



# Land Guide



Exclusively listed by Zeal Realtors® Land Company



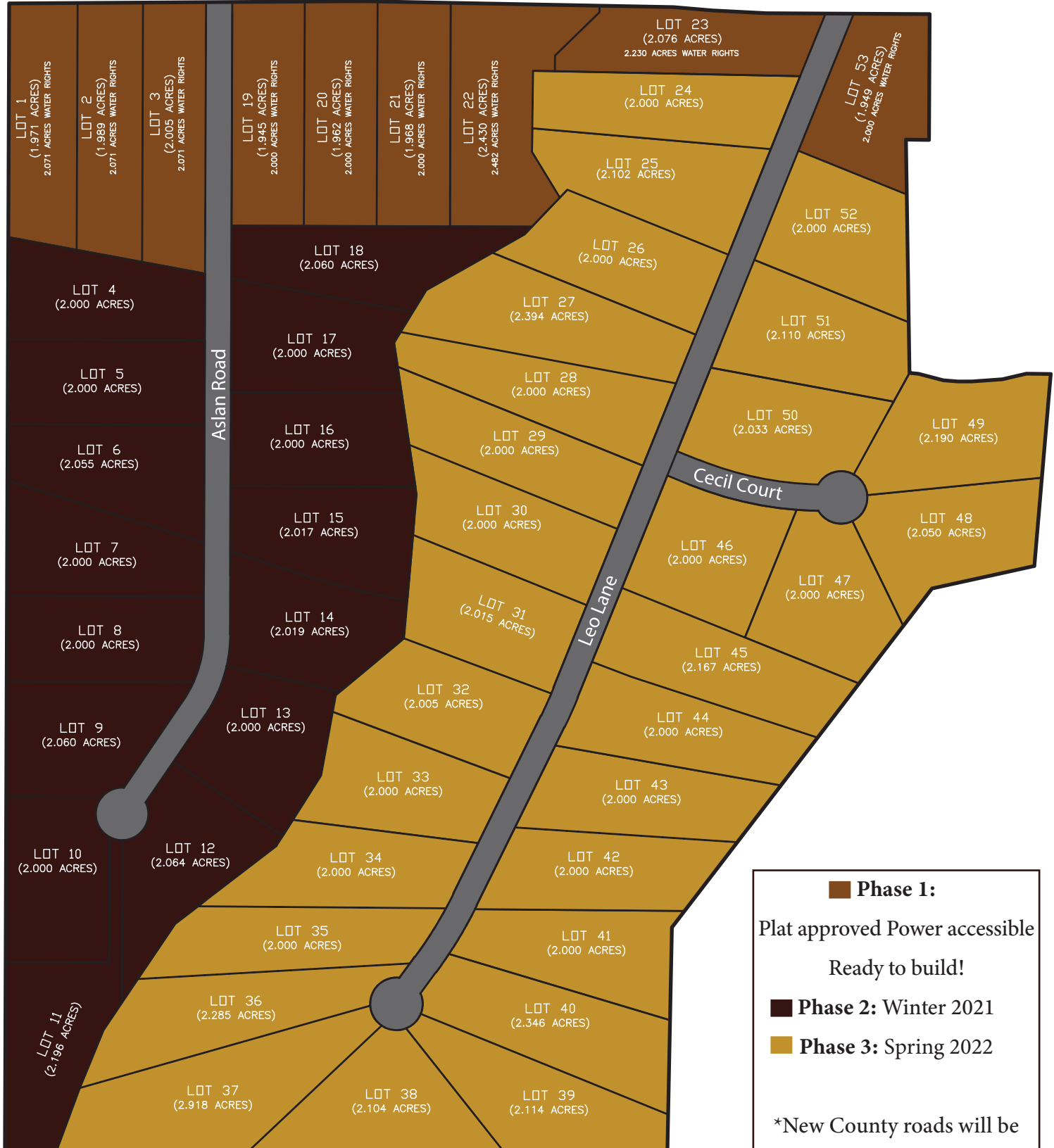






# SUBDIVISION MAP

Perkins Road



**Phase 1:**

Plat approved Power accessible

Ready to build!

**Phase 2: Winter 2021**

**Phase 3: Spring 2022**

\*New County roads will be  
chipped Spring 2022

Phase 1: Plat Approved. Remaining Phase layouts & lots subject to change.

# COMMUNITY SUMMARY



## COMMUNITY HIGHLIGHTS

1,600 Minimum Square ft  
Barndos and Multi-generational living allowed  
Horses and livestock welcome  
**NO HOA!**

## TAXES

No City taxes  
Parker County Property Tax Rate 1.83%

## UTILITY SERVICES

Electric: Underground Tri County Co-Op  
Water: Private Well for NO water bill \$8,000-\$13,000  
Sewer: Private Septic \$7,000-\$12,000  
Phone / Internet: Linxus (pending on availability)

## EDUCATION

Scan the QR Code or click the name to visit the School District's website.



## HOSPITALS NEARBY

Medical City, Weatherford  
Palo Pinto General, Mineral Wells

## EMERGENCY SERVICES

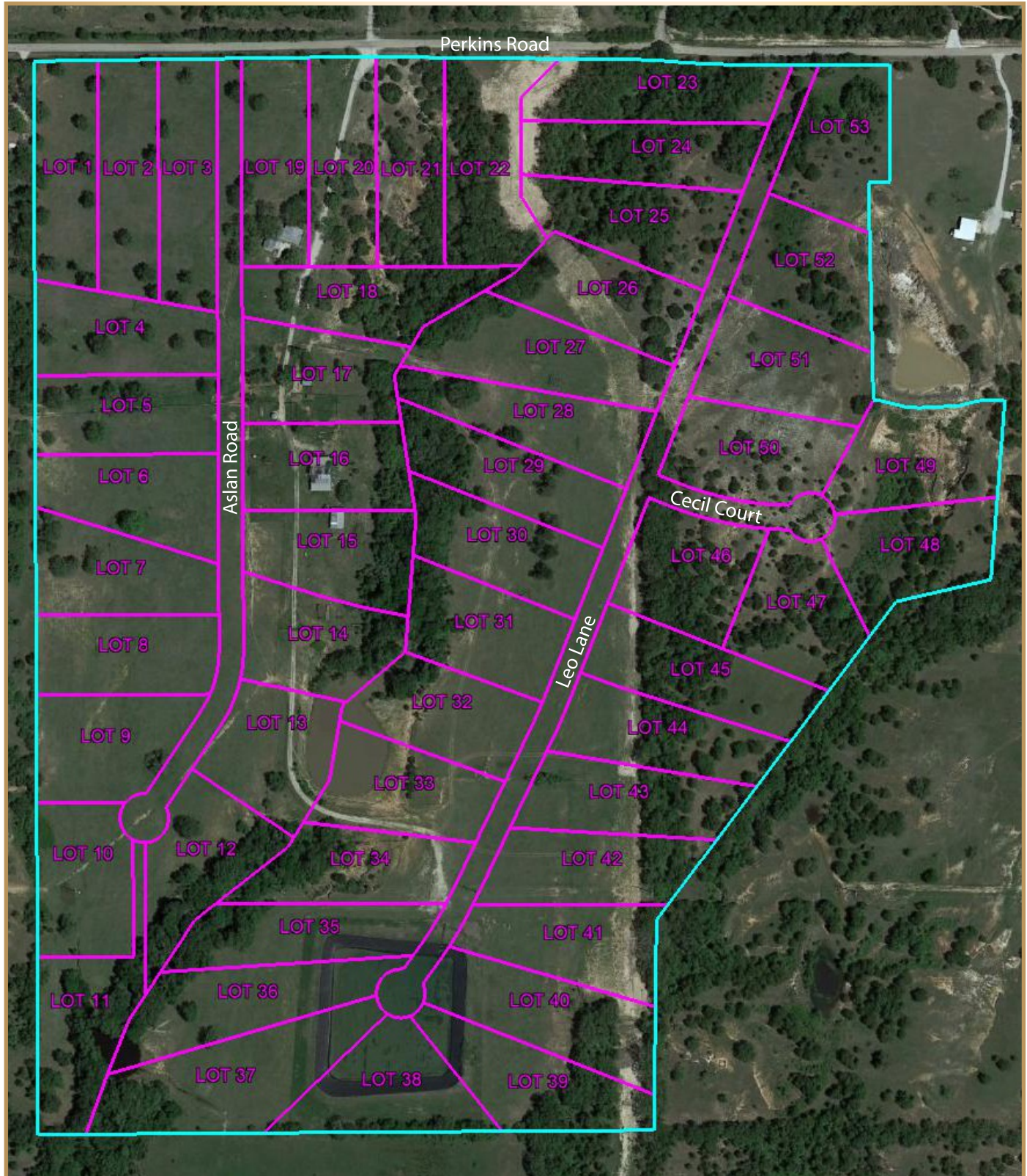
Poolville Volunteer Fire Department  
Parker County Sheriffs Department

**Disclaimer:** All information above should be verified by buyer. Prices and rates are subject to vary.





# SUBDIVISION GOOGLE EARTH MAP



Dimensions and acreage are approximate and subject to change.

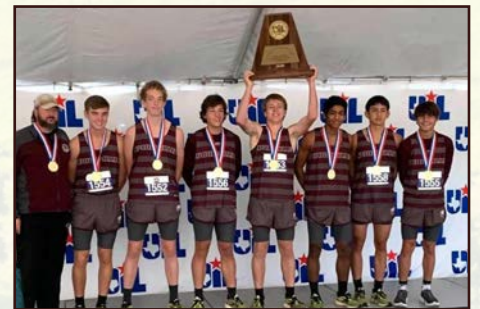
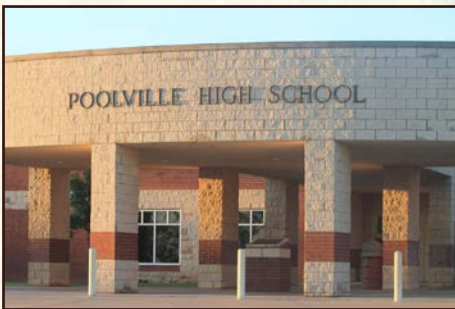


# POOLVILLE & MONARCH MANOR

Poolville TX is at the junction of Farm roads 3107 and 920, roughly twenty miles northwest of Weatherford in Parker County. It was established in the early 1880s and named for a large pool of water just east of the town! This body of water was a well-known watering place for cattle herds on the way to market.



Gradually a settlement grew around the pool area then once the postal service began and Poolville became a new town. Later in that year a saloon and a store opened, and residents were able to have a place to shop, trade and visit! A log farmhouse near the pool began as the community's first school. Now Poolville is home of banks, hotels, and a community that continues to grow with the times!



Monarch Manor was established in 2021 with the strong name to match the Poolville Monarch Lions! The name is to honor the pride and tradition that hold true to Poolville's alma mater. Poolville ISD is a rural school district located in northern Parker and southern Wise counties in North Central Texas. Poolville ISD is graded as a "B" grade from the Texas Education Agency. They are equally matched in UIL programs such as baseball, basketball, volleyball, and one act play providing many activities for your kids to flourish in.

*"Poolville is a great small school where classes are small and the student to teacher ratio is approximately 15:1. There are the wide variety of extracurricular activities to choose from. The facilities are top notch and so is the administration!"*

*Parent January 25, 2019 5 star overall experience! -Niche.com*



Poolville



# LOCAL POOLVILLE ATTRACTIONS

## TRULY SCRUMPTIOUS CAKE SHOPPE



Truly Scrumptious Cake Shoppe is a fresh take on a traditional cake shop! We have over the top flavors of cakes and cupcakes! With our variety of cake flavors, there is sure to be something everyone in the family can enjoy! From a Scrumptious S'mores cake (Cinnamon cake, marshmallow fluff filling, buttercream frosting, drizzled with chocolate & caramel sauce), to our simple but elegant White Almond Wedding flavor, we never stop coming up with new flavors to try! Not only do our cakes make your mouth water but they are pretty to look at too! Each Wedding cake is iced with our secret buttercream recipe (come in and try it) and all decorated and detailed by hand.

## BILLIE BURKE'S

Billie Burke's was started in 2020 by Cameron Kirkpatrick, Brent Garcia, and Jeff Clinton as a gathering spot in Cameron's hometown of Poolville, Texas. Billie Burke's is Poolville's newest hotspot for farm-to-table burgers, byob, good music, family entertainment, and community gathering.

The name comes from a relative of Cameron's wife, Billie Burke Wesson who was a champion Barrel Racer and in her younger years became one of the first to have a ranch that bred specifically for quarter paint horses. She was definitely a tough cowgirl and you may see some vintage photos inside the restaurant with Billie Burke and her beloved horses.



## CAPERNAUM STUDIOS



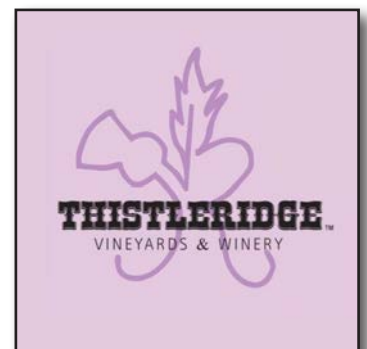
Capernaum Studios tells history through live action drama and film productions. Most well known for their amazing first century village, they provide tours to the public & host events. Recently they have expanded their sets to other period locations as well as a new indoor sound stage. They also rent various film sets to film makers and producers.

One of the most unique venues in the U.S.

Perfect for outdoor theatrical events, filming, retreats, field trips, picnics, and more!

## THISTLERIDGE VINEYARDS & WINERY

Owned by Linn and Wesley Ragle, the winery opened December 2015 and has a small tasting room, upstairs lounge and gift shop. You can purchase a cheese board to go along with your many different wines. Their selection includes Sweet Ranch White, Sweet Ranch Red, Chardonnay, Shiraz, Chardonnay, and Zinfandel.





# ABOUT PEASTER, TEXAS



Peaster, TX is a small, unincorporated community about 9 miles northwest of Weatherford in Parker County. Settlement began in the 1870s when Georgia native H.H. Peaster bought 160 acres (65 ha) of land and built a house. The community that developed near the site of his home was originally called Freemont; in 1885 the name was changed to Peasterville. Throughout the 20th century, Peaster has served area farmers as a school and church community. From 1975 to 1990, Peaster had around 80 residents. Current estimates put the population at approximately 100.

Peaster boasts a quiet rural lifestyle that many families search for while still maintaining quick easy access to cities within Paker County as well as the DFW Metroplex.



Peaster ISD is a sought-out school district as it is ranked in the “A” grade category through the Texas Education Agency. They exceed expectations when testing in math and reading, as well as hold a 60% readiness level for college, career, and military ready rate. Peaster ISD has countless of UIL activities such as football, Baseball, Boys and Girls basketball, Golf, Track, Cross Country, Volleyball, and many other sports. They also have a wonderful One Act Play program, marching band, and high academics. Peaster HS is also well connected with advanced placement courses that allow your students to already have college credits once they graduate high school providing your kids the ideal education from K-12!

*Fun Fact: Peaster is the birthplace of writer Robert E. Howard, creator of the character Conan the Barbarian and other of many other works.*



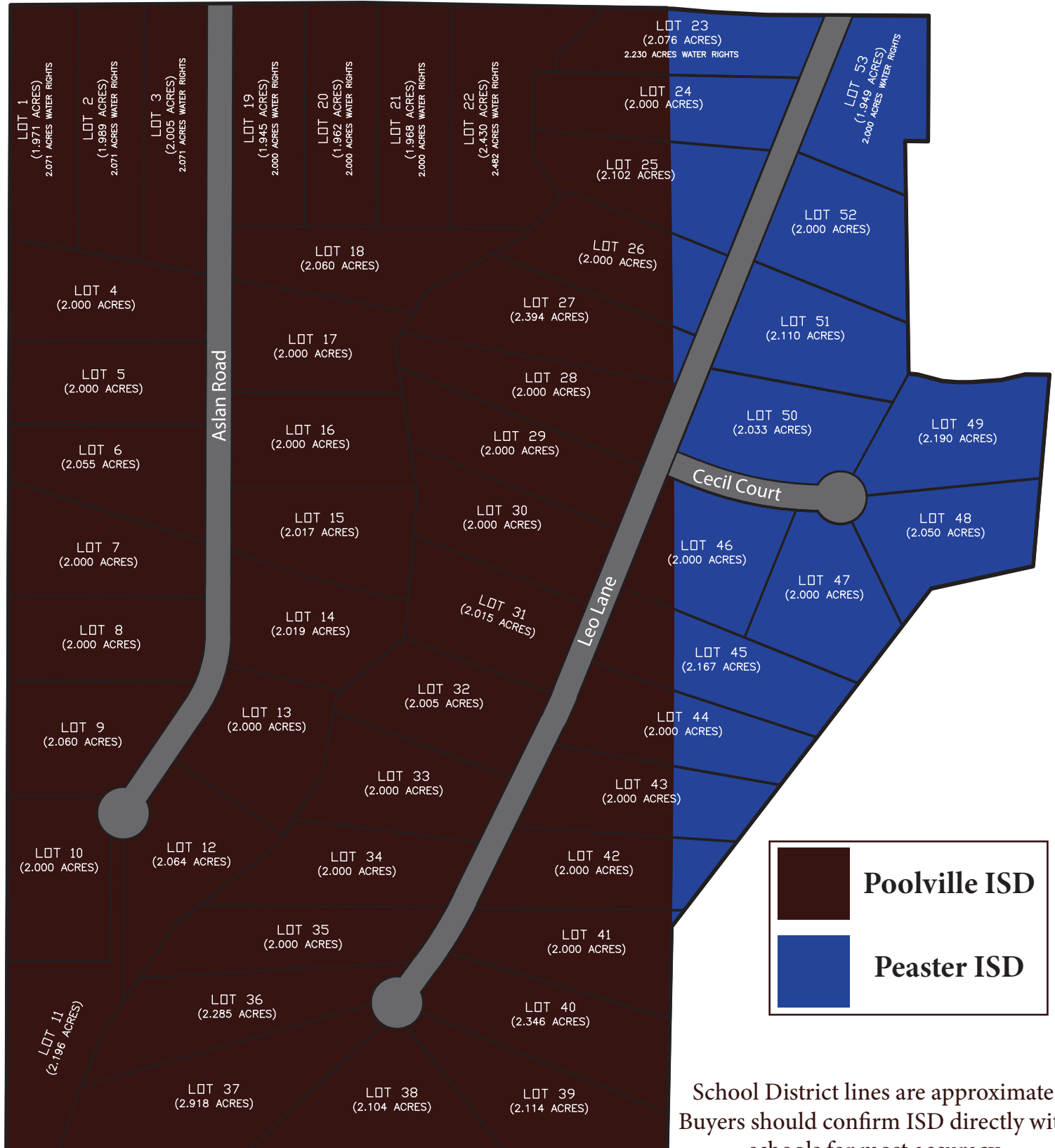
PeasterISD.com





# SCHOOL DISTRICT MAP

Perkins Road



School District lines are approximate.  
Buyers should confirm ISD directly with  
schools for most accuracy.



# LOCAL PROXIMITY MAP



## City Proximity:

Weatherford: 30 minutes

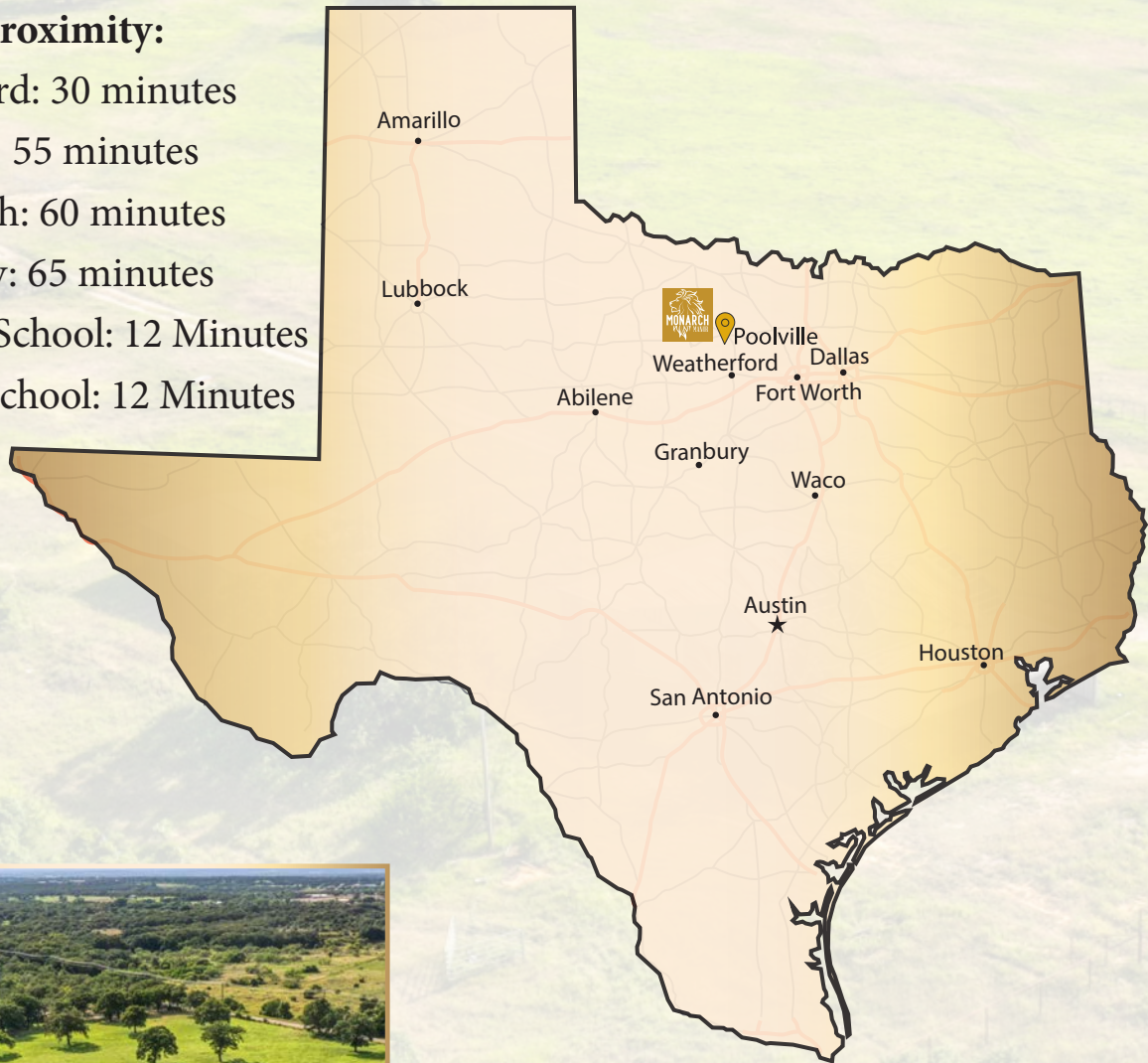
Decatur: 55 minutes

Fort Worth: 60 minutes

Granbury: 65 minutes

Poolville High School: 12 Minutes

Peaster High School: 12 Minutes



## Sports and Entertainment:

Cowboys AT&T Stadium: 75 minutes

TX Rangers Globe Life Park: 75 minutes

Dallas Stars American Airlines Center: 90 minutes

Dickies Arena: 60 minutes

Six Flags, Arlington: 80 minutes





# OUR SUBDIVISIONS

Don't just look for land,  
look to us!

Serving four counties  
and growing!



Subdivision	Location	Lots
Adams Farm	Weatherford	11
Bulldog Crossing	Milsap	84
Crenshaw Farms	Paradise	16
Gremminger Ranch	Weatherford	23
Leatherwood Estates	Poolville	10
Monarch Manor	Poolville	53
Oakwater Ranch	Granbury	TBD
Ox Mill Creek Ranch	Weatherford	10

Subdivision	Location	Lots
Patty Lynn Hills	Paradise	12
Platinum Ridge Estates	Weatherford	42
SaddleCrest Estates	Weatherford	93
Stonebridge Estates	Weatherford	12
Sunrise Point	Weatherford	15
Yarborough Farms	Dublin	16
Whispering Winds	Springtown	61



# OUR COMPANY



**zeal**  
(noun)  
ˈzēl

:PASSION FOR A PERSON, CAUSE, OR OBJECT; EAGER DESIRE OR ENDEAVOR; ENTHUSIASTIC DILIGENCE; DEDICATION.

Zeal's Founder, Ryan D. Zamarron, is an enthusiastic, natural-born entrepreneur with a diligent desire for helping others.

Prior to Real Estate, Ryan was the Vice President of a Special Events company with a focus in the Western Sports Industry and clientele. While working his way up to VP, Ryan managed several departments including, marketing, logistics, customer service, sponsorships and sales. In 2017 Ryan began his endeavor as a licensed Real Estate Agent. He gives credit to his former Brokers and friends, Wesley Stout and Jake Link, for pushing him to take the leap of faith and come aboard. While working alongside them, he gained a wealth of knowledge and an eager desire to someday own his own Real Estate Company. In early 2021, Ryan & Shana Zamarron founded Zeal, Realtors®, with a close team of agents, administrators and friends.

# OUR MISSION

Zeal Realtors mission is to allow the history to stay in the seeds of the land so that families can create a meaningful legacy for the future generation. We are passionate about fostering an environment that encourages servant leadership, diversity, and integrity.

# CORE VALUES

## QUALITY

We provide only an abundance of efficiency and aim to exceed expectations in everything we do.

## FUN

We strive in making sure our work and our play are indistinguishable.

## HUMBLE

We never forget that we owe all that we have to the efforts of each team member, our families, and our clients.

## GRIT

We are persistent in our efforts no matter the obstacle with a high sense of urgency and always keeping our clients top of mind.

## SERVANT LEADERSHIP

We are passionate about giving back to the community we live in.

## INTEGRITY

We seek to always do the right thing for our team, our clients and our business resulting in success for everyone!