



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

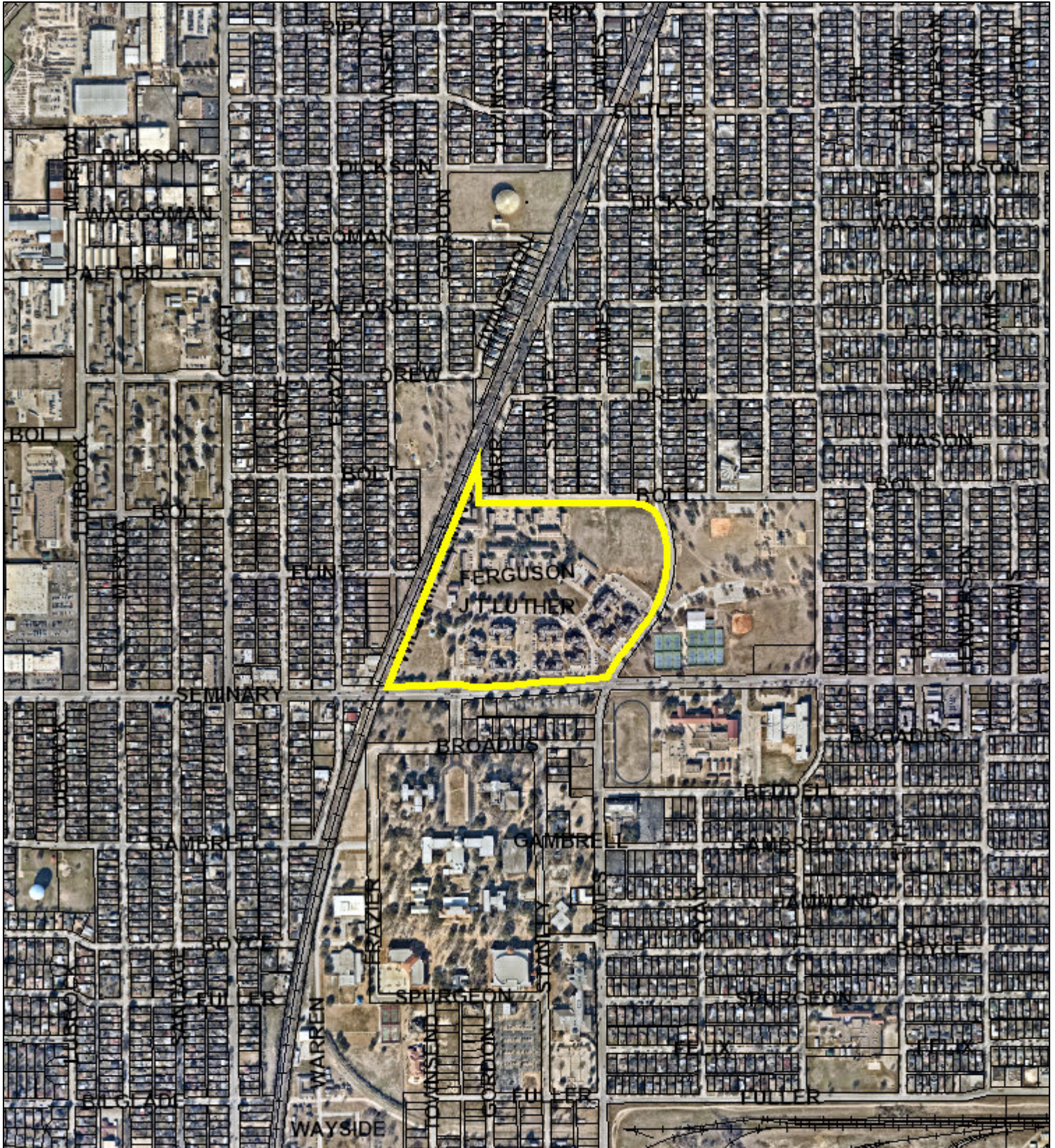
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-093

Aerial Photo Map



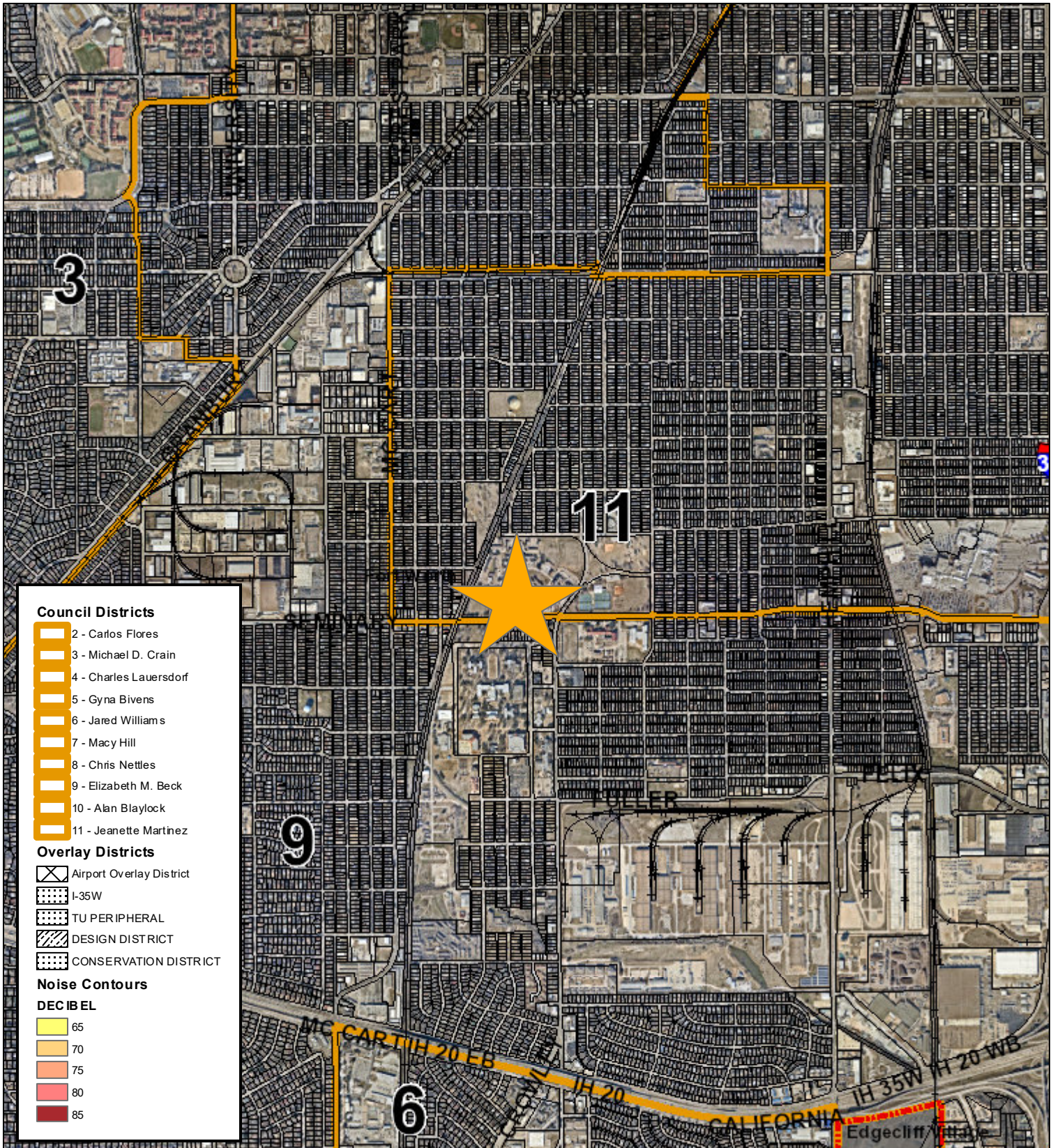
0 550 1,100 2,200 Feet





ZC-25-093

Area Map



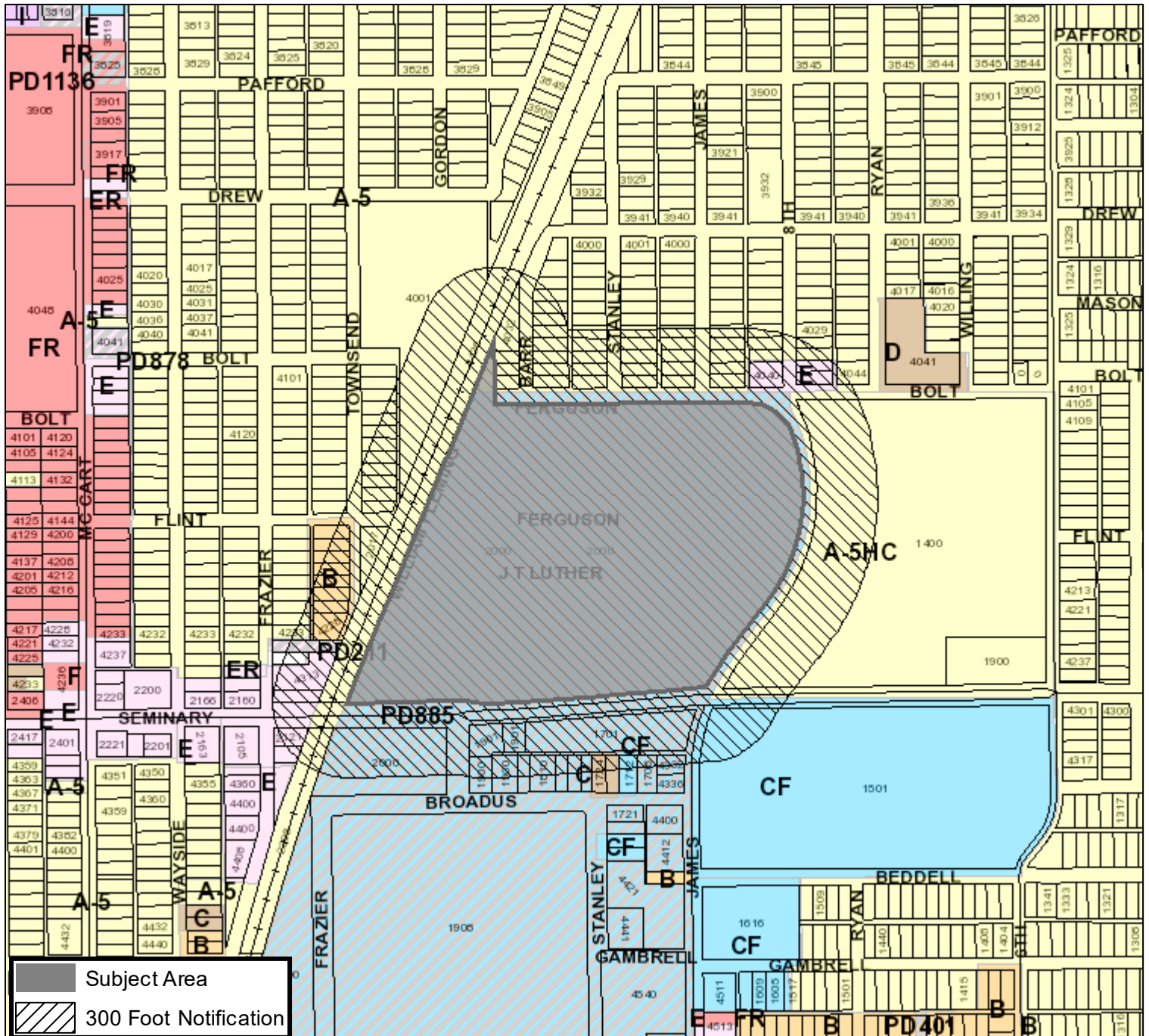
0 1,000 2,000 4,000 Feet



2025-09-23

Area Zoning Map

Applicant: SW Baptist Theological Seminary/L. Geary/C.Adams
Address: 2000 W.Seminary Dr., N.-W. Seminary, S.-Bolt
Zoning From: A-5, PD 885 for CF uses with height waiver
Zoning To: C
Acres: 40.548
Mapsc0: Text
Sector/District: Southside
Commission Date: 6/11/2025
Contact: 817-392-7869



0 285 570 1,140 Feet

Created: 5/15/2025 9:06:07 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

APPLICANT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): _____

Total Rezoning Acreage: _____ ☐ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<div> <input type="checkbox"/> Rezoning from one standard zoning district to another </div> <div> <input type="checkbox"/> Rezoning to Planned Development (PD) District </div> <div> <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay </div> <div> <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP </div>	<div> <input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) </div> <div> <input type="checkbox"/> Amending a previously approved PD or CUP site plan </div> <div> Existing PD or CUP Number: </div> <div> Previous Zoning Case Number: </div>

DEVELOPMENT INFORMATION

Current Zoning District(s):

Proposed Zoning District(s):

Current Use of Property:

Proposed Use of Property:

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD:

Land Uses Being Added or Removed:

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ Site Plan Included (completed site plan is attached to this application)
- ☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- ☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property:

Additional Use Proposed with CUP:

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** ☐ Yes ☐ No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** ☐ Yes ☐ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** ☐ Yes ☐ No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** ☐ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☐ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- ☐ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☐ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☐ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☐ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☐ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☐ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☐ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):

David S. Dockery

Owner's Name (Printed):

DAVID S. DOCKERY

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

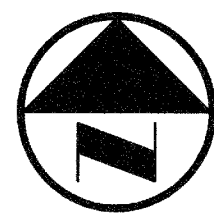
AUTHORITY IS HEREBY GRANTED TO (NAME) Colby Adams ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
SEMINARY ADDITION Block A Lot 1R E1-PORION WITH IMPROVEMENT AND LAND (CERTIFIED LEGAL DESCRIPTION)

David S. Dockery
 Owner's Signature (of the above referenced property)

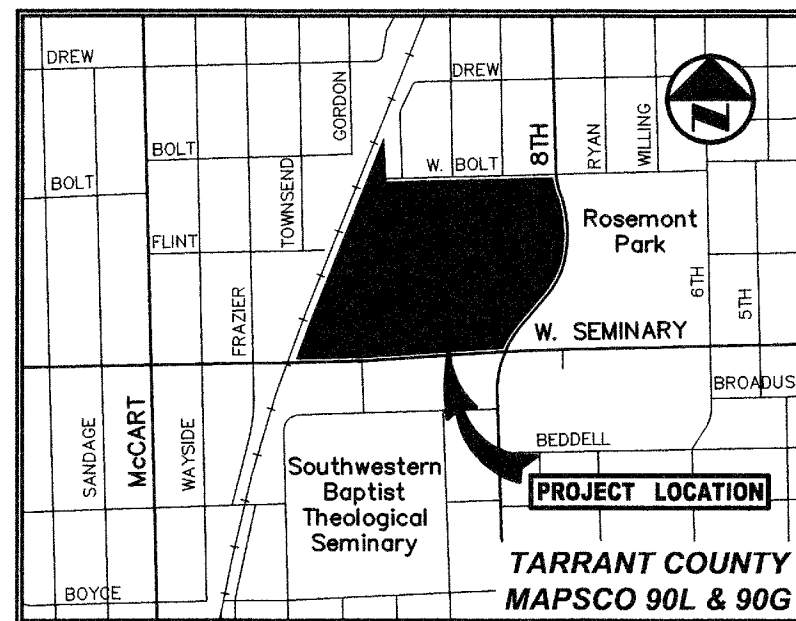
DAVID S. DOCKERY
 Owner's Name (Printed)

Colby Adams
 Applicant or Agent's Signature

Colby Adams
 Applicant or Agent's Name (Printed):



0 50 100 200 300
GRAPHIC SCALE IN FEET

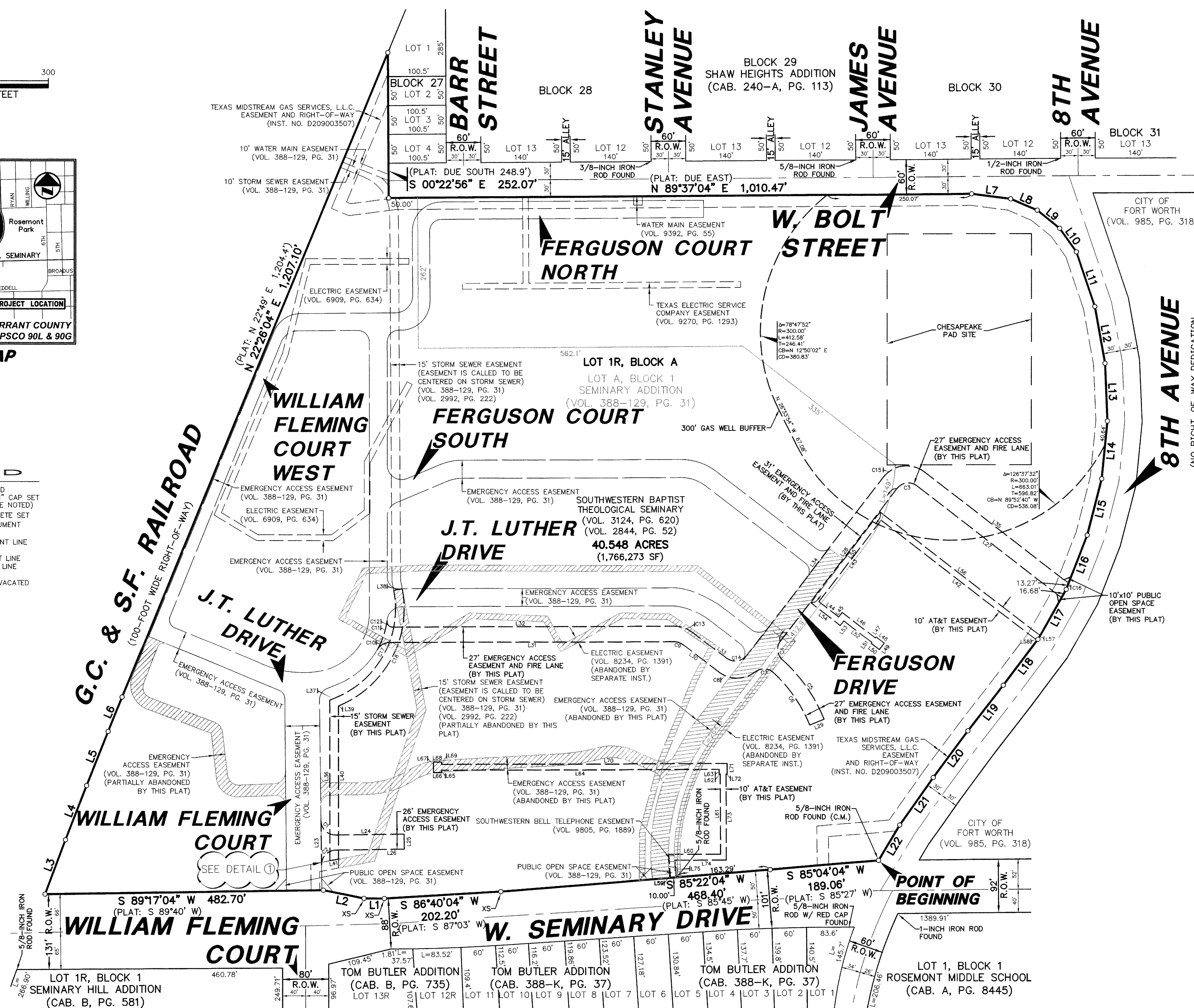


VICINITY MAP
(NOT TO SCALE)

LEGEND

- 1/2-INCH IRON ROD W/ "PACHICO KOCH" CAP SET (UNLESS OTHERWISE NOTED)
- XS "4" CUT IN CONCRETE SET (C.M.)
- CONTROLLING MONUMENT
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- OLD LOT LINE
- EXISTING EASEMENT LINE
- EXISTING FIRELANE LINE
- CENTER LINE
- EASEMENT TO BE VACATED BY THIS PLAT

TARRANT COUNTY TEXAS
2012 JAN 27 PM 2:27
MADE LO...
COUNTY...



L.J. RSC
1-26-2012

LOT 1R, BLOCK A
SEMINARY ADDITION
REF. CASE NO. FS-011-056

OWNER:
SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY
PO BOX 22000
FORT WORTH, TX 76122-0001
817-923-1921
CONTACT: KEVIN ENSLEY

SURVEYOR:
PACHICO KOCH CONSULTING ENGINEERS
6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL L. LEWIS, JR.

Pacheco Koch 6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RMT	KCH/MLL	1"=100'	DEC. 2011	3139-11.046

DWG FILE: 3139-11.046FP1.DWG
XREF FILE: 3139-11.046_PROPOSAL.DWG

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°26'56" W	35.40'
L2	N 78°36'56" W	71.80'
L3	N 20°43'04" E	100.00'
L4	N 21°23'04" E	100.00'
L5	N 21°53'04" E	100.00'
L6	N 22°15'04" E	64.00'
L7	S 82°38'56" E	68.20'
L8	S 66°55'56" E	50.00'
L9	S 50°55'56" E	50.00'
L10	S 35°17'56" E	50.00'
L11	S 18°38'56" E	100.00'
L12	S 10°17'56" E	100.00'
L13	S 02°24'56" E	100.00'
L14	S 05°39'04" W	100.00'
L15	S 14°29'04" W	100.00'
L16	S 21°22'04" W	100.00'
L17	S 28°18'04" W	100.00'
L18	S 36°47'04" W	100.00'
L19	S 37°42'04" W	100.00'
L20	S 36°51'04" W	100.00'
L21	S 35°30'04" W	100.00'
L22	S 30°59'04" W	71.00'
L23	N 00°42'56" W	76.00'
L24	N 89°17'04" E	118.65'
L25	N 00°42'56" E	28.00'
L26	N 37°42'04" E	118.65'
L27	N 52°27'28" E	315.91'
L28	S 37°32'34" W	332.02'
L29	S 67°36'30" W	27.00'
L30	N 52°05'38" W	78.57'
L31	S 89°50'17" W	492.94'
L32	N 89°50'17" E	487.94'
L33	S 52°27'28" W	75.00'
L34	N 37°32'34" E	388.35'
L35	S 52°27'26" E	303.55'
L36	N 00°00'00" W	276.41'
L37	N 67°48'53" E	10.52'
L38	N 78°57'47" E	15.00'
L39	S 67°48'53" W	0.44'
L40	S 00°00'00" E	263.50'
L41	S 79°20'12" W	15.28'
L42	N 52°28'36" W	341.09'
L43	S 37°31'24" W	176.92'
L44	S 52°28'36" E	43.51'
L45	N 37°31'24" E	10.00'
L46	S 52°28'36" E	72.54'
L47	N 37°31'24" E	2.00'
L48	S 52°28'36" E	18.00'
L49	S 37°31'24" W	14.00'
L50	N 52°28'36" W	18.00'
L51	N 37°31'24" E	2.00'
L52	N 52°28'36" W	61.34'
L53	S 37°31'24" W	10.00'
L54	N 52°28'36" W	64.70'
L55	N 37°31'24" E	108.92'
L56	S 52°28'36" E	349.91'
L57	S 29°18'04" W	8.00'
L58	S 36°47'04" W	1.99'
L59	N 04°37'56" W	40.47'
L60	N 89°50'17" E	89.93'
L61	N 00°00'00" E	137.84'
L62	S 89°50'17" W	2.00'
L63	N 00°00'00" E	8.00'
L64	S 89°50'17" W	481.24'
L65	N 00°00'00" E	4.01'
L66	N 90°00'00" W	14.00'
L67	N 00°00'00" E	18.00'
L68	N 00°00'00" E	14.00'
L69	S 00°00'00" E	3.99'
L70	N 89°50'17" E	495.21'
L71	N 00°00'00" E	18.00'
L72	S 89°50'17" W	2.00'
L73	S 00°00'00" E	147.84'
L74	S 89°50'17" W	89.11'
L75	S 04°37'56" E	29.66'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	89°59'59"	25.00'	39.27'	25.00'	S 45°42'57" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 44°17'04" W	35.36'
C3	90°00'00"	24.50'	38.48'	24.50'	S 82°32'34" W	34.65'
C4	85°40'02"	24.50'	36.63'	22.71'	S 05°17'27" E	33.31'
C5	25°43'58"	283.50'	127.33'	64.75'	S 35°15'29" E	126.26'
C6	24°55'20"	258.50'	111.57'	56.68'	N 34°51'11" W	110.69'
C7	80°29'31"	24.50'	24.42'	20.74'	N 67°53'36" W	31.66'
C8	75°42'43"	51.50'	68.05'	40.03'	N 89°56'59" W	63.21'
C9	38°04'05"	24.50'	16.28'	8.45'	N 71°07'40" W	15.98'
C10	61°14'39"	24.50'	26.19'	14.50'	S 59°12'54" W	24.96'
C11	20°09'49"	152.75'	53.76'	27.16'	N 18°28'19" E	53.48'
C12	98°48'16"	9.50'	16.39'	11.09'	S 40°44'54" E	14.43'
C13	37°42'19"	51.50'	33.89'	17.58'	S 71°18'35" E	33.28'
C14	89°59'59"	24.50'	38.48'	24.50'	N 82°32'34" E	34.65'
C15	90°00'00"	51.50'	80.90'	51.50'	N 82°32'34" E	72.83'
C16	24°46'23"	24.50'	10.59'	5.38'	S 64°50'37" E	10.51'
C17	78°52'06"	167.50'	230.57'	137.75'	N 28°23'50" E	212.79'
C18	78°52'06"	182.50'	251.21'	150.09'	N 28°23'50" E	231.85'

NOTES

- Bearing system for this survey is North 89 degrees, 37 minutes, 04 seconds East for the south right-of-way line of W. Bolt Street according to the plat of Seminary Addition, and is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on February 23rd, 2011 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0305K, Community-Panel No. 480596 0305 K, Effective Date: September 25, 2009 and Map No. 48439C0315K, Community-Panel No. 480596 0315 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said maps. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Parkway improvements such as curb & gutter, pavements tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

SHEET 1 OF 3
FINAL PLAT

LOT 1R, BLOCK A
SEMINARY ADDITION

BEING A REPLAT OF LOT A, BLOCK 1, SEMINARY ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH, TEXAS
AS RECORDED IN VOLUME 388-129, PAGE 31
PLAT RECORDS OF TARRANT COUNTY, TEXAS
AND 15.551 ACRES OUT OF THE
WILLIAM W. WHEAT SURVEY, ABSTRACT NO. 1645,
TARRANT COUNTY, TEXAS

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 1-27-2012

By: [Signature] Chairman

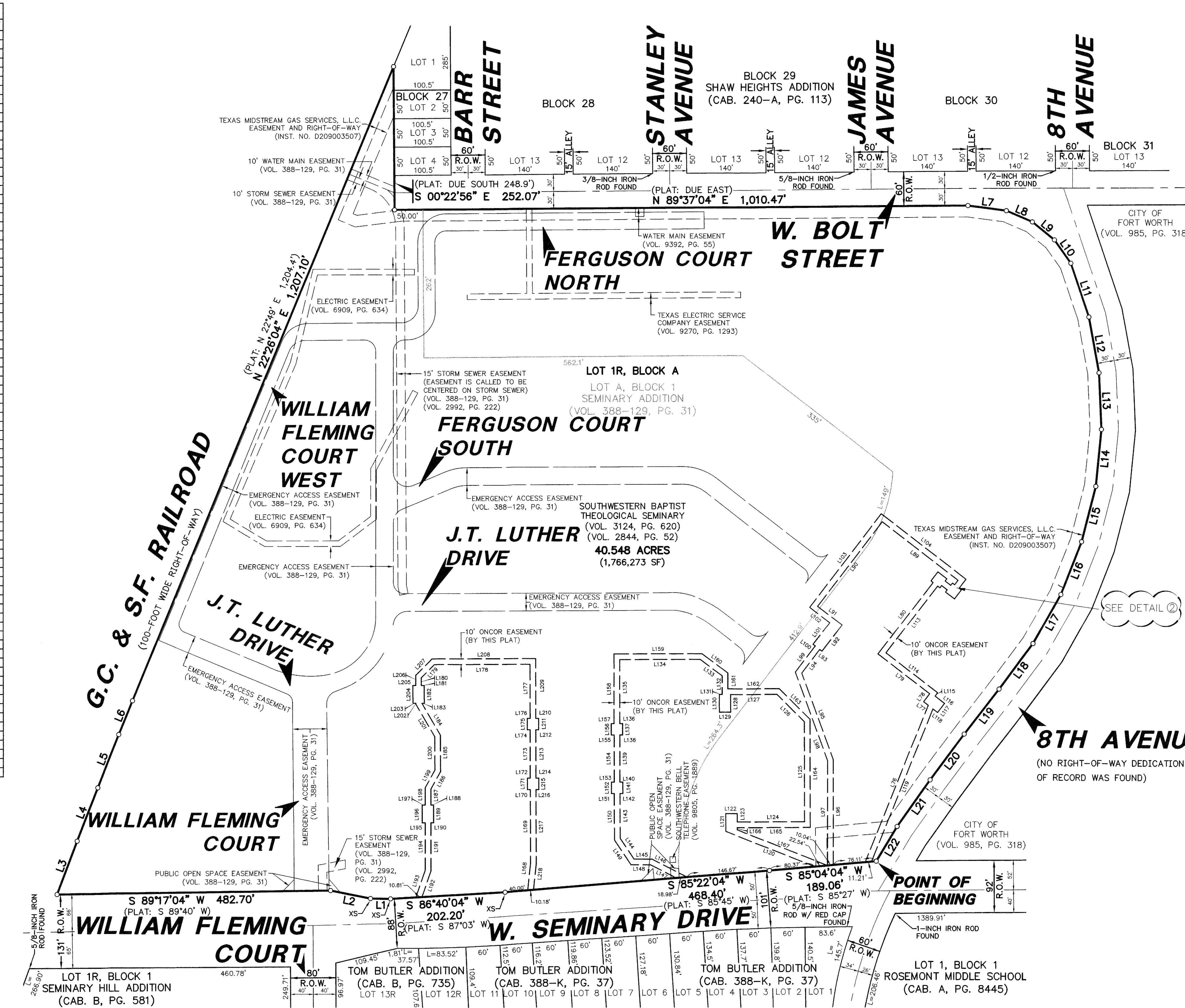
By: [Signature] Secretary

FILED FOR RECORD IN DOCUMENT NO. D20101382, P.R.T.C.T., DATE 1/27/12

LOT 1R, BLOCK A, SEMINARY ADDITION - FINAL PLAT

LINE	BEARING	LENGTH
L1	N 89°26'56" W	35.40'
L2	N 78°36'56" W	71.80'
L3	N 20°43'04" E	100.00'
L4	N 20°43'04" E	100.00'
L5	N 21°53'04" E	100.00'
L6	N 22°15'04" E	64.00'
L7	S 82°38'56" E	68.20'
L8	S 66°55'56" E	50.00'
L9	S 50°55'56" E	50.00'
L10	S 35°17'56" E	50.00'
L11	S 18°38'56" E	100.00'
L12	S 10°17'56" E	100.00'
L13	S 02°24'56" E	100.00'
L14	S 05°39'04" W	100.00'
L15	S 14°29'04" W	100.00'
L16	S 21°22'04" W	100.00'
L17	S 29°18'04" W	100.00'
L18	S 36°47'04" W	100.00'
L19	S 42°47'04" W	100.00'
L20	S 47°59'04" W	100.00'
L21	S 51°59'04" W	71.00'
L22	S 54°59'04" W	295.84'
L23	N 21°57'25" E	10.31'
L24	N 22°28'36" W	17.42'
L25	N 22°28'36" W	114.57'
L26	N 22°28'36" W	159.26'
L27	N 22°28'36" W	5.00'
L28	N 22°28'36" W	20.00'
L29	N 22°28'36" W	168.29'
L30	N 22°28'36" W	186.92'
L31	N 22°28'36" W	54.70'
L32	N 22°28'36" W	58.35'
L33	N 22°28'36" W	5.00'
L34	N 22°28'36" W	52.15'
L35	N 22°28'36" W	161.73'
L36	N 22°28'36" W	183.95'
L37	N 22°28'36" W	183.04'
L38	N 22°28'36" W	165.46'
L39	N 22°28'36" W	57.65'
L40	N 22°28'36" W	5.00'
L41	N 22°28'36" W	48.35'
L42	N 22°28'36" W	44.70'
L43	N 22°28'36" W	206.92'
L44	N 22°28'36" W	188.29'
L45	N 22°28'36" W	20.00'
L46	N 22°28'36" W	5.00'
L47	N 22°28'36" W	20.00'
L48	N 22°28'36" W	149.26'
L49	N 22°28'36" W	114.57'
L50	N 22°28'36" W	7.42'
L51	N 22°28'36" W	21.00'
L52	N 22°28'36" W	20.00'
L53	N 22°28'36" W	10.31'
L54	N 22°28'36" W	287.99'
L55	N 22°28'36" W	168.78'
L56	N 22°28'36" W	31.00'
L57	N 22°28'36" W	20.00'
L58	N 22°28'36" W	14.36'
L59	N 22°28'36" W	118.86'
L60	N 22°28'36" W	174.79'
L61	N 22°28'36" W	68.06'
L62	N 22°28'36" W	81.63'
L63	N 22°28'36" W	31.00'
L64	N 22°28'36" W	20.00'
L65	N 22°28'36" W	31.00'
L66	N 22°28'36" W	5.00'
L67	N 22°28'36" W	5.00'
L68	N 22°28'36" W	5.00'
L69	N 22°28'36" W	5.00'
L70	N 22°28'36" W	5.00'
L71	N 22°28'36" W	5.00'
L72	N 22°28'36" W	5.00'
L73	N 22°28'36" W	5.00'
L74	N 22°28'36" W	5.00'
L75	N 22°28'36" W	5.00'
L76	N 22°28'36" W	5.00'
L77	N 22°28'36" W	5.00'
L78	N 22°28'36" W	5.00'
L79	N 22°28'36" W	5.00'
L80	N 22°28'36" W	5.00'
L81	N 22°28'36" W	5.00'
L82	N 22°28'36" W	5.00'
L83	N 22°28'36" W	5.00'
L84	N 22°28'36" W	5.00'
L85	N 22°28'36" W	5.00'
L86	N 22°28'36" W	5.00'
L87	N 22°28'36" W	5.00'
L88	N 22°28'36" W	5.00'
L89	N 22°28'36" W	5.00'
L90	N 22°28'36" W	5.00'
L91	N 22°28'36" W	5.00'
L92	N 22°28'36" W	5.00'
L93	N 22°28'36" W	5.00'
L94	N 22°28'36" W	5.00'
L95	N 22°28'36" W	5.00'
L96	N 22°28'36" W	5.00'
L97	N 22°28'36" W	5.00'
L98	N 22°28'36" W	5.00'
L99	N 22°28'36" W	5.00'
L100	N 22°28'36" W	5.00'
L101	N 22°28'36" W	5.00'
L102	N 22°28'36" W	5.00'
L103	N 22°28'36" W	5.00'
L104	N 22°28'36" W	5.00'
L105	N 22°28'36" W	5.00'
L106	N 22°28'36" W	5.00'
L107	N 22°28'36" W	5.00'
L108	N 22°28'36" W	5.00'
L109	N 22°28'36" W	5.00'
L110	N 22°28'36" W	5.00'
L111	N 22°28'36" W	5.00'
L112	N 22°28'36" W	5.00'
L113	N 22°28'36" W	5.00'
L114	N 22°28'36" W	5.00'
L115	N 22°28'36" W	5.00'
L116	N 22°28'36" W	5.00'
L117	N 22°28'36" W	5.00'
L118	N 22°28'36" W	5.00'
L119	N 22°28'36" W	5.00'
L120	N 22°28'36" W	5.00'
L121	N 22°28'36" W	5.00'
L122	N 22°28'36" W	5.00'
L123	N 22°28'36" W	5.00'
L124	N 22°28'36" W	5.00'
L125	N 22°28'36" W	5.00'
L126	N 22°28'36" W	5.00'
L127	N 22°28'36" W	5.00'
L128	N 22°28'36" W	5.00'
L129	N 22°28'36" W	5.00'
L130	N 22°28'36" W	5.00'
L131	N 22°28'36" W	5.00'
L132	N 22°28'36" W	5.00'
L133	N 22°28'36" W	5.00'
L134	N 22°28'36" W	5.00'
L135	N 22°28'36" W	5.00'
L136	N 22°28'36" W	5.00'

LINE	BEARING	LENGTH
L137	S 00°09'43" E	20.00'
L138	S 89°50'17" W	5.00'
L139	S 00°09'43" E	81.97'
L140	N 89°50'17" E	5.00'
L141	S 00°09'43" E	20.00'
L142	S 89°50'17" W	5.00'
L143	S 00°09'43" E	78.49'
L144	S 33°50'23" E	43.89'
L145	S 89°56'32" E	31.67'
L146	S 62°50'10" E	69.33'
L147	N 62°50'10" W	50.78'
L148	N 89°56'32" W	34.59'
L149	N 33°50'23" E	52.24'
L150	N 00°09'43" W	81.51'
L151	S 89°50'17" W	5.00'
L152	N 00°09'43" W	20.00'
L153	N 89°50'17" E	5.00'
L154	N 00°09'43" W	81.97'
L155	S 89°50'17" W	5.00'
L156	N 00°09'43" W	20.00'
L157	S 89°50'17" E	5.00'
L158	N 00°09'43" W	122.30'
L159	S 89°50'17" E	155.55'
L160	S 53°43'26" E	56.62'
L161	N 00°09'43" E	27.94'
L162	N 89°50'17" E	90.78'
L163	S 45°09'43" E	76.34'
L164	S 00°09'43" E	188.93'
L165	S 89°50'17" W	128.89'
L166	S 00°09'43" E	3.74'
L167	S 68°35'59" E	171.42'
L168	N 08°06'17" E	47.51'
L169	N 00°09'43" W	129.06'
L170	S 89°50'17" W	5.00'
L171	N 00°09'43" W	20.00'
L172	N 89°50'17" E	5.00'
L173	N 00°09'43" W	84.38'
L174	S 89°50'17" W	5.00'
L175	N 00°09'43" W	20.00'
L176	N 89°50'17" E	5.00'
L177	N 00°09'43" W	95.01'
L178	S 89°50'17" W	168.28'
L179	S 44°50'17" W	32.63'
L180	N 00°09'43" E	13.39'
L181	N 89°50'17" E	5.00'
L182	N 00°09'43" E	31.00'
L183	S 00°09'43" W	4.23'
L184	S 30°09'43" E	65.04'
L185	S 00°09'43" E	63.47'
L186	S 29°05'25" W	35.16'
L187	S 00°02'37" W	27.81'
L188	N 89°50'17" E	4.61'
L189	N 00°09'43" E	31.00'
L190	S 89°50'17" W	4.72'
L191	S 00°02'37" W	84.57'
L192	S 18°57'34" W	48.24'
L193	N 18°57'34" E	50.68'
L194	N 00°02'37" E	82.87'
L195	S 89°50'17" W	5.28'
L196	N 00°09'43" W	31.00'
L197	N 89°50'17" E	5.39'
L198	N 00°02'37" E	30.44'
L199	N 29°05'25" E	35.14'
L200	N 00°09'43" W	58.18'
L201	S 30°09'43" W	66.58'
L202	N 00°09'43" W	1.34'
L203	S 89°50'17" W	5.00'
L204	N 00°09'43" W	31.00'
L205	N 89°50'17" E	5.00'
L206	N 00°09'43" W	17.53'
L207	N 44°50'17" E	40.92'
L208	N 89°50'17" E	182.42'
L209	S 00°09'43" E	105.01'
L210	N 89°50'17" E	5.00'
L211	S 00°09'43" E	20.00'
L212	S 89°50'17" W	5.00'
L213	S 00°09'43" E	84.38'
L214	N 89°50'17" E	5.00'
L215	S 00°09'43" E	20.00'
L216	S 89°50'17" W	5.00'
L217	S 00°09'43" E	129.80'
L218	S 08°06'17" W	46.16'



VICINITY MAP
(NOT TO SCALE)

2 DETAIL
(NOT TO SCALE)

LEGEND

- 1/2-INCH IRON ROD
- W/TACHOCO KOCH CAP SET (UNLESS OTHERWISE NOTED)
- XS "+" CUT IN CONCRETE SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- OLD LOT LINE
- EXISTING EASEMENT LINE
- EXISTING FIRELINE LINE
- CENTER LINE

LOT 1R, BLOCK A SEMINARY ADDITION
BEING A REPLAT OF LOT A, BLOCK 1, SEMINARY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS AS RECORDED IN VOLUME 388-129, PAGE 31 PLAT RECORDS OF TARRANT COUNTY, TEXAS AND 15.551 ACRES OUT OF THE WILLIAM W. WHEAT SURVEY, ABSTRACT NO. 1645, TARRANT COUNTY, TEXAS

OWNER:
SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY
PO BOX 22000
FORT WORTH, TX 76122-0001
817-923-1921
CONTACT: KEVIN ENSLEY

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL L. LEWIS, JR.

Pacheco Koch
6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-01

NOTES

- Bearing system for this survey is North 89 degrees, 37 minutes, 04 seconds East for the south right-of-way line of W. Bolt Street according to the plat of Seminary Addition, and is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on February 23rd, 2011 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas, Map No. 4843900309K, Community-Panel No. 480596 0305 K, Effective Date: September 25, 2009 and Map No. 4843900315K, Community-Panel No. 480596 0315 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said maps. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Parkway improvements such as curb & gutter, pavements tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FILED FOR RECORD IN DOCUMENT NO. D 2108182, P.R.T.C.T., DATE 1/27/12

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Southwestern Baptist Theological Seminary is the owner of a 40.548 acre tract of land situated in the William W. Wheat Survey, Abstract No. 1645, Tarrant County, Texas; being all of Lot A, Block 1, Seminary Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-129, Page 31 of the Plat Records of Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed to Southwestern Baptist Theological Seminary recorded in Volume 2844, Page 52 of the Deed Records of Tarrant County, Texas and part of that tract of land described in Warranty Deed to Southwestern Baptist Theological Seminary recorded in Volume 3124, Page 620 of said Deed Records; said 40.548 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found at the intersection of the north right-of-way line of W. Seminary Drive (a variable width right-of-way, 116-feet wide at this point) and the west right-of-way line of 8th Avenue, said point being the southeast corner of this tract;

THENCE, in a westerly direction, along the said north line of W. Seminary Drive the following six (6) calls:

South 85 degrees, 04 minutes, 04 seconds West, a distance of 189.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 85 degrees, 22 minutes, 04 seconds West, a distance of 468.40 feet to a "+" cut in concrete set for an angle point;

South 86 degrees, 40 minutes, 04 seconds West, a distance of 202.20 feet to a "+" cut in concrete set for an angle point;

North 89 degrees, 26 minutes, 56 seconds West, a distance of 35.40 feet to a "+" cut in concrete set for an angle point;

North 78 degrees, 36 minutes, 56 seconds West, a distance of 71.80 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 89 degrees, 17 minutes, 04 seconds West, a distance of 482.70 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the intersection of the said north line of W. Seminary Drive and the east right-of-way line of the G.C. and S.F. Railroad (a 100-foot wide right-of-way); said point being the southwest corner of said Lot A;

THENCE, departing the said north line of W. Seminary Drive and along the said east line of the G.C. and S.F. Railroad the following five (5) calls:

North 20 degrees, 43 minutes, 04 seconds East, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

North 21 degrees, 23 minutes, 04 seconds East, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

North 21 degrees, 53 minutes, 04 seconds East, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

North 22 degrees, 15 minutes, 04 seconds East, a distance of 64.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

North 22 degrees, 26 minutes, 04 seconds East, a distance of 1,207.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the west line of Lot 1, Block 27, Shaw Heights Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Cabinet 240-A, Slide 113 of said Plat Records; said point being the northwest corner of said Lot A;

THENCE, South 00 degrees, 22 minutes, 56 seconds East, a distance of 252.07 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of W. Bolt Street (a 60-foot wide right-of-way);

THENCE, North 89 degrees, 37 minutes, 04 seconds East, along the said south line of W. Bolt Street a distance of 1,010.47 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the intersection of the said south line of W. Bolt Street and the said west line of 8th Avenue;

THENCE, along the said west line of 8th Avenue the following sixteen (16) calls:

South 82 degrees, 38 minutes, 56 seconds East, a distance of 68.20 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 66 degrees, 55 minutes, 56 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 50 degrees, 55 minutes, 56 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 35 degrees, 17 minutes, 56 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 18 degrees, 38 minutes, 56 seconds East, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 10 degrees, 17 minutes, 56 seconds East, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 02 degrees, 24 minutes, 56 seconds East, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 05 degrees, 39 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 14 degrees, 29 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 21 degrees, 22 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 29 degrees, 18 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 36 degrees, 47 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 37 degrees, 49 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 36 degrees, 51 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 35 degrees, 30 minutes, 04 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point;

South 30 degrees, 59 minutes, 04 seconds West, a distance of 71.00 feet to the POINT OF BEGINNING;

CONTAINING: 1,766,273 square feet or 40.548 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on February 28, 2011, and that all corners are shown hereon;

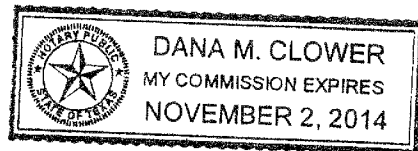


Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of January, 2012.

Dana M. Clower
Notary Public in and for the State of Texas
My Commission Expires: 11-02-14



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Southwestern Baptist Theological Seminary does hereby adopt this plat as **LOT 1R, BLOCK A, SEMINARY ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instrument as shown hereon.

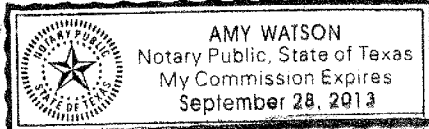
Executed this 17th day of January, 2012.

By: Kevin D. Ensley
Name: Kevin D. Ensley
Title:

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Kevin Ensley 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of January, 2012.

Notary Public in and for the State of Texas
My Commission Expires: 11-02-13



CITY OF FORT WORTH, TEXAS
STANDARD PLAT NOTES

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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on 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 the 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.

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".

Covenants or Restrictions are Un-altered

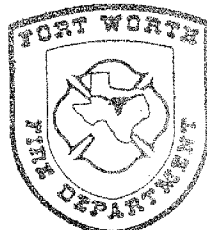
This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.



LT. RSC
1-26-2012

LOT 1R, BLOCK A
SEMINARY ADDITION
REF. CASE NO. FS-011-056

OWNER:
SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY
PO BOX 22000
FORT WORTH, TX 76122-0001
817-412-7155
CONTACT: KEVIN ENSLEY

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL L. LEWIS, JR.

SHEET 3 OF 3
FINAL PLAT

**LOT 1R, BLOCK A
SEMINARY ADDITION**

BEING A REPLAT OF LOT A, BLOCK 1,
SEMINARY ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH, TEXAS
AS RECORDED IN VOLUME 388-129, PAGE 31
PLAT RECORDS OF TARRANT COUNTY, TEXAS
AND 15.551 ACRES OUT OF THE
WILLIAM W. WHEAT SURVEY, ABSTRACT NO. 1645,
TARRANT COUNTY, TEXAS

		6000 WESTERN PLACE, SUITE 625 FORT WORTH, TX 76107 817.412.7155	
DALLAS • FORT WORTH • HOUSTON		TX REG. ENGINEERING FIRM F-469	
TX REG. SURVEYING FIRM LS-100080-01			
DRAWN BY RMT	CHECKED BY KCH/MLL	SCALE NONE	JOB NUMBER 3139-11.046

FILED FOR RECORD IN DOCUMENT NO. DAB001282, P.R.T.C.T., DATE 1/27/12

FILED
TARRANT COUNTY TEXAS

2012 JAN 27 PM 2:27

MAILED
91



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date : 1-27-2012

By: [Signature] Chairman

By: [Signature] Secretary

Student Village

Construction of first 12 apartments completed in 1958.
In 1959, trustees voted to name the facility the J. Howard Williams Student Village.
In 2012, New apartments were constructed to replace the original 12.
Today, 35 buildings provide 376 family apartment units.

NOTES

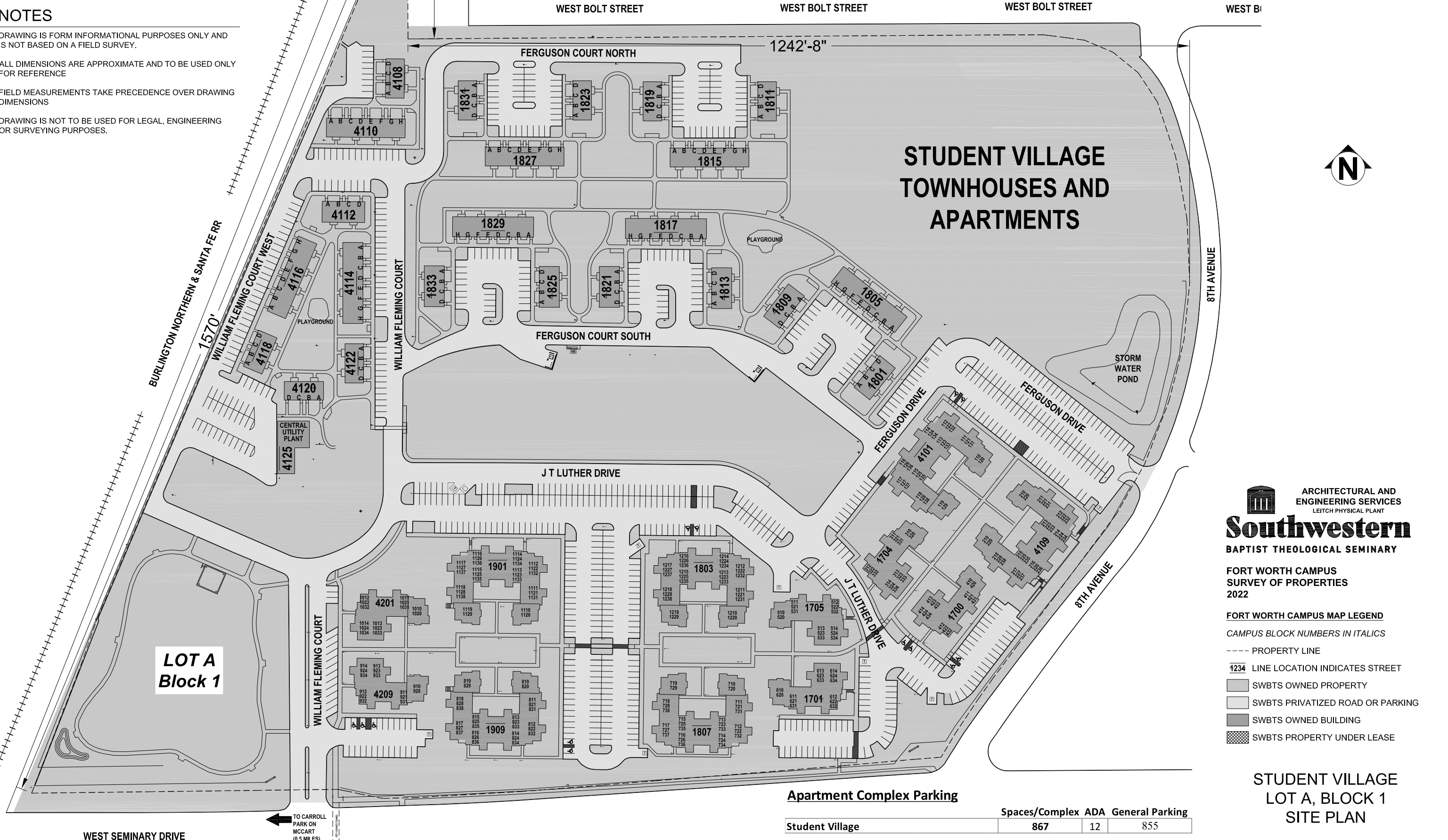
DRAWING IS FORM INFORMATIONAL PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

ALL DIMENSIONS ARE APPROXIMATE AND TO BE USED ONLY FOR REFERENCE

FIELD MEASUREMENTS TAKE PRECEDENCE OVER DRAWING DIMENSIONS

DRAWING IS NOT TO BE USED FOR LEGAL, ENGINEERING OR SURVEYING PURPOSES.

Block		Legal Description Per TAD		Property Area	Property Acreage	Property Area with Easements	Property with Easements Acreage	Landscaping Area	Landscaping Acreage
A		SEMINARY ADDITION Block A Lot 1R E1-PORTION WITH IMPROVEMENT AND LAND	PD	1,554,571.00 Sq-Ft	35.688 Acres	1,848,583.08 Sq-Ft	42.438 Acres	1,244,974.25 Sq-Ft	28.581 Acres
		SEMINARY ADDITION Block A Lot 1R E2-LAND ONLY	PD	211,702.00 Sq-Ft	4.860 Acres				
Totals per Block:				1,766,273.00 Sq-Ft	40.548 Acres	1,848,583.08 Sq-Ft	42.438 Acres	1,244,974.25 Sq-Ft	28.581 Acres



ARCHITECTURAL AND
ENGINEERING SERVICES
LEITCH PHYSICAL PLANT
Southwestern
BAPTIST THEOLOGICAL SEMINARY

FORT WORTH CAMPUS
SURVEY OF PROPERTIES
2022

FORT WORTH CAMPUS MAP LEGEND

CAMPUS BLOCK NUMBERS IN ITALICS

---- PROPERTY LINE

4234 LINE LOCATION INDICATES STREET

SWBTS OWNED PROPERTY

SWBTS PRIVATIZED ROAD OR PARKING

SWBTS OWNED BUILDING

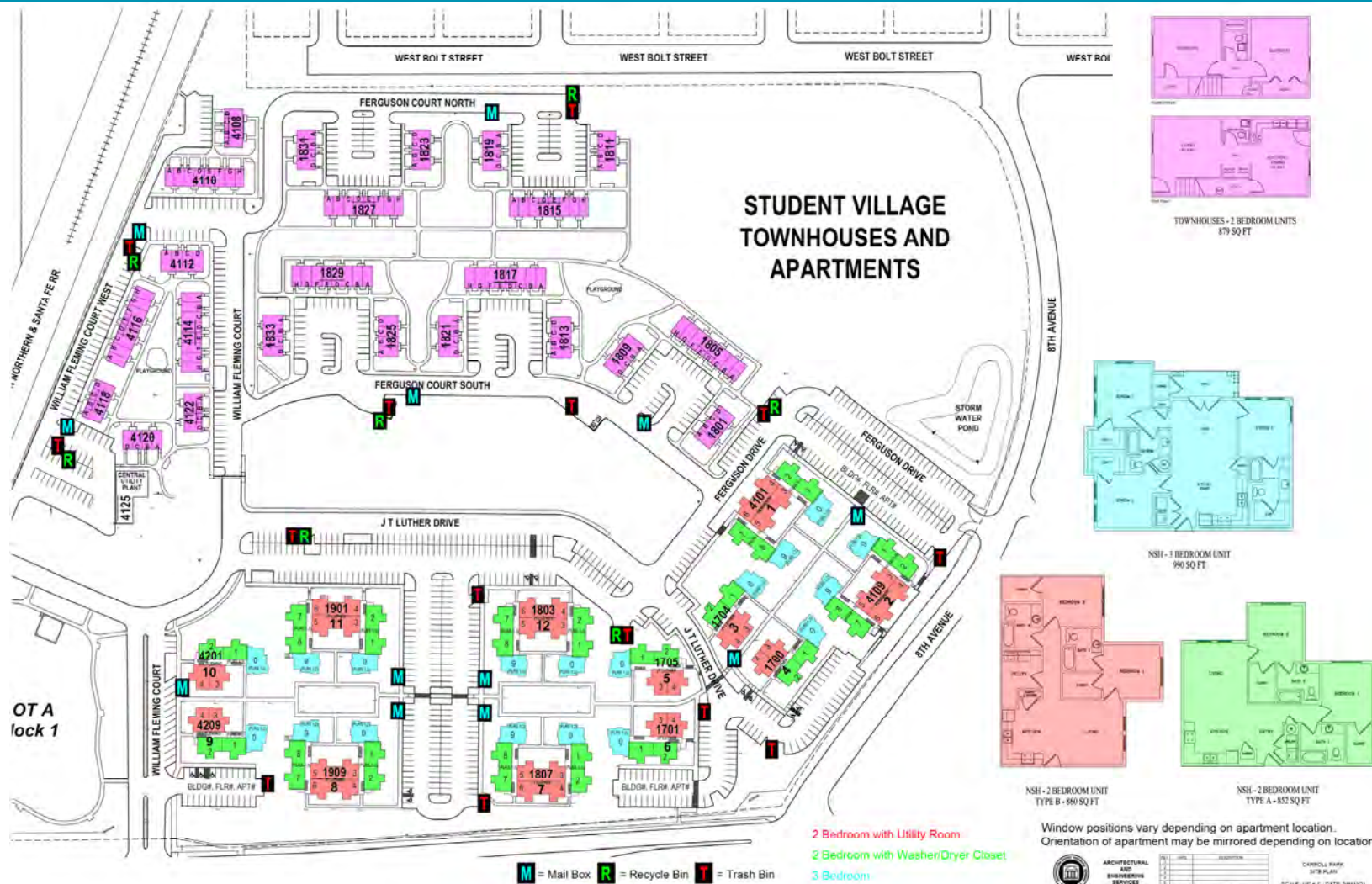
SWBTS PROPERTY UNDER LEASE

STUDENT VILLAGE
LOT A, BLOCK 1
SITE PLAN

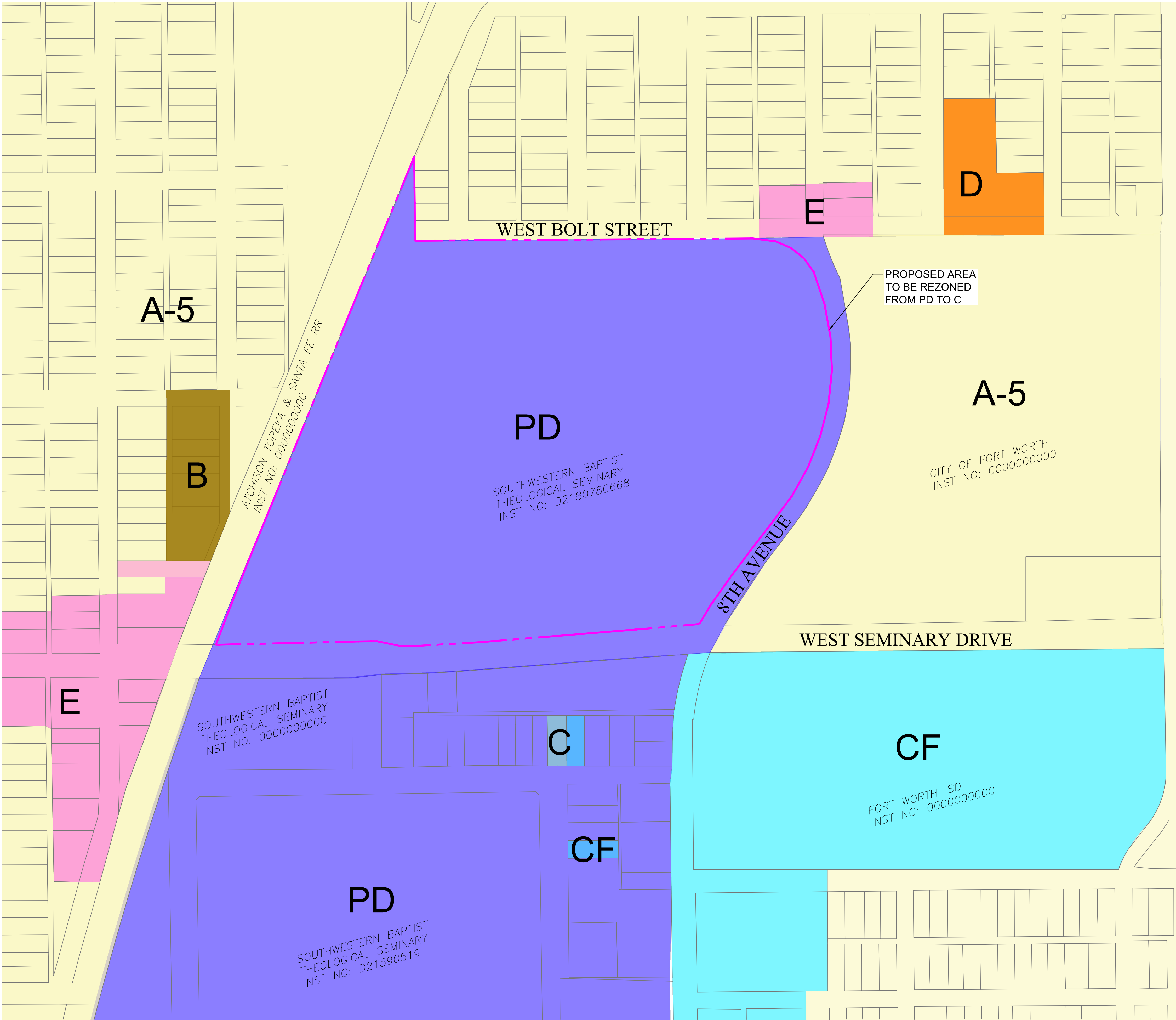
Apartment Complex Parking

	Spaces/Complex	ADA	General Parking
Student Village	867	12	855


STUDENT VILLAGE TOWNHOUSES AND APARTMENTS



2025/04/29 ABRIL TELLEZ LUCAS 20241221 SEMINARY SOUTH CAMPUS LAND PLANNING EXHIBITS 2025/04/29 ZONING EXHIBIT ZONING EXHIBIT_RECOVERED.DWG

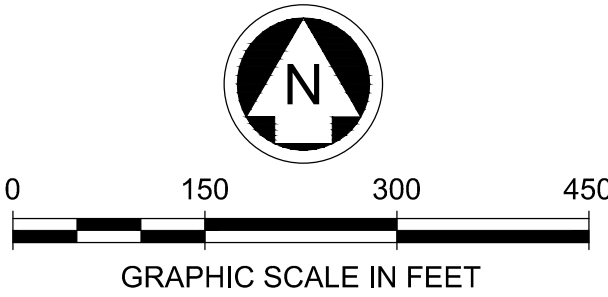


ZONING LEGEND		
<div></div>	A-5	SINGLE-FAMILY
<div></div>	B	TWO-FAMILY DISTRICT
<div></div>	CF	COMMUNITY FACILITIES
<div></div>	E	NEIGHBORHOOD COMMERCIAL
<div></div>	PD	PLANNED DEVELOPMENT
<div></div>	C	MEDIUM DENSITY MULTIFAMILY
<div></div>	D	HIGH DENSITY MULTIFAMILY
<div></div>		ZONING BOUNDARY



SHIELD
ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890



CITY OF FORT WORTH, TEXAS

SEMINARY SOUTH CAMPUS

ZONING EXHIBIT

DESIGNED: AT	SCALE: 1" = 150'	DATE: APR 2025	SHEET: 1 OF 1
DRAWN: AT			