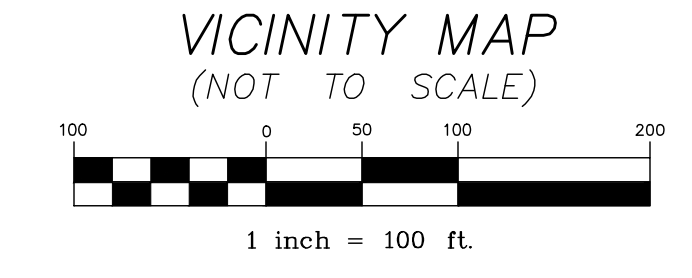
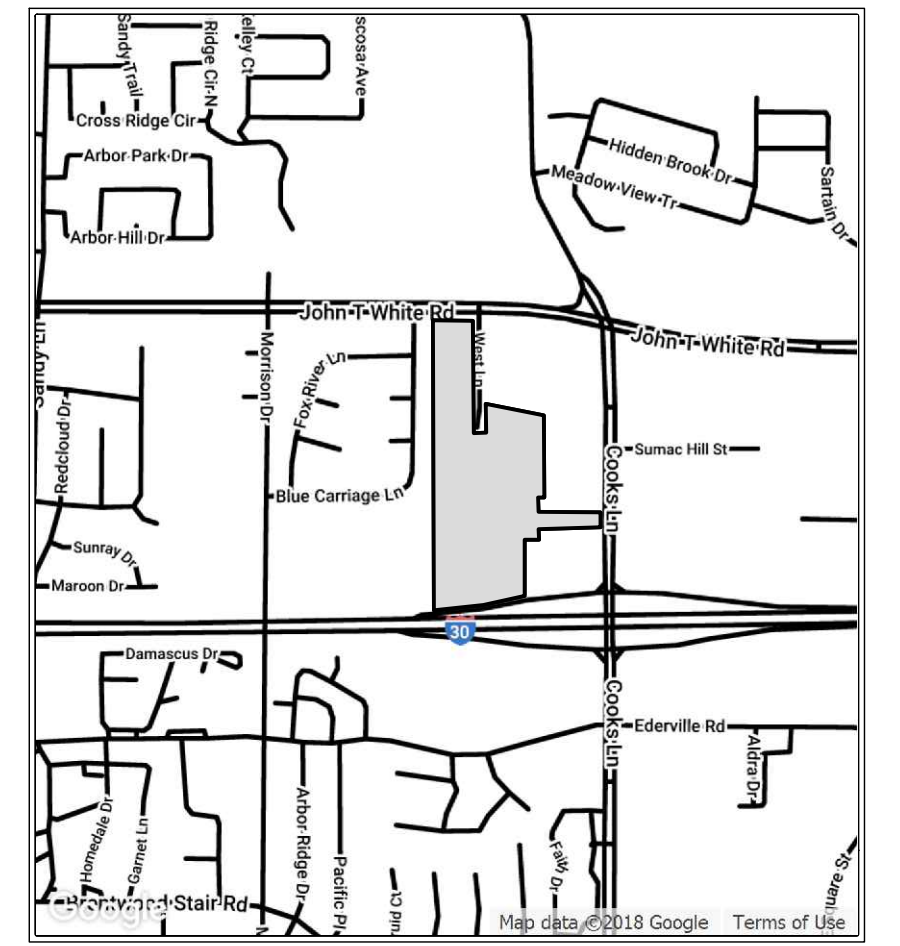


LINE	BEARING	DISTANCE
L1	N 87°43'19" E	28.93'
L2	S 81°57'39" E	20.52'
L3	S 88°25'35" W	49.89'
L4	S 00°38'57" E	127.16'
L5	S 00°12'14" E	84.44'
L6	S 89°33'05" W	104.72'
L7	N 88°51'53" W	86.06'
L8	N 88°48'54" W	25.89'
L9	N 88°48'54" W	34.11'
L10	N 01°11'06" E	47.42'
L11	N 00°08'39" W	77.57'
L12	N 45°11'11" W	33.81'
L13	N 89°27'56" E	14.06'
L14	S 00°09'42" W	14.06'
L15	S 45°11'11" E	14.06'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	61.50'	188.12'	175° 15' 32"	N 02°22'15" W	122.89'
C2	8.50'	12.47'	84° 04' 24"	N 43°13'19" E	11.38'



**LEGEND/ABBREVIATIONS**

- CIRS CAPPED IRON ROD SET STAMPED "MMA 817-469-1671" (UNLESS OTHERWISE NOTED)
- MNS MAG NAIL SET
- CRF CAPPED IRON ROD FOUND
- FND. FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- DRTCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRTCT PLAT RECORDS TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POB POINT OF BEGINNING
- MFF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POSE PUBLIC OPEN SPACE EASEMENT
- SWE SIDEWALK EASEMENT

**FORT WORTH**

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: \_\_\_\_\_

BY: \_\_\_\_\_ Chairman

BY: \_\_\_\_\_ Secretary

**OWNER/DEVELOPER:**

**uplift education**  
Shine through.

UPLIFT EDUCATION,  
A TEXAS NON-PROFIT CORPORATION  
1825 MARKET CENTER BOULEVARD, SUITE 500  
DALLAS, TEXAS 75207  
TEL: 409-621-8500

LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	0.221	9,621
COMMERCIAL	1	23.025	1,002,976
TOTAL	1	23.246	1,012,597

CASE NUMBER: FP-19-\_\_\_\_\_  
CASE NAME: UPLIFT - COOKS LANE

FINAL PLAT

**LOT 1, BLOCK 1**  
**UPLIFT - COOKS ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
BEING 23.246 ACRES OF LAND LOCATED IN THE  
WILLIAM LINN SURVEY, ABSTRACT NO. 924  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JULY 2019  
SURVEYOR/ENGINEER:

**mma**  
civil engineering surveying landscape architecture planning

texas registration number: f - 2759  
texas registration/license number: 10088000  
519 east border  
orlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmotexas.com

PLAT NOTES

1. WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE REORDINATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

2. UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

3. TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

4. SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

5. FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

6. PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

7. BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

8. CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

9. SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

11. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.

12. PUBLIC OPEN SPACE EASEMENT

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

13. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.

14. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0220K, MAP REVISED SEPTEMBER 25, 2009.

15. CORNER MONUMENTATION:

UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA 817-469-1671" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

16. BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS FINAL PLAT IS IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

17. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGED COMBINED SCALE FACTOR IS 1.00013884974, BASE POINT 0,0,0.

OWNER'S CERTIFICATE

STATE OF TEXAS )
COUNTY OF TARRANT )

WHEREAS UPLIFT EDUCATION, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 23.246 ACRE TRACT OF LAND LOCATED IN THE WILLIAM LINN SURVEY, ABSTRACT NO. 924, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 21.754 ACRE TRACT OF LAND (TRACT 1), AND ALL OF A CALLED 1.483 ACRE TRACT OF LAND (TRACT 2) AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO UPLIFT EDUCATION, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. (CC#) D219140702, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTRCT), SAID 23.246 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID TRACT 1, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JOHN T. WHITE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF WEST LANE, A 60' RIGHT-OF-WAY AT THIS POINT, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6964002.2 E:2372319.0 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013884974, BASE POINT OF 0,0,0);

THENCE WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND THE SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

SOUTH 00 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 134.63 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 288.60 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 152.20 FEET, TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 87 DEGREES 43 MINUTES 19 SECONDS EAST, WITH THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 28.93 FEET, TO A 1/2 INCH IRON ROD FOUND IN AFOREMENTIONED WEST LANE;

THENCE SOUTH 00 DEGREES 41 MINUTES 31 SECONDS EAST, CONTINUING WITH THE SAID EASTERLY LINE, A DISTANCE OF 303.85 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 81 DEGREES 57 MINUTES 39 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND THE SAID RIGHT-OF-WAY OF WEST LANE, A DISTANCE OF 20.52 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 HOLLAND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-149, PAGE 53, PLAT RECORDS, TARRANT COUNTY TEXAS (PRTRCT);

THENCE NORTH 00 DEGREES 54 MINUTES 22 SECONDS EAST, CONTINUING WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND THE SAID RIGHT-OF-WAY OF WEST LANE, SAME BEING THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 200.48 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 1, BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, HOLLAND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-115, PAGE 72, PRTRCT;

THENCE SOUTH 82 DEGREES 06 MINUTES 18 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH LINE OF SAID LOT 2, AT A DISTANCE OF 311.43 FEET, PASSING A 1/2 INCH IRON ROD FOUND, AND CONTINUING WITH THE SAID SOUTH LINE IN ALL A TOTAL DISTANCE OF 365.47 FEET, TO A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 00 DEGREES 33 MINUTES 58 SECONDS WEST, WITH THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 544.47 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO THEODORE JAMES ROMMER AND GLORIA DELLE MAUK, FILED FOR RECORD IN VOLUME 3114, PAGE 149, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTRCT), BEING ON THE NORTH LINE OF A CALLED 1.5 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO GENE G. CHURCH AND WIFE, JOYCE F. CHURCH, FILED FOR RECORD IN VOLUME 5371, PAGE 1, DRTRCT;

THENCE SOUTH 88 DEGREES 25 MINUTES 35 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND THE SAID CALLED 1.5 ACRE TRACT OF LAND, A DISTANCE OF 49.89 FEET, TO A 1-1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID CALLED 1.5 ACRE TRACT OF LAND;

THENCE SOUTH 01 DEGREES 36 MINUTES 20 SECONDS EAST, CONTINUING WITH THE SAID COMMON LINE, A DISTANCE OF 127.11 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF AFOREMENTIONED TRACT 2, BEING COMMON WITH THE SOUTHWEST CORNER OF THE SAID CALLED 1.5 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID TRACT 2, AND THE SAID CALLED 1.5 ACRE TRACT OF LAND, A DISTANCE OF 508.98 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "MMA 817-469-1671" SET AT THE NORTHEAST CORNER OF SAID TRACT 2, BEING ON THE WEST RIGHT-OF-WAY LINE OF COOKS LANE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 38 MINUTES 57 SECONDS EAST, WITH THE EAST LINE OF SAID TRACT 2, BEING COMMON WITH THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 127.16 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 2;

THENCE SOUTH 89 DEGREES 41 MINUTES 44 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT 2, AT A DISTANCE OF 14.12 FEET, PASSING A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 3.322 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO RICHARD WARE CARTER FILED FOR RECORD IN VOLUME 10990, PAGE 1902, DRTRCT, AND AT A DISTANCE OF 288.71 FEET, PASSING A 1/2 INCH CAPPED IRON ROD STAMPED "RPLS 5310" FOUND AT THE NORTHEAST CORNER OF A CALLED 1.750 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO BRIDGEPORT HOST VENTURE, LLC, FILED FOR RECORD IN CC# D208429617, OPRTRCT, AND CONTINUING IN ALL A TOTAL DISTANCE OF 506.86 FEET, TO A 1-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2, BEING COMMON WITH THE NORTHERNMOST NORTHWEST CORNER OF THE SAID CALLED 1.750 ACRE TRACT OF LAND, AND BEING ON THE EASTERLY LINE OF AFOREMENTIONED TRACT 1;

THENCE WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND THE SAID CALLED 1.750 ACRE TRACT OF LAND THE FOLLOWING CALLS:

SOUTH 00 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 84.44 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 104.72 FEET, TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 202.42 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS NORTH 13 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.30 FEET;

THENCE SOUTH 79 DEGREES 31 MINUTES 17 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID TRACT 1, AND THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 465.60 FEET, TO A 1/2 INCH CAPPED IRON ROD STAMPED "BRITTAIN CRAWFORD" FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 51 MINUTES 53 SECONDS WEST, CONTINUING WITH THE SAID COMMON LINE, A DISTANCE OF 86.06 FEET (DEED DISTANCE ~ 84.64 FEET), TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1, BEING COMMON WITH THE SOUTHEAST CORNER OF A CALLED 5.417 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO W.P. MORRISON AND WIFE, SUSAN RUTH MORRISON, FILED FOR RECORD IN VOLUME 4670, PAGE 740, DRTRCT;

THENCE NORTH 01 DEGREES 01 MINUTES 12 SECONDS WEST, WITH THE WEST LINE OF SAID TRACT 1, BEING COMMON WITH THE EAST LINE OF THE SAID CALLED 5.417 ACRE TRACT OF LAND, A DISTANCE OF 533.06 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID CALLED 5.417 ACRE TRACT OF LAND, BEING COMMON WITH THE SOUTHEAST CORNER OF BLOCK 1, COBBLESTONE SQUARE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-118, PAGE 44, PRTRCT;

THENCE NORTH 00 DEGREES 13 MINUTES 52 SECONDS WEST, CONTINUING WITH THE SAID WEST LINE, BEING COMMON WITH THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 939.51 FEET, TO A 1/2 INCH CAPPED IRON ROD STAMPED "BRITTAIN CRAWFORD" FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 01 MINUTES 32 SECONDS WEST, CONTINUING WITH THE SAID WEST LINE, BEING COMMON WITH THE SAID EAST LINE, A DISTANCE OF 424.61 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1, BEING COMMON WITH THE NORTHEAST CORNER OF SAID BLOCK 1, AND BEING ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF JOHN T. WHITE ROAD;

THENCE NORTH 89 DEGREES 27 MINUTES 56 SECONDS EAST, WITH THE NORTH LINE OF SAID TRACT 1, BEING COMMON WITH THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 278.78 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23.246 ACRES (1,012,597 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, UPLIFT EDUCATION, A TEXAS NON-PROFIT CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, UPLIFT - COOKS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT. I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: UPLIFT EDUCATION, A TEXAS NON-PROFIT CORPORATION

BY: \_\_\_\_\_ BY: \_\_\_\_\_

NAME: YASMIN BHATIA NAME: ALEXANDER BERK

TITLE: CEO TITLE: SENIOR DIRECTOR OF LEGAL AFFAIRS/SECRETARY

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED YASMIN BHATIA, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEXANDER BERK, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JOSHUA D. WARGO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JOSHUA D. WARGO DATE: JULY 09, 2019
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6391
STATE OF TEXAS

STATE OF TEXAS )
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA D. WARGO, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER/DEVELOPER:



UPLIFT EDUCATION, A TEXAS NON-PROFIT CORPORATION
1825 MARKET CENTER BOULEVARD, SUITE 500
DALLAS, TEXAS 75207
TEL: 409-621-8500

FINAL PLAT

LOT 1, BLOCK 1
UPLIFT - COOKS ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 23.246 ACRES OF LAND LOCATED IN THE WILLIAM LINN SURVEY, ABSTRACT NO. 924, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JULY 2019

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
texas registration number: f - 2759
texas registration/license number: 10088000
519 east border
orlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com