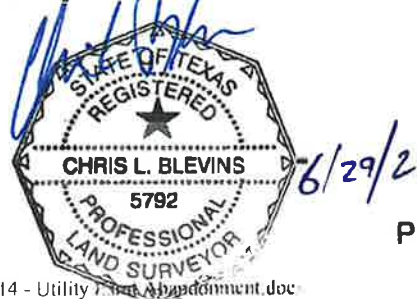


**UTILITY EASEMENT ABANDONMENT
COCKRELL HILL DIALYSIS CENTER ADDITION
LOT 6, BLOCK A/8014
WILLIAM H. PEARSON SURVEY, ABSTRACT NO. 1127
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING 2,209 square feet, 0.051 acres of land situated in the WILLIAM H. PEARSON SURVEY, Abstract No. 1127, City of Dallas, Dallas County, Texas, and being a portion of Lot 6, Block A/8014, COCKRELL HILL DIALYSIS CENTER ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 200900049664, of the Official Public Records of Dallas County, Texas, and also being a portion of the tract of land conveyed to Sridhar Sudarsan (2.6% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201000085346, of the Official Public Records of Dallas County, Texas; Thomas Williams (4.82% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357824, of the Official Public Records of Dallas County, Texas; Unicon World LLC, a Washington limited liability company (16.86% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357827, of the Official Public Records of Dallas County, Texas; Zahner Living Trust (29.68% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357826, of the Official Public Records of Dallas County, Texas; Zahner Living Trust (2.89% undivided interest), by the Warranty Deed recorded in Instrument No. 201800057846, of the Official Public Records of Dallas County, Texas; Scotthorn Family Trust Agreement dated February 20, 1987 (4.03% undivided interest), by the Warranty Deed recorded in Instrument No. 201900008713, of the Official Public Records of Dallas County, Texas; Martina I. Evans, Trustee of the Evans Family Irrevocable Trust dated April 14, 2005 (2.0% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201100179510, of the Official Public Records of Dallas County, Texas; Gail Schwartz Revocable Trust dated October 29, 2008, Eric Schwartz & Gail Schwartz, Trustees (1.44% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201200356143, of the Official Public Records of Dallas County, Texas; Gail Schwartz Revocable Trust dated October 29, 2008, Eric Schwartz & Gail Schwartz, Trustees (7.71% undivided interest), by the Special Warranty Deeds recorded in Instrument No. 201000103997, of the Official Public Records of Dallas County, Texas; Leonard J. Mather, Trustee of the Leonard J. Mather Revocable Living Trust (14.17% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201600335405, of the Official Public Records of Dallas County, Texas; Leonard J. Mather, Trustee of the Leonard J. Mather Revocable Living Trust (5.3% undivided interest) & (14.17% undivided interest), by the Special Warranty Deed recorded in Instrument No. 202000036828, of the Official Public Records of Dallas County, Texas; Schwartz Investment Properties, LLC (7.71% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357829, of the Official Public Records of Dallas County, Texas; Frank Jerkovich and Sally B. Jerkovich, Trustees of the Frank and Sally Jerkovich Irrevocable Trust dated December 6, 2017 (4.23% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201800010456, of the Official Public Records of Dallas County, Texas. and being a portion of an existing utility easement recorded in Instrument No. 200900049664, of the Official Public Records of Dallas County, Texas. Said 2,209 square feet, 0.051 acres of land being more particularly described by metes and bounds as follows:

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>7-19-21</u>
SPRG NO.	<u>5647</u>



**UTILITY EASEMENT ABANDONMENT
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COMMENCING at a 5/8" iron rod marked "LAMB STAR" found at the Southeast corner of said Lot 6 and the Northeast corner of Lot 7, of said Block A/8014, Cockrell Hill Dialysis Center Addition, and said point lying in the West boundary line of a tract of land conveyed to Crest At Illinois, LLC, by the deed recorded in Instrument No. 201800285474, of the Official Public Records of Dallas County, Texas;

THENCE S 89° 10' 49" W 57.00 feet, to the **POINT OF BEGINNING** of said 2,209 square feet, 0.051 acres tract of land described herein;

THENCE S 89° 10' 49" W 169.00 feet, along the South boundary line of said Lot 6 and the North boundary line of said Lot 7, to a point lying S 00° 59' 45" E 182.00 feet and N 89° 10' 49" E 12.00 feet, from an "X" cut in concrete found at the Northwest corner of said Lot 6;

THENCE severing said Lot 6, as follows:

1. N 00° 59' 45" W 32.44 feet, to a point lying at the beginning of a non-tangent curve to the left;
2. SOUTHEASTERLY 32.14 feet, along a non-tangent curve to the left, having a radius of 20.50 feet, a central angle of 89° 49' 26", and a chord bearing S 45° 54' 28" E 28.95 feet, to a point lying at the end of said curve;
3. N 89° 10' 49" E 128.00 feet, to a point lying at the beginning of a curve to the left;
4. NORTHEASTERLY 32.26 feet, along said curve to the left, having a radius of 20.50 feet, a central angle of 90° 09' 50", and a chord bearing N 44° 05' 54" E 29.03 feet, to a point lying at the end of said curve;
5. S 00° 59' 18" E 32.56 feet, to the POINT OF BEGINNING containing 2,209 square feet, 0.051 acres of land.

Bearing Base: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>7-19-21</u>
SPRG NO.	<u>5647</u>



(For SPRG use only)

Reviewed by: 65Date: 7-19-21SPRG NO. 5647OWNERSHIP INFORMATION:

Lot 6, Block A/8014, COCKRELL HILL DIALYSIS CENTER ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 200900049664, of the Official Public Records of Dallas County, Texas, and also being a portion of the tract of land conveyed to Sridhar Sudarsan (2.6% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201000085346, of the Official Public Records of Dallas County, Texas; Thomas Williams (4.82% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357824, of the Official Public Records of Dallas County, Texas; Unicon World LLC, a Washington limited liability company (16.86% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357827, of the Official Public Records of Dallas County, Texas; Zahner Living Trust (29.68% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357826, of the Official Public Records of Dallas County, Texas; Zahner Living Trust (2.89% undivided interest), by the Warranty Deed recorded in Instrument No. 201800057846, of the Official Public Records of Dallas County, Texas; Scotthorn Family Trust Agreement dated February 20, 1987 (4.03% undivided interest), by the Warranty Deed recorded in Instrument No. 201900008713, of the Official Public Records of Dallas County, Texas; Martina I. Evans, Trustee of the Evans Family Irrevocable Trust dated April 14, 2005 (2.0% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201100179510, of the Official Public Records of Dallas County, Texas; Gail Schwartz Revocable Trust dated October 29, 2008, Eric Schwartz & Gail Schwartz, Trustees (1.44% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201200356143, of the Official Public Records of Dallas County, Texas; Gail Schwartz Revocable Trust dated October 29, 2008, Eric Schwartz & Gail Schwartz, Trustees (7.71% undivided interest), by the Special Warranty Deeds recorded in Instrument No. 201000103997, of the Official Public Records of Dallas County, Texas; Leonard J. Mather, Trustee of the Leonard J. Mather Revocable Living Trust (14.17% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201600335405, of the Official Public Records of Dallas County, Texas; Leonard J. Mather, Trustee of the Leonard J. Mather Revocable Living Trust (5.3% undivided interest) & (14.17% undivided interest), by the Special Warranty Deed recorded in Instrument No. 202000036828, of the Official Public Records of Dallas County, Texas; Schwartz Investment Properties, LLC (7.71% undivided interest), by the Special Warranty Deed recorded in Instrument No. 200900357829, of the Official Public Records of Dallas County, Texas; Frank Jerkovich and Sally B. Jerkovich, Trustees of the Frank and Sally Jerkovich Irrevocable Trust dated December 6, 2017 (4.23% undivided interest), by the Special Warranty Deed recorded in Instrument No. 201800010456, of the Official Public Records of Dallas County, Texas.



JUNE 29, 2021


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