

5720 RENDON BLOODWORTH ROAD

FOR SALE

7+ ACRES

Unincorporated Tarrant County
Prime opportunity for multiple streams of income

- Three entry/exit points along FM 1187, Rendon Rd and Rendon Bloodworth Rd
- 3,200 sqft workshop
- Multiple water and electric meters in place

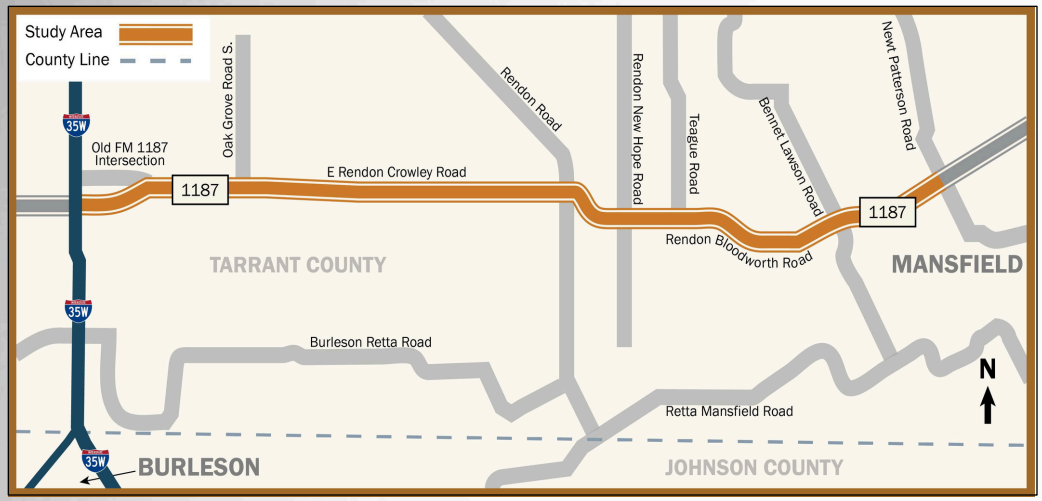
LISTED BY
ANGELA HORNBURG, BROKER
ONE WEST REAL ESTATE CO.
817-264-7087
angela@1wre.com

HORNBURG REAL ESTATE GROUP

ONE WEST REAL ESTATE CO.

FM 1187 Newt Patterson Project

FORT WORTH DISTRICT



ESTIMATED PROJECT MILESTONES

Receive Environmental Clearance: Spring 2024

Design100% Complete: Winter 2025

Right-of-Way Acquisition: Fall 2026

Utility Coordination Complete: Summer 2028

Begin Construction: Fall 2028

Finish Construction: Fall 2030

PROJECT OVERVIEW

Highway/Limits: From I-35W to Newt Patterson Road in Tarrant County, Texas

Project ID: 1330-02-048

Project Length: Approximately 8.12 miles

Project Description: The proposed project would widen the existing roadway from a two-lane rural to a four or six-lane urban divided roadway with shared-use paths to increase capacity and enhance safety along the corridor. The project consists of improvements to existing and proposed cross street intersections, drainage, bicycle and pedestrian accommodations, as well as overall safety enhancements on the roadway.

Construction Cost: The proposed project would have an estimated construction cost of approximately $102,000,000.

Funding: The proposed project is not currently funded for construction.

Right of Way: The proposed project would, subject to final design considerations, require additional right of way and potentially displace residences or nonresidential structures.

Contact: Jim Lang, P.E.
Texas Department of Transportation
Fort Worth District Office
2501 SW Loop 820
Fort Worth, TX 76133
Email: James.Lang@txdot.gov
Phone: (817) 370-6760

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S. Code Section 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

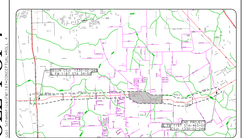
ALTERNATIVE A

TEXAS DEPARTMENT OF TRANSPORTATION
FORT WORTH DISTRICT
DAVID M. SALAZAR JR., P.E. - DISTRICT ENGINEER

PUBLIC MEETING LAYOUT
FM 1187
FROM I-35W NORTHBOUND FRONTAGE ROAD
TO NEWT PATTERSON ROAD
TARRANT COUNTY
CSJ NO. 1330-02-048
OCTOBER 25, 2022

FM 1187 DESIGN AND TRAFFIC DATA:		
LENGTH:	8.12 MILES	
AVG DAILY TRAFFIC:	I-35W TO NEWT PATTERSON RD 37,000 (2045) 12,000 (2015)	
TRAFFIC SUBMITTED TO TXDOT ON JULY 21, 2022 FOR APPROVAL		
ROADWAY	DESIGN SPEED	FUNCTIONAL CLASS
FM 1187 MAINLANES	45 MPH	URBAN ARTERIAL
CROSS STREETS	30 MPH	URBAN STREET

NOTE: AVG DAILY TRAFFIC WAS OBTAINED FROM THE TXDOT STATEWIDE PLANNING MAP.



PROJECT LOCATION MAP
(NOT TO SCALE)



TEXAS COUNTY MAP

GENERAL NOTES:
1. FM1187 ORIGINAL TOPO AND AERIAL OBTAINED APRIL 6, 2020.
2. ALL DRIVEWAYS MEET MINIMUM THROAT WIDTHS FOR RESIDENTIAL AND COMMERCIAL DRIVEWAYS BASED ON THE TXDOT ROADWAY DESIGN MANUAL. EXISTING DRIVEWAY WIDTHS IS MET WHEN WIDER THAN MINIMUM.
3. PAVEMENT DESIGN TO BE DETERMINED DURING FINAL DESIGN.
4. DRAINAGE DESIGN TO BE DETERMINED.
5. THE FLOODWAY CARRIES THE HIGHER VELOCITY WATER (CHANNEL OF THE RIVER DURING A FLOOD).

INDEX OF ROLLS:

ROLL	DESCRIPTION
1.	FM 1187 I-35W TO STA 100+00 AND OLD FM 1187 ALTERNATIVES
2.	FM 1187 STA 100+00 TO STA 175+00
3.	FM 1187 STA 175+00 TO STA 246+52.17
4.	FM 1187 ALTERNATIVE A: STA 246+52.17 TO STA 304+46.01
5.	FM 1187 ALTERNATIVE B: STA 246+52.17 TO STA 304+46.01
6.	FM 1187 STA 304+46.01 TO 395+00
7.	FM 1187 STA 395+00 TO NEWT PATTERSON ROAD

PRELIMINARY
NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

ColdFerndey and Associates, Inc.
TBPELS Engineering Firm No. 276, Land Surveying No. 10046700
2601 Network Boulevard, Suite 800
Frisco, Texas 75034
972.335.3214 www.coldferndey.com

PREPARED UNDER THE SUPERVISION OF

MARK C. LORANCE, P.E.

LICENSE NO. 82511
9/28/2022

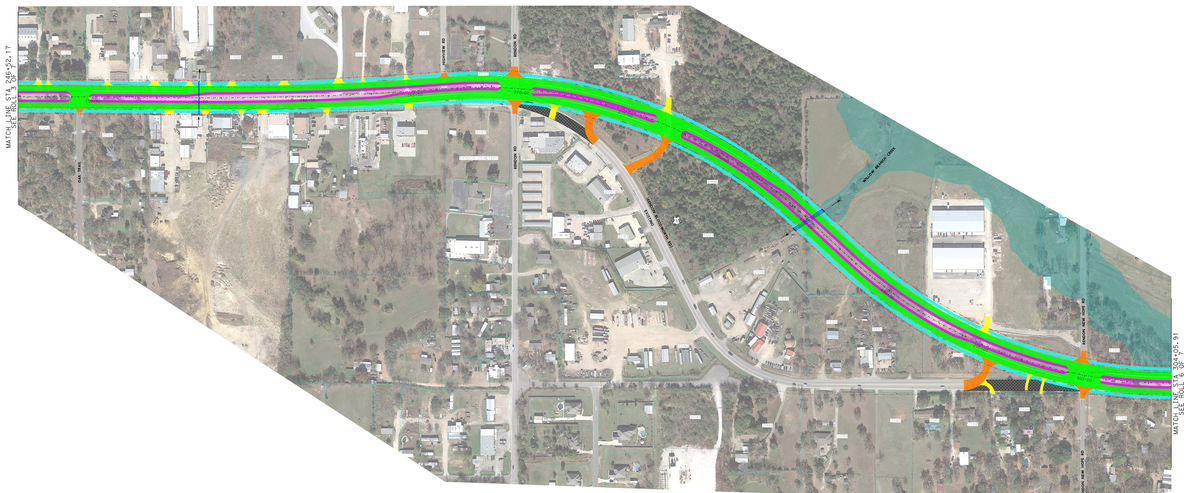
ROLL 4 OF 7

HORIZONTAL SCALE: 0 200 400
GRAPHIC SCALES IN FEET

CONCEPTUAL SCHEMATIC FOR PUBLIC MEETING DISPLAY

ROLL 4 OF 7

FM 1187 (CSJ: 1330-02-048)
TARRANT COUNTY


MATCH LINE STA 246+52.17
GAIL TRAIL
HOUSTON RD
HOUSTON RD
HOUSTON RD

ALTERNATIVE B

CONCEPTUAL SCHEMATIC
NOT FOR CONSTRUCTION
OCTOBER 25, 2022

FM 1187 (CSJ: 1330-02-048)
TARRANT COUNTY

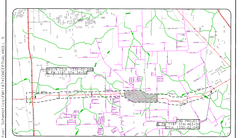
ROLL 5 OF 7

TEXAS DEPARTMENT OF TRANSPORTATION
FORT WORTH DISTRICT
DAVID M. SALAZAR JR., P.E. - DISTRICT ENGINEER

PUBLIC MEETING LAYOUT
FM 1187
FROM I-35W NORTHBOUND FRONTAGE ROAD
TO NEWT PATTERSON ROAD
TARRANT COUNTY
CSJ NO. 1330-02-048
OCTOBER 25, 2022

FM 1187 DESIGN AND TRAFFIC DATA:			
LENGTH:	8.12 MILES		
AVG DAILY TRAFFIC:	I-35W TO NEWT PATTERSON RD		
	14,400 (2045)		
	TRAFFIC SUBMITTED TO TXDOT ON JULY 21, 2022 FOR APPROVAL		
ROADWAY		DESIGN SPEED	FUNCTIONAL CLASS
FM 1187 MAINLANES		45 MPH	URBAN ARTERIAL
CROSS STREETS		30 MPH	URBAN STREET

NOTE: AVG DAILY TRAFFIC WAS DERIVED FROM THE TXDOT STATEWIDE PLANNING MAP.



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(NOT TO SCALE)



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3.	FM 1187: STA 173+00 TO STA 246+52.17
4.	FM 1187: ALTERNATIVE A: STA 246+52.17 TO STA 304+46.01
5.	FM 1187: ALTERNATIVE B: STA 246+52.17 TO STA 304+46.01
6.	FM 1187: STA 304+46.01 TO 395+00
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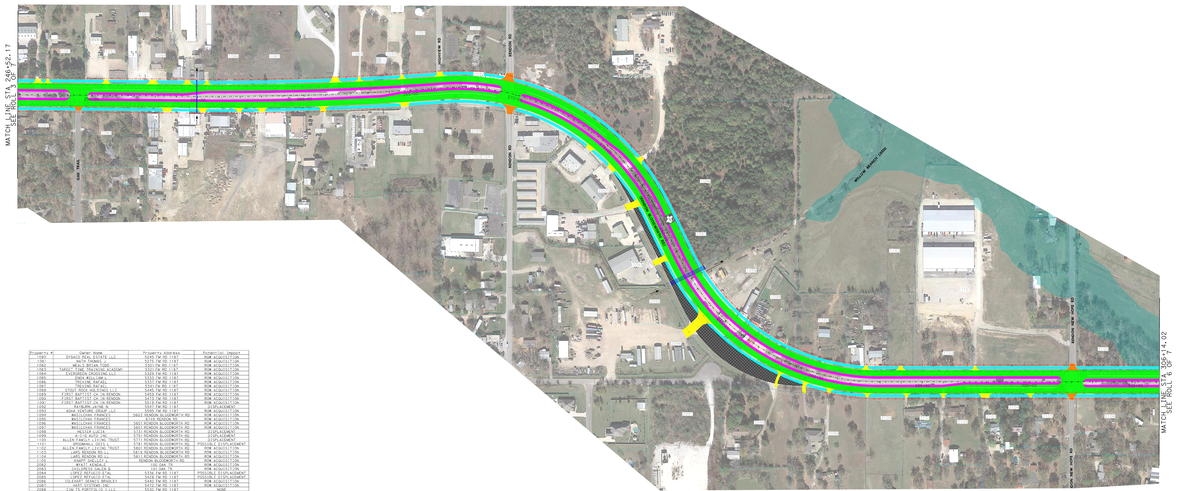
CobbFendley and Associates, Inc.
TBPELS Engineering Firm No. 376 Land Surveying No. 10040700
2501 Network Boulevard, Suite 800
Frisco, Texas 75034
972.335.3214 fax 972.335.3652 www.cobbfendley.com

PREPARED UNDER THE SUPERVISION OF

MARK C. LORANCE, P.E.

LICENSE NO. 82913
9/28/2022

ROLL 5 OF 7


MATCH LINE STA 246+52.17
SEE ROLL 4 OF 7
MATCH LINE STA 304+46.02
SEE ROLL 6 OF 7
I-35W NORTHBOUND FRONTAGE RD
BRANDON RD
BRANDON RD
BRANDON RD
NEWT PATTERSON RD
NEWT PATTERSON RD
WILLIAM BARRON ELEM
FIRE STATION
FIRE STATION
BRANDON RD
BRANDON RD
BRANDON RD

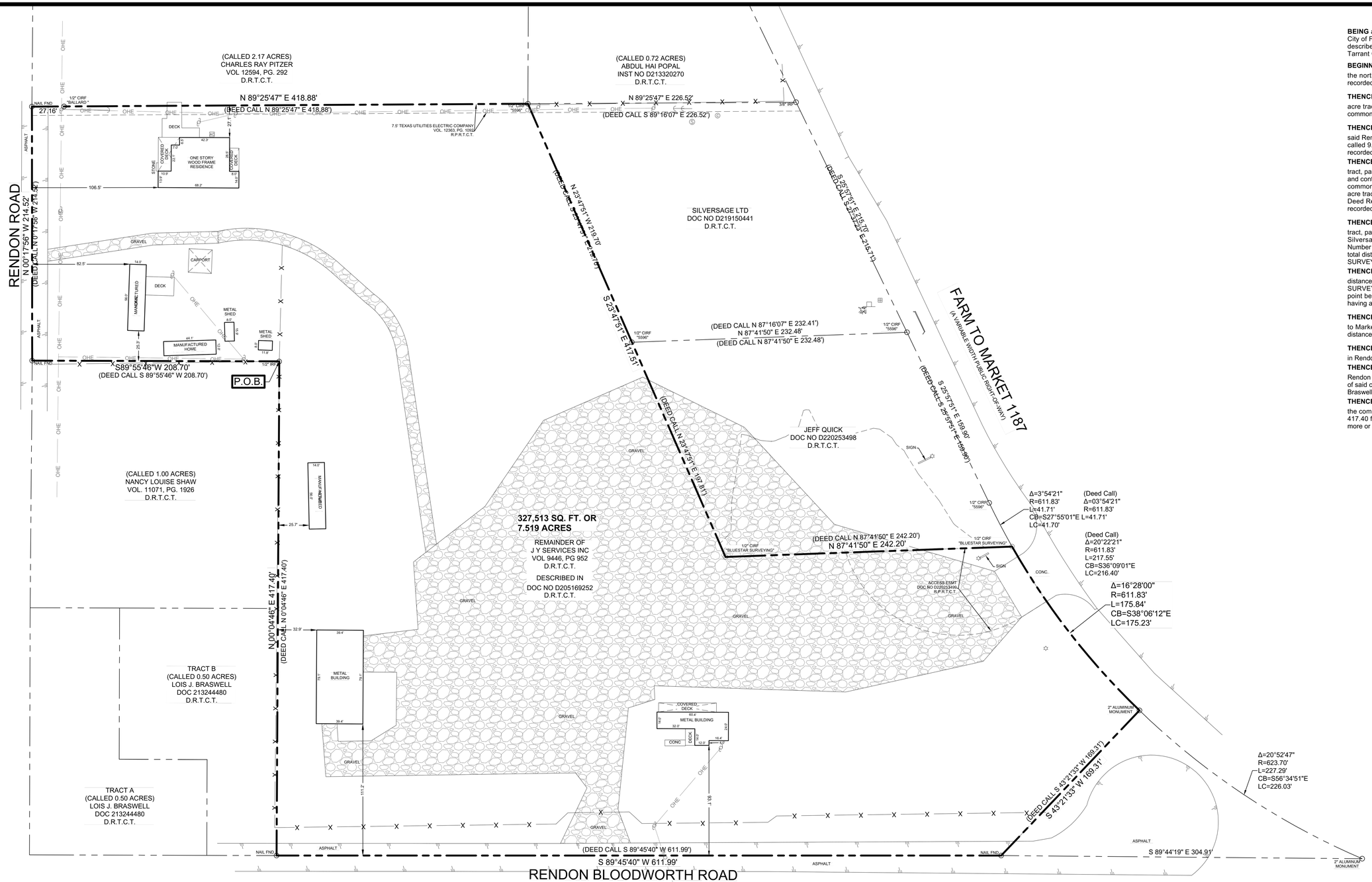
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HORNBURG REAL ESTATE GROUP

ONE WEST REAL ESTATE CO.

FACT SHEET

- LINK to entire TXDOT presentation on FM 1187 Expansion
- 7.5 Acres
- 3 Entry/ Exit points
- Unincorporated Tarrant county
- Prime opportunity for billboards, truck & heavy machine parking, industrial or business park development
- Multiple water meters on-site
- Multiple electric meters on-site
- All mobiles to be removed



PROPERTY DESCRIPTION

BEING a 7.519 acre tract of land situated in the **J. RENDON SURVEY, ABSTRACT NO. 1263**, in the City of Fort worth, Tarrant County, Texas, being a portion of that certain called 9.995 acre tract of land described in a deed to J. Y. Services Inc., recorded in Document Number D205169252, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for an interior corner of said called 9.995 acre tract, same being the northeast corner of a called 1.00 acre tract of land described in a deed to Nancy Louise Shaw, recorded in Volume 11071, Page 1926, Deed Records, Tarrant County, Texas;

THENCE S 89°55'46" W, along the common line of said called 9.995 acre tract and said called 1.00 acre tract, a distance of 208.70 feet to nail found in the center of Rendon Road, said point being the common corner of said called 1.00 acre tract and said called 9.995 acre tract;

THENCE N 00°17'56" W, along the west line of said called 9.995 acre tract and along the centerline of said Rendon Road more or less, a distance of 214.52 feet to a nail found for the common corner of said called 9.995 acre tract, and a called 2.17 acre tract of land described in a deed to Charles Ray Pitzer recorded in Volume 12594, Page 292, Deed Records, Tarrant County, Texas;

THENCE N 89°25'47" E, along the common line of said called 9.995 acre tract and said called 2.17 acre tract, passing a 1/2 inch iron rod with cap stamped "BALLARD" found online at a distance of 27.16 feet, and continuing a total distance of 418.88 feet to a 1/2 inch capped iron rod stamped "5596" found for the common corner of said called 9.995 acre tract, and said called 2.17 acre tract, and a tract called 0.72 acre tract of land described in a deed to Abdul Hai Popal recorded in Instrument Number D213320270, Deed Records, Tarrant County, Texas, and a tract of land described in a deed to Silversage LTD., recorded in Document Number D219150441, Deed Records, Tarrant County, Texas;

THENCE S 23°47'51" E, along the common line of said called 9.995 acre tract and said Silversage LTD. tract, passing a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Silversage LTD. tract, and a tract of land described in a deed to Jeff Quick, recorded in Document Number D220253498, Deed Records, Tarrant County, Texas at a distance of 219.70 feet, a continuing a total distance of 417.51 feet to a 1/2 inch capped iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said called 9.995 acre tract, said Quick tract;

THENCE N 87°41'50" E, along the common line of said called 9.995 acre tract and said Quick tract, a distance of 242.20 feet to a 1/2 inch capped iron rod with plastic cap stamped "BLUESTAR SURVEYING" found corner the common corner of said called 9.995 acre tract, said Quick tract, said point being in the west right-of-way line of Farm to Market 1187, said point being in a curve to the left having a radius of 611.83 feet, and a delta angle of 16°28'00";

THENCE along the east line of said called 9.995 acre tract, and the west right-of-way line of said Farm to Market 1187, and along said curve to the left an arc distance of 175.84 feet, a chord bearing and distance of S 38°06'12" E, 175.23 feet to a 2 inch aluminum monument found for corner;

THENCE S 43°21'33" W, crossing said called 9.995 acre tract, a distance of 169.31 feet to a nail found in Rendon Bloodworth Road, said point being in the south line of said called 9.995 acre tract;

THENCE S 89°45'40" W, along the south line of said called 9.995 acre tract and along the center of said Rendon Bloodworth Road, more or less, a distance of 611.99 feet to a nail found for the common corner of said called 9.995 acre tract, and Tract B a called 0.50 acre tract of land described in a deed to Lois J. Braswell recorded in Document Number 213244480, Deed Records, Tarrant County, Texas;

THENCE N 00°04'46" E, along the common line of said called 9.995 acre tract and said Tract B, passing the common corner of said Tract B, and said called 1.00 acre tract, and continuing a total distance of 417.40 feet to the **POINT OF BEGINNING** and containing 327,513 square feet or 7.519 acres of land more or less.

LEGEND

- BOLLARD
- CABLE PEDESTAL
- CLEAN OUT
- DRAIN INLET
- ELECTRIC BOX
- ELECTRIC MAN HOLE
- ELECTRIC VAULT
- FENCE COLUMN
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FUEL PORT
- GAS MAN HOLE
- GAS METER
- GAS VALVE
- GRATE INLET
- GREASE TRAP
- GUY WIRE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MAIL BOX
- MAN HOLE
- FENCE LINE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SEPTIC TANK
- SANITARY SEWER MAN HOLE
- SIGN
- STORM DRAIN MAN HOLE
- TELEPHONE MAN HOLE
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER PAD
- WATER METER
- WATER VALVE
- WATER VAULT
- IRF IRON ROD FOUND
- "X" FND. "X" FND.
- OHE OVERHEAD ELECTRIC LINE
- 1/2" CIRS 1/2" IRON ROD SET STAMPED "BLUESTAR SURVEYING"

N, S, E, W

0' 20' 40' 80'

SCALE: 1" = 40'

FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C0455K, EFFECTIVE DATE OF SEPTEMBER 25, 2009, THIS PROPERTY IS LOCATED IN ZONE "X".

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.
THE ELEVATIONS SHOWN HEREON ARE BASED ON ALLTERRA CENTRAL VRS NETWORK, NAD83.

SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey,March 13, 2023.

Roy Rodriguez, R.P.L.S. No. 5596

STATE OF TEXAS
REGISTERED
Roy Rodriguez
5596
PROFESSIONAL
LAND SURVEYOR

COPYRIGHT (C) BLUESTAR SURVEYING ALL RIGHTS RESERVED
THIS SURVEY MAY NOT BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. CLEBURNE, TEXAS 76033
817-659-9206
DRAWN@BLUESTARSURVEYING.COM
WWW.BLUESTARSURVEYING.COM

JN 23-047 | GF # | GF # | DATE: 3/13/23

5720 RENDON BLOODWORTH ROAD

LAND TITLE SURVEY

7.519 ACRES

SITUATED IN THE
J. RENDON SURVEY, ABSTRACT NO. 1263
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS