



# FULBROOK

## ON FULSHEAR CREEK

AT HOME WITH NATURE

Welcome to Fulbrook on Fulshear Creek, a thriving community dedicated to preserving nature, promoting simplicity and maintaining the best of smalltown life in Fulshear, Texas with all the modern-day conveniences nearby.

### COMMUNITY:

Homes from the \$280s to \$800s

Total Acres: Approximately 650 acres

Total Projected Lots: Over 1,100 planned

Location: Fulbrook on Fulshear Creek is located off Fulshear Trace Boulevard, across from Dekker's and one block east of the FM 1093 and FM 359 intersection in downtown Fulshear.

Coming 2017: New intersection for easy access at FM 1093 and FM 359 in Downtown Fulshear. This new intersection will mark the entrance of Fulbrook on Fulshear Creek making for a convenient commute into our flourishing community.

### AMENITIES:

- Lodge
- Fitness Center
- Competition Pool
- Resort Style Pool
- Amphitheater
- Playgrounds  
*(New playground coming soon at The Lodge complex)*
- Bocce Ball Court

### NATURE ELEMENTS:

- Lakes
- Trails
- Creeks
- Parks



NEW BUILDER!



### ACCLAIMED LCISD SCHOOLS

COMMITTED TO HAVING MORE SCHOOLS WITH FEWER STUDENTS IN EACH CLASSROOM

Serving Fulbrook on Fulshear Creek Residents  
Beginning 2016-2017 School Year

- Huggins Elementary (K-5)
- NEW Leaman Junior High School (6-8)
- NEW Fulshear High School (9-10)
- Foster High School (11-12)

# FULBROOK

ON FULSHEAR CREEK

DOWNTOWN FULSHEAR

Future FM 1093 Expansion COMING 2017

Entry Monuments



Model Home Park



**FULBROOK ON FULSHEAR CREEK MAP LEGEND**

- Completed Residential Area
- New Home Sales
  - Model Homes
  - PHASE II
  - PHASE IIB
  - Future Development
- Amenities
  - Nature Trails
  - Nature Areas/Open Spaces
  - Playground
  - Pool
  - Fitness
  - Lodge and Welcome Center
  - Future Commercial
  - Future Playground Site
  - Future Pool Site



**WELCOME CENTER AND LODGE:**  
 5005 Lodge Lake Drive  
 (Formerly 5005 Sugarberry Crescent)  
 Fulshear, Texas 77441

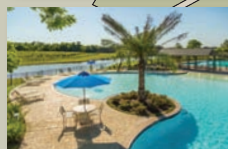
**Hours of Operation**  
 Monday - Friday: 9 a.m. - 5 p.m.  
 Saturday: 11 a.m. - 5 p.m.  
 Sunday: 12 p.m. - 5 p.m.

**HOMES:**

3.34 Estimated Total Tax Rate  
 HOA Fee: \$1,200 annually  
 HOA Management: LEAD Association Management



Competition Pool



Resort Style Pool



New Playground Coming Soon

A Trend Development Community  
 These maps are an artist's rendering of the Fulbrook on Fulshear Creek development. No warranties or representations, express or imply, concerning the actual design, location, character or existence of the facilities shown. All elements shown on these maps are subject to change without prior notice.