

Lake Cypress Springs – one of the most popular getaways in Texas. This beautiful 4000-acre lake is home to a great variety of lakeside homes, from weekend cottages to stunning Log/Timber/Stone chalets. Although most of the homes at Cypress Springs are not occupied full-time, the owners, nevertheless, take great pride in creating their one-of-a-kind homes for weekend/vacation enjoyment and/or future retirement.

Cypress Springs has long been the lake of choice for property ownership in North Texas. In addition to its unspoiled natural beauty, Cypress Springs



is a 'constant level' lake fed by cool natural springs which offset frequent Texas droughts. To serve its function as a major water supply reservoir, the lake was cleared of trees and other debris. As a result, conditions at Cypress Springs are almost always perfect for family water sports and other lake activities.

Marina Point is an exciting new development on the shores of Lake Cypress Springs and is the perfect place for your getaway. Marina Point features tall trees, gently sloping waterfronts, and easy/secured gated access.



Model Home Coming Fall 2009

Our properties offer 'on the water' living with your own private dock just steps away from your lakefront deck.

The model homes at Marina Point combine the use of modern materials with accents of stone and rustic timbers. The Log or Timber Frame home of your dreams will fit in just right. Our building company can assist with the design and construction of your getaway, or you can acquire property and build with your builder of choice according to your own time frame.

Visit beautiful Lake Cypress Springs and Marina Point soon.



Announcing the newest, most exciting lakeside development in Texas, on the shores of one of Texas' most beautiful lakes!

Strawberry Developments, Inc. • 817-992-6753 • www.seemarinapoint.com

Lake Info: Franklin County Water District • www.fcwd.com

Real Estate Info (Century 21) • 903-767-5311 • www.century21butler.com

www.SeeMarinaPoint.com

Lake Cypress Springs

Voted

**"Most Beautiful Lake"
in North Texas
by D Magazine**

Lake Cypress Springs is a spring-fed lake surrounded by pine and hardwood trees. Noted for its black bass, trophy catfish and crappie, Lake Cypress Springs offers great water skiing, sailing, boating, fishing, and camping. It also has some of the most beautiful and desirable homes and building sites to be found in the state.

Cypress Springs Country Club is located on Lake Cypress Springs and features a lush 9 hole golf course, driving range, swimming pool, club house and restaurant.

Lake Cypress Springs is located just south of Mt. Vernon, off I-30, mid way between Dallas and Texarkana. Mt Vernon is known as the gateway to the Tri-Lakes Area: Lake Cypress Springs, Lake Bob Sandlin and Lake Monticello.

To reach Lake Cypress Springs, take I-30 (about an hour east from Dallas); exit at Highway 37 in Mt. Vernon. Turn right (south) about a mile, then left (east) on Highway 21 for about a mile, then right (south) on Highway 115 for a scenic 10 mile drive down to the lake. Look for the entrance to Marina Point just before the bridge!



Deep water, a gorgeous view and southerly breezes await you!

Marina Point is a collection of twenty gorgeous estate lots that occupy the former site of Lake Cypress Springs Marina. The lots are heavily wooded with tall pines and hardwoods.

Each lot slopes gently to a perfect building site overlooking deep water frontage.

Marina Point ... the perfect place for the home of your dreams!

