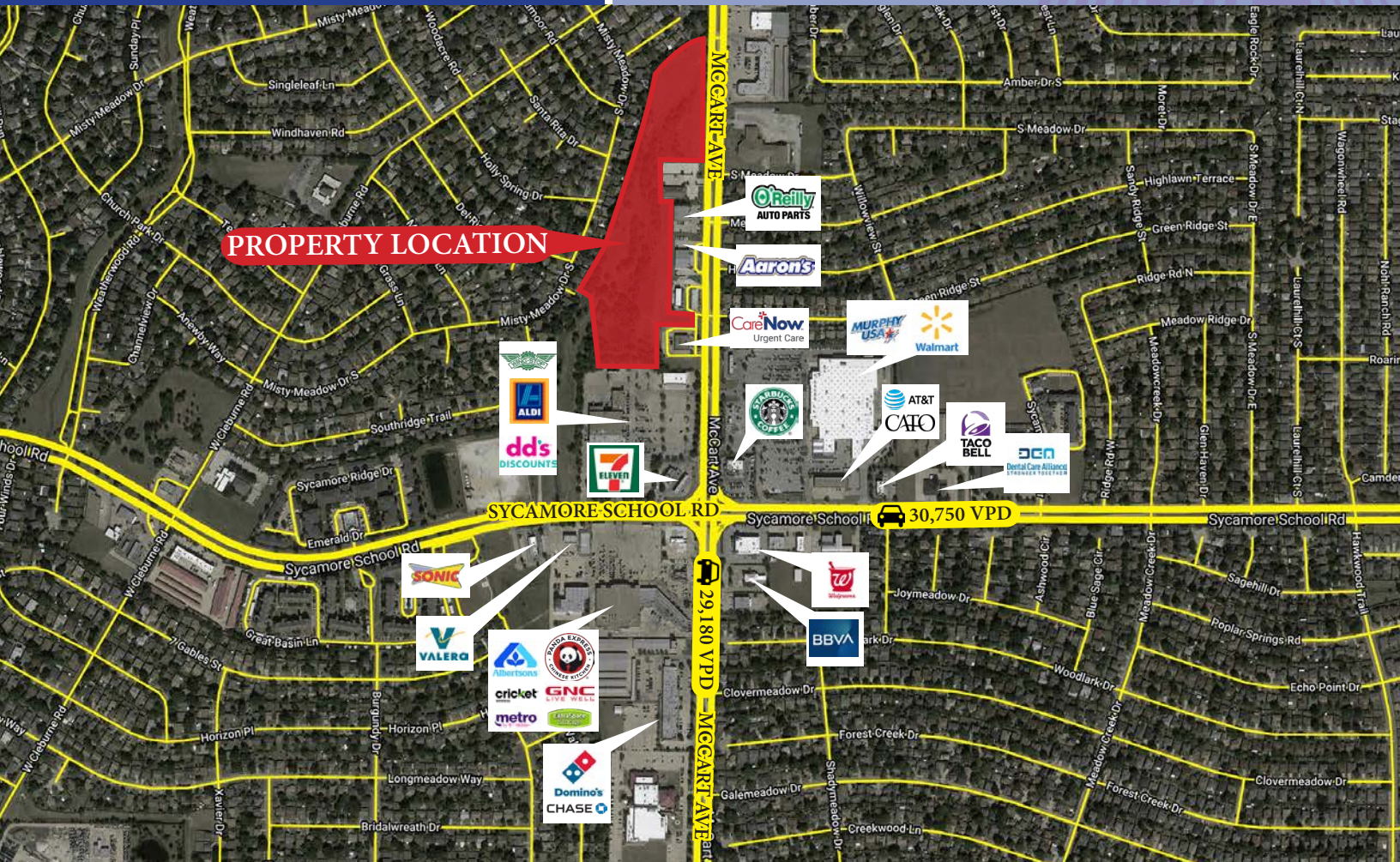




**WOODCREST
CAPITAL, LLC**

13.3 Acres 7100 McCart

7100 McCart Avenue | Fort Worth TX



Traffic Counts

McCart Ave	29,180 VPD
Sycamore School Rd	30,750 VPD

Demographics	1-mile	3-mile	5-mile
Population	23,036	130,392	241,568
Households	7,837	46,357	85,195
Average HH Income	\$66,830	\$76,738	\$79,399

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR
SALE**

(817) 927-0050

**ACRES:
+/- 13.3**

WILL SUBDIVIDE

**ZONING:
"E" Neighborhood
Commercial**

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

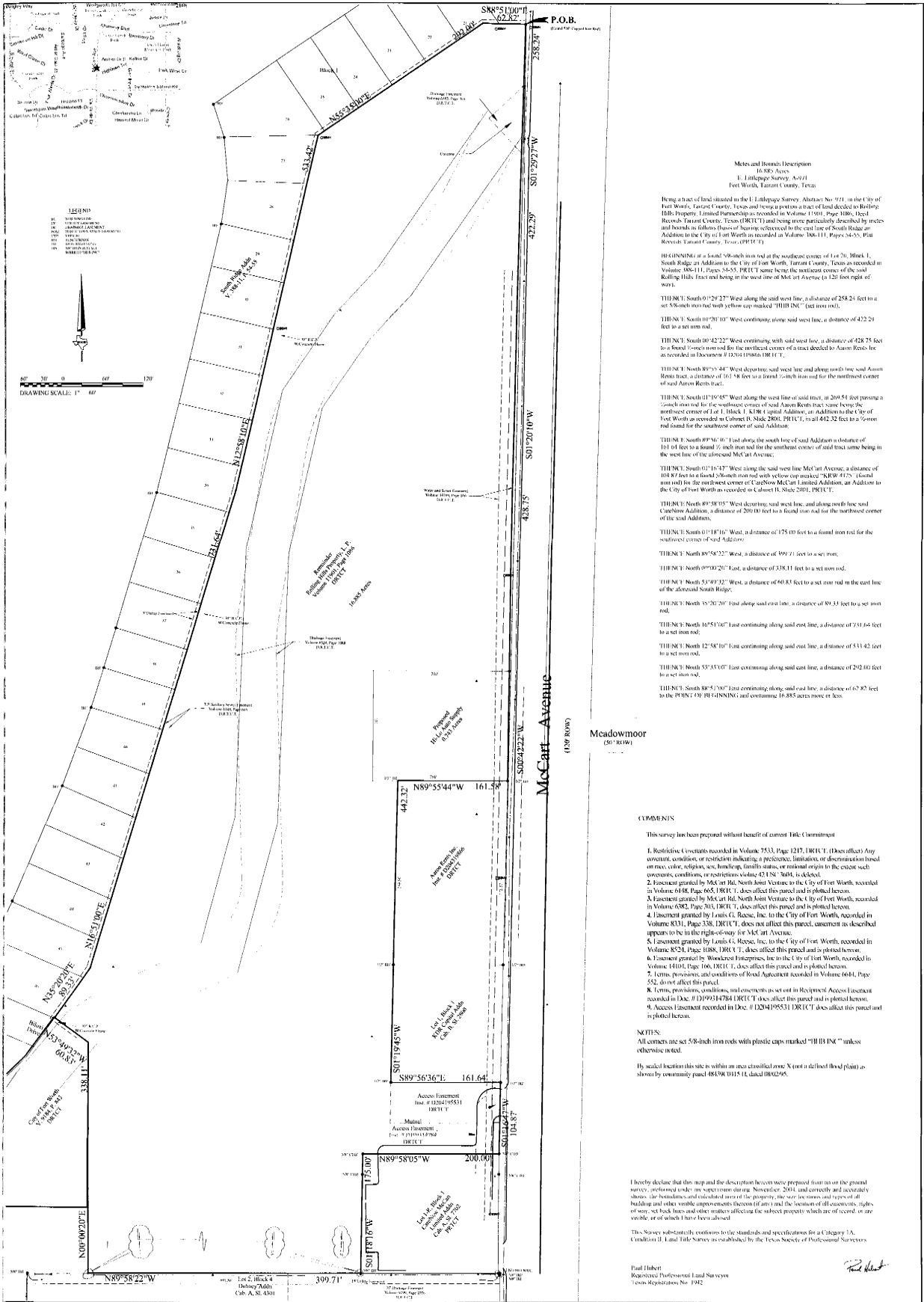
(817) 927-0050 | woodcrestcapital.com

13.3 Acres 7100 McCart

7100 McCart Avenue | Fort Worth TX

Woodcrest Capital, LLC
 3113 South University Drive, Suite 600
 Fort Worth, TX 76109

13.3 ACRES 7100 MCCART | Fort Worth, Texas



Mote and Remarks Description
 16.885 Acres
 E. Littlepage Survey, A-571
 Fort Worth, Tarrant County, Texas

Being a tract of land situated in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract of land divided to Rollie Hills Property, Limited Partnership as recorded in Volume 17091, Page 1086, Deed Records, Tarrant County, Texas (PRCT) and being more particularly described by notes and bearings in folios (pages) of a survey referred to in the deed of said Rollie Hills Addition to the City of Fort Worth as recorded in Volume 384111, Pages 34-55, Plat Records, Tarrant County, Texas (PRCT).

BEING PART of a 5/8-inch iron rod at the southeast corner of 1420, Block 1, South Ridge an Addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 188111, Pages 58-55, PRCT, same being the southeast corner of the said Rolling Hills Tract and being in the west line of McCart Avenue to 120 feet right of west.

THE B.C.T. South 01°29'27" West along the said west line, a distance of 258.24 feet to a set 5/8-inch iron rod with yellow cap marked "BIBB INC." (see note).

THE B.C.T. South 01°29'27" West continuing along said west line, a distance of 422.29 feet to a set iron rod.

THE B.C.T. South 00°42'22" West continuing with said west line, a distance of 428.75 feet to a fixed 1/2-inch iron rod in the northeast corner of a tract divided to Aaron Reiss Inc as recorded in Document # D20410966198417.

THE B.C.T. North 89°55'54" West departing said west line and along north line said Aaron Reiss tract, a distance of 161.58 feet to a fixed 1/2-inch iron rod for the northeast corner of said Aaron Reiss tract.

THE B.C.T. South 01°59'45" West along the west line of said tract, at 209.51 feet passing a 5/8-inch iron rod for the southeast corner of said Aaron Reiss tract same being the northeast corner of Lot 1, Block 1, N1881 Capital Addition, an Addition to the City of Fort Worth as recorded in Culbert B. Sisk 2806, PRCT, in all 442.32 feet to a 5/8-inch iron rod for the southeast corner of said Addition.

THE B.C.T. South 89°55'54" West along the south line of said Addition a distance of 161.64 feet to a fixed 1/2-inch iron rod for the southeast corner of said tract same being in the west line of the address McCart Avenue.

THE B.C.T. South 01°59'45" West along the said west line McCart Avenue, a distance of 89.87 feet to a fixed 1/2-inch iron rod with yellow cap marked "BIBB INC." (fixed iron rod) for the southeast corner of CareNow McCart Limited Addition, an Addition to the City of Fort Worth as recorded in Culbert B. Sisk 2801, PRCT.

THE B.C.T. North 89°55'54" West departing said west line, and along north line said CareNow Addition, a distance of 209.10 feet to a fixed iron rod for the northeast corner of the said Addition.

THE B.C.T. South 01°18'16" West, a distance of 175.00 feet to a fixed iron rod for the southeast corner of said Addition.

THE B.C.T. North 89°58'32" West, a distance of 499.71 feet to a set iron rod.

THE B.C.T. North 89°00'20" East, a distance of 438.11 feet to a set iron rod.

THE B.C.T. North 51°49'32" East, a distance of 60.81 feet to a set iron rod in the east line of the address South Ridge.

THE B.C.T. North 89°58'32" East along said east line, a distance of 89.83 feet to a set iron rod.

THE B.C.T. North 10°51'04" East continuing along said east line, a distance of 731.64 feet to a set iron rod.

THE B.C.T. North 12°58'10" East continuing along said east line, a distance of 533.42 feet to a set iron rod.

THE B.C.T. North 55°35'07" East continuing along said east line, a distance of 292.00 feet to a set iron rod.

THE B.C.T. South 89°51'00" East continuing along said east line, a distance of 67.82 feet to the POINT OF BEGINNING and containing 16.885 acres more or less.

COMMENTS

This survey has been prepared without benefit of current Title Commitment

1. Restrictive Covenants recorded in Volume 7533, Page 1217, DRCT, (if does affect) Any easements, conditions, or restrictions including a prohibition, limitation, or determination based on race, color, religion, sex, handicap, ancestry, or marital status in the exact words: easements, conditions, or restrictions volume 42 LNC 364, is deleted.
2. Easement granted by McCart Rd. North Joint Venture to the City of Fort Worth, recorded in Volume 6186, Page 665, DRCT, does affect this parcel and is plotted hereon.
3. Easement granted by McCart Rd. North Joint Venture to the City of Fort Worth, recorded in Volume 6882, Page 815, DRCT, does affect this parcel and is plotted hereon.
4. Easement granted by Louis G. Rouse, Inc. to the City of Fort Worth, recorded in Volume 8331, Page 338, DRCT, does not affect this parcel, easement as described appears to be in the right-of-way for McCart Avenue.
5. Easement granted by Janis G. Reese, Inc. to the City of Fort Worth, recorded in Volume 8524, Page 1088, DRCT, does affect this parcel and is plotted hereon.
6. Easement granted by Woodcrest Foreclosures, Inc. to the City of Fort Worth, recorded in Volume 4104, Page 160, DRCT, does affect this parcel and is plotted hereon.
7. Terms, provisions, and conditions of Loan Agreement recorded in Volume 6614, Page 552, do not affect this parcel.
8. Terms, provisions, conditions, and encumbrances set out in Revised Access Location recorded in Doc. # D19934784 DRCT, does affect this parcel and is plotted hereon.
9. Access Easement recorded in Doc. # D204109551 DRCT does affect this parcel and is plotted hereon.

NOTES:
 All corners are set 5/8-inch iron rods with plastic caps marked "BIBB INC." unless otherwise noted.
 By scaled location this site is within an area classified as a X (not defined) flood plain as shown by community panel 4819W 011511L, dated 08/02/95.

I hereby declare that this map and the description herein were prepared from an on the ground survey, performed under my supervision during November, 2014, and correctly and accurately show the boundaries and subdivisions of the property, the size, areas and types of all buildings and other visible improvements thereon (if any) and the location of all easements, rights-of-way, set-back lines and other matters affecting the subject property which are of record, or are visible, or of which I have been advised.

This Survey substantially conforms to the standards and specifications for a Category 1-A, Condition II, Final Title Survey as established by the Texas Society of Professional Surveyors.

Paul Hubert
 Registered Professional Land Surveyor
 Texas Registration No. 3382

BIR PROJECT NO:
2004.300.075

SHEET NO:
1 of 1

Boundary Survey
McCart Avenue
16.891 Acres
E. Littlepage Survey
 Fort Worth, Tarrant Co., Texas

AM/LN/DL/D	DESCRIPTION
FIELD: CHW/AM	CHECKED: BMB
DRAWN: JGM	DATE: 11-22-04

Woodcrest Development, L.L.C.
 3113 South University Drive
 Fort Worth, Texas
 817-627-0206
 Jon McConroe

BBB Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 4000 Paper Plaza, Ste 300-11, North, Ft. Worth, TX 76116-9075 (817) 340-4200 Fax: 817-340-4200