

LOCATION MAP
SCALE: N.T.S.

- GENERAL NOTES:**
- The basis of bearing is derived from the Texas All Terra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEOID12A.
 - According to Community Panel No. 48439C0170L, dated March 21, 2019 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This flood 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.
 - The zoning of the subject tract is Corridor Commercial (C-C), according to City of White Settlement Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
 - Property has direct access to State Highway 183 (Alta Mere Drive) (a 160 foot width dedicated public right-of-way) along the eastern boundary.
 - The purpose of this preliminary replat is to create two lots and to dedicate easements for utilities needed for development of the site.
 - The City of White Settlement reserves the right to require additional minimum finished floor elevations on any lot contained within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.

LEGEND

- | | | | |
|-----|------------------|--------------|---|
| --- | PROPERTY LINE | CI | CURB INLET |
| /// | BUILDING | RCP | REINFORCED CONCRETE PIPE |
| --- | ASPHALT | FOM | FIBER OPTIC MARKER |
| --- | CONCRETE | FDC | FIRE DEPARTMENT CONNECTION |
| --- | CONTOUR LINE | FL | FLOW LINE |
| --- | FENCE LINE | GI | GRATE INLET |
| --- | UTILITY EASEMENT | TR | TREE |
| --- | UTILITY EASEMENT | BE | BENCHMARK & ELEVATION |
| --- | UTILITY EASEMENT | FF | FINISHED FLOOR ELEVATION |
| --- | UTILITY EASEMENT | CAB | CABINET |
| --- | UTILITY EASEMENT | SL | SLOPE |
| --- | UTILITY EASEMENT | INST. NO. | INSTRUMENT NUMBER |
| --- | UTILITY EASEMENT | VOL. | VOLUME |
| --- | UTILITY EASEMENT | PG. | PAGE |
| --- | UTILITY EASEMENT | SQ. FT. | SQUARE FEET |
| --- | UTILITY EASEMENT | () | ORIGINAL RECORDS CALL |
| --- | UTILITY EASEMENT | P.R.T.C.T. | PLAT RECORDS, TARRANT COUNTY, TX |
| --- | UTILITY EASEMENT | D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TX |
| --- | UTILITY EASEMENT | O.P.R.T.C.T. | OPTIONAL PUBLIC RECORDS, TARRANT COUNTY, TX |
| --- | UTILITY EASEMENT | CIRF | CAPPED IRON ROD FOUND |
| --- | UTILITY EASEMENT | IRF | IRON ROD FOUND |
| --- | UTILITY EASEMENT | XS | X-CUT SET |
| --- | UTILITY EASEMENT | XF | X-CUT FOUND |
| --- | UTILITY EASEMENT | O | MONUMENT AS NOTED |
| --- | UTILITY EASEMENT | B.T.P. | BY THIS PLAT |

PRELIMINARY REPLAT
LOWE'S ADDITION
LOTS 1R AND 2R, BLOCK 1

LOWE'S ADDITION
BLOCK 1, LOT 1
CAB. A, SLIDE 6829.

15.966 ACRES OUT OF THE
JOHN COLLETT SURVEY, ABSTRACT NO. 262;
CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS

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NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S74°49'19"E	127.48'	L11	S45°28'09"W	11.01'	L21	N15°13'16"E	20.00'	L31	S48°58'59"E	70.86'	L41	S14°36'37"W	10.00'
L2	S15°10'18"W	201.68'	L12	N74°46'44"W	1.37'	L22	S74°46'44"E	14.00'	L32	S40°58'43"W	15.00'	L42	S14°36'37"W	66.56'
L3	N74°40'46"W	127.87'	L13	S15°13'16"W	33.37'	L23	S15°13'16"W	5.00'	L33	N48°58'59"W	80.28'	L43	S75°23'23"E	124.58'
L4	N15°56'15"E	101.72'	L14	S74°46'44"E	23.09'	L24	S74°46'44"E	37.34'	L34	N15°12'22"E	17.20'	L44	S75°23'23"E	15.00'
L5	N14°36'37"E	99.66'	L15	N15°10'18"E	10.00'	L25	N45°28'09"E	19.71'	L35	N15°10'18"E	122.79'	L45	N15°07'01"E	10.00'
L6	S40°58'43"W	13.65'	L16	S74°46'44"E	28.10'	L26	S70°45'54"E	95.23'	L36	S74°46'44"E	7.58'	L46	N15°07'01"E	41.75'
L7	S74°23'49"W	8.29'	L17	N15°13'16"E	23.37'	L27	S47°40'56"E	92.72'	L37	N15°10'18"E	23.37'	L47	S75°23'23"E	15.00'
L8	N15°36'11"W	20.10'	L18	N74°46'44"W	35.71'	L28	S74°46'44"E	15.00'	L38	N74°46'44"W	7.59'	L48	N15°07'01"E	10.00'
L9	N47°40'56"W	70.20'	L19	S15°13'16"W	5.00'	L29	S15°10'18"W	35.51'	L39	N15°10'18"E	35.52'	L49	S75°23'23"E	124.49'
L10	N70°45'54"W	86.54'	L20	N74°46'44"W	14.00'	L30	S15°13'16"W	106.10'	L40	S14°36'37"W	23.10'			

APPLICANT:
BRAKES PLUS, LLC
1800 SOUTH PARK DR.
BIRMINGHAM, AL 35244
PHONE: (205) 943-5170
CONTACT: JOHN DAVIS

OWNER:
LOWE'S HOME CENTERS, INC.
PO BOX 1111
NORTH WILKESBORO, NC 28656
PHONE: (903) 839-8052
CONTACT: DAVID SHELTON

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD.,
SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: BILLY LOGSDON

PO BOX 111
NORTH WILKESBORO, NC 28656
903-939-8092

2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TYPE No. 1605
TPELS No. 10194413

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220182	10/19/23	BL	JS	BL	1" = 60'	1 OF 2

LEGAL DESCRIPTION:

WHEREAS LOWES HOME CENTERS, INC. are the owners of a tract of land situated in the City of White Settlement, Tarrant County, Texas, and a part of the John Collett Survey, Abstract No. 262, Tarrant County Texas, and being all of Lot 1, Block 1, Lowe's Addition, an addition to the City of White Settlement, according to the final plat recorded in Cabinet A, Slide 6829, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and a part of a called 15.966 acre tract of land as described in a Special Warranty Deed to Lowe's Home Centers, Inc., a North Carolina corporation, recorded in Instrument Number D201128566, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows;

BEGINNING at a five-eighths inch iron rod with aluminum cap stamped "RPLS 4873" found for the northwest corner of said Lot 1 and the westmost southwest corner of Lot 1, Block 1, The Shoppes of Hawks Creek Addition, an addition to the City of White Settlement, according to the final plat recorded in Cabinet A, Slide 10892 (P.R.T.C.T.), same corner also being in the east line of the Naval Air Station, Joint Reserve Base Fort Worth (Formerly Carswell Air Force Base - Deed of Record Not Found);

THENCE along the northerly line of said Lot 1 and the southerly line Lots 1, 2, and 3 of said The Shoppes of Hawks Creek Addition, the following bearings and distances;

South 74 degrees 48 minutes 01 second East, a distance of 372.88 feet to an X-cut set for corner;

South 15 degrees 12 minutes 22 seconds West, a distance of 34.18 feet to an X-cut found for corner;

South 74 degrees 47 minutes 38 seconds East, a distance of 636.84 feet to an X-cut found for corner and being the beginning of a tangent curve to the right;

In a southeasterly direction, an arc distance of 75.64 feet, having a central angle of 25 degrees 52 minutes 25 seconds, a radius of 167.50 feet, a tangent length of 38.48 feet and whose chord bears South 61 degrees 51 minutes 25 seconds East, a chord distance of 75.00 feet to an X-cut set for corner and the end of said curve;

South 48 degrees 55 minutes 13 seconds East, a distance of 72.35 feet to an X-cut found for the northeast corner of said Lot 1 and the southeast corner of said Lot 3, same corner being in the westerly right-of-way line of State Highway 183 (Alta Mere Drive (a variable width right-of-way));

THENCE South 40 degrees 58 minutes 43 seconds West, a distance of 834.00 feet along the easterly line of said Lot 1 and said westerly right-of-way line of State Highway 183 to a five-eighths inch iron rod with cap found for the southeast corner of said Lot 1 and the northeast corner of Lot 2R, Block 1, Lowe's Addition, an addition to the City of White Settlement, according to the final plat recorded in Cabinet A, Slide 11789 (P.R.T.C.T.);

THENCE North 74 degrees 36 minutes 39 seconds West, a distance of 556.10 feet to a five-eighths inch iron rod found for the southwest corner of said Lot 1, the northwest corner of said Lot 2R and being in the east line of said Naval Air Station, Joint Reserve Base Fort Worth;

THENCE North 00 degrees 11 minutes 57 seconds West, a distance of 862.76 feet along the west line of said Lot 1 and the east line of said Naval Air Station, Joint Reserve Base Fort Worth to the **POINT OF BEGINNING** and containing 695,472 square feet or 15.966 acres of land.

SURVEYOR'S CERTIFICATE

That I, Billy M Logsdon, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision.

WITNESS MY HAND AT DALLAS, TEXAS this the ____ day of _____, 2023.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Billy M Logsdon, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Lowes Home Centers, INC., Owners, do hereby adopt this plat designating the hereinbefore described property as Lot 1, Block 1, Lowes Addition, an Addition to the City of White Settlement, Tarrant County, Texas, and dedicate without reservation to the public, easements for public use; the streets, alleys, rights of way, parks, school sites, and any other public areas shown on this plat. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of White Settlement, Texas.

WITNESS, my hand, this the ____ day of _____, 2023.

LOWES HOME CENTERS, INC.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 20__

Notary Public in and for the State of Texas

My Commission Expires On: _____

DRAINAGE ACKNOWLEDGEMENT

I, _____, do hereby acknowledge and accept all storm drainage runoff coming on and across the property being platted

Owner Signature

Date

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF WHITE SETTLEMENT, TEXAS, on this ____ day of _____, 20__.

ATTEST:

Mayor

City Secretary

PRELIMINARY REPLAT

**LOWE'S ADDITION
LOTS 1R AND 2R, BLOCK 1**

LOWE'S ADDITION
BLOCK 1, LOT 1
CAB A, SLIDE 6829.

15.966 ACRES OUT OF THE
JOHN COLLETT SURVEY, ABSTRACT NO. 262;
CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS



PO BOX 111
NORTH WILKESBORO, NC 28656
903-939-8092

APPLICANT:
BRAKES PLUS, LLC
1800 SOUTHPARK DR.
BIRMINGHAM, AL 35244
PHONE: (205) 943-5770
CONTACT: JOHN DAVIS

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TYPE No. 1605
TSPELS No. 10194413

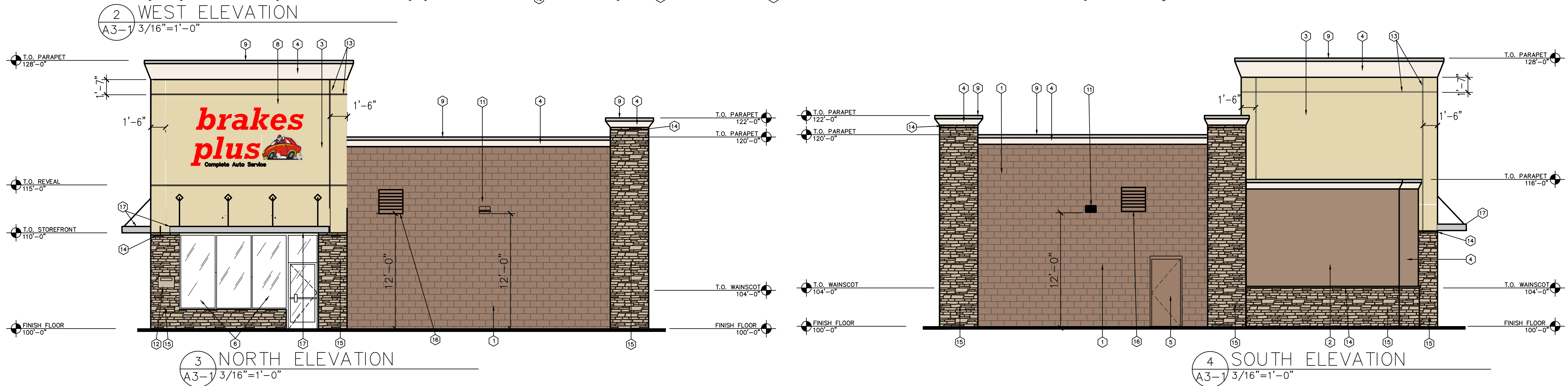
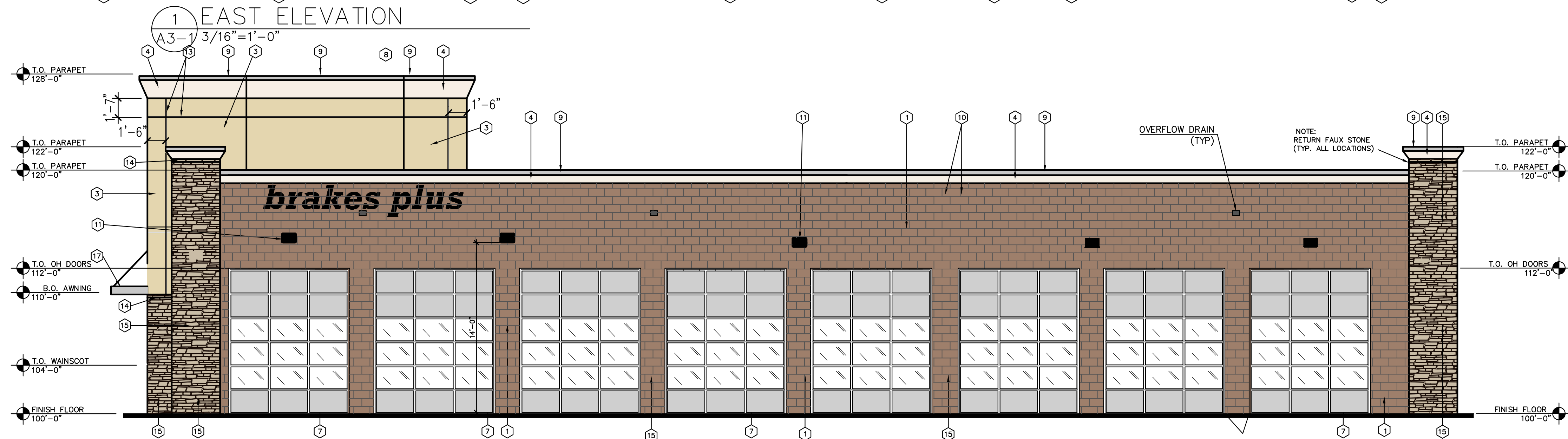
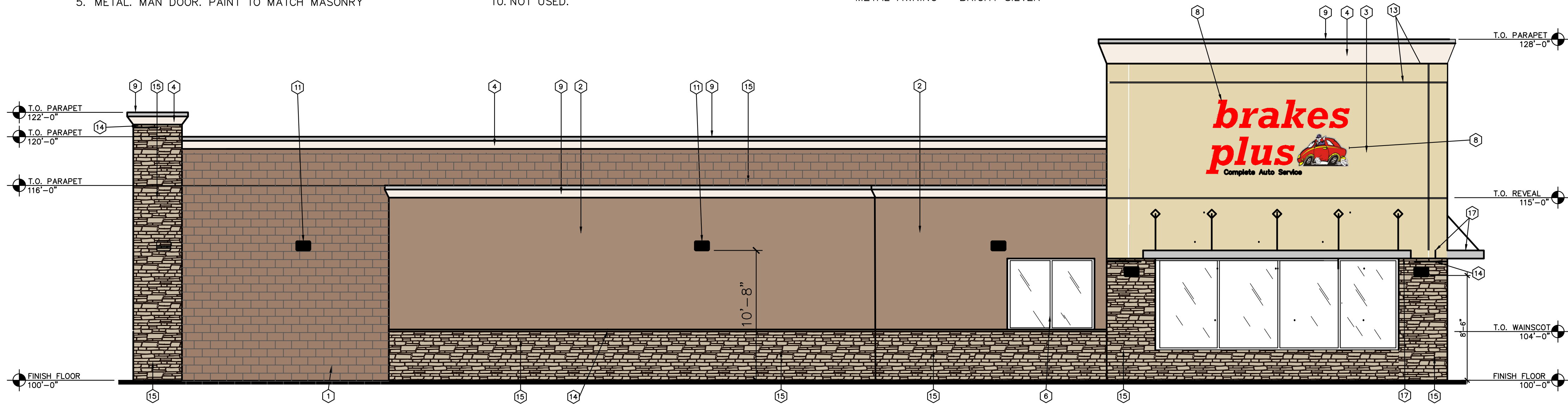
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220182	10/19/23	BL	JS	BL	NTS	2 OF 2

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KEYNOTES

- | | | |
|--|---|--|
| 1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK
COLOR: #C0C0A | 6. ALUMINUM/GLASS STOREFRONT
CLEAR ANODIZED ALUMINUM | 11. DECORATIVE LIGHT FIXTURE. |
| 2. STUCCO - INTERGRAL COLOR TO MATCH SHERWIN WILLIAMS #2835
CRAFTSMAN BROWN | 7. ALUMINUM SECTIONAL OVERHEAD DOORS
CLEAR ANODIZED ALUMINUM | 12. KEY DROP BOX |
| 3. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834
BIRDEYE MAPLE | 8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT) | 13. 1 1/2" X 3/4" REVEAL |
| 4. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105
DIVINE WHITE | 9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO
MATCH FINISH ANODIZED STOREFRONT FRAMING | 14. WATER SILL - FAUX STONE - CULTURED STONE -TAUPE
LEDGESTONE CV-20046 |
| 5. METAL MAN DOOR. PAINT TO MATCH MASONRY | 10. NOT USED. | 15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY
LEDGESTONE CV-20046 |
| | | 16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK |
| | | 17. METAL AWNING - BRIGHT SILVER |



BRAKES PLUS

600 TX-183
WHITE SETTLEMENT, TX 76116



ARCHITECT OF RECORD

REVISION	DATE	COMMENTS
	09.21.23	SEND DWGS TO CLIENT
	10.28.23	SUBMIT TO BLDG. DEPT.

ARCDEVE JOB #: -
CLIENTJOB #: -
DRAWN BY: NLH
CHECKED BY: NLH
DATE OF ISSUE: 08.21.23



45 SPYGLASS DRIVE
LITTLETON, CO 80123
VOICE: 303.881-8925

A SHEET

A3-1

EXTERIOR ELEVATIONS

C:\19_2023\110221\TX2021182_0070\ENGINEERING\DRAWINGS\CONSTRUCTION\PLANS\PLAN SET\B17A220182\0070\OVR-0-...-LAYOUT_C-301-OVERALL SITE PLAN

SITE DATA		
APPROVED BY BOARD OF ADJUSTMENTS ON 09/18/2023.		
LEGAL		
LOWE'S ADDITION, LOT 1, BLOCK 1		
LOT AREA	EXISTING (LOT 1)	PROPOSED
	15.966 AC (695,472 SF)	LOT 1 (REMAINING): 15.377 AC (669,811 SF) LOT 2: 0.588 AC (25,612 SF)
ZONING DISTRICT	EXISTING (LOT 1)	PROPOSED
	CC - COMMERCIAL	-UNCHANGED-
LAND USE	EXISTING (LOT 1)	PROPOSED
	RETAIL-WAREHOUSE DISCOUNT STORE	-UNCHANGED- LOT 2: MINOR AUTO SERVICE
BUILDING AREA	EXISTING (LOT 1)	PROPOSED
	135,198 SF (MAIN BUILDING) 42,224 SF (GARDEN CENTER)	-UNCHANGED- LOT 2: 4,915 SF
BUILDING HEIGHT	EXISTING (LOT 1)	PROPOSED
	MAX 45'	-UNCHANGED- LOT 2: LOCAL REQ.: MAX 45' LOWE'S LOI REQ.: MAX 26'
LOT COVERAGE	EXISTING (LOT 1)	PROPOSED
	19.44%	20.18%
FLOOR AREA RATIO	EXISTING (LOT 1)	PROPOSED
	19.44%	20.18%
REQUIRED	EXISTING (LOT 1)	PROPOSED
	LOCAL REQ.: 660 TOTAL SPACES LOWE'S REQ.: 676 TOTAL SPACES	LOT 1: LOCAL REQ. (1 SPACE/250 SF FOR 1ST 5,000 SF + 1 SPACE/200 SF REMAINING + 1 SPACE/500 SF OUTDOOR SPACE): 756 TOTAL SPACES LOWE'S REQ.: 676 TOTAL SPACES LOT 2: LOCAL REQ. (1 SPACE/350 SF): 15 TOTAL SPACES LOWE'S LOI REQ. (1 SPACE/1,000 SF): 25 TOTAL SPACES
PROVIDED NON-ADA COMPLIANT PARKING SPACES	646 SPACES	555 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	14 SPACES	14 SPACES
PROVIDED ADA-COMPLIANT PARKING SPACES	14 SPACES	-UNCHANGED- LOT 2: 1 SPACE
TOTAL PROVIDED PARKING	660 SPACES	569 SPACES
AREA DISTURBED DUE TO LOT 2 DEVELOPMENT		
ONSITE DISTURBANCE (ON LOT 2)	-	0.588 AC (25,612 SF)
OFFSITE DISTURBANCE (ON LOT 1)	-	0.313 AC (13,630 SF)



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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ISSUED FOR CONSTRUCTION

PROJECT No.:	TXA220182.00
DRAWN BY:	PAK/MV/PMG
DATE:	10/18/2023
CAD ID:	OVR-0

CONSTRUCTION DOCUMENTS

FOR

brakes plus

PROPOSED MINOR AUTO SERVICE
 600 TX-183
 FORT WORTH, TX 76116
 TARRANT COUNTY
 LOWE'S ADDITION LOT 2, BLOCK 1

BOHLER

2600 NETWORK BLVD, SUITE 310
 FRISCO, TX 75034
 Phone: (469) 458-7300
TX@BohlerEng.com
 TBPE No. 18065 | TBPLS No. 10194413

STATE OF TEXAS
 MATHIAS HAUBERT
 138306
 LICENSED PROFESSIONAL ENGINEER
 10/18/23

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 10/18/2023