

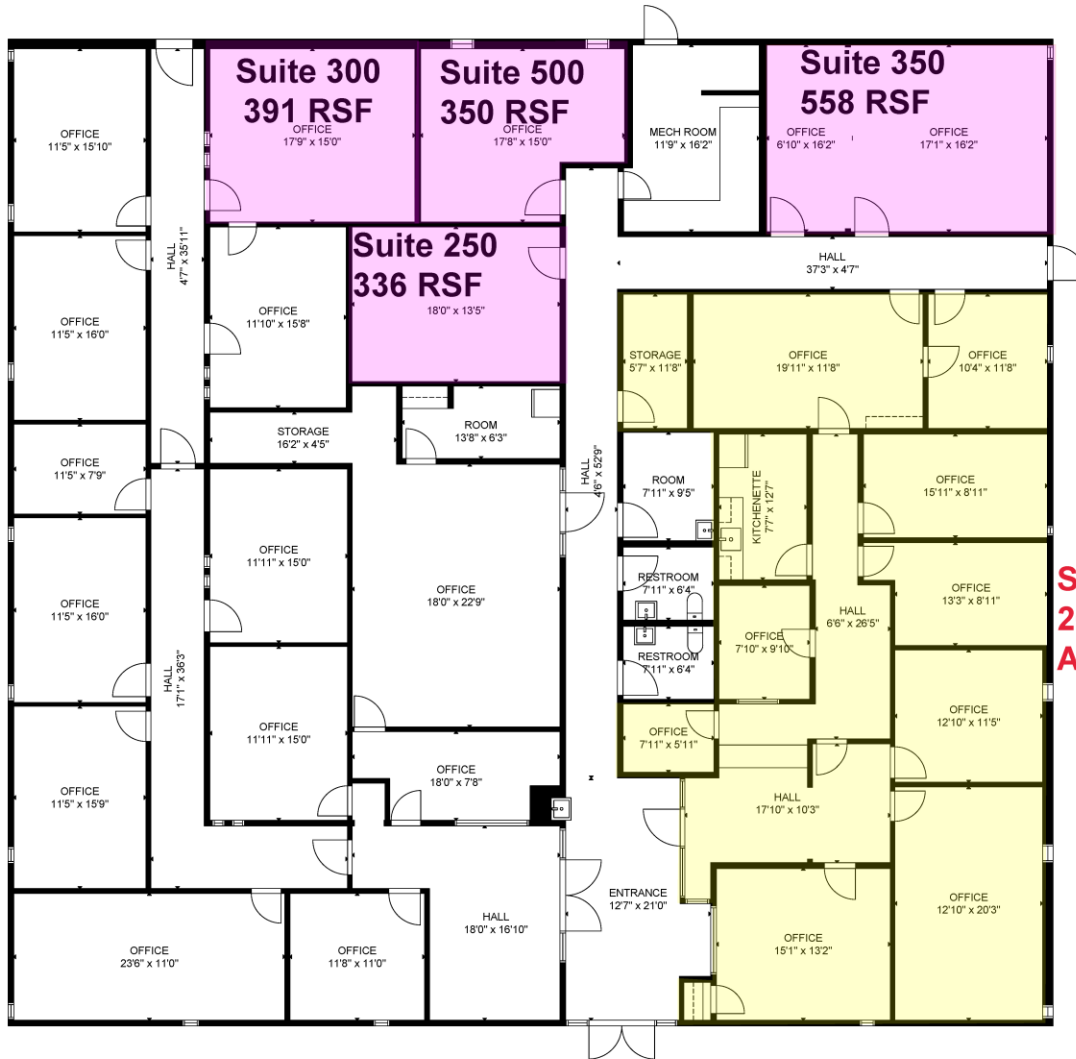


**SENDERO CROSS**  
CAPITAL



**University Executive Offices  
Cultural District  
SEC University & 5<sup>th</sup> Street  
Fort Worth, Texas**





**Suite 150  
2696 RSF  
Available 2024**

## 3001 5th Street, Fort Worth

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**University Executive Offices**

**Crescent Real Estate Proposed Office, Hotel, Residential, Retail**

**The Foundry District**

MAPLE BRANCH CRAFT BREWERY  
DOCS RECORDS AND VINTAGE  
Tulane's  
Sweet Tooth Motel  
meyer & sage

Michaels  
PETSMART  
ROSS  
HomeGoods  
Marshalls  
DOLLAR TREE  
Sushi Azuma  
GLORIA'S RESTAURANT  
Office DEPOT

CROCKETT ROW AT WEST 7TH

MOVIE TAVERN  
LA FITNESS  
Social House  
C



Fort Worth Cultural District  
5 Million Visitors Per Year



Farrington Fields  
18,500 Capacity

Kimbell Art Museum

The Modern



camp bowie Blvd

W 7th St

25,403 VPD (19)

URBAN OUTFITTERS

W Lancaster Ave

Tom Thumb

Sizzio's

Chuy's

MOVIE TAVERN  
LA FITNESS

Social House



RODEO GOAT

AMPERSAND

CROCKETT ROW AT WEST 7TH

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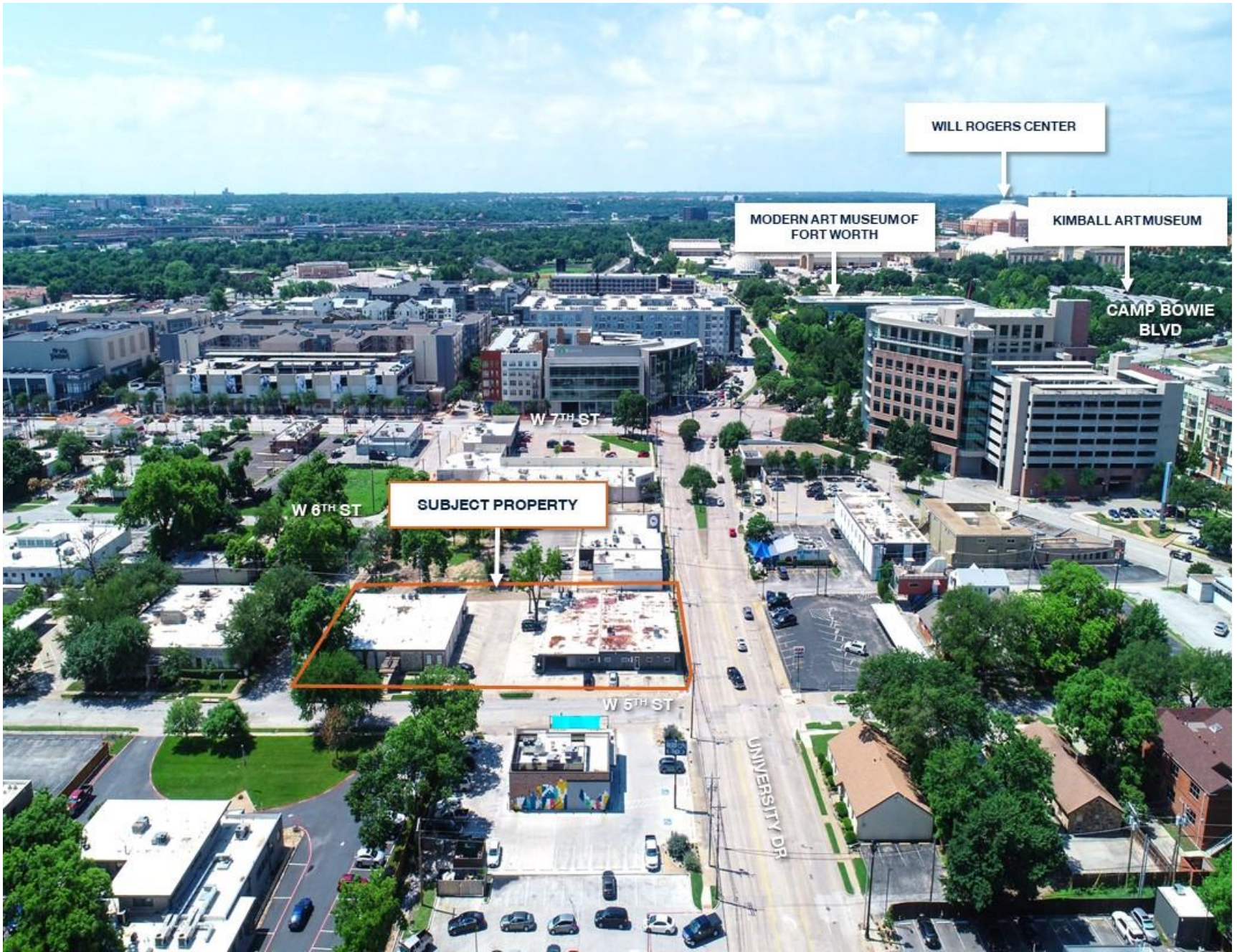
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W Lancaster Ave

Tom Thumb

Sizzio's

Chuy's





**SUBJECT PROPERTY**

W 5th St

UNIVERSITY DR

W 6th St

W 7th St



**Property Description**

Being Lots 1-5 and the East 5 feet of Lot 6, Block 18 of K.M. Van Zandt's 2nd Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map recorded in Volume 106, Page 118, Map Records, Tarrant County, Texas.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies that, (a) this plot of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 601 University Drive and 300 & 3009 West 5th described in Instrument No. 0200171713, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, sherrages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0190L, with a date of 03/21/2021) pursuant to the Flood Disaster Protection Act of 1973.

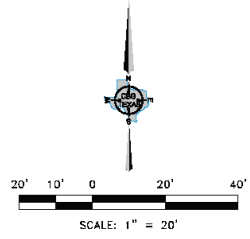
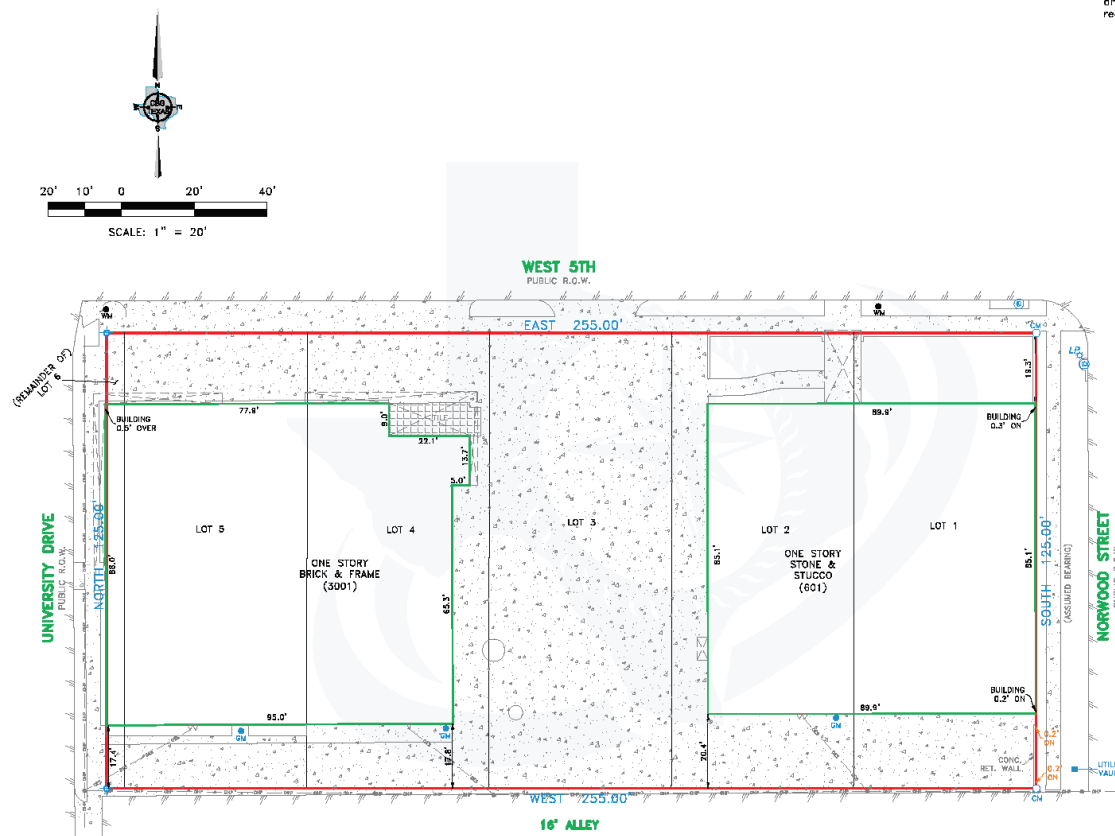
The surveyor expressly understands and agrees that this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 27th day of July, 2021.

*Bryan Connally*

Bryan Connally  
Registered Professional Land Surveyor No. 5513



NOTE: This survey is made in conjunction with the information provided by the client, CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:  
BEARINGS ARE ASSUMED

REVISIONS		
DATE	BY	NOTES

**LEGEND**

○ 3/4" IRON ROD FOUND	PC - POOL EQUIPMENT	--- ASPHALT PAVING
○ 1/2" IRON ROD SET	■ COLUMNS	--- CHAIN LINK FENCE
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING	--- WOOD FENCE
○ POINT FOR CORNER	● FIRE HYDRANT	--- 6" WIDE TYPICAL BARBED WIRE
⊠ 7" FOUND / SET	--- COVERED PORCH/DECK OR CARPORT	--- VERN FENCE
⊠ 5/8" ROD FOUND	--- OVERHEAD ELECTRIC SERVICE	--- PIPE FENCE
▲ OVERHEAD ELECTRIC	--- OVERHEAD POWER LINE	--- CONCRETE PAVING
▲ OVERHEAD ELECTRIC POWER POLE	--- CONCRETE PAVING	--- ON-GAS METER
▲ POWER POLE	--- ON-GAS METER	--- W/WATER METER
▲	--- GRAVEL/ROCK ROAD OR DRIVE	

**CBG**  
CITY OF FORT WORTH  
12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2218  
Firm No. 10168800  
www.cbgtxt.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	07/26/2021	2115128		WC

**TEXAS LAND TITLE SURVEY**

LOTS 1-5 & THE EAST 5' OF LOT 6, BLOCK 18  
K.M. VAN ZANDT'S 2ND ADDITION

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

601 UNIVERSITY DRIVE  
3001 & 3009 WEST 5TH

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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# Leasing Information CONTACT

Don McKechnie

817-415-2500

[SenderoCrossCapital.com](http://SenderoCrossCapital.com)



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