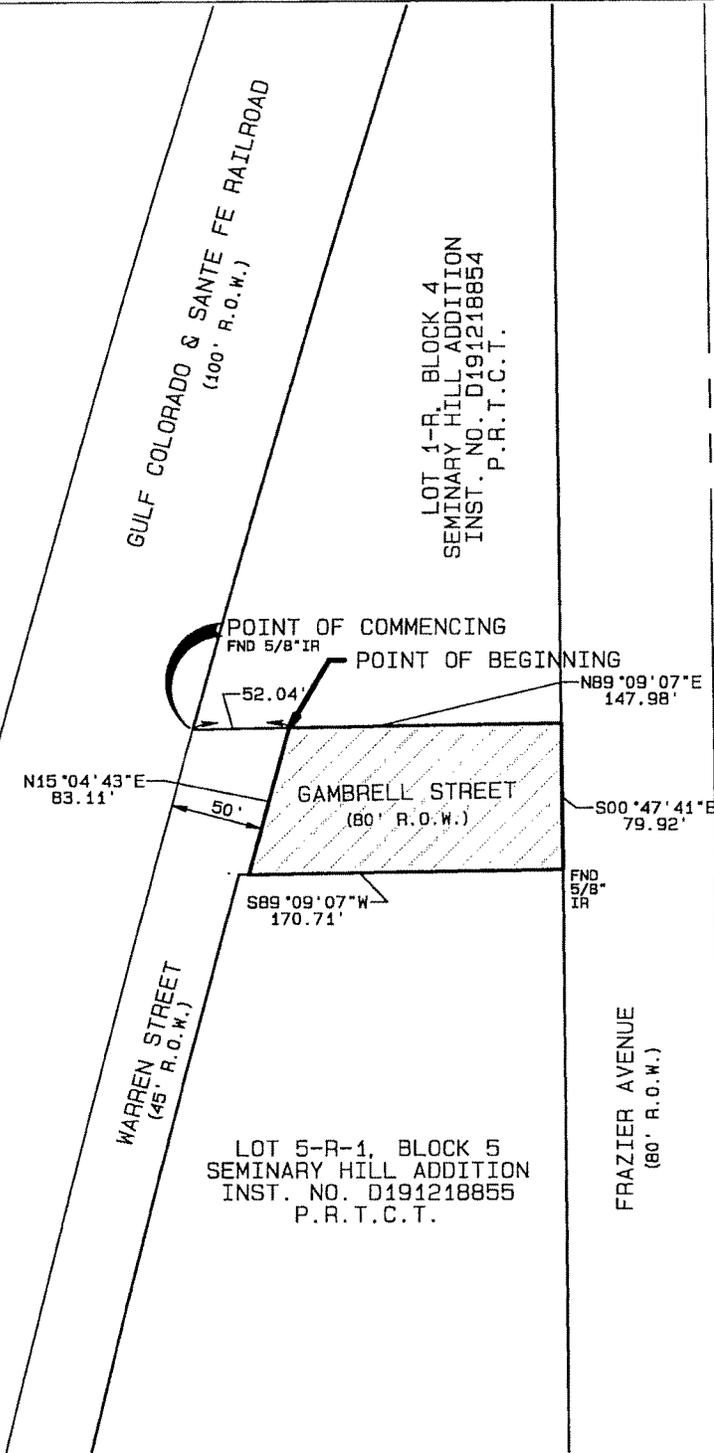


BASIS OF BEARING IS TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL
TEXAS ZONE, NAD 83 (SURFACE)

M.J. BROCHA SURVEY
ABSTRACT NO. 1

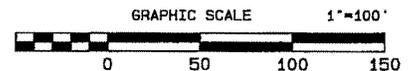


SEMINARY HILL ADDITION
SEMINARY CAMPUS
VOL. 310, PG. 45
P.R.T.C.T

**BEING A
12,739 SQ. FT./0.29 ACRE
RIGHT-OF-WAY ABANDONMENT
OF A PORTION OF GAMBRELL STREET,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



DATE: JUNE 9, 2010

LEGAL DESCRIPTION

BEING a 0.29 acre tract of land situated in the M.J. Arocha Survey, Abstract No. 1, Tarrant County, Texas, being a portion of Gambrell Street (a 80 foot R.O.W.). Said 0.29 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod for the southwest corner of Lot 1-R, Block 4, Seminary Hill, an addition to the City of Fort Worth as recorded Instrument No. D191218854, Plat Records, Tarrant County, Texas, being in the north right-of-way line of said Gambrell Street, also being in the east right-of-way line of Gulf Colorado & Sante Fe Railroad (a 100 foot R.O.W.);

THENCE North 89°09'07" East, leaving said east railroad right-of-way line and following along said north right-of-way line of Gambrell Street, for a distance of 52.04 feet to the POINT OF BEGINNING;

THENCE North 89°09'07" East, continuing along said north right-of-way line of Gambrell Street, for a distance of 147.98 feet to a point for corner, being in the west right-of-way line of Frazier Avenue (a 80 foot R.O.W.);

THENCE South 00°47'41" East, leaving said north right-of-way line and following along said west right-of-way line of Frazier Avenue, for a distance of 79.92 feet to a found 5/8 inch iron rod for corner, being in the south right-of-way line of said Gambrell Street;

THENCE South 89°09'07" West, leaving said west right-of-way line and following along said south right-of-way line of Gambrell Street, for a distance of 170.71 feet to a point for corner;

THENCE North 15°04'43" East, leaving said south right-of-way line, for a distance of 83.11 feet to the POINT OF BEGINNING and CONTAINING 12,739 square feet or 0.29 acres of land, more or less.

