

Service Realty Incorporated
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RETREAT CENTER

6500 Shadydell, Fort Worth, TX



Service Realty

The Church Real Estate Professionals®



Legal: Lot 1-R, Block 11-Ar
Jinkens Heights

Land Area: 6.74 acres/tax

Buildings: 6,000± ft²/Tax (2 dorms)
1,931± ft² (office)
6,785± ft² (chapel)

Mapsco: 46.P

Seating: 200±

Built: Dorms/Chapel – 1965
Office - 1995

Price: \$499,000

Construction: Wood/Block

Parking: Asphalt

Zoning: CF, Community
Facilities

Mineral Rights: Seller Retains

Note: For security purposes and to prevent the disruption of Owner's scheduled activities, showings of this facility are made by APPOINTMENT ONLY thru Service Realty.

Additional Information:

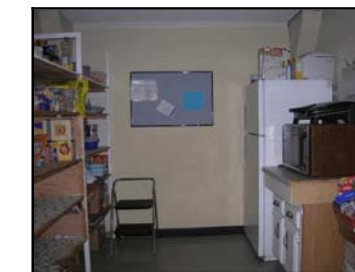
This facility is located in NW Fort Worth, 1 mile from Loop 820, just west of Boat Club Road. It is located at the SE corner of Shadydell and Branhill. A nearby 4 plex is also available, if interested. The furniture and fixtures that are to remain with the property are negotiable. Call Gene Livens at metro (817) 516-0071 to set up viewing.

glivens@servicerealty.com

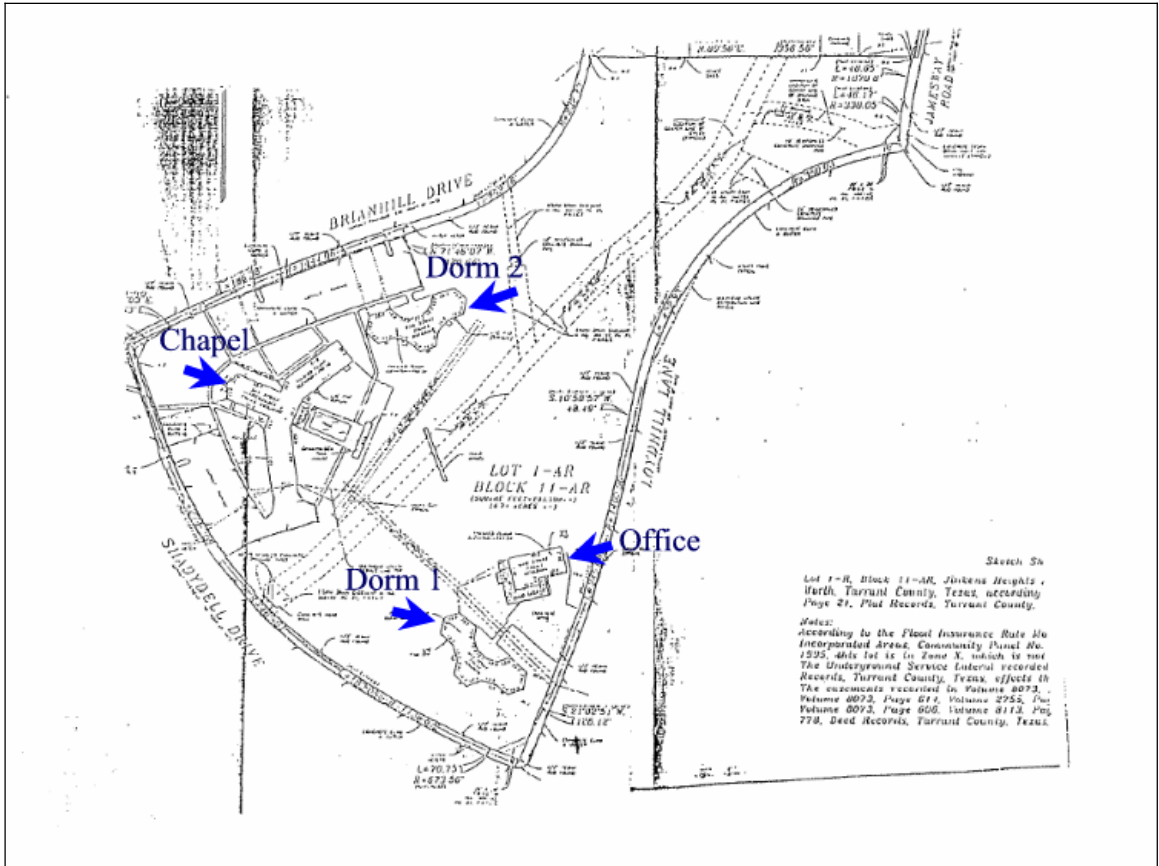
www.churchrealty.com

Information furnished is from sources we deem reliable, but is not guaranteed by us and is subject to change in price, corrections, error, omissions, prior sales, or withdrawal without notice. In accordance with the Law, these properties are offered without respect to race, color, creed, sex, or national origin.

09/19/08

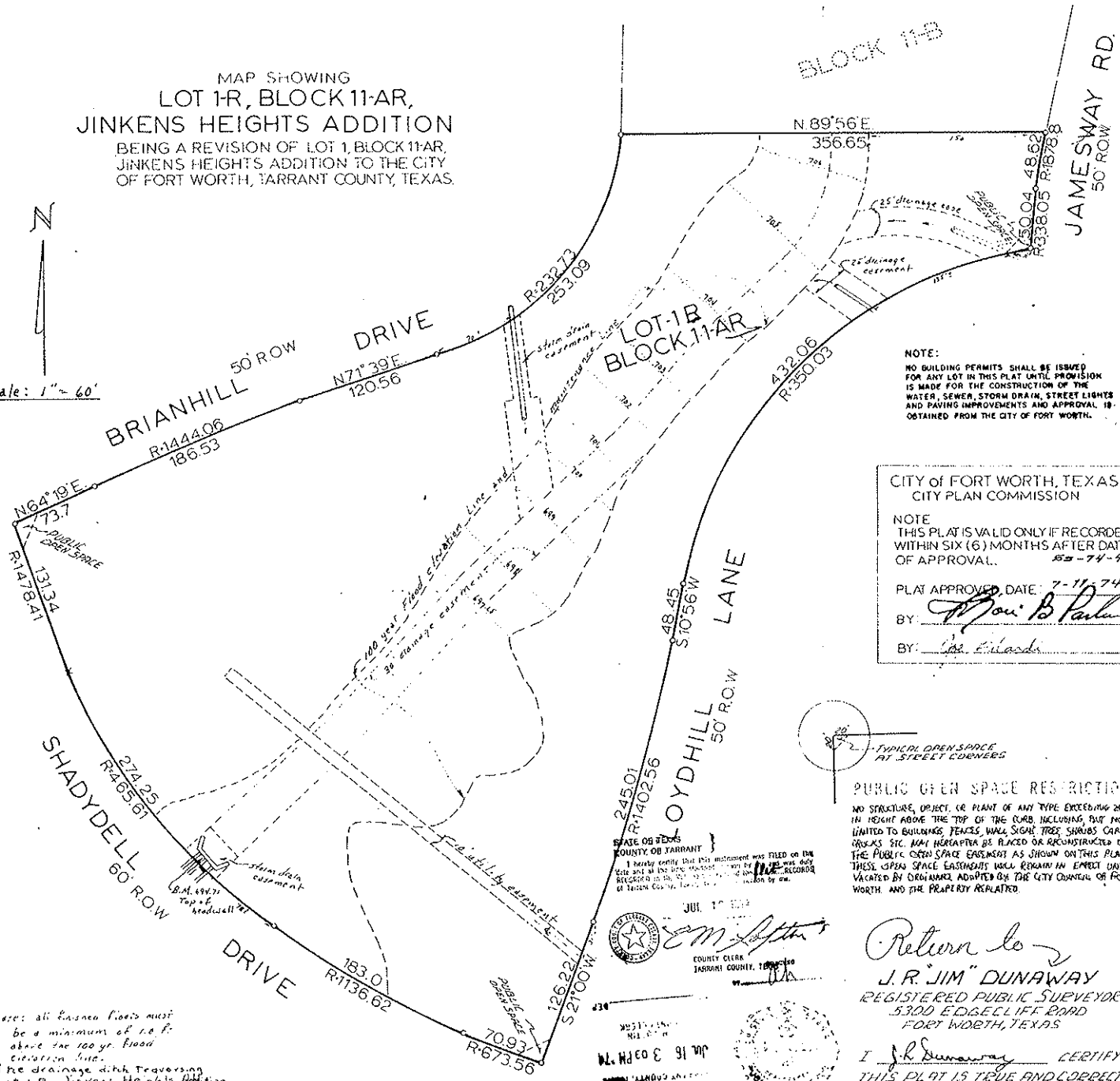






MAP SHOWING
 LOT 1-R, BLOCK 11-AR,
 JINKENS HEIGHTS ADDITION
 BEING A REVISION OF LOT 1, BLOCK 11-AR,
 JINKENS HEIGHTS ADDITION TO THE CITY
 OF FORT WORTH, TARRANT COUNTY, TEXAS.

scale: 1" = 60'



NOTE:
 NO BUILDING PERMITS SHALL BE ISSUED
 FOR ANY LOT IN THIS PLAT UNLESS PROVISION
 IS MADE FOR THE CONSTRUCTION OF THE
 WATER, SEWER, STORM DRAIN, STREET LIGHTS
 AND PAVING IMPROVEMENTS AND APPROVAL IS
 OBTAINED FROM THE CITY OF FORT WORTH.

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION

NOTE
 THIS PLAT IS VALID ONLY IF RECORDED
 WITHIN SIX (6) MONTHS AFTER DATE
 OF APPROVAL. 15-74-47

PLAT APPROVED DATE: 7-11-74

BY: *Paul B. Parker*

BY: *Joe L. Laska*



PUBLIC GREEN SPACE RESTRICTION

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE EXCEEDING 25' IN HEIGHT ABOVE THE TOP OF THE CURB INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGN, TREE SHROUBS, CARE TREES, ETC. MAY HEREAFTER BE PLACED OR RECONSTRUCTED ON THE PUBLIC GREEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE PUBLIC GREEN SPACE EASEMENTS SHALL REMAIN AN EJECT DULCE VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH, AND THE PROPERTY REPLATED.

Note: all easement lines must be a minimum of 1.0 ft. above the 100 yr. flood elevation line.

The drainage ditch traversing Lot 1-R, Jinkens Heights Addition is to be maintained by the property owner in accordance with the drainage ditch maintenance agreement recorded at the Court House on Page 321, Vol 3674 on

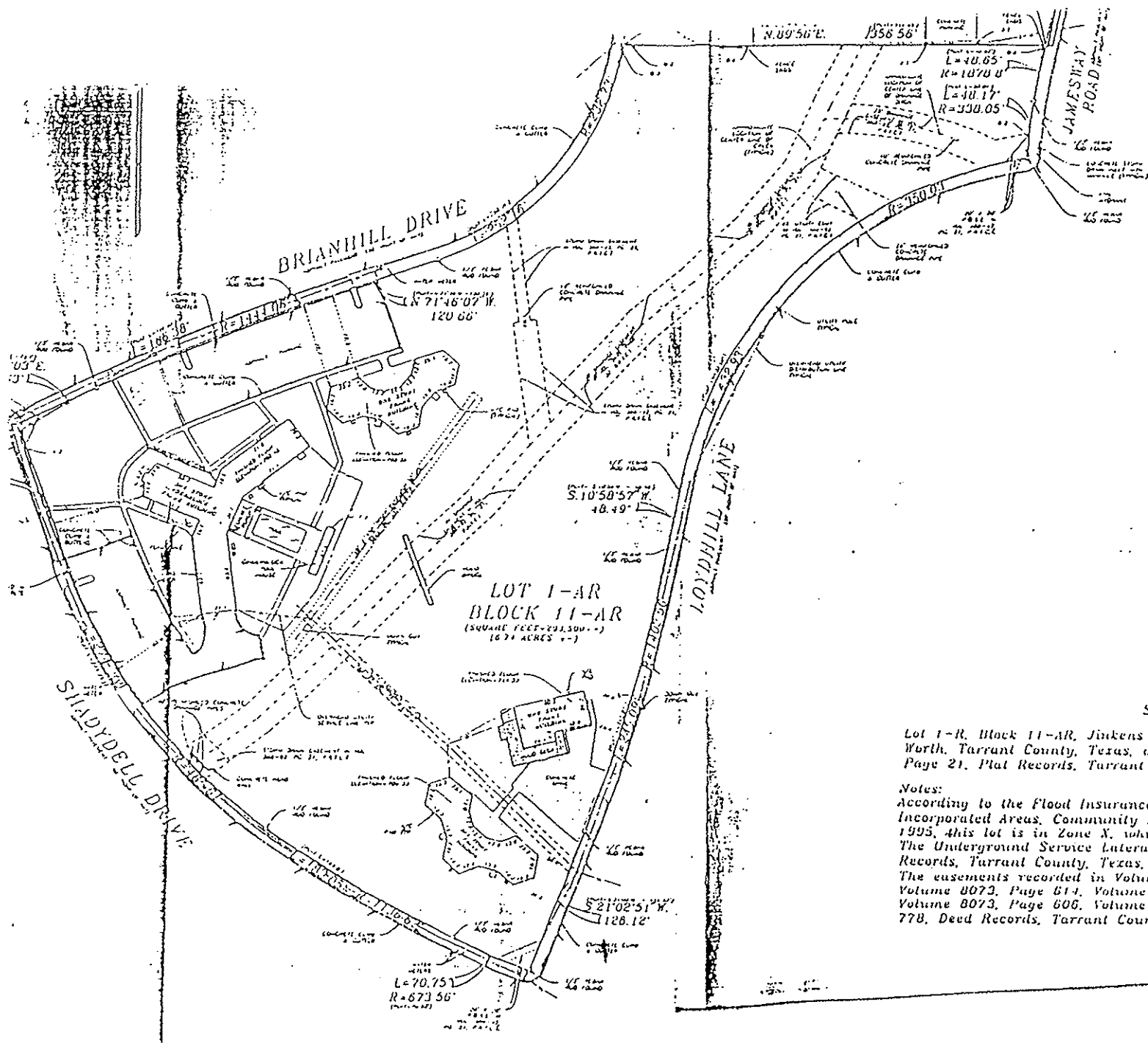
STATE OF TEXAS
 COUNTY OF TARRANT

I hereby certify that this instrument was FILED on the 11th day of July 1974 at 10:15 AM and all the legal requirements have been complied with and the same is now a part of the public records of Tarrant County, Texas, and is available for public inspection by law.

JUL 11 1974
 COUNTY CLERK
 TARRANT COUNTY, TEXAS

Return to
 J.R. "JIM" DUNAWAY
 REGISTERED PUBLIC SURVEYOR
 5300 EDGECLIFF ROAD
 FORT WORTH, TEXAS

I, *J.R. Dunaway* CERTIFY
 THIS PLAT IS TRUE AND CORRECT
 AS SURVEYED ON THE GROUND
 DATE 3-19-74



Sketch Sh

Lot 1-R, Block 11-AR, Jenkins Heights, Worth, Tarrant County, Texas, according Page 21, Plat Records, Tarrant County.

Notes:
 According to the Flood Insurance Rate Map Incorporated Areas, Community Panel No. 1995, this lot is in Zone X, which is not The Underground Service Lateral recorded Records, Tarrant County, Texas, effects th The easements recorded in Volume 8073, Volume 8073, Page 614, Volume 2755, Page Volume 8073, Page 606, Volume 8113, Page 778, Deed Records, Tarrant County, Texas.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the Broker Represents the Owner:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

If the Broker Represents the Buyer:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the Broker Acts as an Intermediary:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The Broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date