF 52.87 FEET TO A 5/8" IRON PIPE FOUND IN THE NORTHEAST LINE OF MAPLE AVENUE

THENCE NORTH 46 DEGREES 36 MINUTES 19 SECONDS WEST, LEAVING THE SOUTHWEST LINE OF SAID 3.182 ACRE TRACT, A DISTANCE OF 145.79 FEET TO AN "X" SET IN CONCRETE;

THENCE NORTH 44 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 117.74 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4,428 SQUARE FEET (0.102 ACRES OF LAND) MORE OR LESS.

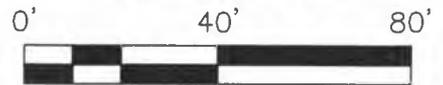
THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6570
O'NEAL SURVEYING COMPANY
TBPLS FIRM NO. 10194132



(For SPRG use only)
Reviewed by: A. G
Date: 10/18/24
SPRG No. 6775

STREET RIGHT-OF-WAY ABANDONMENT
PART OF MAPLE AVENUE & HAWES AVENUE
ADJACENT TO CITY BLOCK 2570
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



AN LUXURY IMPORTS, LTD.
CALLED: 4.88 AC.
INST. NO. 201700177397
O.P.R.D.C.T.

1/2" I.R.F.
(CM)

HAWES AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
NO STREET DEDICATION FOUND
BY USE AND OCCUPATION

P.O.B.
3" A.D.F. STAMPED
"RIVIAN HCSLLC" (CM)

LOT 5, BLOCK 2570
RIVIAN ADDITION
INST. NO. 202400055512
O.P.R.D.C.T.

MAPLE HAWES ADDITION
LOT 8, BLOCK E/2367
INST. NO. 202100030026
O.P.R.D.C.T.

HAWES EV, LP
CALLED: 0.161 AC.
(TRACT 2)
INST. NO. 202300252483
O.P.R.D.C.T.

CITY BLOCK 2570

"X" SET

MAG NAIL
FOUND (CM)

3" A.D.F. STAMPED
"WEST LOVE KHA" (CM)

COMMON
AREA A

LOT 5E/BLOCK E2367
LOT 5F/BLOCK E2367
LOT 5G/BLOCK E2367

LOT 5H/BLOCK E2367

MAPLE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 241, PAGE 41 - D.R.D.C.T.

STREET RIGHT-OF-WAY
ABANDONMENT
4,428 SQUARE FEET
(0.102 ACRES)

HAWES EV, LP
CALLED: 3.182 AC.
(TRACT 1)
INST. NO. 202300252483
O.P.R.D.C.T.

L1

L2

5/8" I.P.F.
(CM)

WEST LOVE ADDITION
PHASE 2R2
INST. NO. 202000360486
O.P.R.D.C.T.

6627 MAPLE AVENUE LLC
CALLED: 64,200 SQUARE FEET
INST. NO. 201500213882
O.P.R.D.C.T.

LEGEND

- (CM) CONTROLLING MONUMENT
- 1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570" (UNLESS NOTED)
- MONUMENT AS NOTED
- INST. NO. INSTRUMENT NUMBER
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- A.D.F. ALUMINUM DISC FOUND
- P.O.B. POINT OF BEGINNING



PROPOSED ABANDONMENT

(For SPRG use only)
Reviewed by: A.G.
Date: 10/18/24
SPRG No. 6775

SURVEYOR 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. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

STREET RIGHT-OF-WAY ABANDONMENT
MAPLE AVENUE & HAWES AVENUE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

O'NEAL SURVEYING CO.
205 WINDCO CIR., STE. 100
WYLIE, TX 75098
(903) 804-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

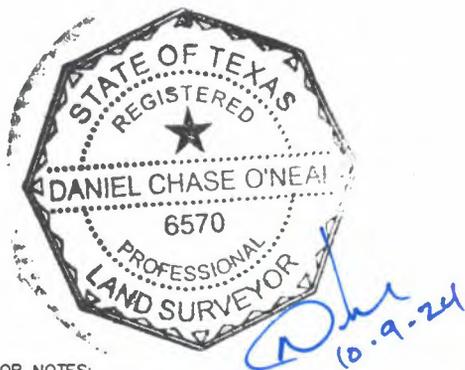


Scale 1:40 Checked by DCO Date Sep. 24 Project 24035.00 Sheet No. 2 OF 3

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 ADJACENT TO CITY BLOCK 2570
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Line Table		
Line No.	Direction	Distance
L1	N46°57'36"E	0.48'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	147.48'	147.23'	057°23'30"	S03°15'49"W-141.39'
C2	52.87'	145.06'	020°52'56"	S35°33'22"E-52.58'



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Date:	<u>10/18/24</u>
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 LAND SURVEYOR NO. 6570
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