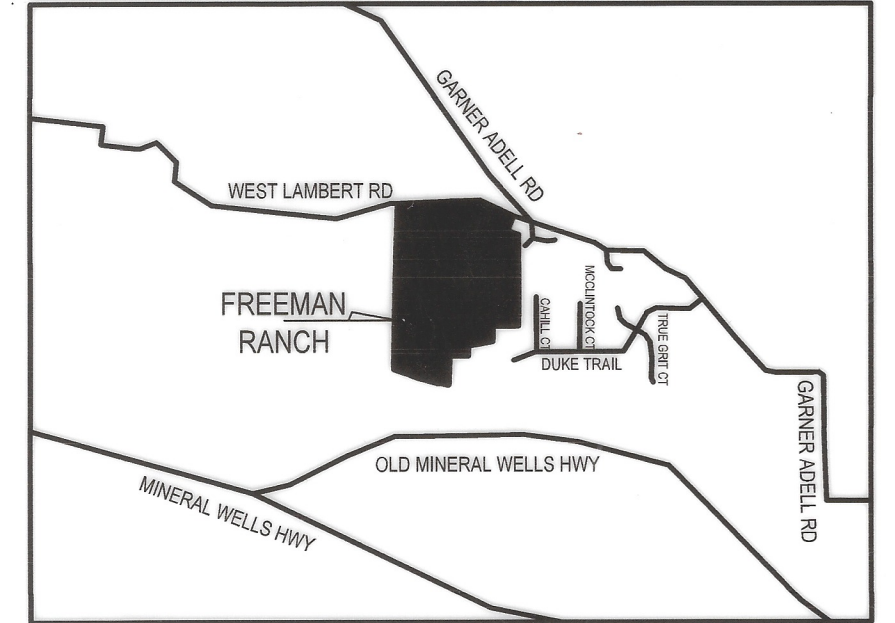


LOCATION MAP
N.T.S.



202302712 PLAT Total Pages: 5

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SHEET 3 OF 5

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21350.013.000.00

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FINAL PLAT

Lots 1 through 84, Block A

FREEMAN RANCH

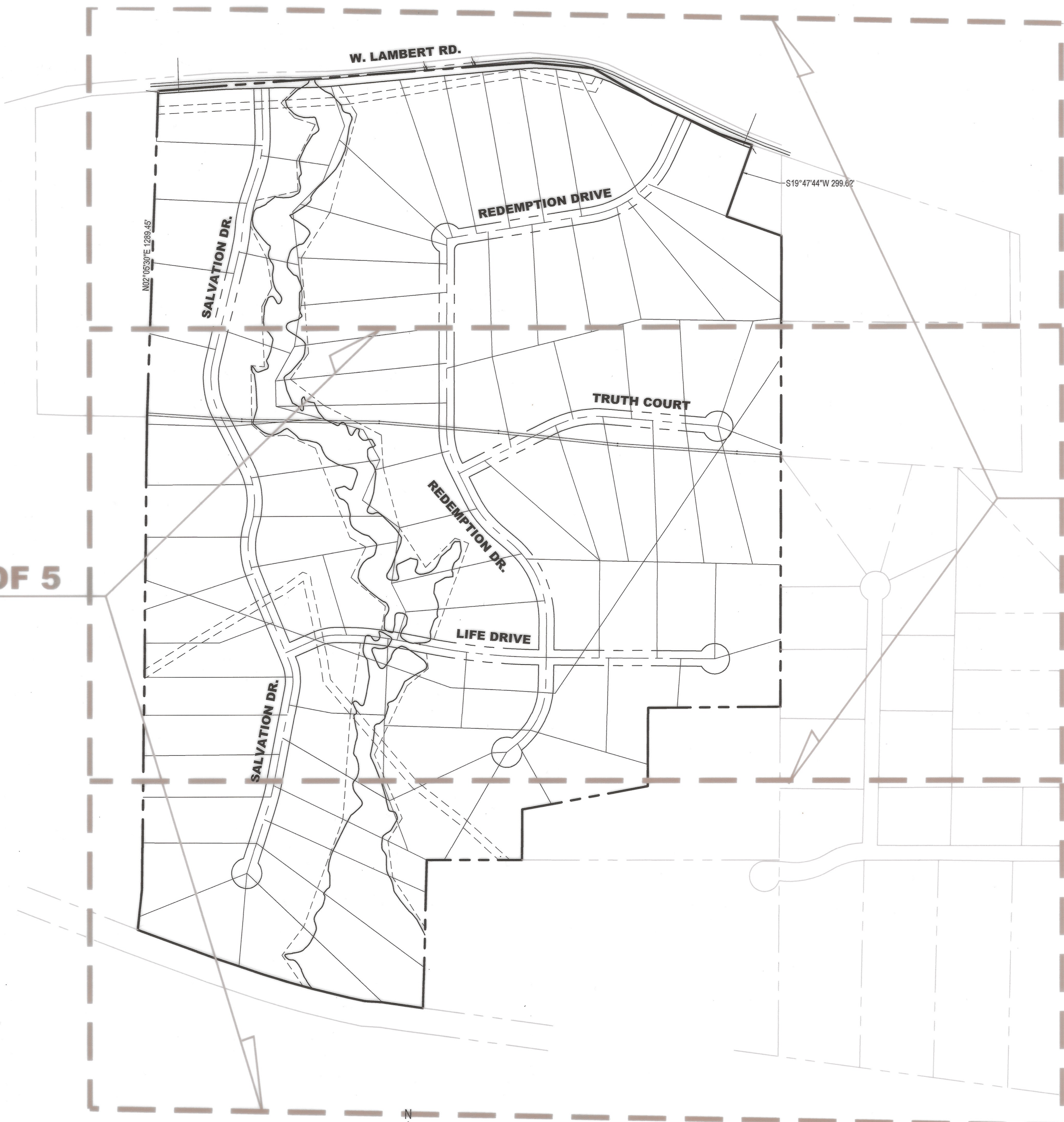
An Addition to Parker County, Texas
(City of Weatherford ETJ)
Being 176.46 Acres Situated in the
T. and P. RR. Co. Survey, Section No. 195
Parker County, Texas

INDEX SHEET

F426 SEPTEMBER 2022

JOB No. 337-9883
SEPTEMBER 2022

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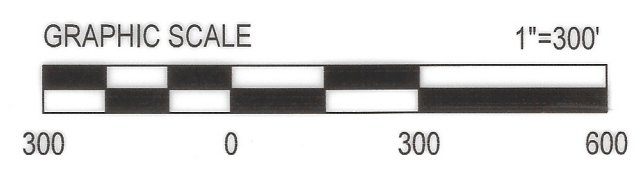
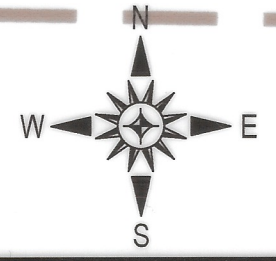


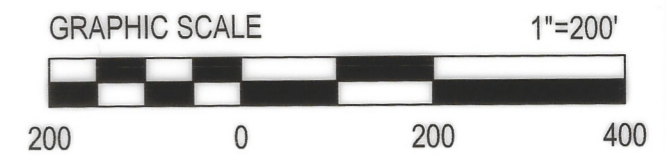
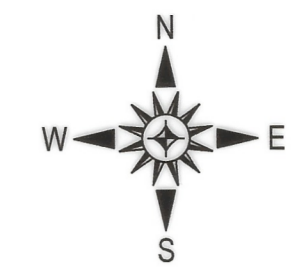
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6221 Southwest Boulevard, Suite 100
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(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
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OWNER:
SYSTEMATIC HOLDINGS, LLC
200 COCHRAN ROAD
WEATHERFORD, TX 76085





CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C101	172.61	500.00	19°46'49"	S8° 21' 48"W	171.76
C102	102.11	500.00	11°42'02"	S9° 58' 48"W	101.93
C103	82.15	500.00	9°24'48"	S8° 50' 11"W	82.05
C104	215.64	300.00	41°11'03"	S6° 37' 25"E	211.03
C105	234.00	300.00	44°41'09"	S4° 52' 18"E	228.11
C106	200.46	300.00	38°17'09"	S1° 59' 28"E	196.76
C107	51.26	200.00	14°41'06"	S3° 36' 20"W	51.12
C108	120.31	1000.00	6°53'36"	S14° 23' 41"W	120.24
C109	389.90	400.00	55°50'55"	N62° 50' 53"E	374.64
C110	138.56	300.00	26°27'45"	N13° 13' 53"W	137.33
C111	163.48	400.00	23°24'59"	N38° 10' 15"W	162.34
C112	354.25	400.00	50°44'34"	N24° 30' 28"W	342.79
C113	263.16	300.00	50°15'36"	N25° 59' 37"E	254.80
C114	219.93	400.00	31°30'11"	S79° 17' 20"W	217.17
C115	477.71	2425.71	11°17'01"	S83° 46' 09"E	476.94
C116	154.99	2441.43	3°38'14"	S79° 57' 55"E	154.96
C117	137.60	1000.00	7°53'03"	S86° 43' 33"E	137.49
C118	83.61	200.00	23°57'10"	N78° 21' 21"E	83.00

(S01°31'36"E 170.76') -DENOTES BEARING AND DISTANCE OF FULL ROADWAY CENTERLINE FROM P.C. TO P.T.

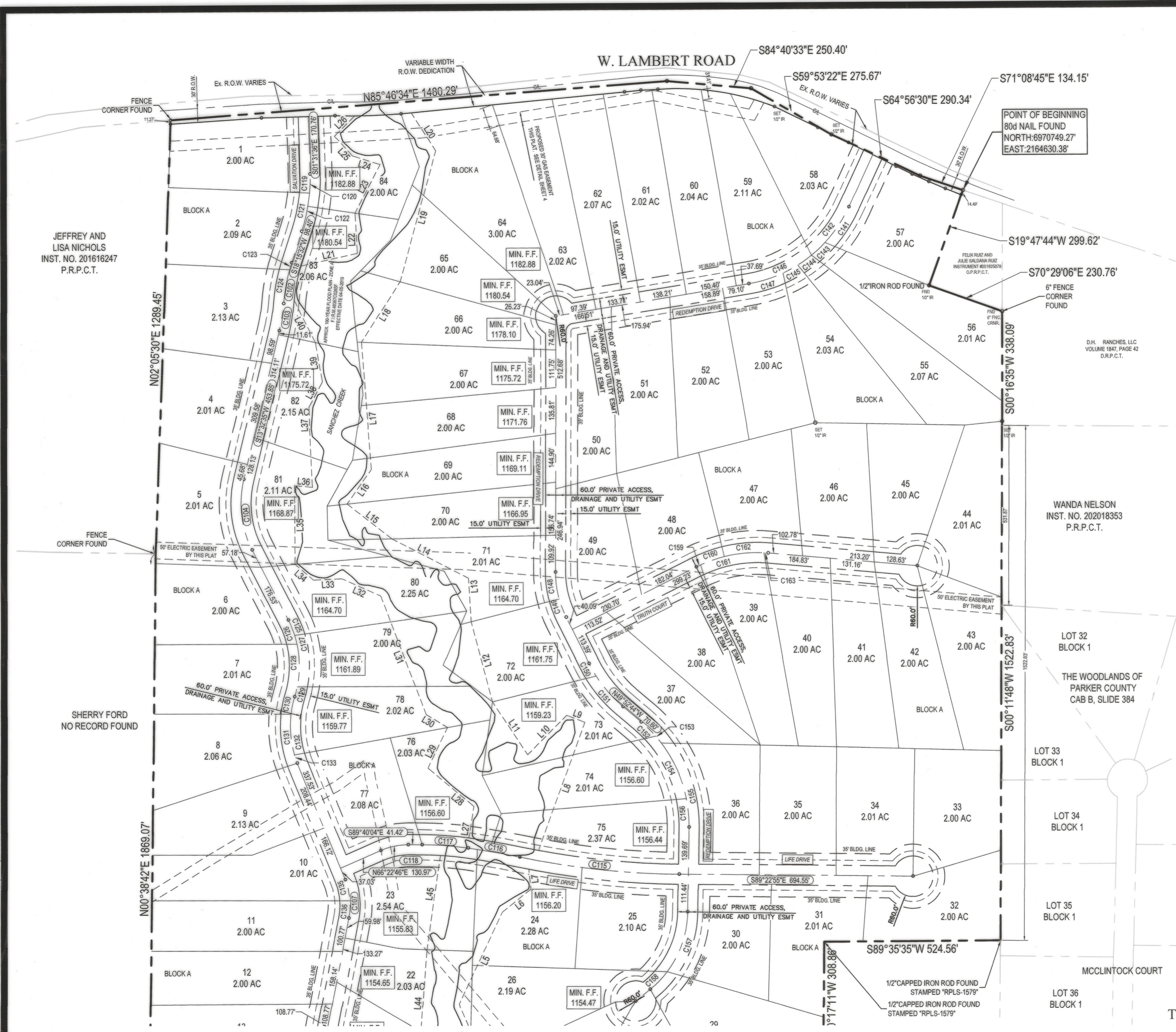
(C205) -DENOTES BEARING AND DISTANCE OF FULL ROADWAY CENTERLINE FROM P.C. TO P.T.

FINAL PLAT

Lots 1 through 84, Block A

FREEMAN RANCH

An Addition to Parker County, Texas
(City of Weatherford ETJ)
Being 176.46 Acres Situated in the
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OWNER:
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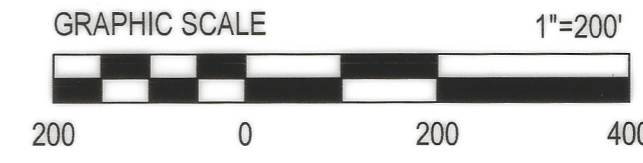
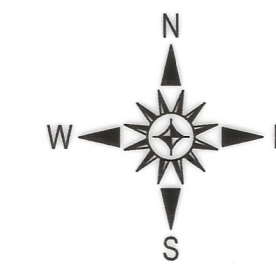
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SEPTEMBER 2022

JOB No. 337-8883

SEPTEMBER 2022

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LOT CURVE TABLE

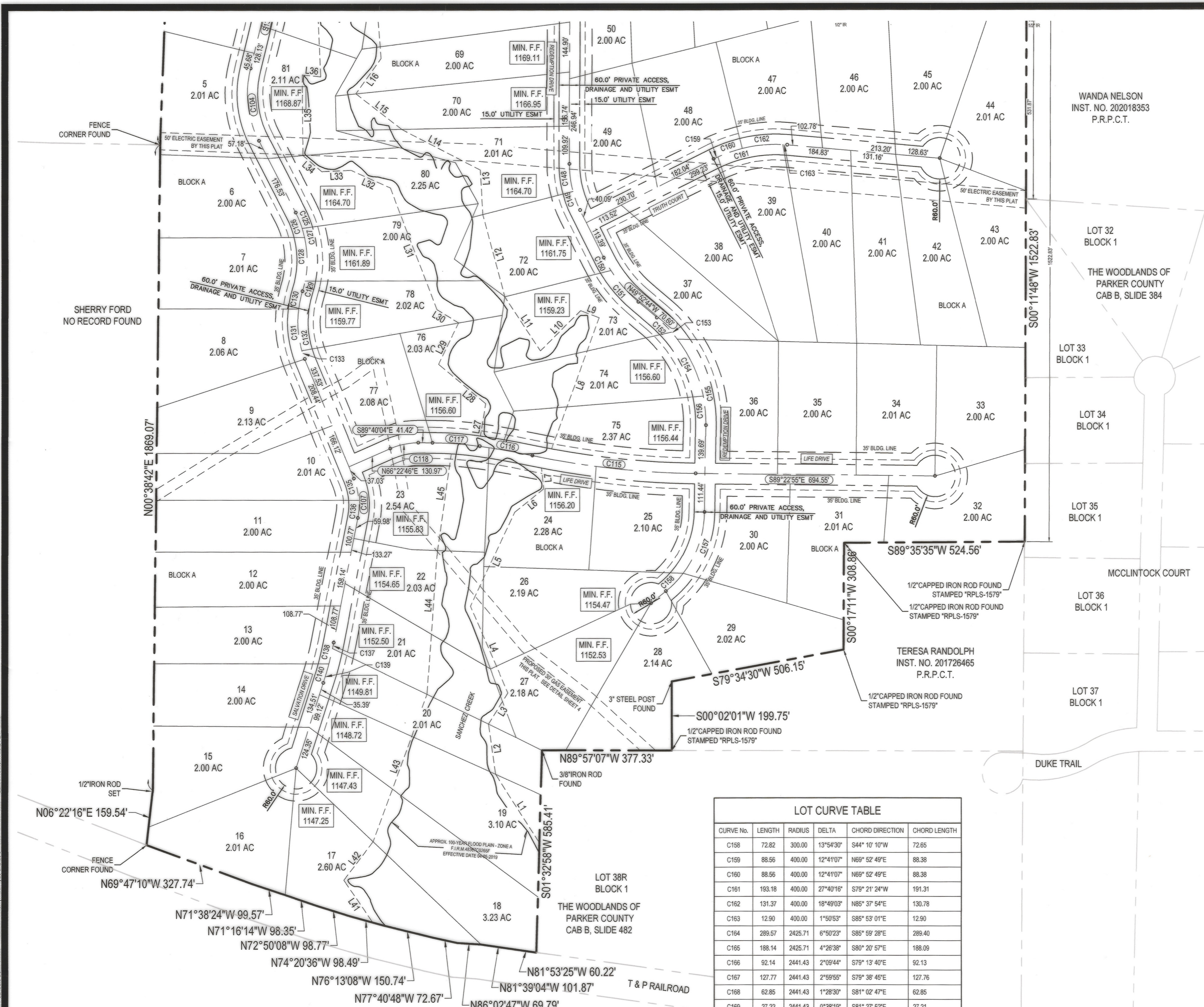
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C119	56.46	500.00	6°28'13"	S1° 42' 30"W	56.43
C120	96.20	500.00	11°01'26"	S3° 59' 07"W	96.05
C121	116.15	500.00	13°18'35"	S11° 35' 55"W	115.89
C122	76.41	500.00	8°45'22"	S13° 52' 31"W	76.34
C123	21.38	500.00	2°27'01"	S17° 03' 20"W	21.38
C124	102.11	500.00	11°42'02"	S9° 58' 48"W	101.93
C125	49.35	300.03	9°25'29"	S22° 30' 08"E	49.30
C126	76.48	300.03	14°36'18"	S19° 54' 44"E	76.27
C127	154.49	300.03	29°30'06"	S3° 02' 21"E	152.79
C128	157.52	300.03	30°04'50"	S2° 25' 51"W	156.72
C129	30.16	300.03	5°45'33"	S14° 35' 29"W	30.15
C130	52.64	300.03	10°03'13"	S12° 07' 29"W	52.57
C131	147.82	300.00	28°13'56"	S7° 01' 05"E	146.33
C132	174.56	300.00	33°20'22"	S0° 28' 55"W	1196.98
C133	25.90	300.00	4°56'47"	S18° 39' 39"E	1187.86
C135	65.06	200.00	18°38'21"	S13° 03' 23"E	64.78
C136	51.26	200.00	14°41'06"	S3° 36' 20"W	51.12
C137	17.22	1000.00	0°59'11"	S11° 26' 28"W	17.22
C138	63.11	1000.00	3°36'57"	S12° 45' 21"W	63.10

LOT CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C139	103.09	1000.00	5°54'24"	S14° 53' 16"W	103.05
C140	57.20	1000.00	3°16'39"	S16° 12' 09"W	57.19
C141	128.11	400.00	18°20'59"	N34° 05' 55"E	127.56
C142	183.17	400.00	26°14'12"	N38° 02' 32"E	181.57
C143	55.06	400.00	7°53'13"	N47° 13' 01"E	55.02
C144	50.06	400.00	7°10'13"	N54° 44' 44"E	50.02
C145	50.06	400.00	7°10'13"	N61° 54' 59"E	50.02
C146	206.73	400.00	29°36'43"	N85° 57' 59"E	204.44
C147	106.62	400.00	15°16'18"	N73° 08' 12"E	106.30
C148	80.29	300.00	15°20'00"	N7° 40' 00"W	80.05
C149	58.27	300.00	11°07'45"	N20° 53' 53"W	58.18
C150	42.50	400.00	6°05'14"	N29° 30' 22"W	42.48
C151	120.98	400.00	17°19'46"	N41° 12' 52"W	120.52
C152	60.10	400.00	8°36'29"	N45° 34' 30"W	60.04
C153	86.39	400.00	12°22'29"	N43° 41' 30"W	86.22
C154	208.18	400.00	29°57'44"	N26° 17' 24"W	206.80
C155	267.86	400.00	38°22'05"	N18° 19' 13"W	262.88
C156	84.98	400.00	12°10'21"	N5° 13' 21"W	84.82
C157	190.34	300.00	36°21'05"	S19° 02' 22"W	187.16

LOT CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C158	72.82	300.00	13°54'30"	S44° 10' 10"W	72.65
C159	88.56	400.00	12°41'07"	N69° 52' 49"E	88.38
C160	88.56	400.00	12°41'07"	N69° 52' 49"E	88.38
C161	193.18	400.00	27°40'16"	S79° 21' 24"W	191.31
C162	131.37	400.00	18°49'03"	N85° 37' 54"E	130.78
C163	12.90	400.00	1°50'53"	S85° 53' 01"E	12.90
C164	289.57	2425.71	6°50'23"	S85° 59' 28"E	289.40
C165	188.14	2425.71	4°26'38"	S80° 20' 57"E	188.09
C166	92.14	2441.43	2°09'44"	S79° 13' 40"E	92.13
C167	127.77	2441.43	2°59'55"	S79° 38' 45"E	127.76
C168	62.85	2441.43	1°28'30"	S81° 02' 47"E	62.85
C169	27.22	2441.43	0°38'19"	S81° 27' 52"E	27.21
C170	50.95	8624.78	0°20'18"	N63° 31' 52"W	50.95
C171	136.48	788.97	9°54'41"	S73° 19' 14"E	136.31
C172	87.62	788.97	6°21'48"	S81° 27' 29"E	87.58
C173	128.41	788.97	9°19'31"	S89° 18' 08"E	128.27
C174	196.59	1828.49	6°09'37"	N88° 37' 31"E	196.50



FINAL PLAT
 Lots 1 through 84, Block A
FREEMAN RANCH
 An Addition to Parker County, Texas
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 Being 176.46 Acres Situated in the
 T. and P. RR. Co. Survey, Section No. 195
 Parker County, Texas

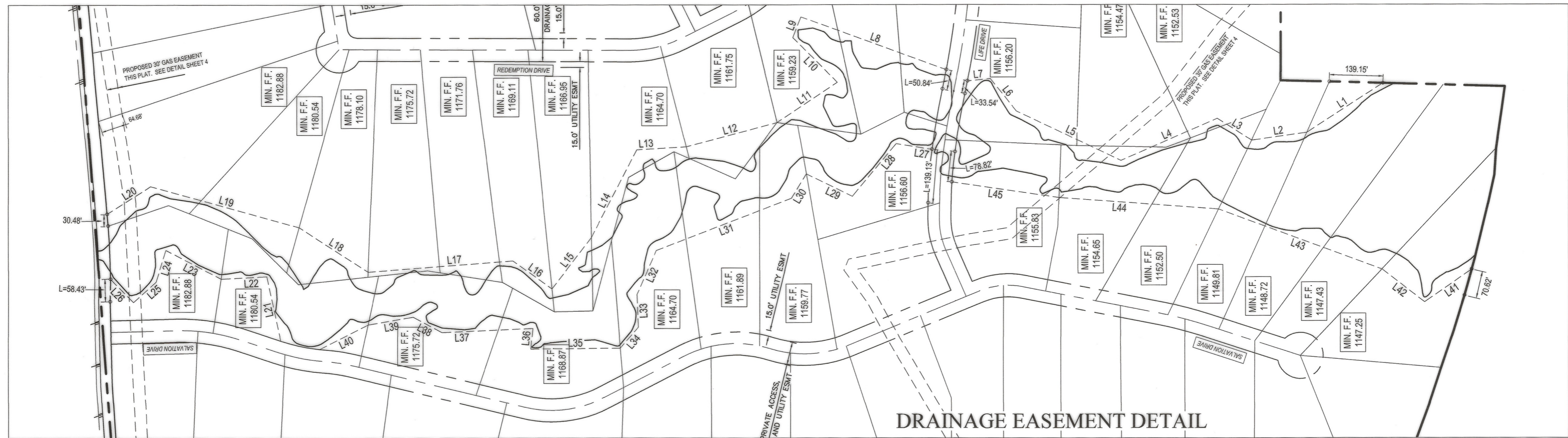
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OWNER:
 SYSTEMATIC HOLDINGS, LLC
 200 COCHRAN ROAD
 WEATHERFORD, TX. 76085

JOB NO. 337-9883
 SEPTEMBER 2022
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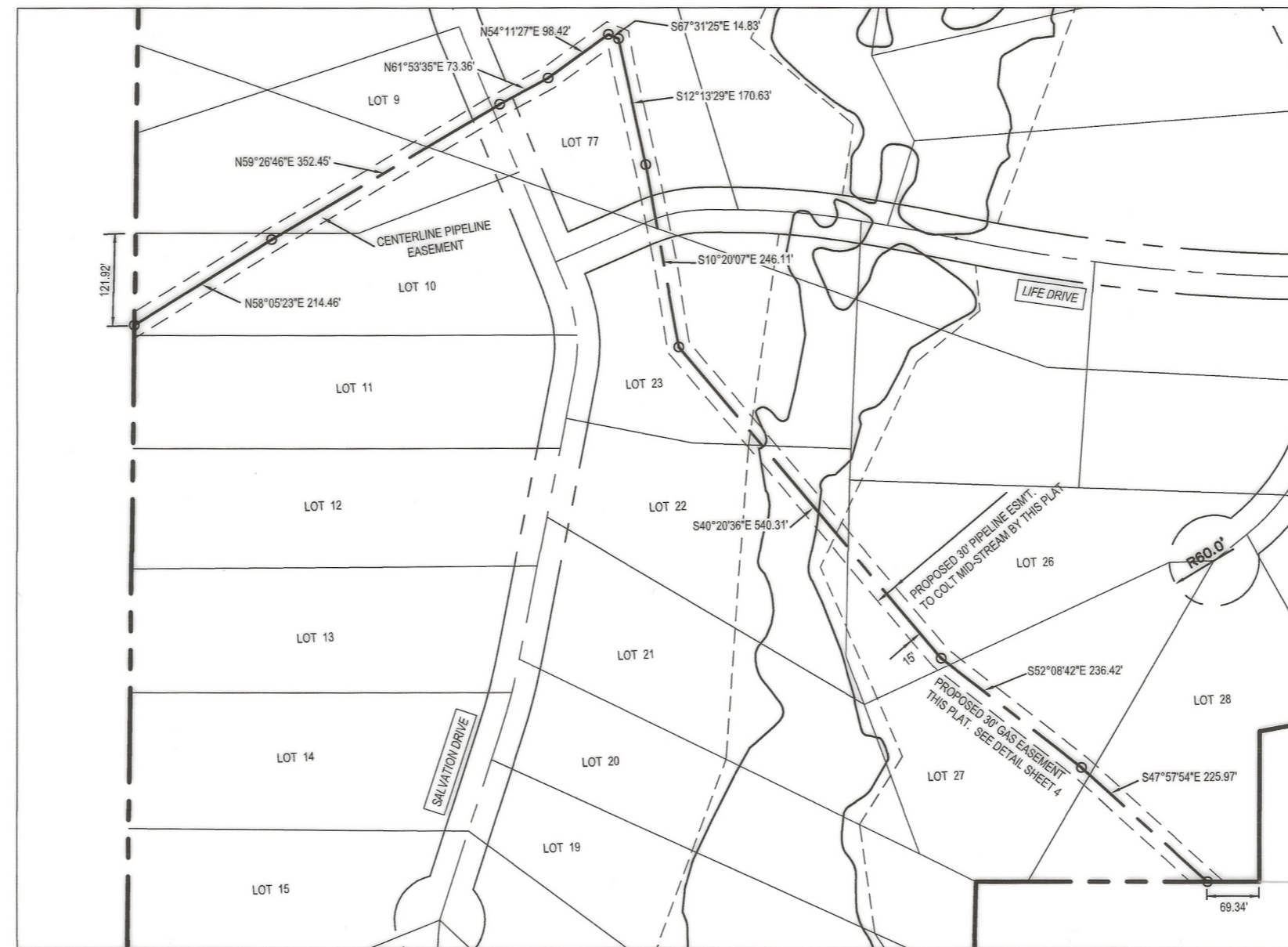


DRAINAGE EASEMENT DETAIL

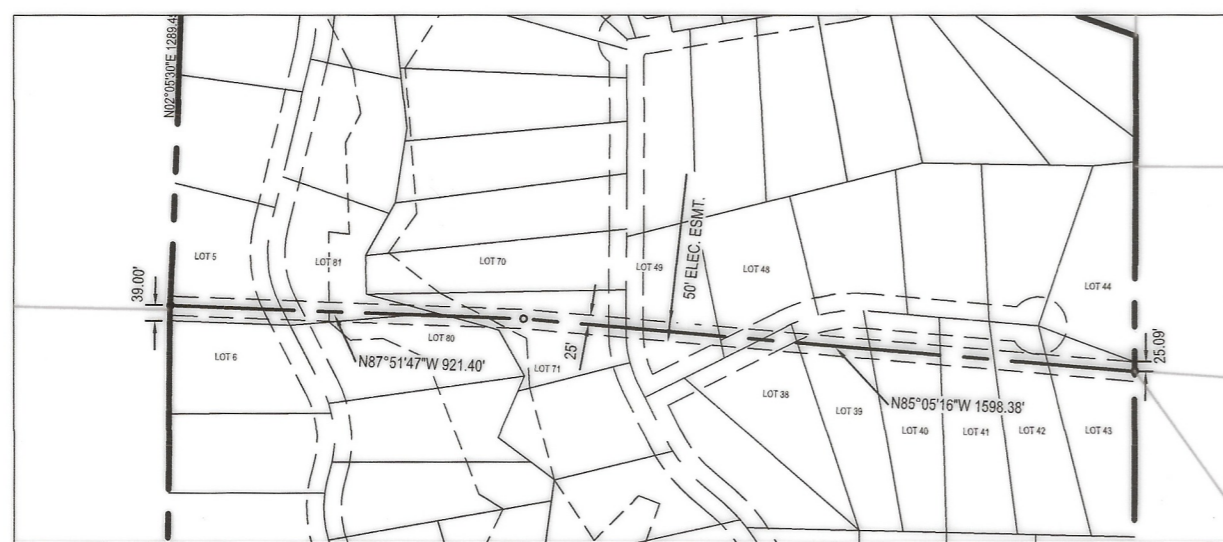
LINE No.	LENGTH	DIRECTION
L1	235.75	N32°44'07"W
L2	145.88	N07°55'24"W
L3	106.09	N32°12'33"E
L4	274.11	N23°27'14"W
L5	300.87	N25°14'45"E
L6	108.18	N51°08'27"E
L7	60.25	N06°10'37"W
L8	403.57	N19°59'01"E
L9	57.64	N68°50'32"W
L10	164.58	S45°10'38"W
L11	188.06	N33°30'35"W
L12	245.67	N14°52'59"W
L13	129.18	N03°30'09"W
L14	256.71	N62°32'47"W
L15	168.13	N52°11'58"W

LINE No.	LENGTH	DIRECTION
L16	125.48	N35°25'45"E
L17	378.86	N04°21'00"W
L18	213.18	N32°21'17"E
L19	402.03	N15°23'15"E
L20	134.31	N32°18'47"W
L21	171.18	N77°33'53"E
L22	119.30	N02°58'04"W
L23	161.85	N27°22'58"E
L24	86.03	N72°25'53"W
L25	79.47	N41°56'18"W
L26	85.14	N45°11'41"E
L27	94.46	N09°11'58"E
L28	178.13	N50°02'48"W
L29	133.19	N25°58'06"E
L30	73.83	N58°41'14"W

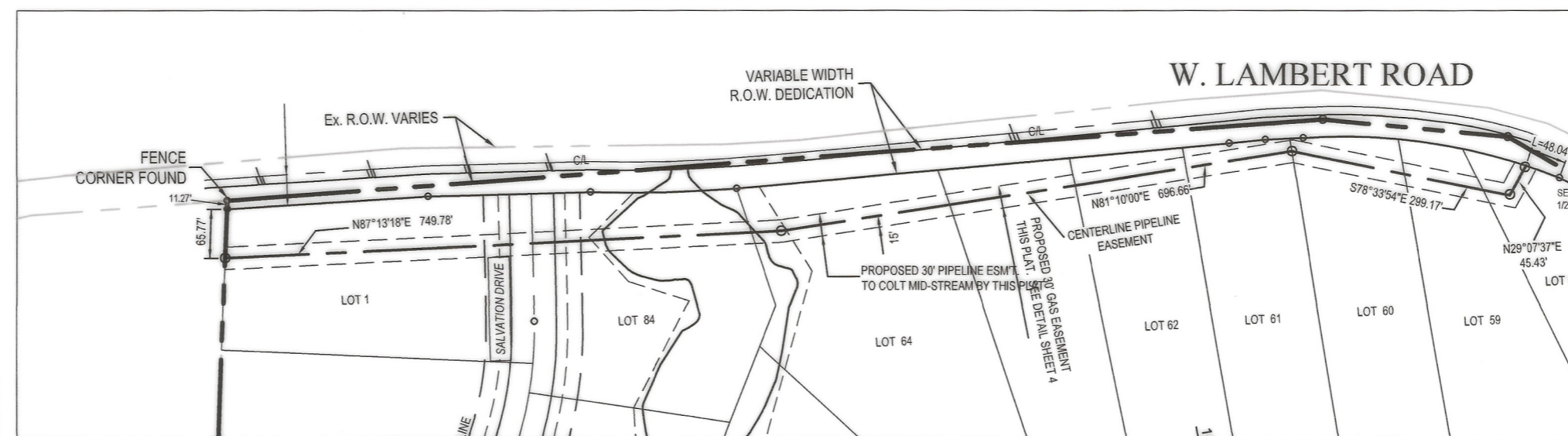
LINE No.	LENGTH	DIRECTION
L31	377.65	N20°59'08"W
L32	125.34	N65°57'02"W
L33	85.25	S87°33'27"W
L34	71.52	N49°10'15"W
L35	233.65	S00°28'50"E
L36	53.70	S84°09'50"E
L37	237.60	N02°30'24"W
L38	85.41	N28°01'40"E
L39	119.14	N09°46'01"W
L40	141.27	N26°39'54"W
L41	149.56	N34°40'18"W
L42	140.21	N37°31'53"E
L43	453.94	N20°09'58"E
L44	417.69	N04°06'58"E
L45	282.51	N08°08'43"E



GAS LINE EASEMENT DETAIL NO. 2

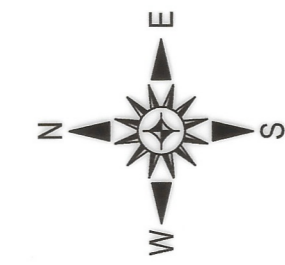


ELECTRIC EASEMENT DETAIL



GAS LINE EASEMENT DETAIL NO. 1

F426



FINAL PLAT

Lots 1 through 84, Block A

FREEMAN RANCH

An Addition to Parker County, Texas
(City of Weatherford ETJ)
Being 176.46 Acres Situated in the
T. and P. RR. Co. Survey, Section No. 195
Parker County, Texas

SEPTEMBER 2022

JOB No. 337-9883
SEPTEMBER 2022

SHEET
4 OF 5

USER: ZOE STRICKLAND 10/14/24
 FILE NAME: USBARSON STARK - FREEMAN RANCH (TRINITY) CAD/00 DIV/006 PLAT/337-9886 FREEMAN RANCH FINAL PLAT.DWG

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Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
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OWNER:
SYSTEMATIC HOLDINGS, LLC
200 COCHRAN ROAD
WEATHERFORD, TX. 76085

LEGAL DESCRIPTION:

176.46 ACRES situated in the T. & P. RR. CO. Survey, Section No. 195, Abstract No. 1350, being the same tract of land conveyed to Systematic Holdings, LLC as evidence by deed recorded in Instrument No. 2022-14418, Deed Records Parker County, Texas and being more particularly described, as follows:

BEGINNING at 80DNail found in the south line of W. Lambert Road for the northwest corner of that certain tract of land described in deed to Felix Ruiz and Julie Saldana Ruiz recorded under Instrument Number 2019-25078, Deed Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6970749.27 and EAST:2164630.38;

THENCE South 19 degrees 47 minutes 44 seconds West, with the Ruiz west line, at 14.49 feet passing a 1/2 inch iron rod set, in total a distance of 299.62 feet to a 1/2" iron rod found;

THENCE South 70 degrees 29 minutes 06 seconds East, with the Ruiz south line a distance of 230.76 feet to a 6" fence corner found, said point being in the west line of the D. H. Ranches, LLC tract as recorded in Volume 1847 Page 42, Deed Records Parker County, Texas;

THENCE South 00 degrees 16 minutes 35 seconds West, with the D.H. Ranches west line a distance of 338.09 feet to a 1/2" capped iron rod set stamped "BARRON STARK", said point being the D.H. Ranches southwest corner and the northwest corner of the Wanda Nelson tract as recorded in Instrument No. 2020-18353, Deed Records Parker County, Texas;

THENCE South 00 degrees 11 minutes 48 seconds West with the Nelson west line, at 531.87 feet passing the Nelson southwest corner and the westerly northwest corner of The Woodlands of Parker County, an addition to Parker County as recorded in Cabinet B, Slide 384, Plat Records Parker County, Texas, a total distance of 1522.83 feet a 1/2" capped iron rod found stamped "RPLS-1579" for the northeast corner of the Teresa Randolph tract as recorded in Instrument No. 2017-26465, Deed Records Parker County, Texas;

THENCE South 89 degrees 35 minutes 35 seconds West, with Randolph north line a distance of 524.56 feet, to a 1/2" capped iron rod found stamped "RPLS-1579";

THENCE South 00 degrees 17 minutes 11 seconds West, with Randolph west line a distance of 308.86 feet to a 1/2" capped iron rod found stamped "RPLS-1579";

THENCE South 79 degrees 34 minutes 30 seconds West, with Randolph north line a distance of 506.15 feet to a 3" steel post found;

THENCE South 00 degrees 02 minutes 01 seconds West, with Randolph west line a distance of 199.75 feet to a 1/2" capped iron rod found stamped "RPLS-1579" in the north line of Lot 38R, Block 1, Woodlands of Parker County, an addition to Parker County, Texas as recorded in Cabinet B, Slide 482, Plat Records Parker County, Texas;

THENCE North 89 degrees 57 minutes 07 seconds West, with north line of said Lot 38R, a distance of 377.33 feet to a 3/8" iron rod found;

THENCE South 01 degrees 32 minutes 58 seconds West, with west line of said Lot 38R, a distance of 585.41 feet to a point for corner in the north line of the T & P Railroad right-of-way;

THENCE with south line of said Systematic Holdings tract and the north line of T & P Railroad right-of-way, the following calls:

- North 81 degrees 53 minutes 25 seconds West, a distance of 60.22 feet to a point for corner;
- North 81 degrees 39 minutes 04 seconds West, a distance of 101.87 feet to a point for corner;
- North 86 degrees 02 minutes 47 seconds West, a distance of 69.79 feet to a point for corner;
- North 77 degrees 40 minutes 48 seconds West, a distance of 72.67 feet to a point for corner;
- North 76 degrees 13 minutes 08 seconds West, a distance of 150.74 feet to a point for corner;
- North 74 degrees 20 minutes 36 seconds West, a distance of 98.49 feet to a point for corner;
- North 72 degrees 50 minutes 08 seconds West, a distance of 98.77 feet to a point for corner;
- North 71 degrees 16 minutes 14 seconds West, a distance of 98.35 feet to a point for corner;
- North 71 degrees 38 minutes 24 seconds West, a distance of 99.57 feet to a point for corner;
- North 69 degrees 47 minutes 10 seconds West, a distance of 327.74 feet to a fence corner found for the southwest corner of the Systematic Holdings tract and the southeast corner of the Sherry Ford tract (no recording instrument found);

THENCE North 06 degrees 22 minutes 16 seconds East with general line of fence a distance of 159.54 feet to a set 1/2 inch iron rod;

THENCE North 00 degrees 38 minutes 42 seconds East, with general line of fence, a distance of 1869.07 feet to a fence corner found for the northeast corner of said Ford tract and the southeast corner of the Jeffrey and Lisa Nichols tract as recorded in Instrument No. 2016-16247, Deed Records Parker County, Texas;

THENCE North 02 degrees 05 minutes 30 seconds East, with the Nichols east line, at 1278.18 feet passing a 1/2 inch iron rod set, in total a distance of 1,289.45 feet to a fence corner found in the south line of W. Lambert Road for the northeast corner of said Nichols tract;

THENCE North 85 degrees 46 minutes 34 seconds East with the existing south line of W. Lambert Road a distance of 1,480.29 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE South 84 degrees 40 minutes 33 seconds East with the existing south line of W. Lambert Road a distance of 250.40 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE South 59 degrees 53 minutes 22 seconds East with the existing south line of W. Lambert Road a distance of 275.67 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE South 64 degrees 56 minutes 30 seconds EAST with the existing south line of W. Lambert Road a distance of 290.34 feet to a 1/2" capped iron rod found stamped "BARRON STARK";

THENCE South 71 degrees 08 minutes 45 seconds East with the existing south line of W. Lambert Road a distance of 134.15 feet, returning to the POINT OF BEGINNING and containing 176.46 acres of land (7,686,480 square feet), more or less.

OWNER'S DEDICATION

State of Texas }
County of Parker }

Date January 10, 2023

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as Lots 1 through 84, Block A, Freeman Ranch, a subdivision to the City of Weatherford, Texas or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

SYSTEMATIC HOLDINGS, LLC

DL

Printed Name: DANIEL MORGAN

Title: President

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

Daniel Morgan Owner,

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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 10 day

January, 2023

Kristy Hansen
Notary Public in and for The State of Texas

4-10-2025

My Board Expires On:

STATE OF TEXAS }
COUNTY OF PARKER }

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

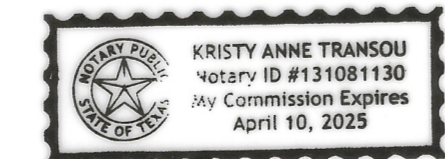
Charles F. Stark
Charles F. Stark

01-11-2023

Date

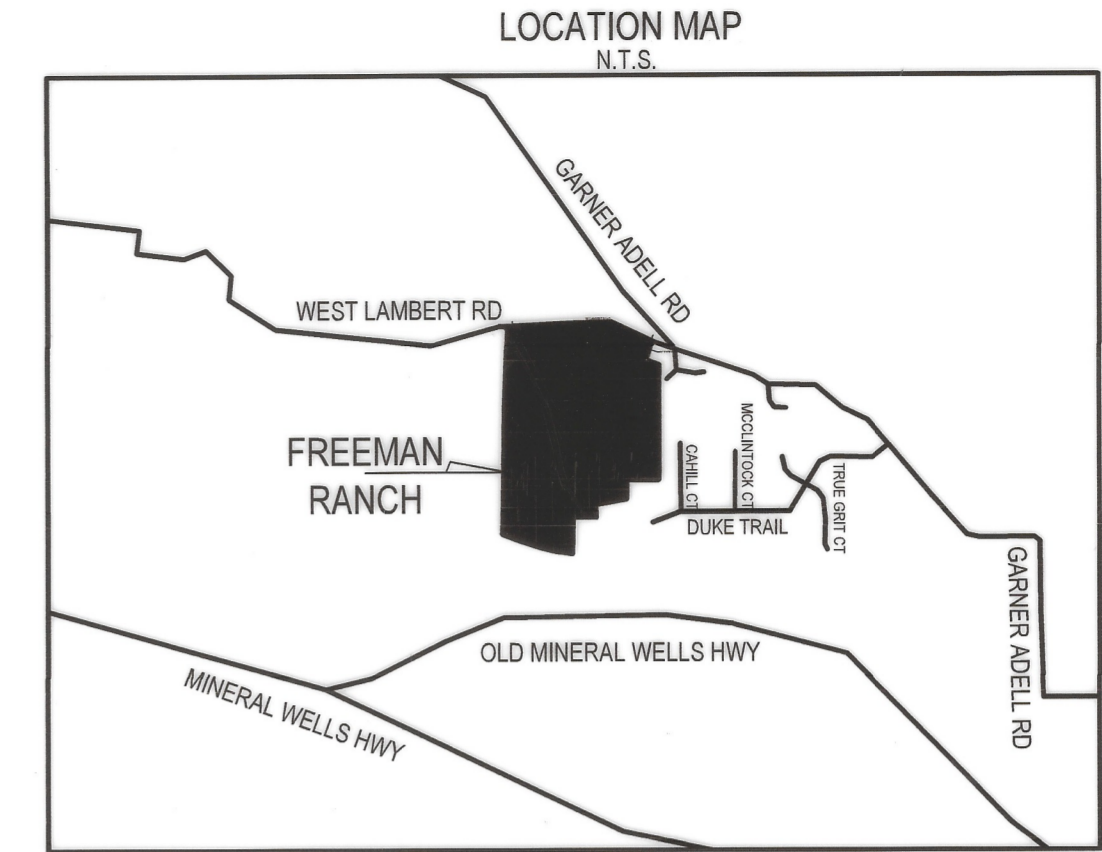
Registered Professional Land Surveyor
Texas Registration No. 5084

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



GENERAL NOTES

1. All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 35 feet
Rear Building Line = 10 feet
Side Building Line = 10 feet
2. Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
3. Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along all lot frontages.
4. Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
5. Total Number of Single Family Residential Lots = 84.
6. Water Source to be private individual water wells.
Waste Water to be private individual Waste Water Systems.
7. Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property, according to the Flood Insurance Rate Map for Parker County, Texas, dated April 05, 2019 Map No. 48367C0265F.
8. Total centerline private street length= 9,370 linear feet.
9. The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if at any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.
10. All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 25 day of January, 2023.

By: [Signature]
Chairman

Attest: Malinda Nowell
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 25 day of January, 2023.

By: [Signature]
Mayor

Attest: Malinda Nowell
Secretary

FINAL PLAT

Lots 1 through 84, Block A

FREEMAN RANCH

An Addition to Parker County, Texas
(City of Weatherford ETJ)
Being 176.46 Acres Situated in the
T. and P. RR. Co. Survey, Section No. 195
Parker County, Texas

SEPTEMBER 2022

JOB No. 337-9883
SEPTEMBER 2022

SHEET
5 OF 5

USER: CHARCK STARK PLOTTED ON: 10/20/23 5:57 PM FILE NAME: N:\BARRON STARK - TRINITY CLASSIC BUILDINGS\9883 - FREEMAN RANCH\TRINITY\100 CAD\DWG\9883-PLAT\37-6888-FREEMAN RANCH FINAL PLAT - REVISED DEC 2022.DWG

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Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER:
SYSTEMATIC HOLDINGS, LLC
200 COCHRAN ROAD
WEATHERFORD, TX. 76085

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 426
DATE 2/3/2023



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202302712
02/03/2023 12:29 PM
Fee: 92.00
Lila Deakle, County Clerk
Parker County, TX
PLAT