

# FREESTONE

LAKE



GOLF

AN OVERVIEW

11/2024

Fairfield, Texas

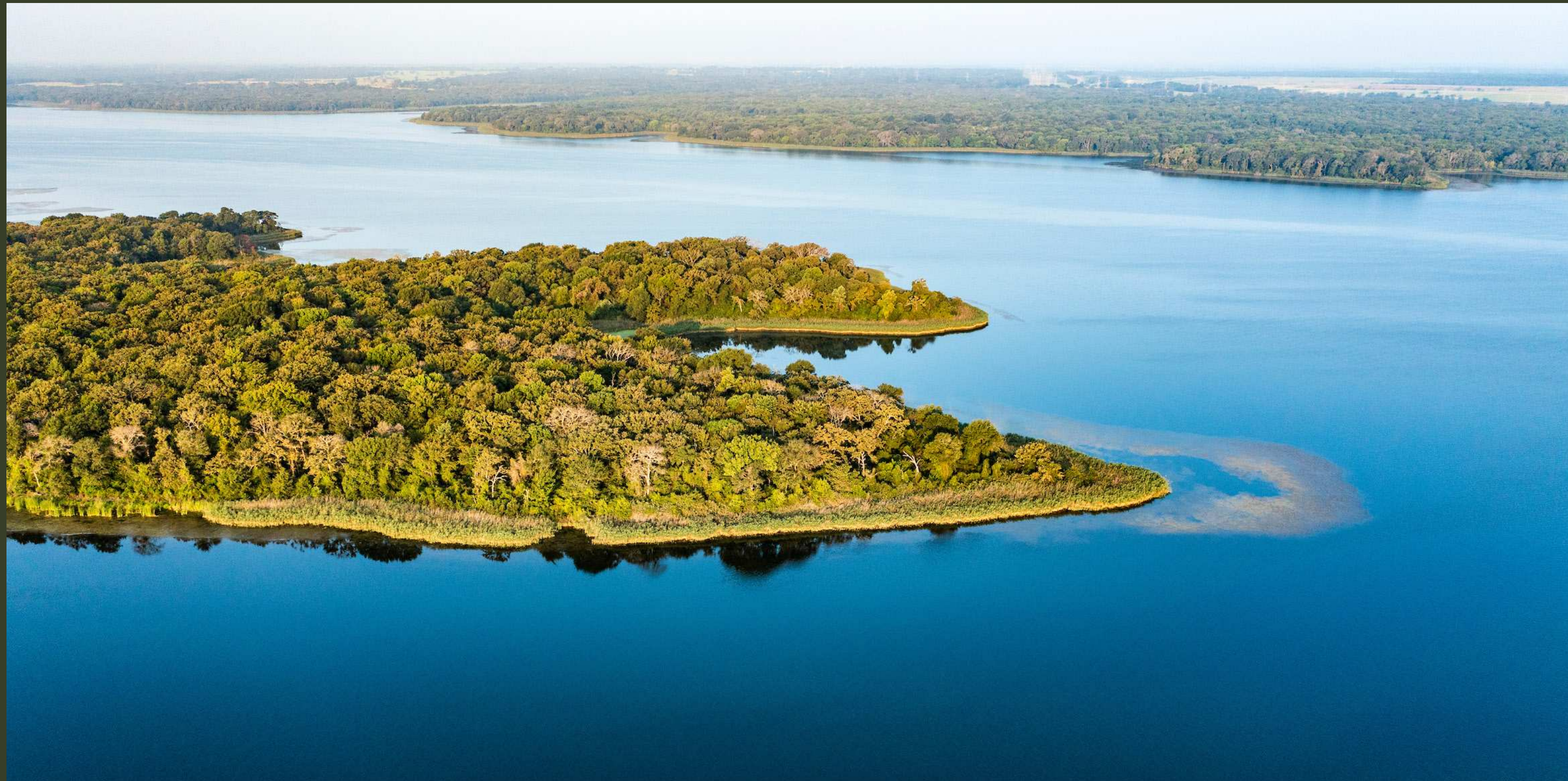
# FREESTONE

FREESTONE IS A LUXURY LAKE AND GOLF CLUB ENCOMPASSING THE LARGEST PRIVATELY OWNED LAKE IN THE UNITED STATES. SET UPON 5,000 ACRES OF OPEN WATER, ROLLING HILLS AND SAVANNAH POST OAKS, FREESTONE PROVIDES A GENERATIONAL RETREAT FOR FAMILY AND FRIENDS HALFWAY BETWEEN DALLAS AND HOUSTON.

THE BREATHTAKING PROPERTY PROVIDES WATER-FRONT GOLF AT A CHAMPIONSHIP LEVEL, TROPHY BASS FISHING, BOATING WITHOUT PUBLIC ACCESS, AND ALL OF THE ACTIVITIES AND AMENITIES A FAMILY SHOULD EXPECT FROM A WORLD-CLASS, PRIVATE RESORT.



TODD INTERESTS  
- 1990 -



# The Largest Private Lake in America

Ninety minutes south of Dallas, set among the rolling hills and hardwood forests of Freestone, TX, lies the largest privately owned lake in the United States.

The entirety of the 2,400 acre lake and its 30 miles of shoreline reside within the gates of Freestone Club. Its natural beauty and tranquility provide a respite to those looking to quickly escape the bustle of life just down the highway.





## Lake Size Comparison



**FREESTONE**

2,400 acres

FULLY PRIVATE



**LAKE ATHENS**

1,800 acres

PUBLIC



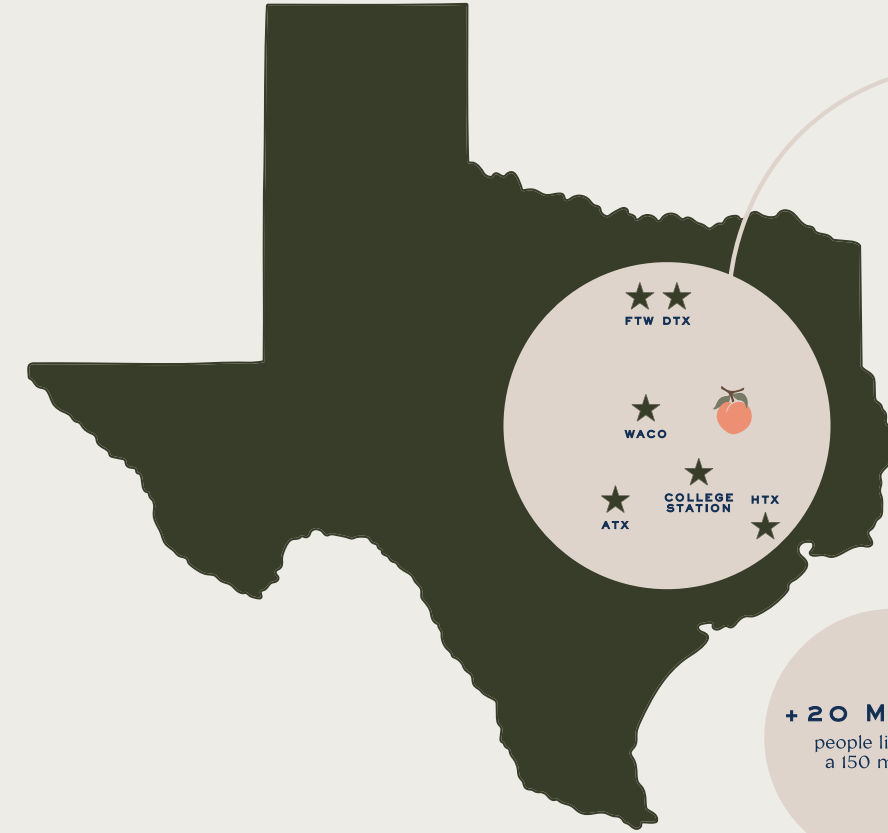
**LAKE MCQUEENY**

400 acres

PUBLIC

## Deep In The Heart of Texas

FREESTONE CLUB — TEXAS — LAKE & GOLF



**+ 20 MILLION**  
people live within  
a 150 mile drive





GOLF

DINING

LAKE

ADVENTURE

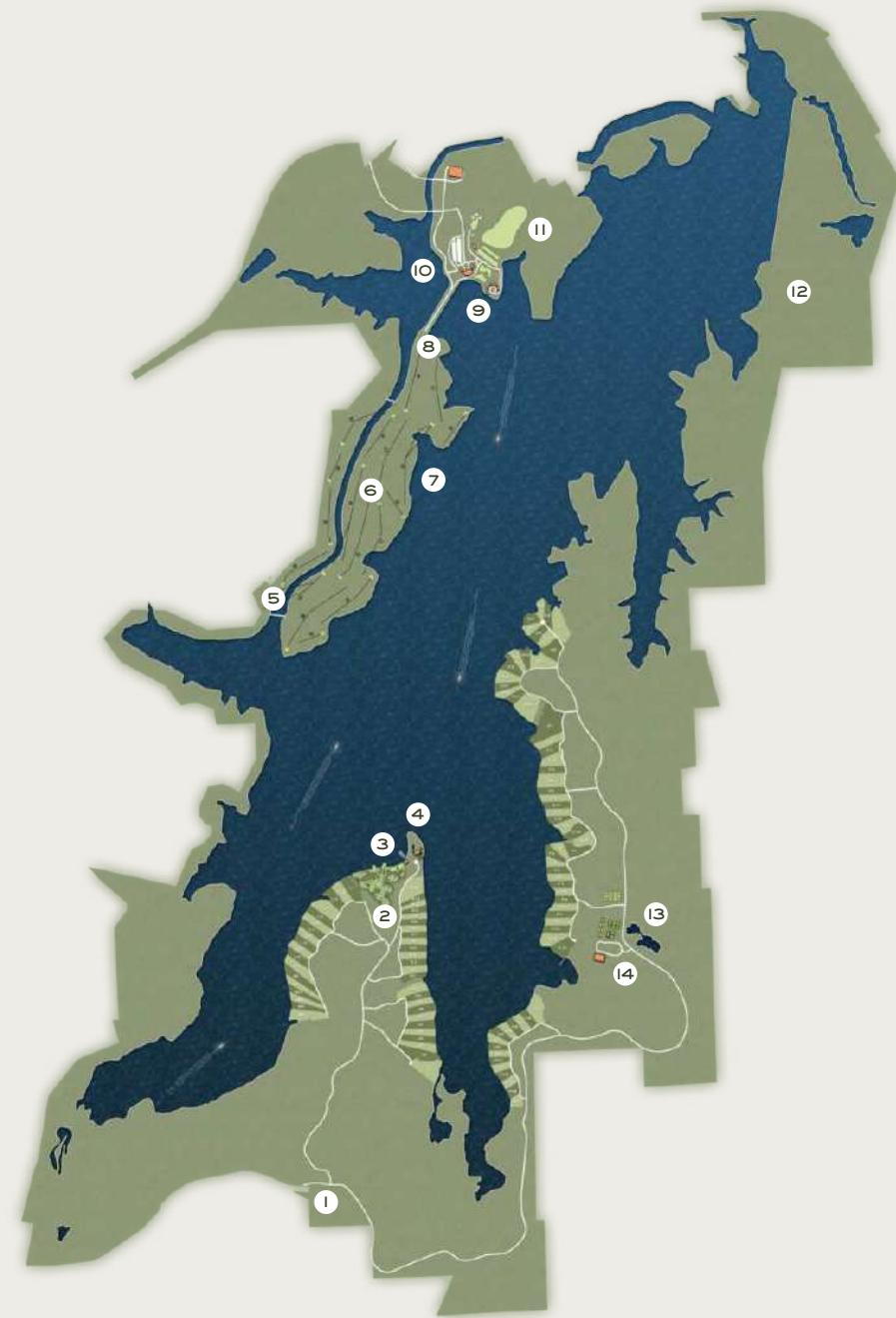
LIVE

# Away From It All...

WITH EVERYTHING YOU NEED

Freestone Club will offer multiple Food and Beverage venues for Members to enjoy.

- 1. GATEHOUSE
- 2. SHORT COURSE
- 3. BOAT CLUB
- 4. THE POINT
- 5. COMFORT STATION
- 6. HALFWAY HUT
- 7. CHAMPIONSHIP COURSE
- 8. STARTER'S HUT
- 9. GOLF COTTAGES
- 10. GOLF CLUBHOUSE
- 11. DRIVING RANGE
- 12. SHOOTING & SPORTING CLAYS
- 13. FISHING POND
- 14. FIELDHOUSE



Master Site Plan & The Point

The Point





# The Point Amenities

Dining, boating, fitness and even golf can be found at The Point - Freestone's most heavily amenitized neighborhood. A mix of eastern and western facing lots line each shoreline.

**1. Short Course:** The 10-holes of the Beau Welling design play up and down The Point's hillside and along the water's edge. It is designed to be playable and fun for golfers of all skill levels. A putter and a wedge are all you will need, but a cold drink and bare feet are highly encouraged.

**4. Dock Bar:** No shoes, no shirt, no problem at the Dock Bar and Grill. Pull your boat up and cool off under the shade of The Raft's air conditioned patio. OPENING SUMMER/FALL '25

**6. Lake Club and Restaurant:** A well-appointed dining room, outdoor patios and screened in porches all feature 180-degree views of the lake.

**7. Fitness Center:** Abundant natural light and lake views flood the fitness facility, which is outfitted with a full suite of strength and cardio equipment. The indoor/outdoor studio and yoga lawn provide an ideal setting for sunrise classes year-round.

**8. Adult Lap Pool:** Swim laps or sit in serenity at the waterfront lap pool.

**12. Ranger Station:** Meet up for coffee or smoothies after a morning paddle board session at the Ranger Station. This café and market is also the place to grab premade meals and household staples.

**13. Family Pool:** Kick back and relax as the kids splash around. The pool menu has fresh and refreshing fan favorites along with frozen drinks for all ages.

**14. Patio:** There is no better place to view Fourth of July fireworks or a sunset any time of year than the stone patio wrapping the centenarian oak tree at the tip of The Point.



- 1 10 HOLE SHORT COURSE
- 2 PUTTING GREEN
- 3 GOLF SHOP

- 4 DOCK BAR & GRILL
- 5 OUTDOOR PURSUITS
- 6 LAKE CLUB

- 7 FITNESS CENTER
- 8 LAP POOL
- 9 STEAM, SAUNA, & LOCKER ROOMS

- 10 TERRACE
- 11 LAWN
- 12 GRAB & GO MARKET

- 13 FAMILY POOL
- 14 PATIO

Boat Club



Boat Club



# Freestone Golf

Freestone Club has two courses designed by Beau Welling. The 10-hole Short Course on The Point starts and finishes at The Boat Club. The Championship Island Course sits across the water on Freestone's 150-acre island and adjacent shoreline.



“Our biggest challenge is that we have so many options, there are so many great golf holes on the site. It is mind blowing. However, one thing is consistent: the potential for the Freestone Club Island Course to be important for many generations to come.”



# The Short Course

**Putting Course:** The putting course will be shaped to create undulating features between pinnable locations to allow for a fun and dynamic putting experience that could be played in a specific hole order, or a “pick your hole” type game.

## #1 “Cape” | 91 yds

The first hole will provide a “cape” like tee shot over a swath of native grasses to a green that is angled from left to right. The right side of the green will be guarded by a short right bunker that will appear to be at the green’s edge, obscuring playable turf short right of the green, and a second right greenside bunker that will challenge players looking to get close to a right pin location. Players opting to play out to the left will be offered the ability to bound the golf ball onto the green by playing off the slope left. The green will be segmented by a ridge through the green, requiring an accurate shot to gain the best chance at birdie.

## #2 “Step” | 77 yds

The second hole will play uphill to a right to left green angle with ample short cut play space surrounding it. Sloping back toward the tee, the green will have two distinct tiers with a false front fold-off requiring precision from the tee.

## #3 “Thumb Print” | 82 yds

The third hole will again play slightly uphill to a green set perpendicular to the line of play. Pin locations near the middle of the green will be located in a “thumb print” offering exciting chances for a hole in one. Alternatively, pin locations on the right and left sides of the green will be guarded by the two greenside bunkers.

## #4 “The Ritz” | 100 yds

The fourth hole will turn to play back downhill into a version of a “Biarritz” style green. Front pin locations will likely require a tee shot that lands just short of the green, bounding onto the green surface sloping away from the tee. Middle pin locations will be placed within the unique swale, with back pin locations being more elevated. A large expanse of short cut turf surrounding this, and every green will offer a myriad of recovery options for those players not finding the green surface from the tee.

## #5 “Berwick” | 69 yds

The fifth hole seeks to create a version of the strategy at the iconic 15th hole at North Berwick, where the green is set at a 45 degree angle from the tee. Golfers will be required to execute a precise tee shot into the green that will slope away from the tee and will be further guarded by the two right greenside bunkers and deep turf swale behind.

## #6 “PB+J” | 88 yds

The sixth hole seeks to emulate the famed ‘punch bowl’ greens of the National Golf Links of America or the Chicago Golf Club. Here, the sides and back of the green feature a prominent ridge, keeping golf balls close to the surface. This version of the “punch bowl” will feature a front and center “J” bunker that can be played from either side of the prominent oak tree between the green and tee.

## #7 “River” | 55 yds

The seventh hole plays back down the hill towards the water’s edge. With a distinctive narrow swale or ‘river’, the tee shot demands precision to find the optimal portion of the green for the best birdie opportunity.

## #8 “Plateau” | 105 yds

Playing along the lake edge, the eighth hole will offer two tee angles depending on the choice of the group. The lower tee will require a shot playing over the water’s surface to a green guarded by a small upper “plateau” and a visually imposing back right bunker. The upper tee will require less carry over water, but will result in a tee shot landing into a right to left sloping green surface.

## #9 “S” | 96 yds

The ninth hole will turn away from the lake and play uphill slightly to a distinctive “S” shaped green with bunkers short right and long left. Distance control will be critical here to find the correct portion of the two tiered green.

## #10 “Square” | 149 yds

The final hole will be the longest, playing downhill with striking views over the lake. The tee shot will be directed toward a bunkerless green surrounded on three sides by water. The green will add further excitement with its division into four distinct quadrants. The front will feature a false front, challenging those who come up short but allowing for multiple recovery options. The left and right sides will be depressed, creating exciting pin locations that will funnel correctly played tee shots toward the hole. The back quadrant of the green will be slightly higher than the left and right sides and will include a slope down to the water for tee shots played too far beyond the green’s surface.



## FREESTONE THE SHORT COURSE

### SCORECARD

HOLE	PAR	YDS
1	3	91
2	3	77
3	3	82
4	3	100
5	3	69
6	3	88
7	3	55
8	3	105
9	3	96
10	3	149
<b>TOTAL</b>	<b>30</b>	<b>912</b>

The Short Course



# Championship Golf

Freestone's 150-acre island is fully dedicated to golf. Water is visible (but not in play!) from all 18 holes of the Championship Beau Welling Design. Play up and down the island, across the canal and along the neighboring shoreline. This is core golf - no homes border the course. The entire island and neighboring shoreline are dedicated to golf.

Beau Welling is Tiger Woods' architect of record and has the endorsement of numerous prestigious courses and clubs worldwide. His design prioritizes challenging scratch golfers from the back tees while ensuring playability from the forward tees. Arrive at the first tee by water taxi or dock your surf boat at the Halfway House to join your friends for lunch and the back nine.



# Championship Golf Course

## SCORECARD

HOLE	PAR	I	II	III
1	4	432	400	372
2	4	464	442	423
3	3	190	165	145
4	4	399	345	322
5	4	357	335	315
6	4	475	433	405
7	5	584	557	525
8	3	149	149	122
9	4	459	422	395
OUT	35	3,509	3,248	3,024
10	4	499	460	431
11	4	508	475	450
12	5	648	640	568
13	4	324	315	290
14	5	559	540	525
15	3	201	190	183
16	5	600	564	538
17	3	242	235	200
18	4	467	462	438
IN	37	4,048	3,881	3,623

TOTAL	72	7,557	7,129	6,647
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# The Clubhouse

The breathtaking covered patio at our iconic Clubhouse awaits you after your round. Designed by renowned architect Mark Finlay, the clubhouse offers panoramic views of the lake and our island course. The Clubhouse offers full-service dining in a relaxed and vibrant atmosphere, perfect for pre-round coffee or post-round revelry as the sun sets over the water. The ground floor of the building includes a men's lounge and locker room with steam and sauna. Likewise, ladies will find an elegant women's lounge and locker room, providing a space to unwind after a round, meet up for Mahjong, or sneak away from the house to catch up with friends.

Other Mark Finlay designs include:

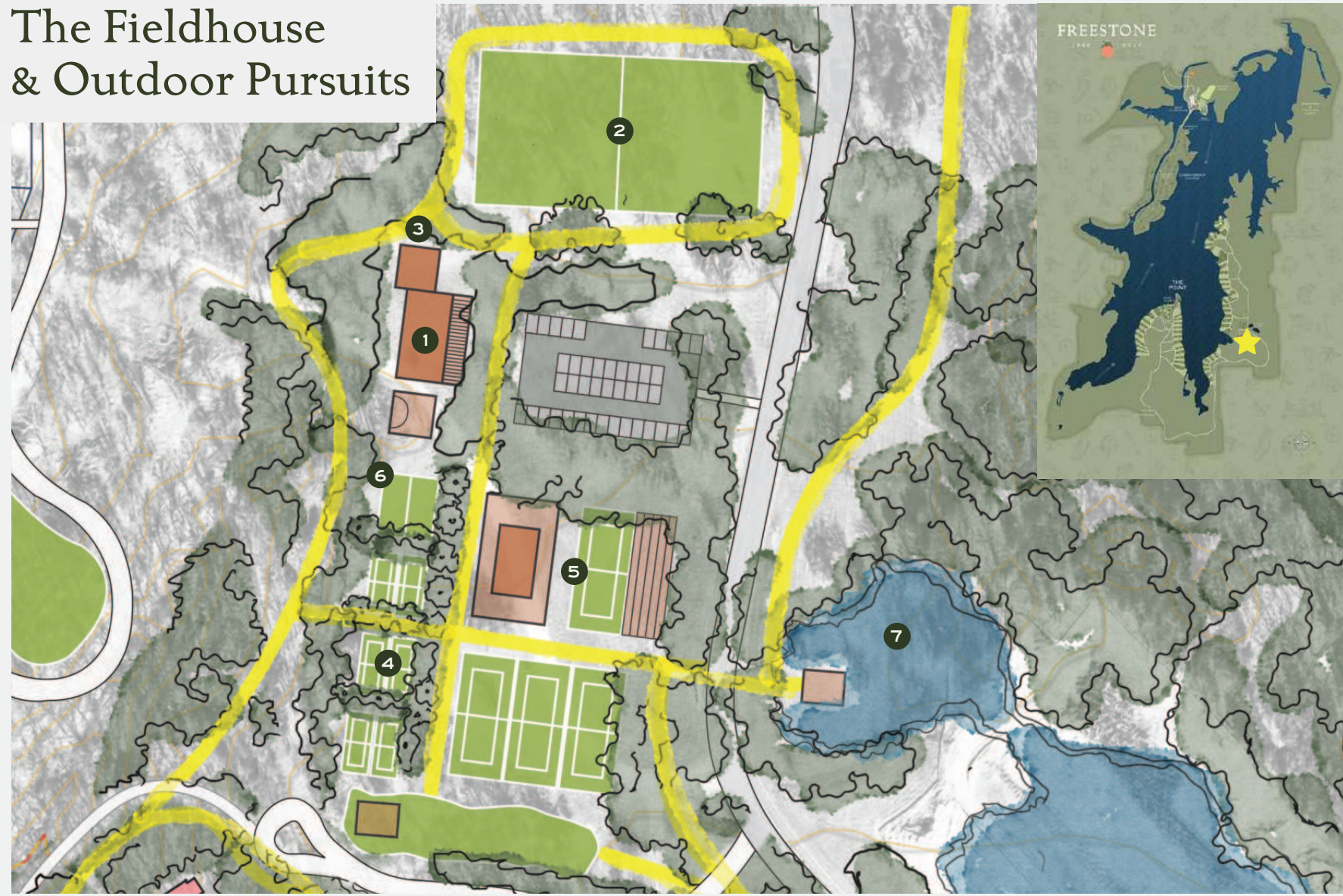
- **Alotian Club**
- **Fishers Island Club**
- **Cherry Hills Country Club**
- **Sankaty Head Golf Club**
- **Trinity Forest Golf Club**



Mark Finlay's design stretches beyond the clubhouse. Additional golf facilities include a waterfront starter's hut, a halfway house with panoramic views, a comfort station and sixteen individual golf suites - all designed by Mark Finlay.



# The Fieldhouse & Outdoor Pursuits



- 1 MULTI-PURPOSE SPACE & GYMNASIUM
- 2 LACROSSE FIELD (FOOTBALL/SOCCER FLEX FIELD)
- 3 KIDS' CLUB & PLAYGROUND
- 4 PICKLEBALL COURTS
- 5 CLAY TENNIS COURTS
- 6 PADEL COURTS
- 7 POND
- HIKING & WALKING TRAILS



# For the Family, in Every Season

Embark on a journey of year-round adventure and relaxation at Freestone Club, where families of all ages can create cherished memories in every season.





# Family First



Freestone Club offers a vertical, intergenerational membership that allows *both* spouses' parents, their children and their grandchildren to enjoy the club to its fullest.



