

Directions:

Located west of Paradise on County Road 3451 just south of Sunflower Road.

From Paradise:

From intersection of Honeysuckle and Highway 114, go west on Honeysuckle. Turn left on CR 3341 follow road taking right curve onto Sunflower Road. Turn left at CR 3451. Subdivision is located on CR 3451 at sharp turn in the road.

From Decatur:

Go south on FM 51. At intersection, turn right to go west on Highway 114. From intersection of Honeysuckle and Highway 114, turn left to go west on Honeysuckle. Turn left on CR 3341 follow road taking right curve onto Sunflower Road. Turn left at CR 3451. Subdivision is located on CR 3451 at sharp turn in the road.

From Boyd & Rhome:

Go west on Highway 114, take exit for FM 51 and go south. Turn right on FM 2123 and follow road. Turn right on CR 3451, follow road, taking a left at the T. Follow road until reaching subdivision on the left.

From Bridgeport:

Go east on Highway 114, turn right on FM 2123 and follow road. Turn left on CR 3451, follow road, taking a left at the T. Follow road until reaching subdivision on the left.

From Springtown:

Go north on FM 51, turn left on FM 2123 and follow road. Turn left on CR 3451, follow road, taking a left at the T. Follow road until reaching subdivision on the left.

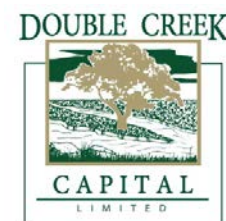
From Fort Worth:

Go north on Highway 81/287, take exit for Highway 114 West. Go west on Highway 114, take exit for FM 51 and go south. Turn right on FM 2123 and follow road. Turn right on CR 3451, follow road, taking a left at the T. Follow road until reaching subdivision on the left.

GPS: 33°07'38.7"N 97°43'57.1"W



- **Minimum living space of 1,800 square feet.**
- **Paradise school district.**
- **Heavily timbered.**
- **Restricted subdivision with Homeowners Association.**
- **Water wells on Lots 10 & 12.**
- **Wise Electric Co-Op power.**
- **2+ acre lots.**
- **11 lots available in Phase I.**



BEESON RANCH



Another Project by:

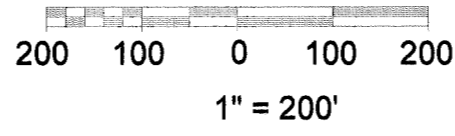
**DOUBLE CREEK
CAPITAL
LIMITED**

**2201 S. FM 51
Suite 600
Decatur, TX 76234**

940-627-6000

Info@DoubleCreekCapital.com

www.DoubleCreekCapital.com/Beeson-Ranch



NELLIE J. WARNER and
NOLAN GLEN WARNER
V.1635, P.880 O.R.W.C.T.

GEORGE CARUTHERS SURVEY
ABSTRACT No. 174

FLOWLINE
RUSH CREEK

BRIDGE

RIGHT OF WAY AND
GATHERING SYSTEM
AGREEMENT
(BLANKET EASEMENT)
V.396.P.552 D.R.W.C.T.

PHASE 3

EXISTING 100-YR
FLOODPLAIN
(ZONE A)

EXISTING 100-YR
FLOODPLAIN
(ZONE A)

S 89°31'59"E

2159.40'

37.29'

PHASE 3

PHASE 3

PHASE 3

PHASE 3

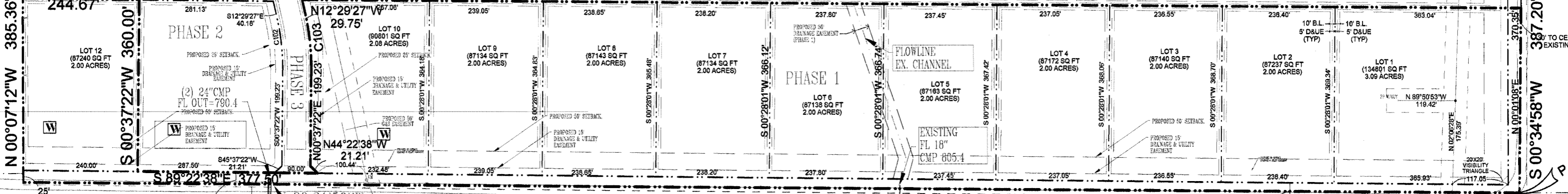
PHASE 3

PHASE 3

S 89°22'38"E

S 89°31'59"E

2558.99'



JASON SWAN and wife,
ANGIE SWAN
V.1604, P.136 O.R.W.C.T.

30' TO CENTERLINE
EXISTING ROAD

EXISTING
(2)-24"CMP
FL IN=791.3

(2) 24"CMP
FL IN=791.3

CR 3451

JOSEPH B. ATROFF SURVEY
ABSTRACT No. 13

3140.87'

JIMMY HAMILTON
V.2233, P.74 O.R.W.C.T.
FL
18"CMP
806.7

30' TO CENTERLINE
EXISTING ROAD

HILL &
V.1933

CR 3451

CR 3451

CR 3451

CR 3451