



**Now selling in new  
Sections 8 and 12!**

# 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 \$300s

Total Acres: Approximately 650 acres

Total Projected Lots: Over 1,100 planned

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

Coming 2019: 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.

### HOMES:

3.28 Estimated Total Tax Rate

HOA Fee: \$1,200 annually

HOA Management: LEAD Association Management

### AMENITIES:

Lodge

Resort style pool

Fitness center

Amphitheater

Competition pool

Bocce Ball court

Playgrounds

*(New playground at The Lodge complex now open!)*

### NATURE ELEMENTS:

Lakes

Trails

Creeks

Parks



### ACCLAIMED LCISD SCHOOLS

COMMITTED TO HAVING MORE SCHOOLS WITH FEWER STUDENTS IN EACH CLASSROOM

### Serving Fulbrook on Fulshear Creek Residents

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

# FULBROOK

ON FULSHEAR CREEK

DOWNTOWN FULSHEAR

Future FM 1093 Expansion COMING 2019

ACCESS TO SECTION 12

Entry Monuments



SECTION 8 NOW OPEN!

HIGHLAND HOMES

NEW MARK HOMES

PERRY HOMES

COVENTRY HOMES  
Built Around You

J. PATRICK HOMES



SECTION 12 NOW OPEN!



**WELCOME CENTER AND LODGE:**

5005 Lodge Lake Drive  
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.



**New Playground Now Open!**



**Competition Pool**



**Resort Style Pool**

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

**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.

281.346.3076 FulbrookHomes.com