

Whereas, All In Land Management LLC, being the sole owner of a 21.811 acres tract of land out of the J. Mora Survey, Abstract No. 854 and the J. Erwin Survey, Abstract No. 423, Parker County, Texas; being a portion of that certain tract conveyed to All In Management LLC, in CCR 202233602, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRD).

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", at the southwest corner of Erwin Villas, Phase I, as recorded in Plat Cabinet F, Slide 92, Plat Records, Parker County, Texas; for the westerly northwest and beginning corner of this tract. WHENCE the southwest corner of said J. Erwin Survey is calculated to bear S 09°15'06" E 3382.77 feet.

THENCE N 89°57'31" E 1008.84 feet, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE S 88°41'11" E 103.61 feet, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE S 86°19'21" E 194.18 feet, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE S 85°04'56" E 33.60 feet, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE N 00°02'29" W, at 546.88 feet, pass a found 1/2" capped iron rod at the northeast corner of said Erwin Villas, Phase I, in all 551.89 feet, to a point in the south line of Erwin Road, for the northerly northwest corner of this tract.

THENCE along said south line of Erwin Road as follows:

S 86°19'21" E 8.16 feet, to a found 1/2" capped iron rod, for a corner of this tract.

S 85°04'56" E, 77.54 feet, to a found 1/2" capped iron rod, for a corner of this tract.

S 81°42'10" E, 183.69 feet to a found 1/2" capped iron rod, at the intersection of said south line of Erwin Road and the west line of Zion Hill Road, for the northerly northeast corner of this tract.

THENCE along said west line of Zion Hill Road as follows:

S 40°33'42" E 84.62 feet, to a found 1/2" capped iron rod, for the easterly northeast corner of this tract.

S 03°37'47" E 606.03, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the east line of said All In Land Management LLC tract, for the most easterly southeast corner of this tract.

THENCE over & across said All In Land Management, LLC tract the following:

S 86°22'13" W 200.00 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northwesterly along the arc of a curve to the right, having a radius of 188.01 feet, an arc length of 63.95 feet, and whose chord bears N 83°53'07" W 63.64 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northwesterly along the arc of a curve to the left, having a radius of 220.00 feet, an arc length of 67.76 feet, and whose chord bears N 82°57'51" W 67.49 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 60°33'04" W 215.74 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Southwesterly along the arc of a curve to the right, having a radius of 280.00 feet, an arc length of 135.92 feet, and whose chord bears S 74°27'26" W 134.59 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 88°21'48" W 37.98 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for an ell corner of this tract.

SOUTH 337.41 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the south line of said All In Land Management, LLC tract, the north line of that certain tract conveyed to Topline Custom Contracting, Inc. in CCR 202220053, R.P.R.P.C.T., for the most southerly southeast corner of this tract.

THENCE S 88°24'02" W 217.42 feet, to a set 60D nail in the east line of that certain tract described in Exhibit C of CF# 202150339, R.P.R.P.C.T., at the northwest corner of said Topline Custom Contracting, Inc. tract, for a corner of this tract. WHENCE a 5" steel fence post, at the southwest corner of said Topline Custom Contracting, Inc. tract bears S 00°39'49" W 923.88 feet.

THENCE N 00°39'49" E 2.08 feet, to a 3" steel fence post, at the northeast corner of said Exhibit C tract, for a corner of this tract.

THENCE S 89°27'22" W, along the north line of said Exhibit C tract, 302.34 feet, to a found 1/2" iron rod, at the northeast corner of that certain tract described in Exhibit B in said CF# 202150339, R.P.R.P.C.T., for a corner of this tract.

THENCE S 89°51'21" W, along the north line of said Exhibit B tract, 240.54 feet, to a 22" oak tree, for the westerly southwest corner of this tract.

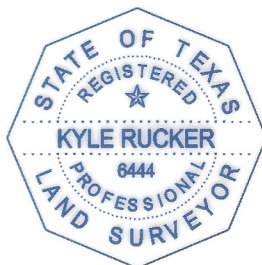
THENCE N 00°04'36" W, 733.98 feet, along the west line of said All In Land Management, LLC tract, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc., Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: September 22, 2021 - W2108056P2



Now, Therefore, Know All Men By These Presents:

That Ryan Akin acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-4 and Lot X, All In Ranches, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 2 day of December, 2022.

By:

Ryan Akin
All In Land Management, LLC - Ryan Akin

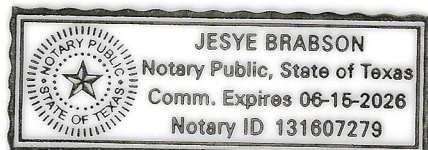
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ryan Akin, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

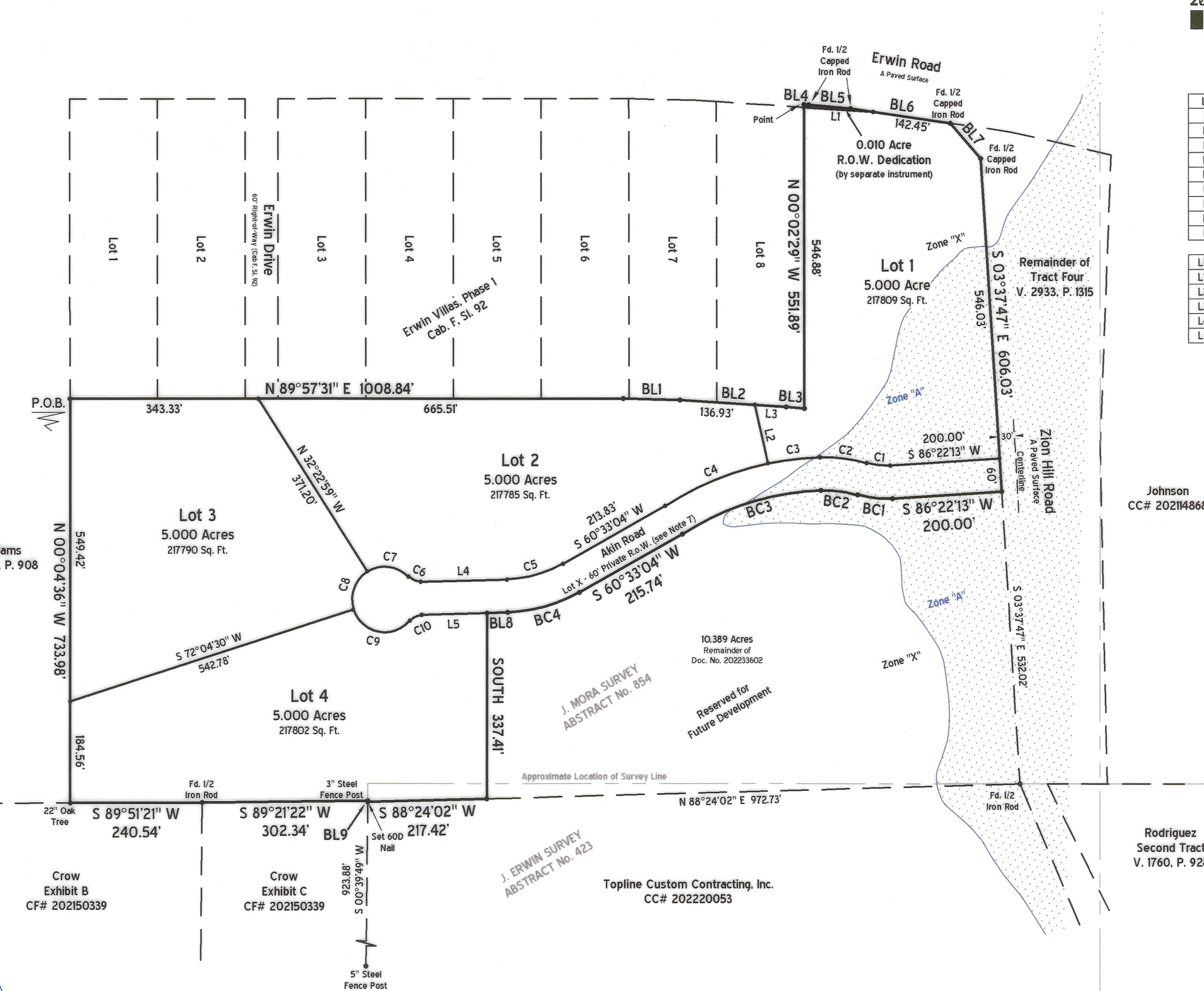
given under my hand and seal of office on this the 2nd day of December, 2022.

Jesye Brabson
Notary Public in and for the State of Texas



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
All In Land Management, LLC
4916 Camp Bowie Blvd
Fort Worth, TX 76107



202300846 PLAT Total Pages: 1

Sheet 1 of 1

LINE	BEARING	DISTANCE
BL1	S 88°41'11" E	103.61
BL2	S 86°19'21" E	194.18
BL3	S 85°04'56" E	33.60
BL4	S 86°19'21" E	8.16
BL5	S 85°04'56" E	77.54
BL6	S 81°42'10" E	183.69
BL7	S 40°33'42" E	84.62
BL8	S 88°21'48" W	37.98
BL9	N 00°39'49" E	2.08

CURVE	RADIUS	ARC	CHORD	CHORD
BC1	188.01	63.95	N 83°53'07" W	63.64
BC2	220.00	67.76	N 82°57'51" W	67.49
BC3	490.42	268.96	S 72°30'03" W	265.60
BC4	280.00	135.92	S 74°27'26" W	134.59

CURVE	RADIUS	ARC	CHORD	CHORD
C1	128.01	43.54	N 83°53'07" W	43.33
C2	280.00	86.24	N 82°57'51" W	85.90
C3	550.42	204.25	S 83°14'14" W	95.47
C4	550.42	204.25	S 67°37'53" W	203.08
C5	220.00	106.79	S 74°27'26" W	105.75
C6	30.00	25.23	N 67°32'30" W	24.49
C7	60.00	82.65	N 82°54'30" W	76.27
C8	60.00	79.12	S 19°51'09" W	73.51
C9	60.00	127.64	S 78°52'32" E	104.90
C10	30.00	25.23	N 64°16'07" E	24.49

LINE	BEARING	DISTANCE
L1	S 86°19'21" E	126.46
L2	N 12°50'01" W	109.06
L3	S 86°19'21" E	57.25
L4	S 88°21'48" W	157.02
L5	N 88°21'48" E	119.04

Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 22-2693 the following esements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Tri-County Electric Easement - V. 2955, P. 1982 (Blanket - 30' Electric Easement, 15' each side of all lines and poles);
Tri-County Electric Easement - V. 2955, P. 1984 (Blanket - 30' Electric Easement, 15' each side of all lines and poles);
Right of Way Agreement - V. 1333, P. 826 (Exact location undetermined, recommend 811 locate);
Natural Gas Pipeline Co. of America Agreement - V. 1366, P. 1256 (Exact location undetermined, recommend 811 locate);
Natural Gas Pipeline Co. of America Agreement - V. 1360, P. 1402 (Blanket); R.P.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 1065, P. 438; V. 1065, P. 440; V. 1404, P. 834; V. 742, P. 115; V. 1772, P. 1458; CF# 202217065, R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." unless otherwise noted.

7) Lot X is a private 60' right-of-way, utility, maintenance and emergency access easement. It is 1.801 acres and approximately 1175.4 linear feet.

Parker County Notes:

1) Water is to be provided by private water wells

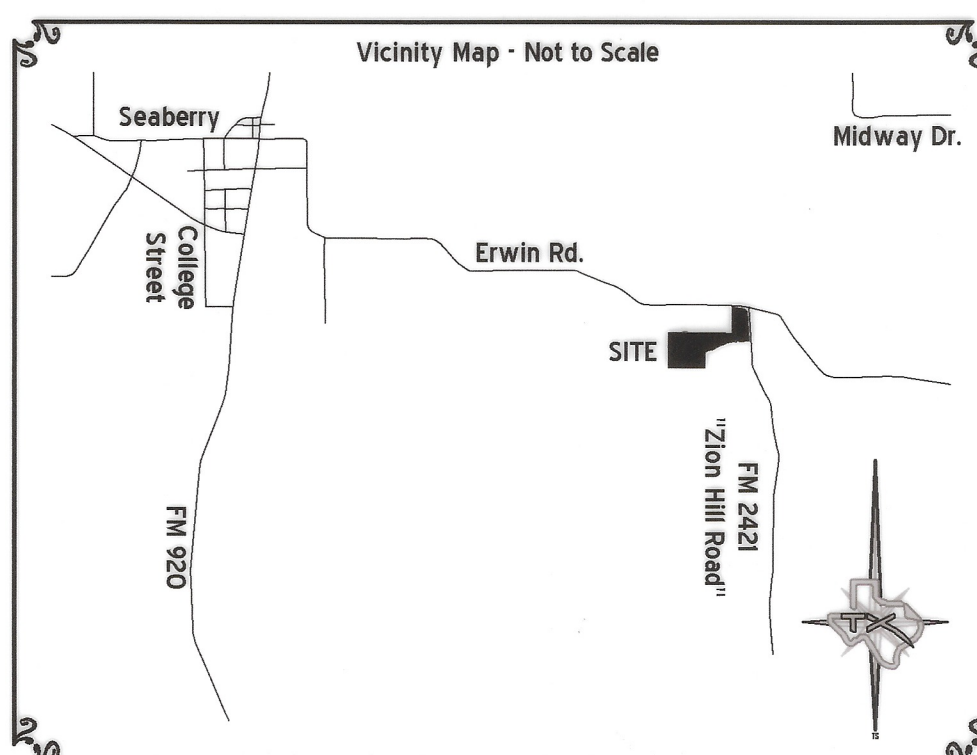
2) Sanitary sewer is to be provided by on-site septic facilities.

3) This plat represents property which has been platted without a groundwater certification (Texas Local Government Code, Section 232.0032) provided by Upper Trinity Groundwater Conservation District (UTGCD).

4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

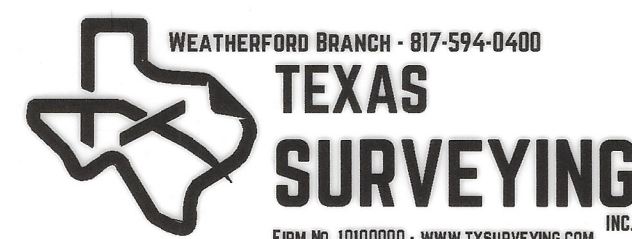
5) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

6) A cluster box installation will be required to serve mail to the lots shown; developer to contact post office for approval of cluster box location.



Final Plat
Lots 1-4 and Lot X
All In Ranches
an addition in Parker County, Texas
Being a 21.811 acres tract of land out of the J. Mora Survey, Abstract No. 854 and the J. Erwin Survey, Abstract No. 423, Parker County, Texas

December 2022



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202300846
01/10/2023 03:42 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 411

1" = 200'

