



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

Build your dream home, just minutes north of the downtown square. In Weatherford ISD. Barndominiums are allowed and no HOA! Enjoy NO city taxes and NO water bill from your private water well. No time limit to build so you can invest now and build later! Bring your own builder or ask about our trusted and local builders.



For more information please contact:
Zeal Realtors (817) 382-2110
or
Ryan Zamarron (817) 694-2067
Ryan@thezealrealtors.com

2-10 Acre Homesites For Sale

- Barndominiums Allowed • No Water Bill
- No time limit to build • NO HOA • No City Taxes

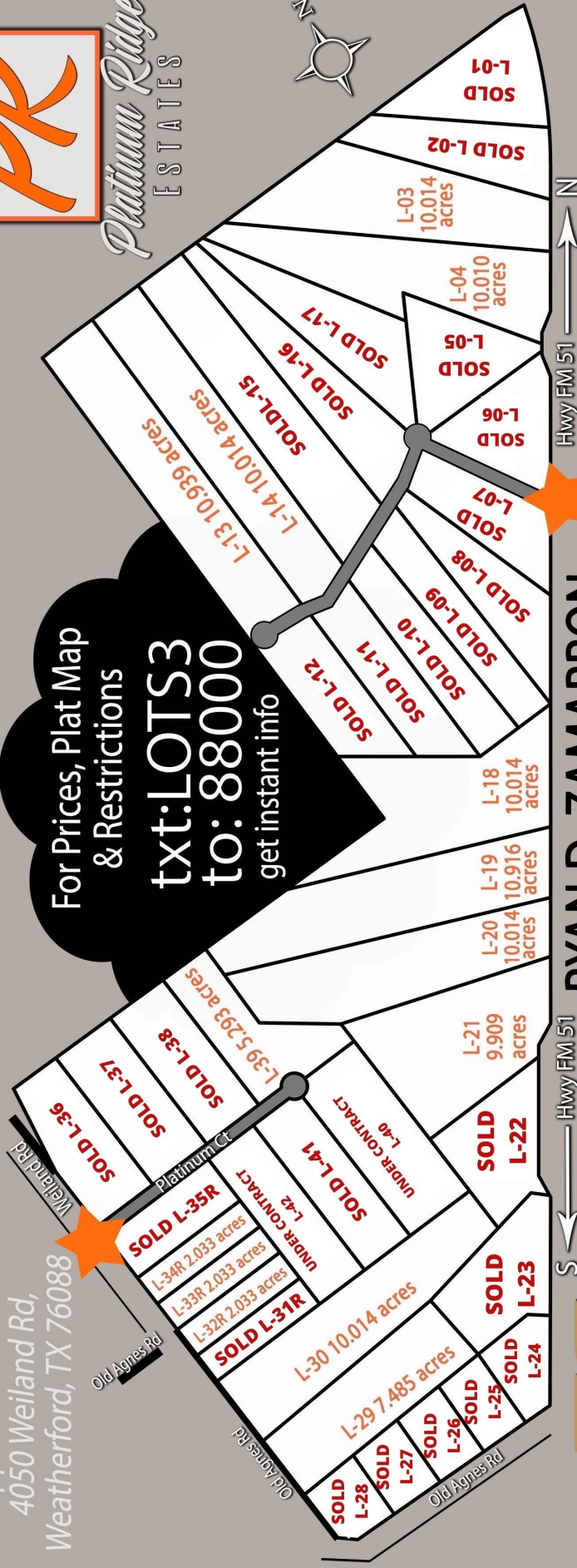
Approx. Address
4050 Weiland Rd,
Weatherford, TX 76088



Platinum Ridge
ESTATES

For Prices, Plat Map
& Restrictions

txt:LOTS3
to: 88000
get instant info



Hwy FM 51

Hwy FM 51

S

N

Approx. Address

4075 N FM 51

Weatherford, TX 76085

RYAN D. ZAMARRON

(817) 694-2067

ZEAL REALTORS®



TRACT	ACRES	PRICE	TRACT	ACRES	PRICE	TRACT	ACRES	PRICE
1	5.497		15	10.014		29	7.485	\$125,000
2	5.001		16	6.833		30	10.014	\$179,000
3	10.014	\$179,000	17	6.232		31R	2.033	
4	10.010	\$179,000	18	10.014	\$179,000	32R	2.033	\$75,000
5	5.010		19	10.916	\$179,000	33R	2.033	\$75,000
6	5.010		20	10.014	\$179,000	34R	2.033	\$75,000
7	5.010		21	9.909	\$179,000	35R	3.253	
8	5.007		22	5.032		36	5.001	
9	5.010		23	5.225		37	5.21	
10	5.010		24House	2.396		38	5.001	
11	5.010		25	2.009		39	5.293	\$120,000
12	5.010		26	2.009		40	6.798	
13	10.939	\$179,000	27	2.009		41	5.001	
14	10.014	\$179,000	28	2.010		42	5.001	

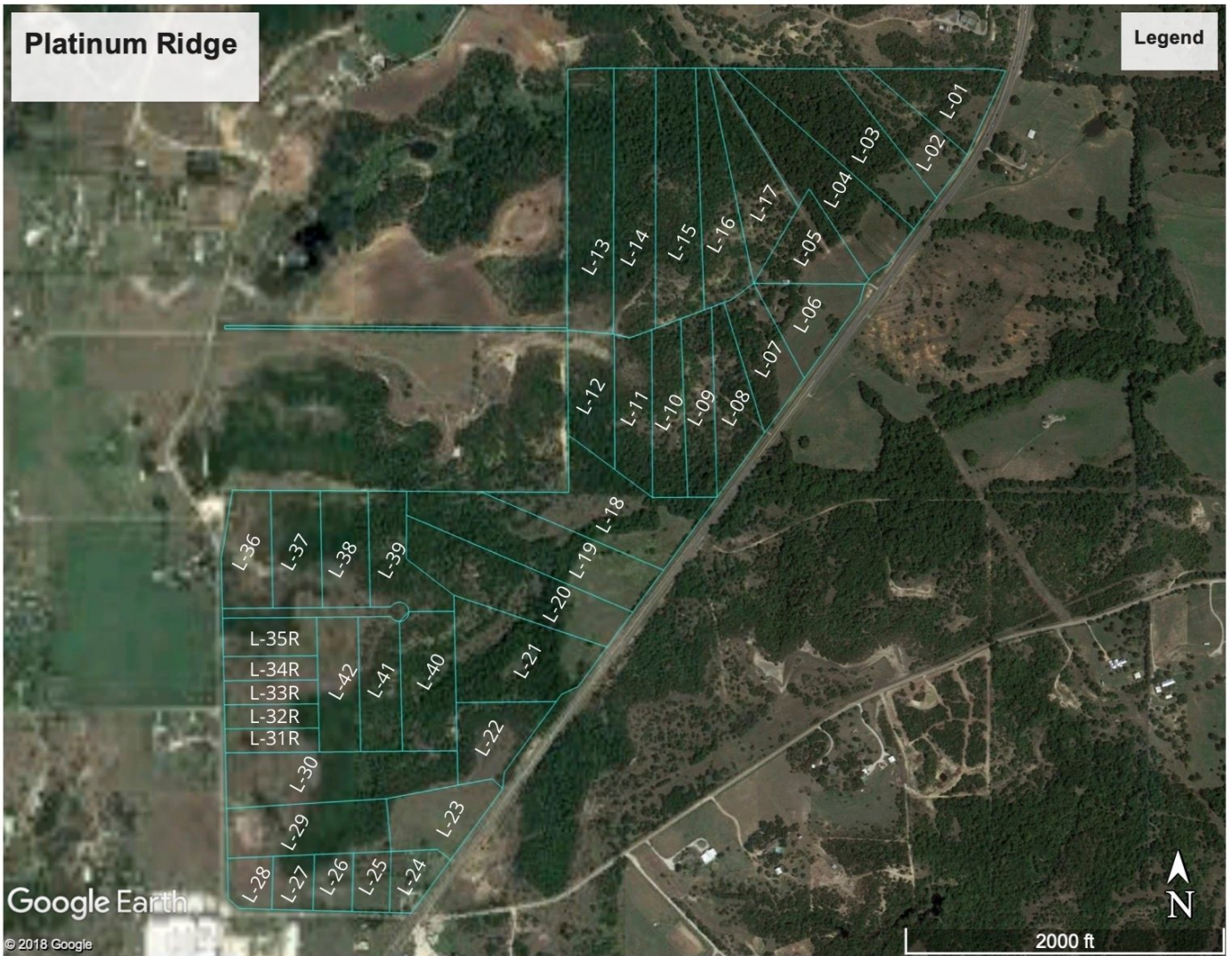
PENDING

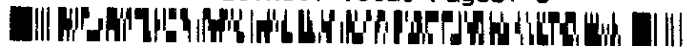
SOLD

- 2,000 Square foot minimum
- Second homes allowed! Restrictions apply
- No time limit to start construction
- No city taxes!
- Horses, livestock, chickens & more allowed
- No masonry requirement
- List as shown

Platinum Ridge

Legend





**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

58

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



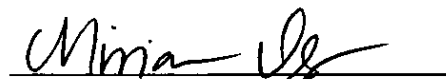
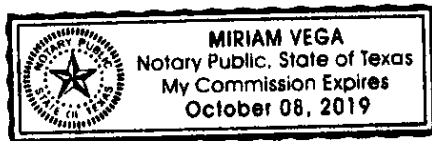
Tim H. Fleet, President

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

Seller Preferred Terms for Contract Platinum Ridge Estates

- Mortgage Pre-Approval Letter or Proof of Funds from a financial institution preferred.
- Use Unimproved Property Contract.
- Seller Name: VLMC, Inc.
- License Holder Disclosure Section #4 in Contract. Add "Tim Fleet, a principal for Seller, is a licensed Texas Real Estate Broker."
- Suggested earnest money is 1% of sales price. If Seller is paying for Title Policy, then seller requires:

Providence Title

- Shanna Slimp- Team Slimp

102 Houston Ave, Ste 100

Weatherford TX 76086

- Office Phone: 817.341.0700

- Email: teamslimp@protitltx.com

- Section 6.C. Survey. If provided by Seller, minimum 14 days requested.

- Section 9 Closing. Seller requests minimum 14 days.

- Section 21 Notices "To Seller At:"

3045 Lackland Road, Fort Worth Texas 76116. Email: bcompton@lacklandholdings.com Phone: 817.717.7143

- Section 15 Default. At the direction of the Seller's Attorney, Strike the below lines:

~~15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.~~

- Option Periods over 10 days in length will need to be given special consideration and the amount will be

negotiated depending on the buyer/seller circumstances.

- Contingent Offers: Provide address of property being sold by buyer, status of property (Active/Under Contract) if

U/C provide information as to where the contract is along in the process.

- Please include Mineral Addendum when sending an offer.

PLEASE: Email Offers, Signed Disclosures, Lender Letter/Proof of Funds to

ryan@thezealrealtors.com krystle@thezealrealtors.com

*** Guidelines above are suggestions only and not mandates.

KRISTLE BRADFORD
TRANSACTION COORDINATOR

ZEAL REALTORS®

📞 913.284.6225

✉ Krystle@thezealrealtors.com

📞 817.382.2110

🌐 www.thezealrealtors.com



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✉ Ryan@thezealrealtors.com

🌐 www.thezealrealtors.com



Lot 1- 4285 N. FM 51
Weatherford, TX 76085

Lot 2- 4015 N. FM 51
Weatherford, TX 76085

Lot 3- 4009 N. FM 51
Weatherford, TX 76085

Lot 4- 4005 N. FM 51
Weatherford, TX 76085

Lot 5- 4001 N. FM 51
Weatherford, TX 76085

Lot 6- 3997 N. FM 51
Weatherford, TX 76085

Lot 7- 3775 N. FM 51
Weatherford, TX 76085

Lot 8- 3779 N. FM 51
Weatherford, TX 76085

Lot 9- 3783 N. FM 51
Weatherford, TX 76085

Lot 10- 3787 N. FM 51
Weatherford, TX 76085

Lot 11- 3891 N. FM 51
Weatherford, TX 76085

Lot 12- 3895 N. FM 51
Weatherford, TX 76085

Lot 13- 3899 N. FM 51
Weatherford, TX 76085

Lot 14- 3903 N. FM 51
Weatherford, TX 76085

Lot 15- 3907 N. FM 51
Weatherford, TX 76085

Lot 16- 3911 N. FM 51
Weatherford, TX 76085

Lot 17- 3915 N. FM 51
Weatherford, TX 76085

Lot 18- 3749 N. FM 51
Weatherford, TX 76085

Lot 19- 3741 N. FM 51
Weatherford, TX 76085

Lot 20- 3733 N. FM 51
Weatherford, TX 76085

Lot 21- 3725 N. FM 51
Weatherford, TX 76085

Lot 22- 3717 N. FM 51
Weatherford, TX 76085

Lot 23- 3711 N. FM 51
Weatherford, TX 76085

Lot 24- 3709 N. FM 51
Weatherford, TX 76085

Lot 25- 116 Old Agnes Rd
Weatherford, TX 76088

Lot 26- 124 Old Agnes Rd
Weatherford, TX 76088

Lot 27- 132 Old Agnes Rd
Weatherford, TX 76088

Lot 28- 140 Old Agnes Rd
Weatherford, TX 76088

Lot 29- 200 Old Agnes Rd
Weatherford, TX 76088

Lot 30- 230 Old Agnes Rd
Weatherford, TX 76088

Lot 31R- 250 Old Agnes
Rd Weatherford, TX 76088

Lot 32R- 260 Old Agnes
Rd Weatherford, TX 76088

Lot 33R- 3820 Weiland Rd
Weatherford, TX 76088

Lot 34R- 3830 Weiland Rd
Weatherford, TX 76088

Lot 35R- 3840 Weiland Rd
Weatherford, TX 76088

Lot 36- 1001 Platinum Ct
Weatherford, TX 76088

Lot 37- 1005 Platinum Ct
Weatherford, TX 76088

Lot 38- 1009 Platinum Ct
Weatherford, TX 76088

Lot 39- 1015 Platinum Ct
Weatherford, TX 76088

Lot 40- 1016 Platinum Ct
Weatherford, TX 76088

Lot 41- 1012 Platinum Ct
Weatherford, TX 76088

Lot 42- 1008 Platinum Ct
Weatherford, TX 76088

