



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

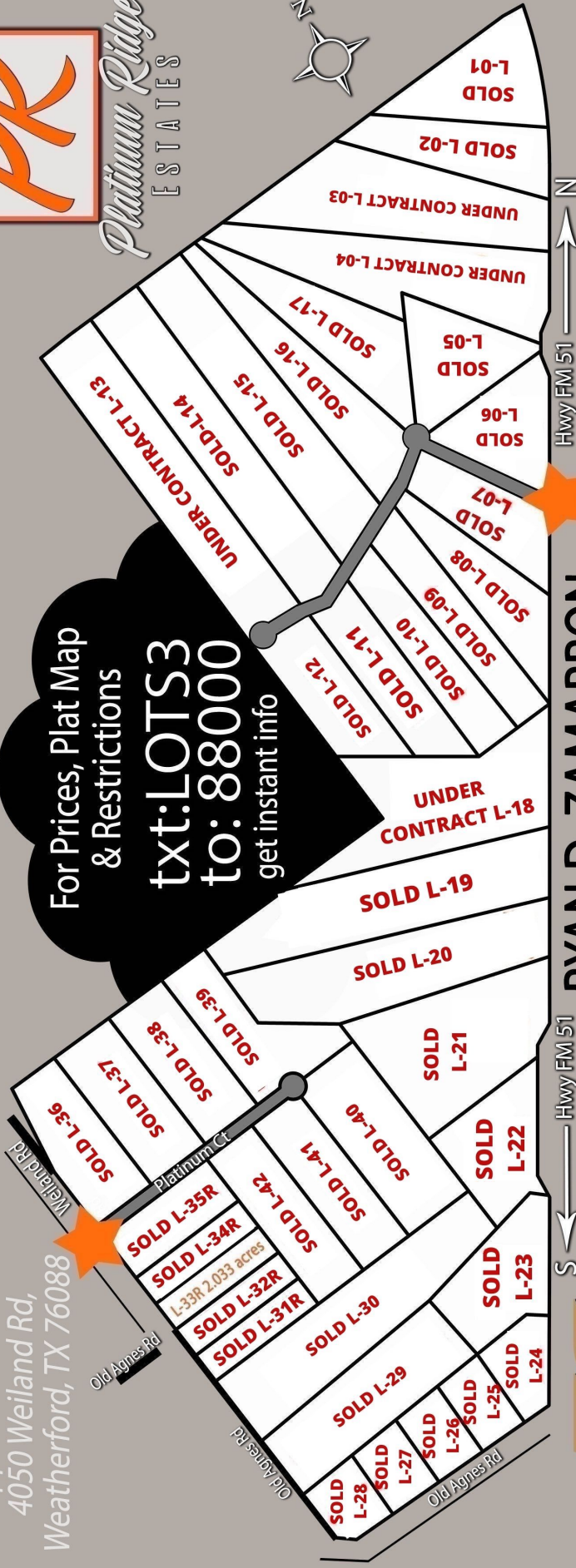
Approx. Address
4050 Weiland Rd,
Weatherford, TX 76088



Platinum Ridge
ESTATES

For Prices, Plat Map
& Restrictions

txt:LOTS3
to: 88000
get instant info



RYAN D. ZAMARRON
(817) 694-2067

ZEAL REALTORS®

Hwy FM 51
Approx. Address
4075 N FM 51
Weatherford, TX 76085



TRACT	ACRES	PRICE	TRACT	ACRES	PRICE	TRACT	ACRES	PRICE
1	5.497		15	10.014		29	7.485	
2	5.001		16	6.833		30	10.014	
3	10.014		17	6.232		31R	2.033	
4	10.010		18	10.014		32R	2.033	
5	5.010		19	10.916		33R	2.033	\$75,000
6	5.010		20	10.014		34R	2.033	
7	5.010		21	9.909		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	
12	5.010		26	2.009		40	6.798	
13	10.939		27	2.009		41	5.001	
14	10.014		28	2.010		42	5.001	

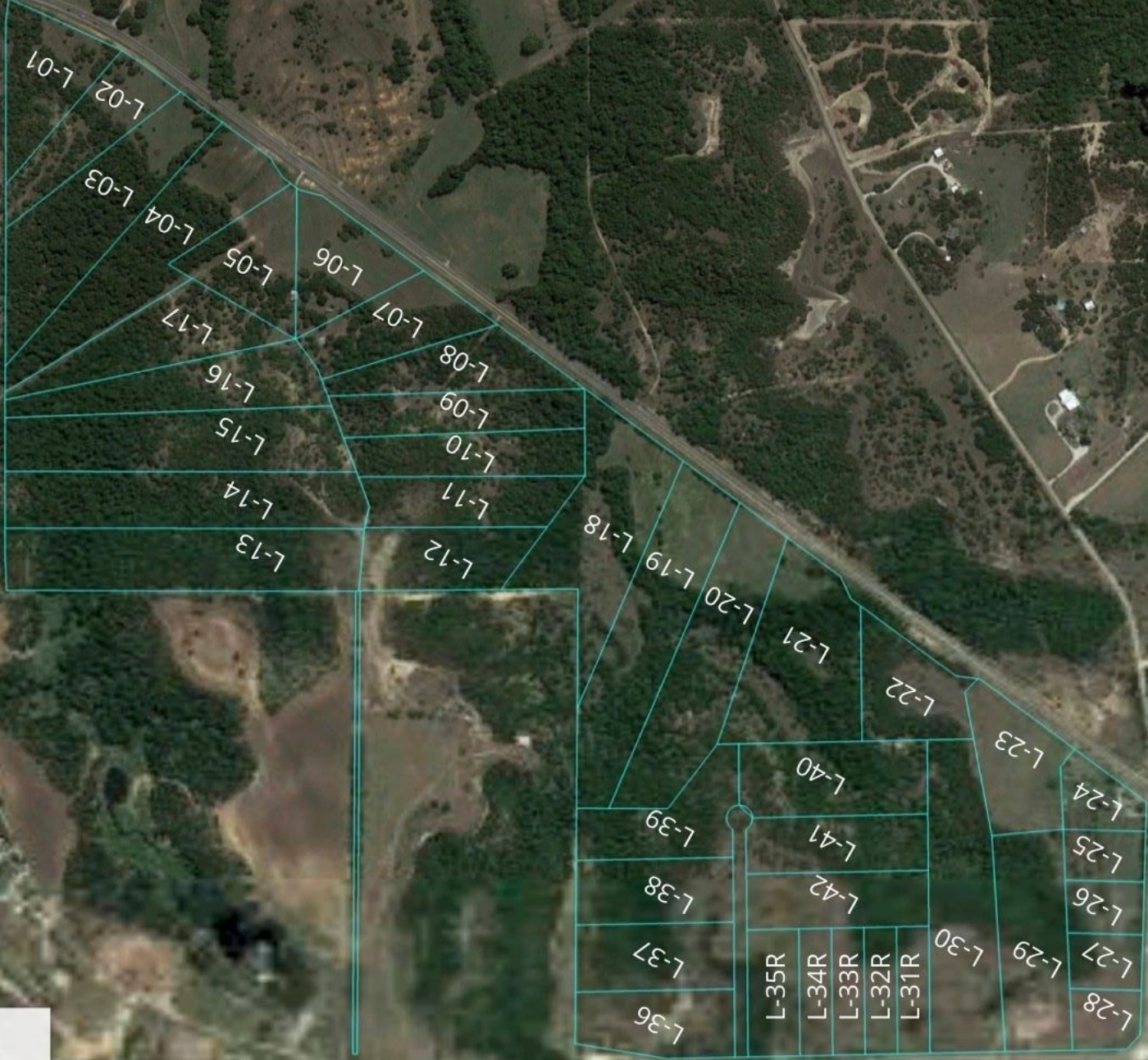
PENDING

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



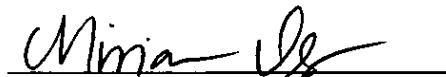
Tim H. Fleet, President

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



RYAN D. ZAMARRON
REALTOR® & FOUNDER

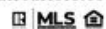
ZEAL REALTORS®

📞 817.694.2067

📘 facebook.com/rdzrealtor

✉ 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

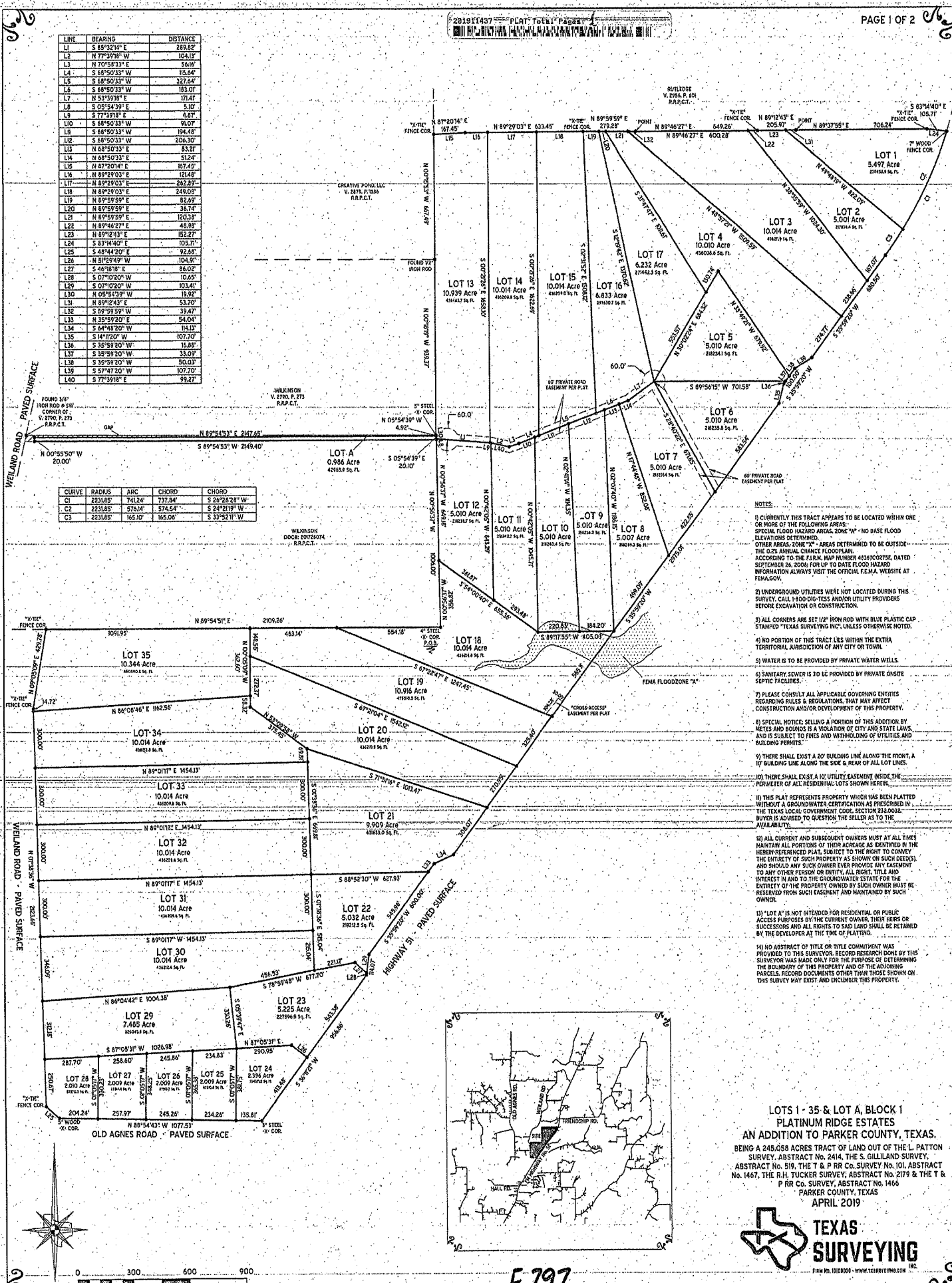
Lot 40- 1016 Platinum Ct
Weatherford, TX 76088

Lot 41- 1012 Platinum Ct
Weatherford, TX 76088

Lot 42- 1008 Platinum Ct
Weatherford, TX 76088

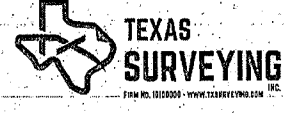
LINE	BEARING	DISTANCE
L1	S 85°32'14" E	289.82'
L2	N 77°39'18" W	104.13'
L3	N 70°58'33" E	56.16'
L4	S 68°50'33" W	18.44'
L5	S 68°50'33" W	327.64'
L6	S 68°50'33" W	183.07'
L7	N 53°19'18" E	171.47'
L8	S 05°34'39" E	5.10'
L9	S 77°19'18" E	4.87'
L10	S 68°50'33" W	91.07'
L11	S 68°50'33" W	194.48'
L12	S 68°50'33" W	206.30'
L13	N 68°50'33" E	83.21'
L14	S 68°50'33" E	51.24'
L15	N 87°20'14" E	167.42'
L16	N 89°29'03" E	121.48'
L17	N 89°29'03" E	262.89'
L18	N 89°29'03" E	219.08'
L19	N 89°29'03" E	82.89'
L20	N 89°29'03" E	26.74'
L21	N 89°29'03" E	120.31'
L22	N 89°29'03" E	46.98'
L23	N 89°29'03" E	152.27'
L24	N 89°29'03" E	105.71'
L25	S 48°44'20" E	92.88'
L26	N 51°29'49" W	104.91'
L27	S 46°18'15" E	86.02'
L28	S 07°10'20" W	10.55'
L29	S 07°10'20" W	103.41'
L30	N 05°54'39" W	19.92'
L31	N 89°29'03" E	53.70'
L32	S 59°59'20" W	39.47'
L33	N 35°59'20" W	54.04'
L34	S 44°48'20" W	14.13'
L35	S 14°17'20" W	107.20'
L36	S 35°59'20" W	16.88'
L37	S 35°59'20" W	33.09'
L38	S 35°59'20" W	50.03'
L39	S 57°44'20" W	107.70'
L40	S 77°39'18" E	99.27'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	2231.85	741.24'	737.84'	S 26°28'28" W
C2	2231.85	574.14'	574.14'	S 24°29'19" W
C3	2231.85	165.10'	165.06'	S 31°52'11" W



- NOTES:**
- 1) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: SPECIAL FLOOD HAZARD AREAS, ZONE "X" - NO BASE FLOOD ELEVATIONS DETERMINED; OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE FIRM MAP NUMBER 4536C0275E, DATED SEPTEMBER 26, 2006, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
 - 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TEST AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 3) ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC." UNLESS OTHERWISE NOTED.
 - 4) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 5) WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
 - 6) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - 7) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 8) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 9) THERE SHALL EXIST A 20' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDES, AND A 10' BUILDING LINE ALONG THE REAR OF ALL LOT LINES.
 - 10) THERE SHALL EXIST A 10' UTILITY EASEMENT WIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
 - 11) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 12) ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACRES AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEEDS, AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RECEIVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - 13) LOT "A" IS NOT INTENDED FOR RESIDENTIAL OR PUBLIC ACCESS PURPOSES BY THE CURRENT OWNER, THEIR HEIRS OR SUCCESSORS AND ALL RIGHTS TO SAID LAND SHALL BE RETAINED BY THE DEVELOPER AT THE TIME OF PLATTING.
 - 14) NO ABSTRACT OR TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

**LOTS 1 - 35 & LOT A, BLOCK 1
PLATINUM RIDGE ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS.**
BEING A 245.058 ACRES TRACT OF LAND OUT OF THE L. PATTON SURVEY, ABSTRACT NO. 2414, THE S. GILLLAND SURVEY, ABSTRACT NO. 519, THE T & P R R CO. SURVEY NO. 101, ABSTRACT NO. 1467, THE R.H. TUCKER SURVEY, ABSTRACT NO. 2179 & THE T & P R R CO. SURVEY, ABSTRACT NO. 1466
PARKER COUNTY, TEXAS
APRIL 2019



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, V.M.C. & Texas Corporation, BEING THE OWNER OF A 245.058 ACRES TRACT OF LAND CALLED OUT OF THE L. PATTON SURVEY, ABSTRACT No. 244, THE S. GILLILAND SURVEY, ABSTRACT No. 519, THE T & P R R CO. SURVEY No. 101, ABSTRACT No. 1467, THE R.H. TUCKER SURVEY, ABSTRACT No. 2179 & THE T & P R R CO. SURVEY, ABSTRACT No. 1466 PARKER COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN CLERK'S FILE No. 20181402 & 20180400, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4" STEEL FENCE CORNER POST AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN CLERK'S FILE No. 201726074, R.P.P.C.T. FOR AN INTERIOR L.L. CORNER OF THIS TRACT, SAID FENCE CORNER IS CALLED TO BE THE SOUTHEAST CORNER OF THE L. PATTON SURVEY, ABSTRACT No. 244 AND THE SOUTHWEST CORNER OF THE R.H. TUCKER SURVEY, ABSTRACT No. 2179.

THENCE N 00°54'33" W 1006.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE NORTHEAST CORNER OF SAID CLERK'S FILE No. 201726074 FOR A CORNER OF THIS TRACT.

THENCE S 89°54'53" W 249.40 FEET ALONG THE NORTH LINE OF SAID CLERK'S FILE No. 201726074 TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 00°55'50" W 20.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 89°54'53" E 247.45 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 00°54'39" W 4.92 FEET TO A 3" STEEL FENCE CORNER POST AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN V. 2790, P. 273 FOR A CORNER OF THIS TRACT.

THENCE N 00°18'19" W 933.37 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID V. 2790, P. 273 AND THE SOUTHEAST CORNER OF VOLUME 2819, PAGE 138, REAL RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THIS TRACT.

THENCE N 00°55'53" W 842.49 FEET TO A "X-TIE" FENCE CORNER FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE GENERALLY ALONG THE LINE OF A FENCE THE FOLLOWING COURSES AND DISTANCES:

N 87°04'41" E 107.45 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

N 69°29'03" E 633.45 FEET TO A "X-TIE" FENCE CORNER POST FOR A CORNER OF THIS TRACT.

N 89°59'59" E 279.28 FEET TO A POINT IN A FENCE FOR A CORNER OF THIS TRACT.

N 89°40'27" E 649.28 FEET TO A "X-TIE" FENCE CORNER POST FOR A CORNER OF THIS TRACT.

N 89°41'41" E 205.97 FEET TO A POINT IN A FENCE FOR A CORNER OF THIS TRACT.

N 89°37'55" E 704.24 FEET TO A "X-TIE" FENCE CORNER FOR A CORNER OF THIS TRACT.

S 63°14'40" E 105.31 FEET TO A 7" WOOD FENCE CORNER POST IN THE WEST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY No. 51 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID FENCE POST BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 223.85 FEET AND A CHORD WHICH BEARS S 29°28'28" W 737.84 FEET.

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. HIGHWAY No. 51 AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 742.24 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. HIGHWAY No. 51 THE FOLLOWING COURSES AND DISTANCES:

S 35°59'20" W 680.50 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 37°47'20" W 107.70 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 35°59'20" W 100.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 14°19'20" W 107.70 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 35°59'20" W 293.50 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 44°49'20" W 143.30 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 35°59'20" W 600.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 07°10'20" W 144.07 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 34°10'01" W 484.82 FEET TO A 1" STEEL FENCE CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF SAID F.M. HIGHWAY No. 51 AND THE NORTH LINE OF OLD AGNES ROAD (A PAVED SURFACE) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 87°54'43" W 1077.53 FEET ALONG THE SAID NORTH LINE OF OLD AGNES ROAD TO A 5" WOOD FENCE CORNER FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N 48°44'20" W 92.84 FEET ALONG THE SAID NORTH LINE OF OLD AGNES ROAD TO A "X-TIE" FENCE CORNER POST IN THE COMMON LINE OF SAID OLD AGNES ROAD AND THE EAST LINE OF WEDGEM ROAD (A PAVED SURFACE) FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N 03°58'34" W 283.44 FEET ALONG THE SAID EAST LINE OF WEDGEM ROAD TO A "X-TIE" FENCE CORNER POST FOR A CORNER OF THIS TRACT.

THENCE N 00°09'09" E 429.78 FEET TO A "X-TIE" FENCE CORNER POST IN THE SOUTH LINE OF SAID CLERK'S FILE 201726074 FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°54'31" E 209.25 FEET ALONG THE SOUTH LINE OF SAID CLERK'S FILE 201726074 TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC., N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

SURVEYORS 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 HEREIN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST. WEATHERFORD, TX 76085
WEATHERFORD@TXSURVEYING.COM 817-594-0400
MARCH 28, 2019 - JN18123P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, V.M.C. & Texas Corporation, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 - 35 & LOT A, BLOCK 1, PLATINUM RIDGE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 9th DAY OF MAY, 2019.

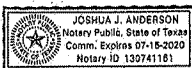
BY: *[Signature]*
NAME/TITLE

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 *[Signature]*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9th DAY OF MAY, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 13th DAY OF May, 2019.

COUNTY JUDGE

[Signature]
COMMISSIONER DISTRICT #1
[Signature]
COMMISSIONER DISTRICT #2

[Signature]
COMMISSIONER DISTRICT #3
[Signature]
COMMISSIONER DISTRICT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deable

201911437
05/13/2019 12:14 PM
Page: 86 of 86
Lila Deable, County Clerk
Parker County, Texas
PLAT

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX 76085
817-594-0400

OWNER/DEVELOPER:
V.M.C. & Texas Corporation
2045 LACKLAND RD.
FORT WORTH, TX 76116
817-929-9021

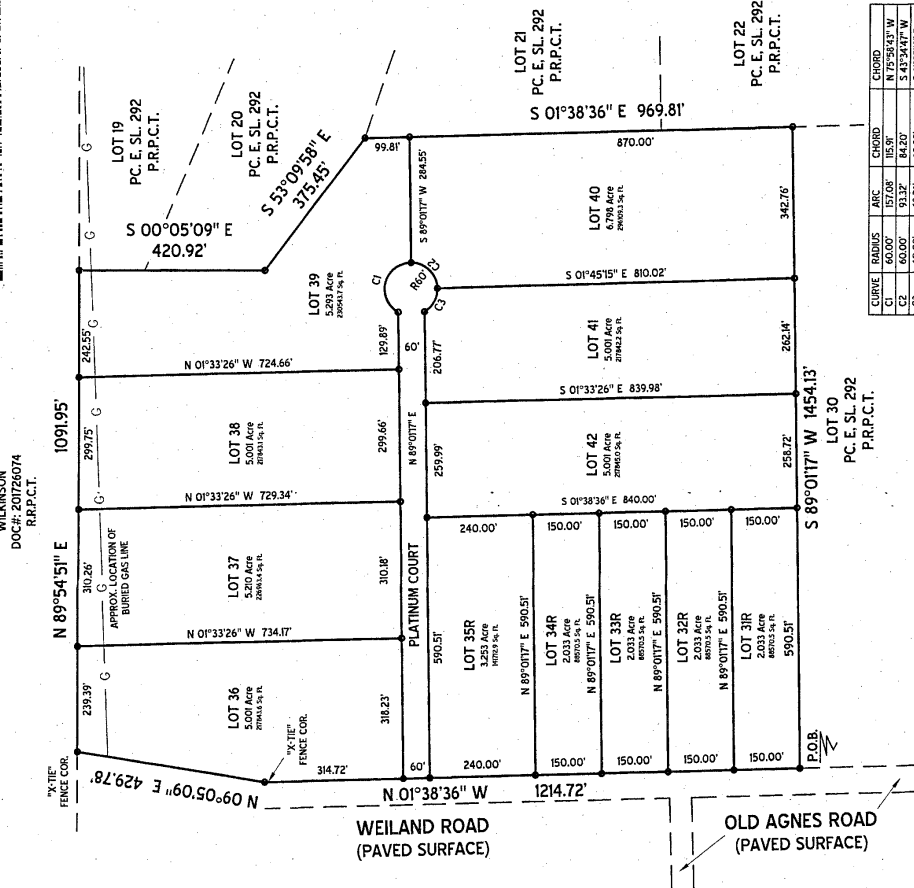
LOTS 1 - 35 & LOT A, BLOCK 1
PLATINUM RIDGE ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS.
BEING A 245.058 ACRES TRACT OF LAND OUT OF THE L. PATTON SURVEY, ABSTRACT No. 244, THE S. GILLILAND SURVEY, ABSTRACT No. 519, THE T & P R R CO. SURVEY No. 101, ABSTRACT No. 1467, THE R.H. TUCKER SURVEY, ABSTRACT No. 2179 & THE T & P R R CO. SURVEY, ABSTRACT No. 1466
PARKER COUNTY, TEXAS
APRIL 2019



TEXAS
SURVEYING

PHS NO. 1370000 - WWW.TXSURVEYING.COM

- NOTES:
- 1) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:
A) 0.2% ANNUAL CHANCE FLOODPLAIN
B) 100-YEAR FLOODPLAIN
C) 500-YEAR FLOODPLAIN
D) 100-YEAR FLOODPLAIN
E) 500-YEAR FLOODPLAIN
F) 100-YEAR FLOODPLAIN
G) 500-YEAR FLOODPLAIN
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V) 100-YEAR FLOODPLAIN
W) 500-YEAR FLOODPLAIN
X) 100-YEAR FLOODPLAIN
Y) 500-YEAR FLOODPLAIN
Z) 100-YEAR FLOODPLAIN
 - 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-852-1353 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 3) ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP SHOWN "TYPICAL SURVEYING INC." UNLESS OTHERWISE NOTED.
 - 4) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 5) WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
 - 6) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
 - 7) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 8) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY THE SELLER TO THE BUYER SHALL BE SUBJECT TO THE SELLER'S OBLIGATION TO PROVIDE UTILITIES AND BUILDING PERMITS.
 - 9) THERE SHALL EXIST A 20' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDE & REAR OF ALL LOT LINES.
 - 10) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
 - 11) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE GROUNDWATER CERTIFICATION ACT, CHAPTER 203.002, BY THE SELLER TO THE BUYER. THE BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 12) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR HAS REVEALED THE EXISTENCE OF THE FOLLOWING PARCELS RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.



LOT 36	5.000 Acre	2084.34 S.F.
LOT 37	5.000 Acre	2084.34 S.F.
LOT 38	5.000 Acre	2084.34 S.F.
LOT 39	5.293 Acre	2298.14 S.F.
LOT 40	6.708 Acre	2904.34 S.F.
LOT 41	5.000 Acre	2084.34 S.F.
LOT 42	5.000 Acre	2084.34 S.F.
LOT 35R	2.033 Acre	880.53 S.F.
LOT 36R	2.033 Acre	880.53 S.F.
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LOT 42R	2.033 Acre	880.53 S.F.
LOT 39C	2.033 Acre	880.53 S.F.
LOT 40C	2.033 Acre	880.53 S.F.
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LOT 40R	2.033 Acre	880.53 S.F.
LOT 41R	2.033 Acre	880.53 S.F.
LOT 42R	2.033 Acre	880.53 S.F.
LOT 39C	2.033 Acre	880.53 S.F.
LOT 40C	2.033 Acre	880.53 S.F.
LOT 41C	2.033 Acre	880.53 S.F.
LOT 42C	2.033 Acre	880.53 S.F.

LOT 36	5.000 Acre	2084.34 S.F.
LOT 37	5.000 Acre	2084.34 S.F.
LOT 38	5.000 Acre	2084.34 S.F.
LOT 39	5.293 Acre	2298.14 S.F.
LOT 40	6.708 Acre	2904.34 S.F.
LOT 41	5.000 Acre	2084.34 S.F.