

State of Texas
County of Tarrant

Whereas, Southwest Baptist Seminary Development Foundation, Inc. is the owner of a 0.29 acre tract of land situated in the M.J. Arocha Survey, Abstract No. 1, Tarrant County, Texas and being a portion of Gambrell Street right-of-way as recorded in Volume 310, Page 45, Plat Records, Tarrant County, Texas, and being all of the Gambrell Street right-of-way vacated by City Ordinance No. _____ and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod, said point being northeast corner of Lot 5R-1, Block 5, Seminary Hill Addition, an addition to the City of Fort Worth as recorded in Instrument No. 0191218855, Deed Records, Tarrant County, Texas, also being in the west right-of-way line of Frazier Avenue (having a 80' R.O.W.)

THENCE South 89°09'07" West, leaving said west right-of-way line, a distance of 170.71 feet to a set 1/2 inch iron rod for corner, for the beginning of a non-tangent curve to the right having a radius of 11359.20 feet and a central angle of 0°25'09", and a long chord which bears North 15°04'35" East, 83.11 feet;

THENCE along said non-tangent curve to the right an arc distance of 83.11 feet to a set 1/2 inch iron rod for corner;

THENCE North 89°09'07" East, a distance of 148.98 feet to a set 1/2 inch iron rod for corner, said point being in the west right-of-way line of said Frazier Avenue;

THENCE South 00°47'47" East, along said west right-of-way line, a distance of 79.92 feet to a the POINT OF BEGINNING and CONTAINING 12,739 square feet, 0.29 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Southwest Baptist Seminary Development Foundation, Inc. does hereby adopt this plat designating the herein above described property as Lot 2, Block 4, Seminary Hill Addition, an addition to the City of Fort Worth, Texas, does hereby dedicate to the public use forever the rights-of-way and easements shown hereon.

EXECUTED THIS _____ DAY OF _____, 2010.

BY: Southwest Baptist Seminary Development Foundation, Inc.

NAME: _____
KEVIN ENSLEY
VICE PRESIDENT OF BUSINESS ADMINISTRATION

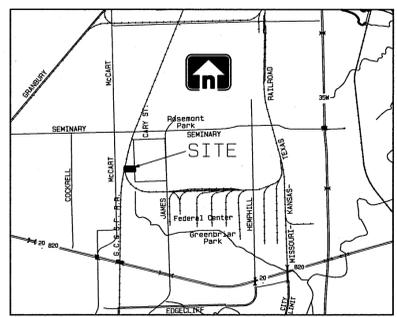
THE STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared,

KEVIN ENSLEY, on behalf of

Southwest Baptist Seminary Development Foundation, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2010.

Notary Public
Tarrant County, Texas
My Commission Expires: _____



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: _____

BY: _____

BY: _____

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

PARKWAY PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

- GENERAL NOTES**
1. ALL PROPERTY CORNERS ARE 1/2" IRON RODS WITH CAPS SET UNLESS OTHERWISE NOTED. LOT CORNERS TO BE SET UPON COMPLETION OF INFRASTRUCTURE CONSTRUCTION.
 2. BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF FORT WORTH ZONING ORDINANCE.
 3. BASIS OF BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL, TEXAS ZONING / NAD-83.
 4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, TARRANT COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48438C0415 H, EFFECTIVE DATE AUGUST 2, 1995.
 5. THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEEDS COVENANTS OR RESTRICTIONS.
 6. COVENANTS OR RESTRICTIONS ARE UN-ALTERED.
 7. COMPLIANCE WITH ORDINANCE NO. 18615-05-2009, REGARDING URBAN FORESTRY IS REQUIRED FOR THIS SITE.

SURVEYOR'S CERTIFICATE

I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

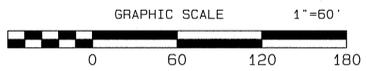
Michael L. Peterson, R.P.L.S.

5999 Registration Number 11-24-2010 Date



DEVELOPER/OWNER
SOUTHWEST BAPTIST SEMINARY
DEVELOPMENT FOUNDATION, INC.
ATTN: KEVIN ENSLEY
P.O. BOX. 22480
FORT WORTH, TEXAS 76122-0610
817-923-1921 EXT. 2120

THIS PLAT FILED IN DOCUMENT NO. _____ DATE _____, 2010



NOVEMBER, 2010
PREPARED BY
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPB FIRM # F-1191/TBPLS FIRM 101538-00