

Welcome to Platinum Ridge Estates

Featuring:
2-10 Acre Tracts
Prices start at \$75,000
Attached you will find the:
Plat
Inventory/price sheet
Restrictions

Build your dream home, just minutes north of the downtown square. In Weatherford ISD. Be one of the first to claim your ground in the new addition, Platinum Ridge Estates. Barndominiums are allowed and no HOA! Other various tracts ranging from 5 to 10+ Acres available in this NEW addition.

For more information please contact:

Ryan D. Zamarron 817.694.2067

Ryan@theplatinumgrouptx.com

Wesley Stout 817.629.9457

Wesley@theplatinumgrouptx.com



Platinum Ridge
ESTATES

2, 5 & 10 Acre Tracts For Sale

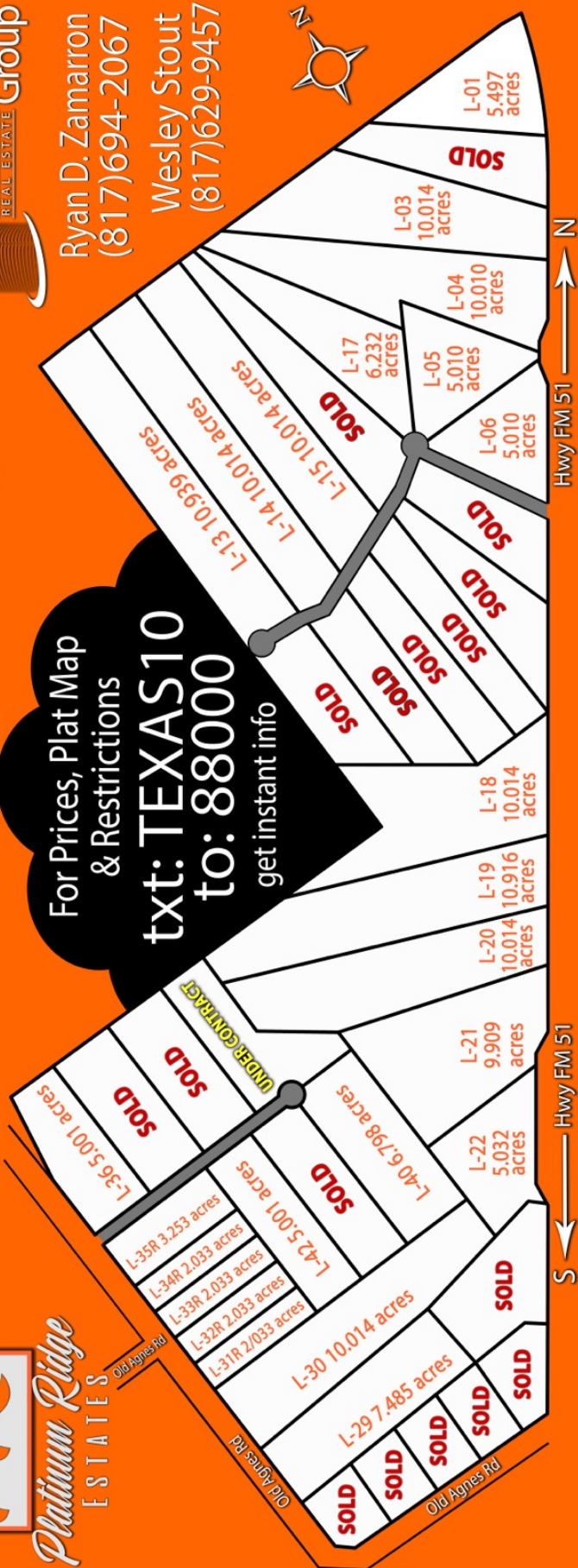
- Barndominiums Allowed
- No Water Bill
- Weatherford ISD
- NO HOA!
- No City Taxes!



Ryan D. Zamarron
(817)694-2067

Wesley Stout
(817)629-9457

For Prices, Plat Map
& Restrictions
txt: **TEXAS10**
to: **88000**
get instant info



Platinum Ridge Estates

TRACT	ACRES	PRICE
1	5.497	\$99,000
2	5.001	\$99,000
3	10.014	\$179,000
4	10.010	\$179,000
5	5.010	\$99,000
6	5.010	\$99,000
7	5.010	\$99,000
8	5.007	\$99,000
9	5.010	\$99,000
10	5.010	
11	5.010	
12	5.010	
13	10.939	\$179,000
14	10.014	\$179,000

TRACT	ACRES	PRICE
15	10.014	\$179,000
16	6.833	\$119,000
17	6.232	\$119,000
18	10.014	\$179,000
19	10.916	\$179,000
20	10.014	\$179,000
21	9.909	\$179,000
22	5.032	\$99,000
23	5.225	
24-House	2.396	
25	2.009	
26	2.009	
27	2.009	
28	2.010	

TRACT	ACRES	PRICE
29	7.485	\$125,000
30	10.014	\$179,000
31R	2.033	\$75,000
32R	2.033	\$75,000
33R	2.033	\$75,000
34R	2.033	\$75,000
35R	3.253	\$90,000
36	5.001	\$110,000
37	5.21	\$110,000
38	5.001	\$110,000
39	5.293	\$120,000
40	6.798	\$129,000
41	5.001	\$110,000
42	5.001	\$110,000

PENDING

SOLD

- 5-9 Acre tracts, minimum first house of 2,000+ livable sqft. A second house/in-law home can be built after the main house is built with a max of 1,000- livable sqft.
- 10+ Acre tracts minimum first home of 2,000+ livable sqft. A second house/inlaw home can be built after the main house is built with a minimum of 1,200+ livable sqft. - Barndominiums are allowed.
- No time frame to start building on the property from purchase date.
- Temporary living in RV/Travel Trailer on purchased property while your home is being built is permitted for no more than Thirty (30) days before the forms for the house is poured. Not to exceed Twelve (12) consecutive months in temporary living.
- Once building has started the home needs to be completed within a year (12 months).
- Up to (1) horse or cow per acre, five (5) sheep or goats, and three (3) dogs are permitted on each Lot. No commercial kennels are allowed. No swine allowed on any tract. Grazing will be allowed in front of primary structure. On any Lot ten acres or larger, no more than a combined head of thirty (30) total fowl (i.e., chickens, turkeys, ducks, etc.) are allowed. On any Lot five acres or larger, no more than a combined head of fifteen (15) total fowl (i.e., chickens, turkeys, ducks, etc.).

Deed Restrictions for Tracts 31-42 are be finalized



**Declaration of Restrictive Covenants
Platinum Estates**

Parker County, Texas

Basic Information

Date: May 31, 2019

Declarant: VLMC, Inc.

Declarant's Address: 3045 Lackland Rd., Fort Worth, Texas 76116

Property: All that certain property described on Exhibit "A" attached hereto and made a part hereof for all intents and purposes, located in Parker County, Texas.

Definitions

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means VLMC, Inc. and any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

"Easements" means Easements within the Property for utilities, drainage, and ingress-egress.

"Lot" means each tract of land designated as a lot shown on the attached Exhibit.

"Owner" means every record Owner of a fee interest in a Lot.

"Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Structure" means any improvement on a Lot (other than a Residence), including a sidewalk, driveway, fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

"Subdivision" means the Property covered in the Exhibit and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

Clauses and Covenants

SE

6

A. Imposition of Covenants

1. Declarant imposes the Covenants on the Property. All Owners and other occupants of the property by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Property is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, an any other person holding an interest in a Lot.

3. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctive relief.

B. Easements

1. The Easements, and all matters shown of record affecting the Property are part of this Declaration and are incorporated by reference.

2. An Owner may use that portion of a Lot lying in an Easement for any purpose that does not interfere with the purpose of the Easement or damage any facilities. Owners do not own any utility facilities located in an Easement.

3. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure in an Easement.

4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easements.

C. Use and Activities

1. All lots shall be used for single family residential purposes only.

2. No trade or business of any type shall be carried on upon any Lot, nor shall anything be done on any lot which may be noxious or offensive or which may become an annoyance or nuisance to the neighborhood.

3. Up to (1) horse or cow per acre, five (5) sheep or goats, and three (3) dogs are permitted on each Lot. No commercial kennels are allowed. No swine allowed on any tract. Grazing will be allowed in front of primary structure. On any Lot ten acres or larger, no more than a combined head of thirty (30) total fowl (i.e., chickens, turkeys, ducks, etc.) are allowed. On any Lot five acres or larger, no more than a combined head of fifteen (15) total fowl (i.e., chickens, turkeys, ducks, etc.).

4. Any filling or obstruction of the floodway or drainage easement is prohibited.

5. All inoperative or unregistered motor vehicle(s) and/or machinery and/or equipment shall be kept behind the primary structure in outbuildings. All vehicles must be parked on designated driveways. Recreation vehicles must be stored in an enclosure behind the primary residence.

D. Construction and Maintenance Standards

1. The dwelling size of the main residential structure on each lot shall be not less than Two Thousand (2,000) square feet.

2. All propane tanks must be behind primary structure and not visible from street or adjoining lots.

3. No structure shall be located within forty (40) feet of the street.

4. Primary dwelling structure must be built parallel to and facing a street.

5. Outbuildings (barns, stalls, tool sheds, antennas, and all other buildings) shall be of new construction and must be located a minimum of thirty (30) feet behind the primary structure.

6. Structures of a temporary character (trailer, mobile home, basement, tent, shack, garage or other outbuilding) may be used on the property as a residence only during the construction of a permanent residence. Forms boards must be installed for the permanent Residence within 30 days from the commencement of living in any temporary structure.

7. Construction on permanent Residences must be completed within 12 months from commencement of said construction.

8. No garbage shall be kept except in sanitary containers. No tract or part thereof shall be used or maintained as a dumping ground for rubbish or trash. The resident shall not burn household garbage or trash. Lots must be kept free of debris, trash and garbage.

9. All fencing must be well maintained.

10. No structure shall be placed any closer to any property line than the property line easements and setbacks referred to on the plat.

11. Residents must maintain and mow all the property to the edge of any road adjacent to their property.

12. Deed restrictions may be enforced by any court of competent jurisdiction, and an enforcement action may be brought by any property owner in this subdivision or the Declarant.

13. No more than two Residences are permitted on any Lot that is five acres or larger. On Lots that are ten acres or larger, the primary Residence must be completed first and contain a minimum of 2,000 square feet. A secondary Residence must be a minimum of 1,200 square feet. For Lots between five and ten acres in size, the secondary Residence must be a maximum of 1,000 square feet.

14. The Declarant will have architectural approval for all Residences constructed on any Lot. Owners will submit their engineering and design plans (the "Design Plans") in writing to the Declarant for review prior to the commencement of construction. Declarant will have thirty days to review and approve or reject the Design Plans. If the Declarant does not reject the Design Plans during said thirty-day period, the Design Plans are deemed accepted.

15. For Lots with primary and secondary Residences, a site plan (the "Site Plan") for the Residences must be submitted to Declarant in writing prior to commencement of construction on a secondary Residence. Declarant will have thirty days to review and approve or reject the Site Plan. If the Declarant does not reject the Site Plan during said thirty-day period, the Site Plan is deemed accepted.

E. General Provisions

1. Term. This Declaration runs with the land and is binding in perpetuity.
2. No Waiver. Failure by an Owner to enforce this Declaration is not a waiver.
3. Correction. Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.
4. Amendment. This Declaration may be amended at any time by the Declarant or an affirmative vote of sixty-seven percent (67%) of the Owners at such time as the Declarant no longer owns a Lot. The Owner of each Lot has one (1) vote.
5. Severability. If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be construed as if the unenforceable provision is not a part of the Declaration.
6. Notices. Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.
7. Annexation of Additional Property. Should Declarant desire to subject additional property to this Declaration, Declarant may record an annexation agreement that will impose this Declaration and the Covenants on that Property.
8. Presuit Mediation. As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.
9. Variances. The developer reserves the right to provide variance on any items listed in this set of restrictions.

Executed this 31st day of May, 2019.

Declarant

VLMC, Inc.,
a Texas corporation



Tim H. Fleet, President

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 31 day of May, 2019 by Tim H. Fleet,
President for VLMC, Inc.


Notary Public, State of Texas

After recording return to:
VLMC, Inc.
3045 Lackland Rd.
Fort Worth, TX 76116

EXHIBIT "A"

Lots 1-23 and 29-35, Block 1, Platinum Ridge Estates, an Addition to Parker County, Texas, according to the Plat recorded in Document No. 201911437, Plat Records, Parker County, Texas.

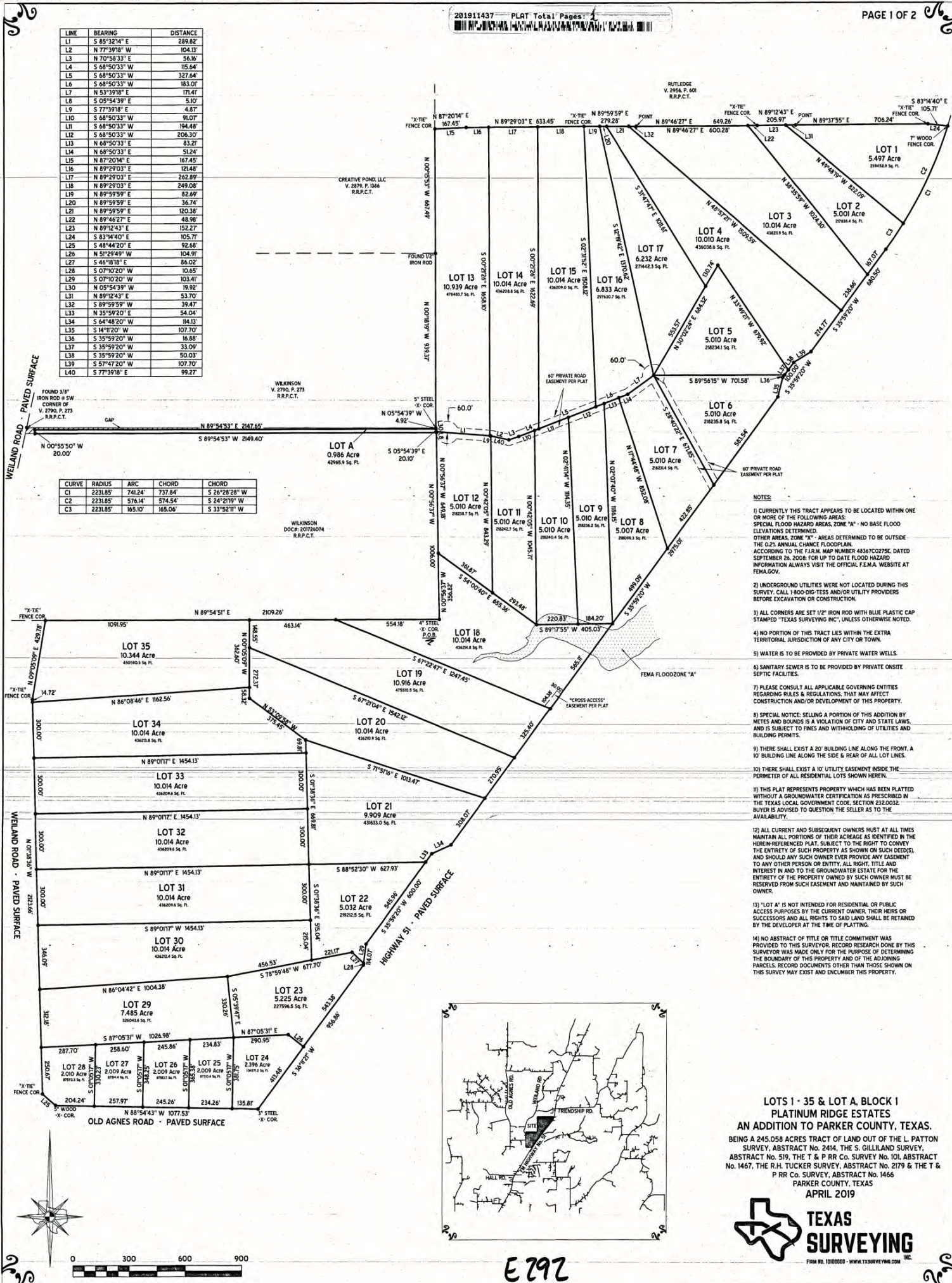
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

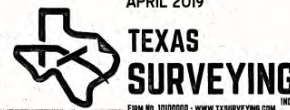
Lila Deakle

201913541
06/03/2019 03:07 PM
Fee: 46.00
Lila Deakle, County Clerk
Parker County, Texas
RESTRICT

CURVE	RADIUS	ARC	CHORD	CHORD
C1	2231.85'	741.24'	737.84'	S 26°28'28" W
C2	2231.85'	576.14'	574.54'	S 24°21'19" W
C3	2231.85'	165.10'	165.06'	S 33°52'11" W



**LOTS 1 - 35 & LOT A, BLOCK 1
PLATINUM RIDGE ESTATES
ADDITION TO PARKER COUNTY, TEXAS.**
245.058 ACRES TRACT OF LAND OUT OF THE L. PATTON
VEY, ABSTRACT NO. 2414, THE S. GILLILAND SURVEY,
CT NO. 519, THE T & P RR Co. SURVEY, NO. 101, ABSTRACT
THE R.H. TUCKER SURVEY, ABSTRACT NO. 2179 & THE T &
P RR Co. SURVEY, ABSTRACT NO. 1466
PARKER COUNTY, TEXAS
APRIL 2019



E 292

