



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: 200 Texas St Council Chambers, Second Floor	
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:	

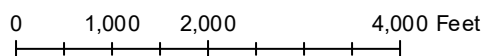
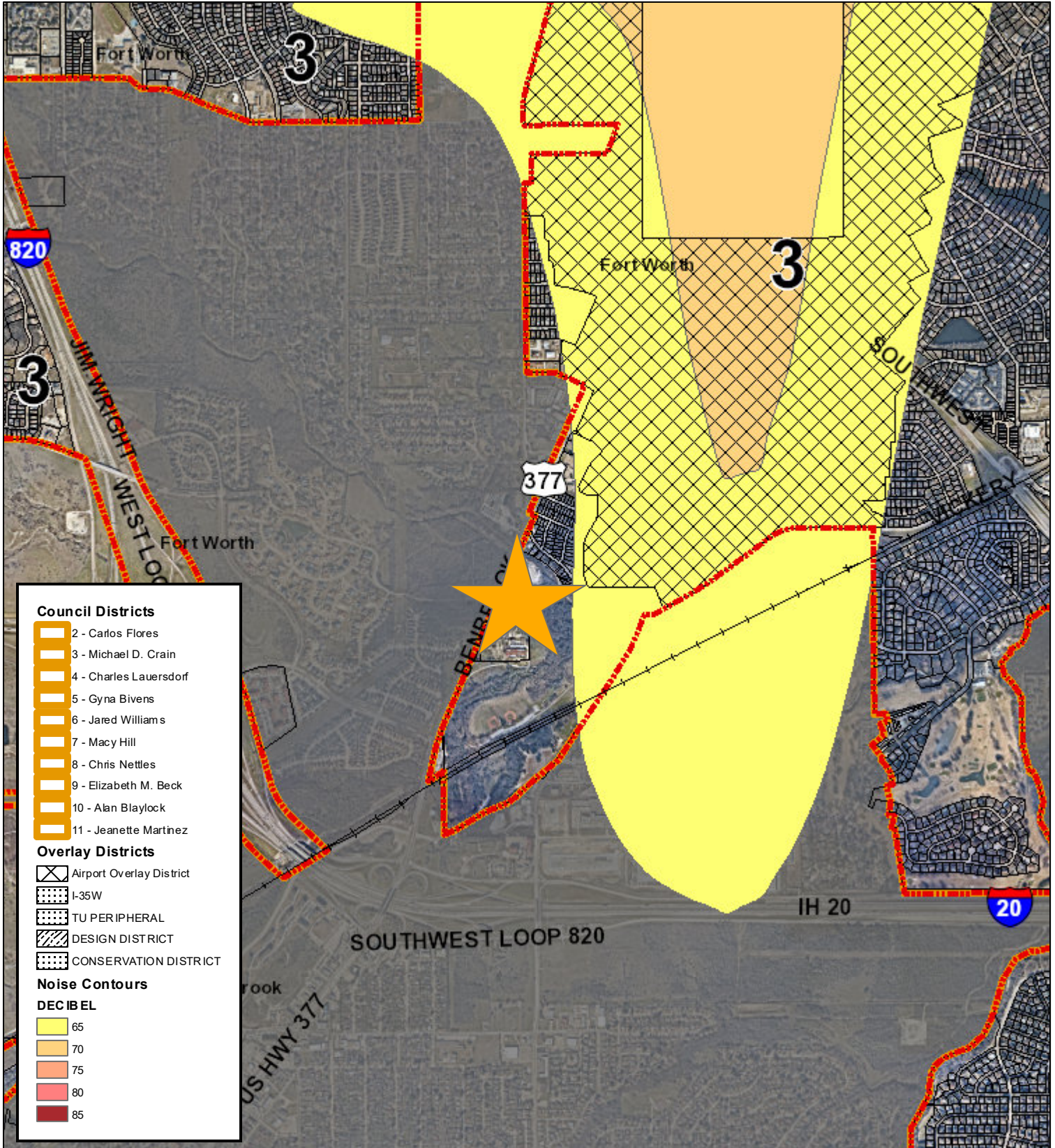
Aerial Photo Map



0 260 520 1,040 Feet

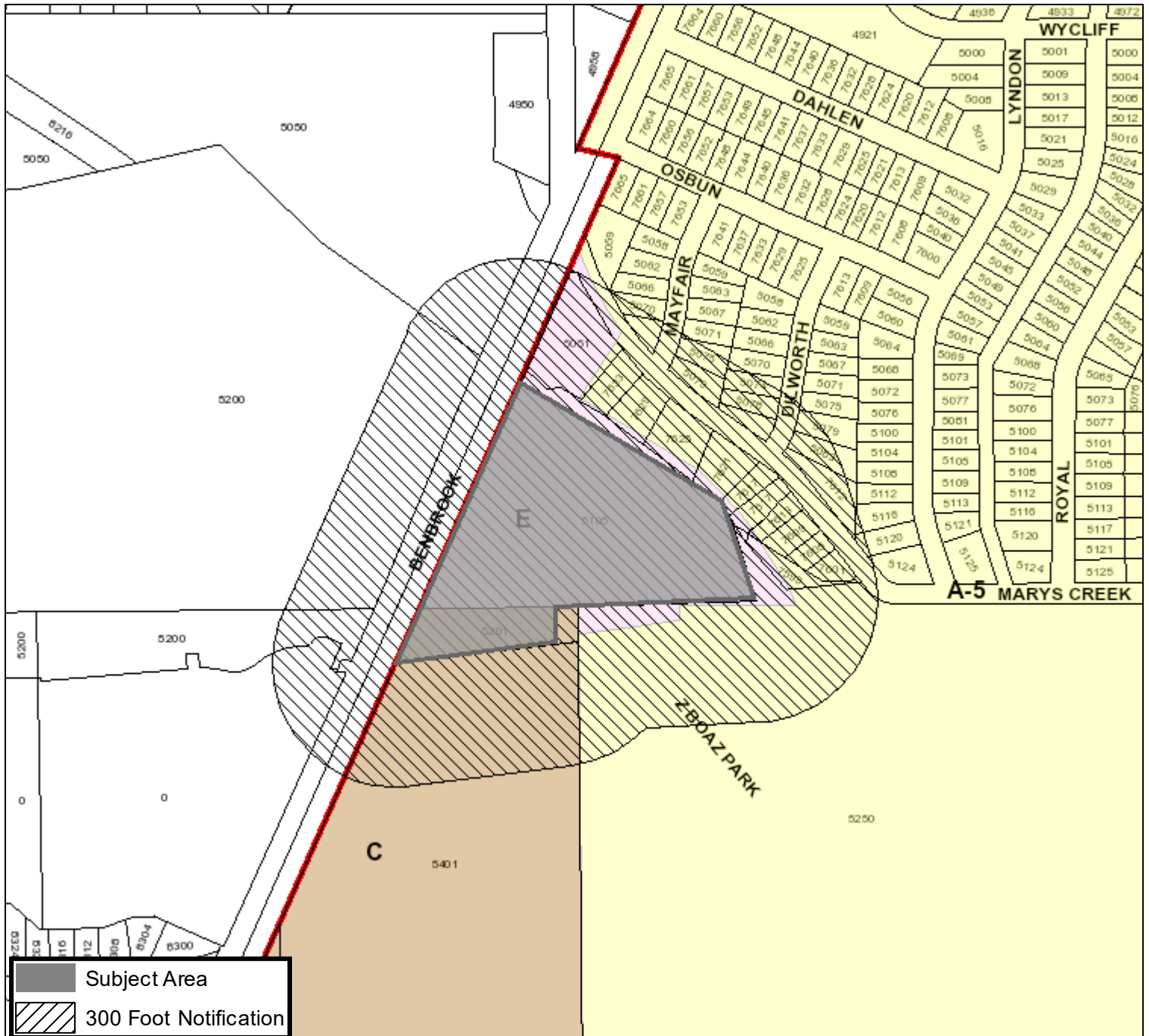




Area Map

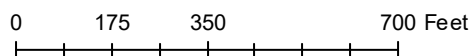


Area Zoning Map

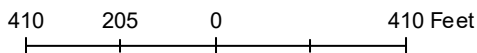
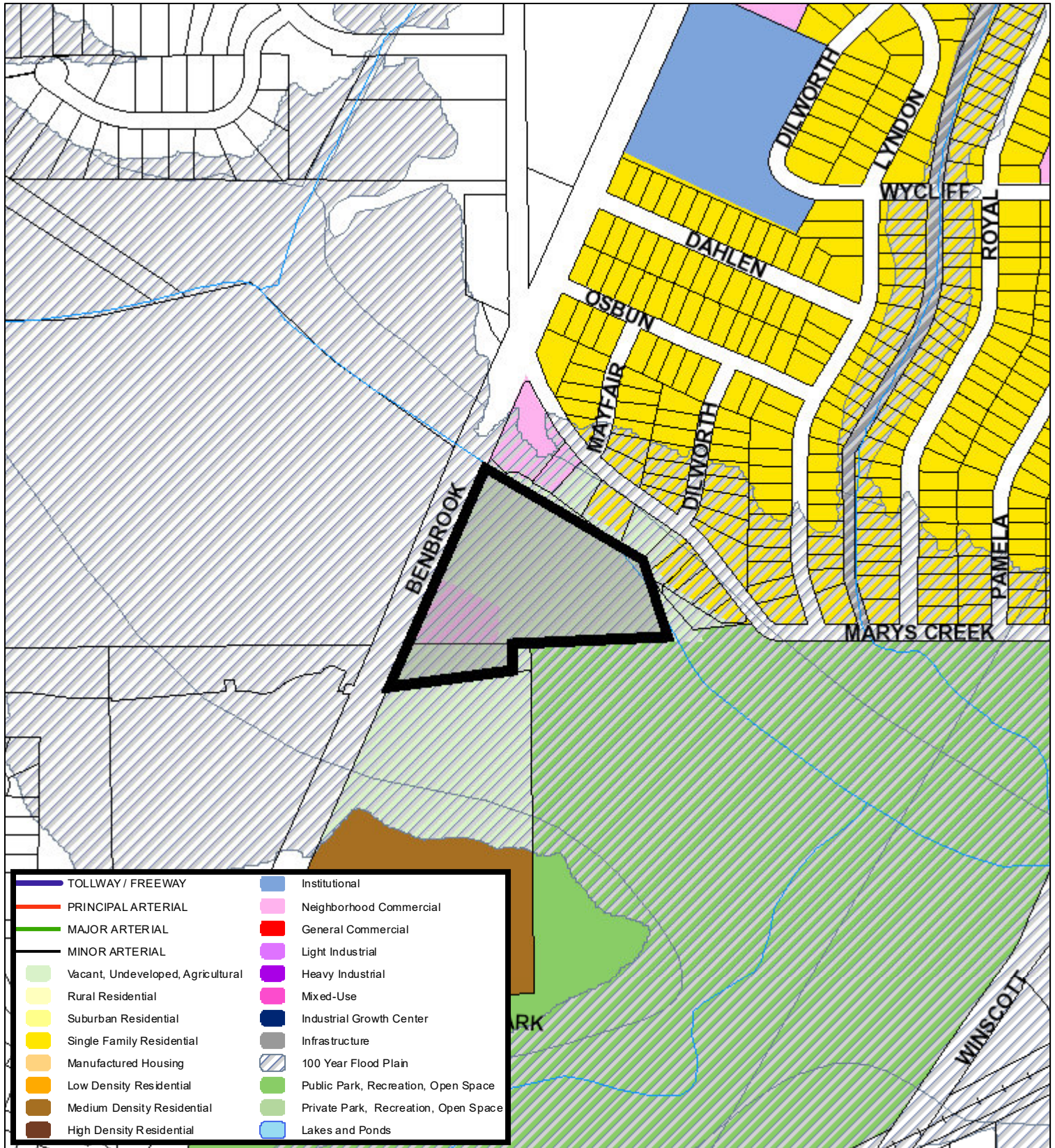
Applicant: Pulido, Robert ETAL Sr/Birddog Ventures/ Darin Nor
 Address: 5105/5201 Benbrook Hwy & 7615, 7625, 7599 Mary's Creek
 Zoning From: E/C
 Zoning To: PD/E plus Truck driving school and outdoor storage
 Acres: 7.014954
 Mapsco: Text
 Sector/District: Western_Hills_Ridglea
 Commission Date: 2/12/2025
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification



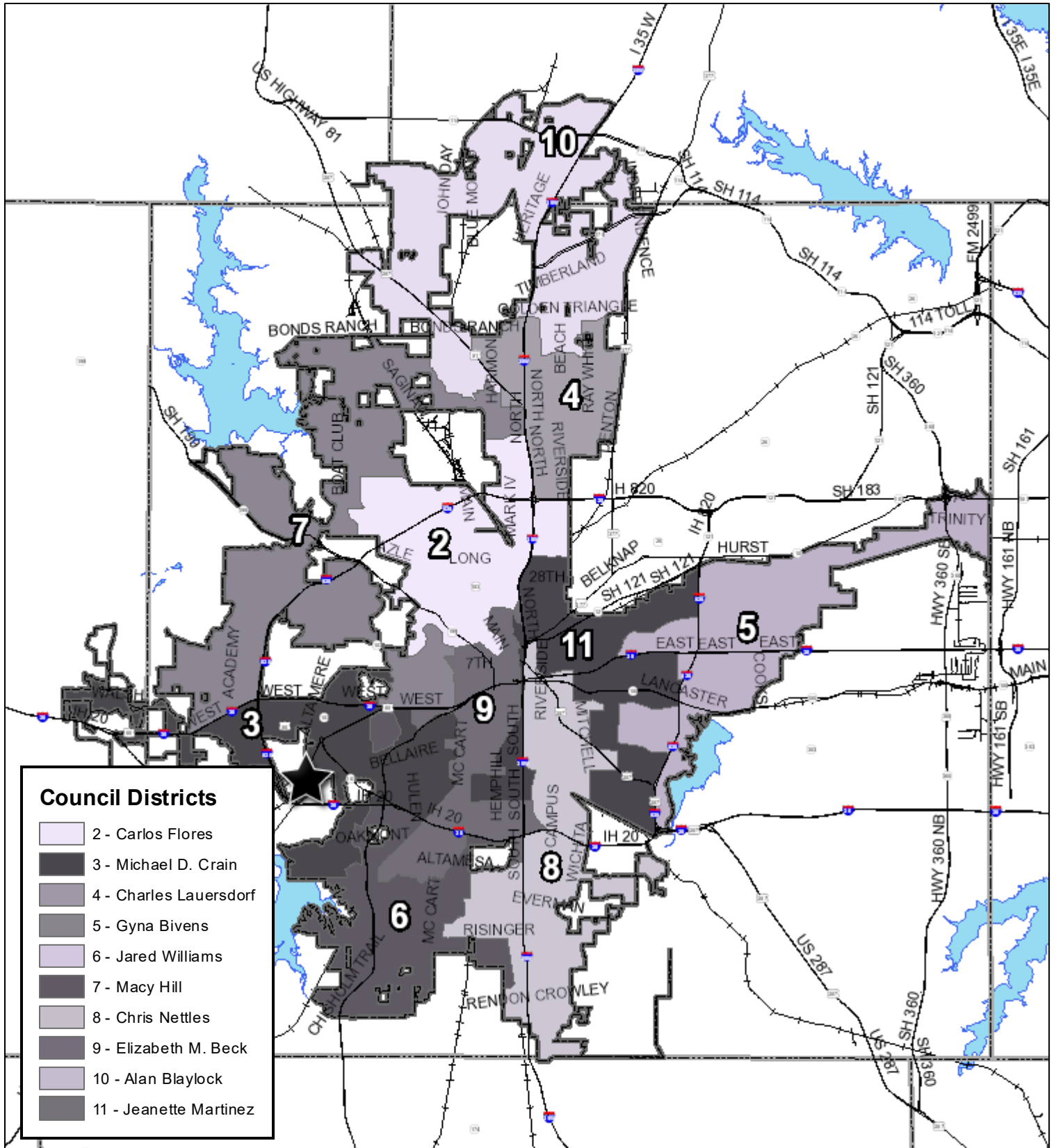
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER PULIDO, ROBERT ETAL SR

Mailing Address 7163 TAMARACK RD City, State, Zip FORT WORTH, TX 76116

Phone _____ Email _____

APPLICANT BIRDDOG VENTURES

Mailing Address 7250 DALLAS PARKWAY, SUITE 400 City, State, Zip PLANO, TX 75024

Phone 972-215-9195 Email bs@bdvtx.com

AGENT / OTHER CONTACT DARIN NORMAN (URBANWORTH, LLC)

Mailing Address 2013 THOMAS PLACE City, State, Zip FORT WORTH, TX 76107

Phone 817-789-5513 Email darin@urbanworthco.com

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): 5105 BENBROOK HWY, FORT WORTH, TX 76126, OTHERWISE KNOWN AS ABSTRACT 1406 TRACT 3A OF THE SMITH, JOGN WESLEYT SURVEY; AND 5201 BENBROOK HWY, FORT WORTH, TX 76126, OTHERWISE KNOWN AS ABSTRACT 520 TRACT 1B01 OF THE FOSTER, BJ SURVEY.

Total Rezoning Acreage: 7.015 ACRES 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): XXX

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: 7.015 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
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): E AND C Proposed Zoning District(s): PD-E PLUS ADD'L USES (SEE BELOW)

Current Use of Property: TRUCK DRIVING SCHOOL AND OUTDOOR STORAGE

Proposed Use of Property: TRUCK DRIVING SCHOOL AND OUTDOOR STORAGE

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: E

Land Uses Being Added or Removed: ADD – TERMINAL, TRUCK AND FREIGHT; STORAGE OR DISPLAY OUTSIDE; TRAILER, PORTABLE - SALES, CONSTRUCTION OR STORAGE; AUTOMOTIVE REPAIR; VEHICLE SALES OR RENTAL; OUTDOOR SALES AND STORAGE; GARAGE, REPAIR

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

SITE PLAN WAIVER. TRUCK DRIVING SCHOOL IS AN EXISTING 20 YR LEASE. PARKING AREAS ROTATE PERIODICALLY. NO ADD'L IMPROVEMENTS ARE PROPOSED. PRECISE DEVELOPMENT SITE PLAN IS NOT WARRANTED.

- 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.

PROPERTY IS UNDER CONTRACT FOR SALE AND CONTINGENT UPON REZONING. THE EXISTING USE IS A LEGAL, NON-CONFORMING TRUCK DRIVING SCHOOL THAT HAS HAD A LEASE IN THIS LOCATION FOR OVER TWENTY YEARS. THE NEW OWNERS WANT TO CONTINUE LEASING TO C1 TRUCK DRIVER TRAINING UNDER A CONFORMING ZONING CATEGORY. RATHER THAN UPZONE TO A MORE INTENSE CATEGORY TO ACCOMMODATE THE LEASE, IT IS MORE APPROPRIATE TO SIMPLY ADD THE NECESSARY USES TO PERMIT THE EXISTING LEASE TO CONTINUE TO FUNCTION.

NO PRECISE CATEGORY FOR TRUCK DRIVING SCHOOL EXISTS, SO THESE ADDITIONAL USES HAVE BEEN INCOPRORATED INTO A PLANNED DEVELOPMENT TO ALLOW FOR THE SCHOOL TO FUNCTION IN ITS EXISTING CAPACITY. BASICALLY, THE OPERATOR DOES TRUCK AND TRAILER STORAGE, RENTAL, COMMERCIAL INSTRUCTION, AND LIGHT FLEET REPAIR. THE BASE CATEGORY OF E MATCHES THE FUTURE LAND USE MAP FOR THE CITY'S COMPREHENSIVE PLAN. NO ADDITIONAL INDUSTRIAL USES ARE DESIRED.

OTHER THAN A SINGLE, OLD HOUSE USED FOR OFFICING, THE PROPERTY IS UNIMPROVED AND USED FOR PARKING, TRAINING CIRCULATION, AND MANEUVERING; THERE IS SIMPLY NOT MUCH TO DOCUMENT. THE SITE LIES IN AN EXISTING FEMA FLOODPLAIN AND CITY FLOODPLAIN PERMIT AREA. THE PROPERTY IS UNPLATTED, TRACTED LAND AND CANNOT BE DEVELOPED UNLESS IT IS FIRST PLATTED. FOR THESE REASONS, THERE ARE NO CURRENT OR FUTURE PLANS FOR BUILDINGS OR DEVELOPMENT OF THIS SITE. THEREFORE, A SITE PLAN WAIVER IS REQUESTED

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): Robert Pulido Sr

Owner's Name (Printed): ROBERT PULIDO Sr.

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) DARIN NORMAN (URBANWORTH, LLC) 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: 5105 BENBROOK HWY, FORT WORTH, TX 76126, OTHERWISE KNOWN AS ABSTRACT 1406 TRACT 3A OF THE SMITH, JOGN WESLEYT SURVEY, AND 5201 BENBROOK HWY, FORT WORTH, TX 76126, OTHERWISE KNOWN AS ABSTRACT 520 TRACT 1B01 OF THE FOSTER, BJ SURVEY IN THE CITY OF FORT WORTH, COUNTY OF TARRANT, TX (CERTIFIED LEGAL DESCRIPTION)

Robert Pulido Sr

Owner's Signature (of the above referenced property)

ROBERT PULIDO

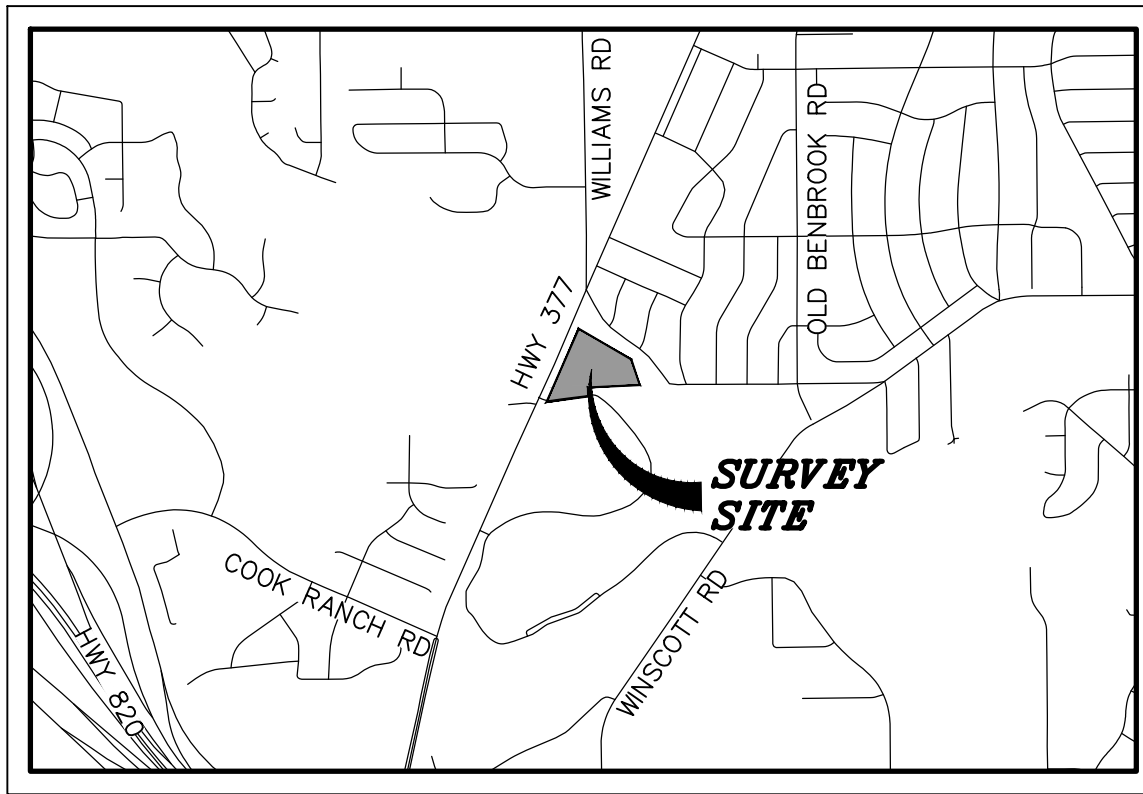
Owner's Name (Printed)

Darin M. Norman

Applicant or Agent's Signature

DARIN M. NORMAN

Applicant or Agent's Name (Printed)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

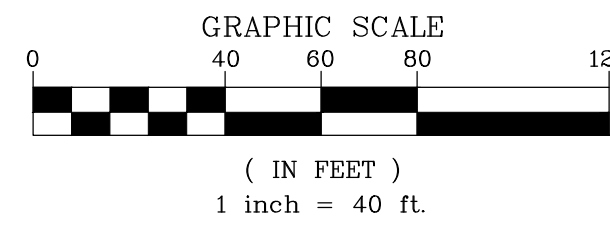
1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS REAFFIRMATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
2. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTER OR TRAILERS.
3. THE CLIENT DID NOT SPECIFY AN INTERSECTION. HOWEVER, THE SURVEYED PROPERTY IS LOCATED AT THE INTERSECTION OF HIGHWAY NO. 377 AND MARY'S CREEK DRIVE.
4. THE PROPERTY HAS DIRECT LEGAL ACCESS TO HIGHWAY NO. 377, A PUBLIC VARIABLE WIDTH RIGHT-OF-WAY.
5. NO OBSERVED PARKING SPACES ON SITE AT THE TIME OF THIS SURVEY.

LEGEND

- EX. PROPERTY LINE
 - EX. PIPE FENCE
 - EX. WIRE FENCE
 - - - EX. OVERHEAD WIRES
 - - - EX. CREEK CENTER LINE
 - - - EX. GUARD RAIL
 - ⊕ EX. ELECTRICAL METER
 - ⊕ EX. TELEPHONE PEDESTAL
 - ⊕ EX. UTILITY POLE
 - ⊕ EX. LIGHT STANDARD
 - ⊕ EX. BOLLARD/POST
 - ⊕ TITLE EXCEPTION NOTE
 - EX. ASPHALT
 - EX. BUILDING
 - EX. GRAVEL
 - POB = POINT OF BEGINNING
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - ROW = RIGHT-OF-WAY
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

PROPERTY INFORMATION

TAX ID: 04171543 & 0332764
5101 & 5201 BENBROOK BLVD,
BENBROOK, TEXAS, 76126



**LOT 1, BLOCK 1
PULIDO ADDITION**
VOL. 388-48, PG. 298
P.R.T.C.T.

**CHRIS
CHAPPELL**
INST. NO. D185330160
D.R.T.C.T.

**PULIDO
ASSOCIATES, INC.**
TRACT 4
INST. NO. D170037238
D.R.T.C.T.

**BRENDA AYALA
ACATITLA AND
ANTONIO
ACATITLA**
TRACT 1
INST. NO. D224084381
D.R.T.C.T.

**BRENDA AYALA
ACATITLA AND
ANTONIO
ACATITLA**
TRACT 2
INST. NO. D224084381
D.R.T.C.T.

ALAN F. MOODY
TRACT 2
INST. NO. D215176221
D.R.T.C.T.

TESCO
VOL. 2501 & 2513;
PG. 273 & 402
D.R.T.C.T.

**7.015 ACRES
305,576 SQ.FT.**
ROBERT PULIDO, SR.
INST. NO. D200048387
D.R.T.C.T.

**CITY OF FORT WORTH
(SOUTH Z BOAZ PARK)**
VOL. 1036, PG. 125
D.R.T.C.T.

ANN ALLISON
INST. NO. D195048108
D.R.T.C.T.

FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48439C0290K, DATED SEPTEMBER 25, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "AE" WHICH IS A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SCHEDULE B ITEMS

- 10E. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1296, PAGE 287, DEED RECORDS OF TARRANT COUNTY, TEXAS.
SAID DOCUMENT PROVIDED DOES NOT CONTAIN A POLLTABLE DESCRIPTION
- 10F. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1296, PAGE 514, DEED RECORDS OF TARRANT COUNTY, TEXAS.
SAID DOCUMENT PROVIDED DOES NOT CONTAIN A POLLTABLE DESCRIPTION
- 10G. EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 1647, PAGE 518, DEED RECORDS OF TARRANT COUNTY, TEXAS.
DOES NOT AFFECT
- 10H. EASEMENT FOR UTILITIES AND RIGHT-OF-WAY AWARDED TO TEXAS ELECTRIC SERVICE COMPANY BY JUDGMENT ENTERED ON APRIL 7, 1953 IN CAUSE NO. 45569, STYLED TEXAS ELECTRIC SERVICE COMPANY VS. LEE P. WENZEL ET UX, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 2676, PAGE 70, DEED RECORDS, TARRANT COUNTY, TEXAS.
DOES AFFECT AND SHOWN HEREON
- 10I. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 8168, PAGE 686, DEED RECORDS OF TARRANT COUNTY, TEXAS.
SAID DOCUMENT PROVIDED DOES NOT CONTAIN A POLLTABLE DESCRIPTION

LEGAL DESCRIPTION

BEING A 7.015 ACRE TRACT OF LAND SITUATED IN THE J.W. SMITH SURVEY, ABSTRACT NUMBER 1406 AND THE B.J. FOSTER SURVEY, ABSTRACT NUMBER 520, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ROBERT PULIDO, SR., RECORDED IN COUNTY CLERK'S FILE NUMBER D200048387, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "SPINNER" FOUND AT THE SOUTHWEST CORNER OF SAID PULIDO TRACT, PULIDO TRACT, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ANN ALLISON, RECORDED IN COUNTY CLERK'S FILE NUMBER D195048108, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 377 (BENBROOK BOULEVARD);
THENCE NORTH 23 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE WEST LINE OF SAID PULIDO TRACT AND SAID EAST RIGHT-OF-WAY LINE OF BENBROOK BOULEVARD, AT 616.83 FEET PASS A TESCO MONUMENT, AT 682.08 FEET PASS A 1/2 INCH IRON ROD FOUND, IN ALL 743.13 FEET TO THE NORTHWEST CORNER OF SAID PULIDO TRACT, SAID POINT ALSO BEING IN MARY'S CREEK;
THENCE WITH MARY'S CREEK THE FOLLOWING CALLS:
SOUTH 59 DEGREES 40 MINUTES 55 SECONDS EAST, 565.47 FEET;
SOUTH 18 DEGREES 07 MINUTES 17 SECONDS EAST, 249.83 FEET TO THE SOUTHEAST CORNER OF SAID PULIDO TRACT, SAID POINT ALSO BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CITY OF FORT WORTH (SOUTH Z BOAZ PARK), RECORDED IN VOLUME 1036, PAGE 125, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 87 DEGREES 21 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PULIDO TRACT AND SAID NORTH LINE OF THE CITY OF FORT WORTH TRACT, AT 153.95 PASS A 1/2 INCH IRON ROD FOUND, IN ALL 480.61 FEET TO A 1-1/2 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID CITY OF FORT WORTH TRACT, SAID IRON PIPE ALSO BEING THE NORTHWEST CORNER OF SAID CITY OF FORT WORTH TRACT;
THENCE SOUTH 00 DEGREES 16 MINUTES 56 SECONDS EAST, 84.46 FEET, CONTINUING ALONG SAID SOUTH LINE OF THE PULIDO TRACT AND THE WEST LINE OF SAID CITY OF FORT WORTH TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SPINNER" FOUND AT THE NORTHEAST CORNER OF THE AFOREMENTIONED ALLISON TRACT;
THENCE SOUTH 82 DEGREES 28 MINUTES 58 SECONDS WEST, 388.50 FEET, CONTINUING ALONG SAID SOUTH LINE THE PULIDO TRACT AND THE NORTH LINE OF SAID ALLISON TRACT TO THE POINT OF BEGINNING AND CONTAINING 305,576 SQUARE FEET OR 7.015 ACRES OF LAND, MORE OR LESS.

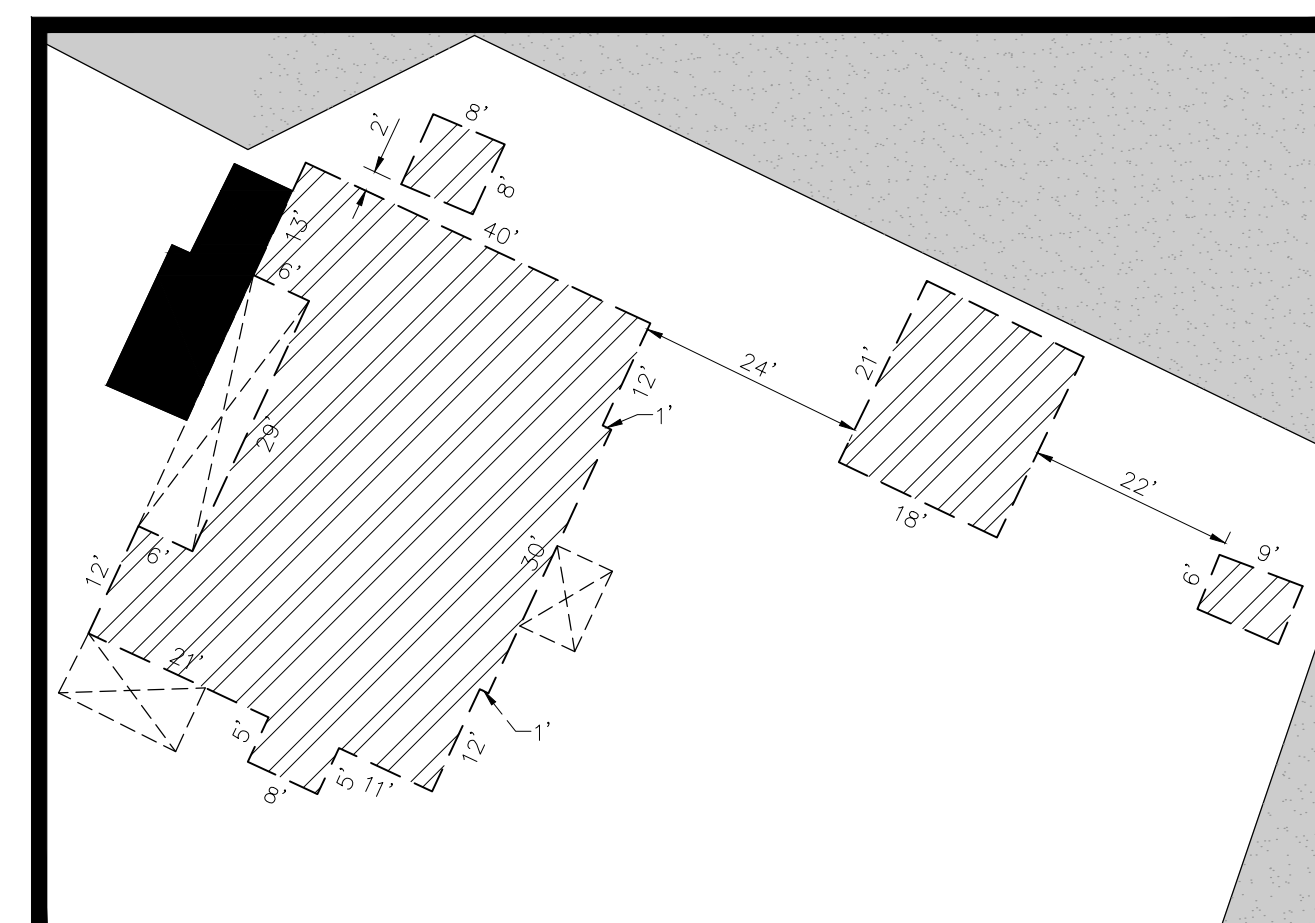
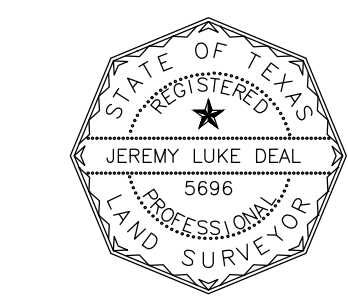
TITLE NOTES

CONTAINED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 24-1990, WITH AN EFFECTIVE DATE OF SEPTEMBER 09, 2024 AND A ISSUED DATE OF OCTOBER 22, 2024, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.
TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.
PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.
PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SURVEYOR'S DECLARATION

TO:
I DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9 AND 14 OF TABLE A THEREOF.
EXECUTED THIS THE 13TH DAY OF DECEMBER, IN THE YEAR OF OUR LORD 2024.

Jeremy Luke Deal
JEREMY LUKE DEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5696



DETAIL "A"

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

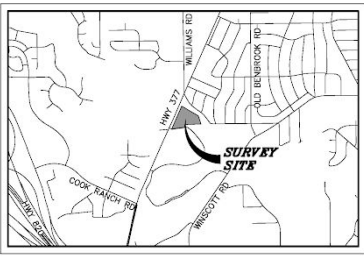
DATE	12/13/24	CORRECTED BY	JLD
DATE	12/19/24	ADD. ADJUSTER	JLD

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph: 817.865.1580, manhard.com
Civil Engineers | Water Resource Engineers | Water & Waste Water Engineers
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194724 (Surv), F-22025 (Eng)

PULIDO PROPERTY - BENBROOK BLVD - ALTA/NSPS LAND TITLE SURVEY
J.W. SMITH SURVEY, ABST. NO. 1406 & B.J. FOSTER SURVEY, ABST. NO. 520
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROJ. MGR.: JLD
DRAWN BY: MGL
SURVEY DATE: 12/09/24
ISSUE DATE: 12/13/24
SCALE: 1"=40'

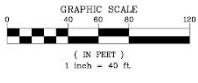
SHEET
1 OF **1**
616.251003



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION

TAX ID: 0471543 & 0332784
5101 & 5201 BENBROOK BLVD,
BENBROOK, TEXAS, 76126



**LOT 1, BLOCK 1
PULIDO ADDITION**
VOL. 388-48, PG. 250
P.R.T.C.T.

SCHEDULE B ITEMS

- 10E. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1026, PAGE 287, DEED RECORDS OF TARRANT COUNTY, TEXAS.
SAD DOCUMENT PROVIDED DOES NOT CONTAIN A POLLTABLE DESCRIPTION
- 10F. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1296, PAGE 514, DEED RECORDS OF TARRANT COUNTY, TEXAS.
SAD DOCUMENT PROVIDED DOES NOT CONTAIN A POLLTABLE DESCRIPTION
- 10G. EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 1647, PAGE 518, DEED RECORDS OF TARRANT COUNTY, TEXAS.
DOES NOT AFFECT
- 10H. EASEMENT FOR UTILITIES AND RIGHT-OF-WAY AWARDED TO TEXAS ELECTRIC SERVICE COMPANY BY JUDGMENT ENTERED ON APRIL 7, 1963 IN CAUSE NO. 40668, STILLO TEXAS ELECTRIC SERVICE COMPANY VS. LEE F. WENZEL, ET AL, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 2076, PAGE 70, DEED RECORDS, TARRANT COUNTY, TEXAS.
DOES AFFECT AND SHOWN HEREON
- 10I. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 8168, PAGE 686, DEED RECORDS OF TARRANT COUNTY, TEXAS.
SAD DOCUMENT PROVIDED DOES NOT CONTAIN A POLLTABLE DESCRIPTION

LEGAL DESCRIPTION

BEING A 7.015 ACRE TRACT OF LAND SITUATED IN THE J.W. SMITH SURVEY, ABSTRACT NUMBER 1408 AND THE B.L. FOSTER SURVEY, ABSTRACT NUMBER 305, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DISCLOSED BY DEED TO ROBERT PULIDO, SR., RECORDED IN COUNTY CLERK'S FILE NUMBER 0224048387, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED SPINNER FOUND AT THE SOUTHWEST CORNER OF SAID CALLED PULIDO TRACT, PULIDO TRACT SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ANN ALLISON, RECORDED IN COUNTY CLERK'S FILE NUMBER 0224048387, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 377 (BENBROOK BOULEVARD);
THENCE NORTH 23 DEGREES 43 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID PULIDO TRACT AND SAID EAST RIGHT-OF-WAY LINE OF BENBROOK BOULEVARD, A FEET 64.45 FEET TO A TESSO MONUMENT, AT 882.08 FEET PASS A 1/2" IRON ROD FOUND, IN ALL 743.13 FEET TO THE NORTHWEST CORNER OF SAID PULIDO TRACT; SAID POINT ALSO BEING IN WARY'S CREEK;
THENCE WITH WARY'S CREEK THE FOLLOWING CALLS:
SOUTH 59 DEGREES 40 MINUTES 50 SECONDS EAST, 565.47 FEET;
SOUTH 18 DEGREES 07 MINUTES 17 SECONDS EAST, 248.83 FEET TO THE SOUTHEAST CORNER OF SAID PULIDO TRACT; SAID POINT ALSO BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CITY OF FORT WORTH (SOUTH Z BOAZ PARK), RECORDED IN VOLUME 1036, PAGE 125, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 67 DEGREES 21 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PULIDO TRACT AND SAID NORTH LINE OF THE CITY OF FORT WORTH TRACT, AT 153.60 FEET TO A 1/2" IRON ROD FOUND, IN ALL 480.61 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID CITY OF FORT WORTH TRACT; SAID IRON PIPE ALSO BEING THE NORTHWEST CORNER OF SAID CITY OF FORT WORTH TRACT;
THENCE SOUTH 00 DEGREES 18 MINUTES 58 SECONDS EAST, 84.48 FEET, CONTINUING ALONG SAID SOUTH LINE OF THE PULIDO TRACT AND THE WEST LINE OF SAID CITY OF FORT WORTH TRACT TO A 1/2" IRON ROD WITH CAP STAMPED SPINNER FOUND AT THE NORTHEAST CORNER OF THE AFORESAID ANN ALLISON TRACT;
THENCE SOUTH 82 DEGREES 28 MINUTES 58 SECONDS WEST, 388.50 FEET, CONTINUING ALONG SAID SOUTH LINE OF THE PULIDO TRACT AND THE WEST LINE OF SAID IRON ROD TO THE POINT OF BEGINNING AND CONTAINING 305,576 SQUARE FEET OR 7.015 ACRES OF LAND, MORE OR LESS.

TITLE NOTES

CONTAINED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 24-1900, WITH AN EFFECTIVE DATE OF SEPTEMBER 09, 2024, AND A ISSUED DATE OF OCTOBER 22, 2024, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY DOES NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EMENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. COPIES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.
TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.
PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.
PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS REIDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
2. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE WITHIN BY LANDSCAPING, OR ARE COVERED BY SIGN ITEMS AS DUMPISTER OR TRAILERS.
3. THE CLIENT DID NOT SPECIFY AN INTERSECTION, HOWEVER, THE SURVEYED PROPERTY IS LOCATED AT THE INTERSECTION OF HIGHWAY NO. 377 AND WARY'S CREEK DRIVE.
4. THE PROPERTY HAS DIRECT LEGAL ACCESS TO HIGHWAY NO. 377, A PUBLIC VARIABLE WIDTH RIGHT-OF-WAY.
5. NO OBSERVED PARKING SPACES ON SITE AT THE TIME OF THIS SURVEY.

LEGEND

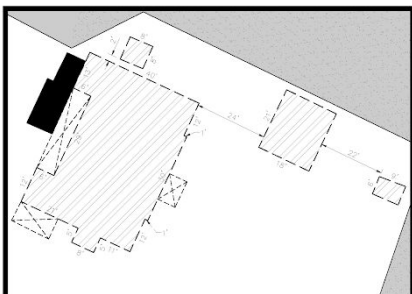
- = EX. PROPERTY LINE
- = EX. PIPE FENCE
- = EX. WIRE FENCE
- = EX. OVERHEAD WIRES
- = EX. CREEK CENTER LINE
- = EX. GUARD RAIL
- ⊙ = EX. ELECTRICAL METER
- ⊠ = EX. TELEPHONE PEDISTAL
- ⊕ = EX. UTILITY POLE
- ⊕ = EX. LIGHT STANDARD
- ⊕ = EX. BOLLARD/POST
- ⊕ = TITLE EXCEPTION NOTE
- ⊕ = EX. ASPHALT
- ⊕ = EX. BUILDING
- ⊕ = EX. GRAVEL
- ⊕ = POINT OF BEGINNING
- ⊕ = IRON PIPE FOUND
- ⊕ = IRON ROD FOUND
- ⊕ = CAPPED IRON ROD FOUND
- = RIGHT-OF-WAY
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

**EXISTING E TO BE
REZONED TO PD-E**

**7.015 ACRES
305,576 SQ.FT.**
ROBERT PULIDO, SR.
INST. NO. 0224048387
D.R.T.C.T.

**EXISTING C TO BE
REZONED TO PD-E**

**CITY OF FORT WORTH
(SOUTH Z BOAZ PARK)**
VOL. 1036, PG. 125
D.R.T.C.T.



DETAIL "A"

ANN ALLISON
INST. NO. 019048108
D.R.T.C.T.

FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48436029506, DATED SEPTEMBER 29, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE PROPERTY LIES WITHIN ZONE "X" WHICH IS A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

SURVEYOR'S DECLARATION

I, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9 AND 14 OF TABLE A, THEREOF.
EXECUTED THIS 13TH DAY OF DECEMBER, IN THE YEAR OF OUR LORD 2024.

Jessie Lusk Seal
JESSIE LUSK SEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5686



DATE	REVISION	DESCRIPTION
12/17/24	1	CORRECT TYPING IN LEGAL DESCRIPTION
12/17/24	2	ADD MISSING MONUMENT



PULIDO PROPERTY - BENBROOK BLVD. - ALTA/NSPS LAND TITLE SURVEY
J.W. SMITH SURVEY, ABST. NO. 1406 & B.J. FOSTER SURVEY, ABST. NO. 520
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FIELD NO.	568
CREATED BY	MS
DATE	12/09/24
ISSUE DATE	12/13/24
SCALE	1"=40'
SHEET	1 OF 1

AREA TO BE REZONED - 5105 & 5201 BENBROOK AVE.