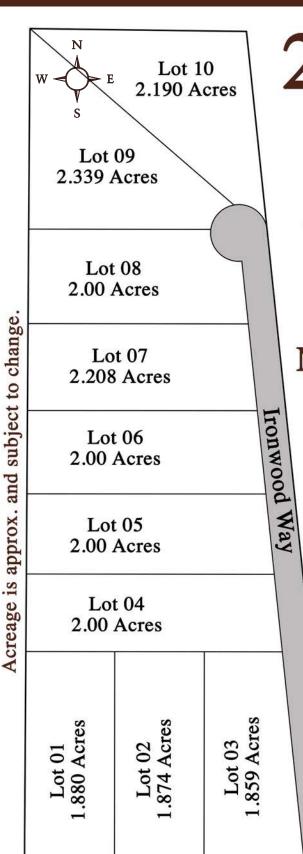
Attached you will find the: Inventory/ Price Sheet Restrictions & More.

Starting at \$69,000

For more information please contact Zeal Realtors ® 817.382.2110



TXT "LOTS9" TO 88000 FOR INSTANT INFO



2+ Acre Lots For Sale



No City Taxes | No Water Bill

INVEST NOW, BUILD LATER!

Use approx. address 500 Leatherwood Ln, Poolville, Tx 76487

Call 817.382.2110





RYAN D. ZAMARRON

Leatherwood Lane

	Leatherwo	ood Estates
LOT#	ACRES	PRICE
1	1.880	\$ 69,000.00
2	1.874	\$ 74,900.00
3	1.859	\$ 74,900.00
4	2.000	\$ 74,900.00
5	2.000	\$ 79,900.00
6	2.000	\$ 79,900.00
7	2.208	\$ 79,900.00
8	2.080	\$ 81,900.00
9	2.339	\$ 89,900.00
10	2.190	\$ 89,900.00
Invento	ory, acreage & p	orices subject to change

1 Chang Solu
1 Chang Sola

Community Summary:

Location:

Approx. Address: 500 Leatherwood Lane, Poolville, Tx 76487

Lot Sizes:

2.00 + / -

Schools:

Poolville ISD

Taxes:

1.8284771% **No City Taxes**

Hospital:

Weatherford Regional Medical Center

Emergency Services:

<u>Fire</u>: Parker County ESD District 8 | <u>Police</u>: Parker County Sheriff Dept.

Utilities

Electric: Tri-County Electric Co-Op

Water: Private Water Well

Phone / Internet: Nextlink / Linxus / Starklink.com

Gas: Not available

^{*}Buyers to verify all information. Information is subject to change.*

Meet the Zeal Team



Ryan D. Zamarron Founder & Realtor

Ryan is versatile, loyal, and committed to success for his family and his clients. He is an entrepreneur who understands business. Prior to Real Estate Ryan was the Vice President of a Special Events company with a focus in the Western Industry. Ryan has managed several departments including marketing, logistics, customer service, sponsorships and sales. He brings 15+ years of contractual knowledge and negotiating to Zeal Realtors.

Krystle Bradford Listing Specialist

She entered into real estate right out of high school at AHS. Krystle's enthusiastic, can-do attitude and caring nature is ideal for her role in the real estate industry. For almost 20 years, her career has included assisting brokers, coordinating real estate transactions and representing buyers and sellers in the home buying and selling process.



Aubrie Lynn Lucia
Transaction Coordinator



Born and raised in College Station, TX, Aubrie is now a happy resident of Weatherford, TX.. Aubrie was a professional musician for ten years, dedicating her time to touring, writing and recording. She got married in Oct. of 2019 and decided to retire from the musician's life to follow her husband to Fort Worth. Aubrie has a passion for people and serving those around her.

Local 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!

Capernaum Studios

Capernaum Studios tells history through live action drama and film productions. Capernaum Studios also rents various film sets to filmmakers and producers. One of the most unique venues in the U.S. Perfect for outdoor theatrical events, filming, retreats, field trips, picnics, and more!





Billie Burke's

Billie Burke's is Poolville's newest hotspot for farm-to-table burgers, byob, good music, family entertainment, and community gathering. Named after the owner'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. You may even see some vintage photos inside the restaurant with Billie Burke and her beloved horses.

Thistleridge Vineyards & Winery

Located in Weatherford and 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.



Weatherford Local Attractions



Parker County Courthouse

The first courthouse was built of wood, and the second and third were burned down. The 4th and current courthouse was built in 1886 by architect W.C Dodson. The style and design is similar to his other Texas courthouses in Hill, Hood and Lampasas counties. In 2002 Parker County Judge Mark Riley and Commissioners Court restored the original interior configuration and finishes. The district courtroom, one of the largest in the state, was restored to its original size.

Canyon West Golf Course

Friendly concepts built into the course show in the greens, fairways, sand traps and lakes which are built to keep the ball rolling onto the green or fairway instead of into a hazard. A ball that ends up in a sand trap, most likely prevents the ball from rolling into the lake. Designed to also includes surprises along the cart path (which is decorated every 50 yards with a red sculptured brick design) like the heart shaped tee boxes for the women on #2 hole and rustic fences constructed out of cedar posts to protect the native prairie grasses and wildflowers bordering the course.





Clark Gardens

Surrounded by native woodlands and tucked away down a country road between Weatherford and Mineral Wells, Texas, is Clark Gardens. Its story is one of hard work, dreams and the visions of Max and Billie Clark. What began as the Clark's private garden in 1972 - a small personal endeavor of traditional landscaping on this rugged Texas hillside - is now a botanical masterpiece. Much of this world of tranquility - this unexpected treasure - was sparked by Billie Clark's inspirations. In 1999, Max and Billie established the Max and Billie Clark Foundation and donated 143 acres, including the gardens, to this new non-profit organization.



| CURVE| DEGREE OF CURVE| RADIUS| DELTA ANGLE| CHORD BEARING| CHORD LENGTH| ARC LENGTH | CL 95'29'35' | 60.00' | 270'00'00' | \$ 38'27'22' V | 84.85' | 282.74' LEGAL DESCRIPTION M.J. LEATHERWOOD V. 1185, P. 64 Of a 22.164 acres tract of land out of Section No. 177, T. & P. RR. Co. Survey, Abstract No. 1472, Parker County, Texas; being part of a certain 22.589 acres tract described in Document No. 2021xxxxx of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as a contract of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as S 89*52'27" E 457.25' D. 1/2' IR. Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 22.589 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 22.589 acres tract and in the north right of way line of Leatherwood Lane (paved) and in the east line of a certain 5.000 acres tract described in Volume 1681, Page 1836 of the Real Records for the southwest corner of this tract. Whence the southwest corner of said 22.589 acres tract bears S. 00 deg. 13 min. 50 sec. E. 26.33 feet and the southwest corner of the Northeast 1/4 of said Section No. 177 bears S. 00 deg. 13 min. 50 sec. E. 26.33 feet and S. 89 deg. 15 min. 36 sec. W. 112.11 feet.

Thence N. 00 deg. 13 min. 50 sec. W. 112.11 feet.

Thence N. 00 deg. 13 min. 50 sec. W. 174.58 feet to a found 1/2" iron rod at the northeast corner of said 5.000 acres tract for the northwest corner of this and said 22.589 acres tract.

Thence S. 89 deg. 52 min. 27 sec. E. 457.25 feet to a found 1/2" iron rod at the northwest corner of a certain 9.295 separs tract described in Document No. 2014/09/50 of said Official Public Records for the Thence S. 89 deg. 52 min. 27 sec. E. 457.25 feet to a found 1/2" iron rod at the northwest corner o certain 9.295 acres tract described in Document No. 201409459 of said Official Public Records for the northeast corner of this and said 22.589 acres tract.

Thence S. 06 deg. 32 min. 38 sec. E. 1751.11 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 22.589 acres tract and in the north right of way line of said Leatherwood Lane and in the west line of said 9.295 acres tract for the southesst corner of this tract. Thence along the north right of way line of said Leatherwood Lane the following courses and distances: distances:

S. 89 deg. 30 min. 42 sec. W. 378.37 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) LDT 9 (2.339 ACRES) for a corner of this tract

S. 88 deg. 48 min. 37 sec. W. 271.48 feet to the place of beginning OWNER'S CERTIFICATE That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LEATHERWOOD ESTATES. This plat being a subdivision of 22 L64 acres out of Section No. 177. 1. & P. RR. Co. Survey, Abstract No. 1472, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon. N 89°26'07" E 384.46 I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town. LOT 8 (2.000 ACRES) 132.72 EXECUTED THIS THE _____ DAY OF ____ 22.164 ACRES IRONWOOD 465.19 RYAN D. ZAMARRON President ALAN THOMPSON 9.295 ACRES DOC. #201409459 STATE OF TEXAS VAY LDT 7 COUNTY OF 60' BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the 485.45 CCDUNTY GIVEN under my hand and seal of office this _____ day of ____ > RDAD) LDT 6 (2.000 ACRES) 00*13/50* 1751.11 Signature 504.91 THE STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, 06*32'38" LDT 5 (2.000 ACRES) 170.33 ON THIS THE DAY OF 523.64 COUNTY JUDGE SECTION NO. 177 & P. R.R. CO. SURVEY ABSTRACT NO. 1472 COMR. PRECINCT #2 LDT 4 (2.000 ACRES) COMR. PRECINCT #1 N 89°26′07" E 541.72′ COMR. PRECINCT #3 COMR. PRECINCT #4 164.93 187.72 189.07 This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 29, 2021. LOT 2 (1.874 ACRES) LIDT 1 434.47 (1.880 ACRES) 432.38 Philip E. Colvin, Jr., R.P.L.S. No. 6258 JN21555 FN210447 271.48' \$ 89*30'42' W 378.37' 28.95' 5 89*15′36′ W S 88*48'37" W 271.48' CONCRETE NONUMENT SWC OF THE NE 1/4 OF ARSTRACT NO. 177) LEATHERWOOD LANE (PAVED) OWNER INFORMATION THE GABRIELA, DELACRUZ & WELLS COMPANY PD BOX 1195 WEATHERFORD, TX 76086 PH. 817-694-2067 NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT NOTE: ALL DISTANCES ARE SURFACE DISTANCES NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 2520032. BUYER IS ADVISED TO DUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY. NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008 VICINITY MAP FINAL PLAT (NOT TO SCALE) NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS NOTE: ALL CORNERS ARE SET 1/2' IRON ROD WITH CAP MARKED 'PRICE SURVEYING' UNLESS OTHERWISE NOTED LEATHERWOOD NOTE: SEVER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY ESTATES NOTE: LENGTH OF IRONWOOD WAY IS 1325" SURVEYOR LEATHERVOOD LN-FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS PHILIP E. COLVIN, J PRICE SURVEYING FIRM #10034200 BEING A SUBDIVISION OF 22.164 ACRES OUT OF SECTION NO. 177, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1472, PARKER COUNTY, TX CABINET ____, SLIDE ____ 213 SOUTH DAK AVENUE NERAL WELLS, TX 7606 200 300 MAKES LN MINERAL WELLS, TX 940-325-4841 DATE_____ PLAT DATE: MAY 1, 2021