



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.

FULBROOK
ON FULSHEAR CREEK

Will you be our neighbor?

COMMUNITY:

Homes from the \$400s - \$800s

TOTAL PROJECTED LOTS: More than 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.

NOW OPEN: A new 4-lane intersection for easy access at FM 1093 and FM 359 in Downtown Fulshear marks the entrance of Fulbrook on Fulshear Creek making for a convenient commute.

HOMES:

3.12 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	

NATURE ELEMENTS:

Lakes
Creeks
Parks



NOW SELLING IN ALL SECTIONS!

drees
CUSTOM HOMES

EMPIRE

HIGHLAND
HOMES

NEWMARK
HOMES

PERRY
HOMES



**ACCLAIMED
LCISD SCHOOLS**

Committed to having more schools with fewer students in each classroom.

SERVING FULBROOK ON FULSHEAR CREEK RESIDENTS

- Huggins Elementary (PreK-5)
- Leaman Junior High (7-8)
- Roberts Middle School (6 only)
- Fulshear High School (9-12)

FULBROOK

ON FULSHEAR CREEK

DOWNTOWN FULSHEAR

FM 359

FM 1093

NEW MAIN ENTRANCE

CITY HALL

FUTURE COMMERCIAL DEVELOPMENT

FUTURE COMMERCIAL DEVELOPMENT

PHASE II

SECT. 3

SPANISH MOSS CROSSING

MEADOW TRACE VILLAGE

PHASE IIB

SECT. 12

OPEN SPACE

DRILL SITE

PHASE III

SECT. 13

SUNNY MEADOW DRIVE

SECT. 14

THICKET CT

SECT. 15

MEADOW TRACE VILLAGE

SECT. 16

PHASE IV

SECT. 17

SECT. 18

SECT. 19

SECT. 20

SECT. 21

SECT. 22

SECT. 23

SECT. 24

SECT. 25

SECT. 26

SECT. 27

SECT. 28

SECT. 29

SECT. 30

SECT. 31

SECT. 32

SECT. 33

SECT. 34

SECT. 35

FULSHEAR CREEK VILLAGE

PARKSIDE VILLAGE

MEADOW TRACE VILLAGE

PHASE IV

PHASE V

PHASE VI

PHASE VI

HIGHLAND HOMES

NEWARK HOMES

SECTION 9 NOW OPEN!

PERRY HOMES

Drees CUSTOM HOMES

SECTION 10 NOW OPEN!

THE EMPIRE

HUGGINS LAKE ESTATES

SECT. 8

SECT. 9

SECT. 10

SECT. 11

SECT. 12

SECT. 13

SECT. 14

SECT. 15

SECT. 16

SECT. 17

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SECT. 36

SECT. 37

SECT. 38

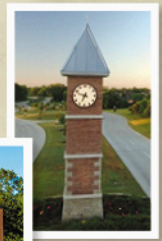
SECT. 39

SECT. 40

SECT. 41



Entry Monuments



WELCOME CENTER & LODGE:
5005 Lodge Lake Drive
Fulshear, Texas 77441

HOURS OF OPERATION
Mon - Fri: 9am - 5pm
Sat: 11am - 5pm
Sun: 12pm - 5pm

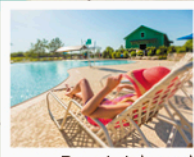


SECTION 15 NOW OPEN!

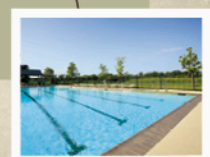
SECTION 16 NOW OPEN!



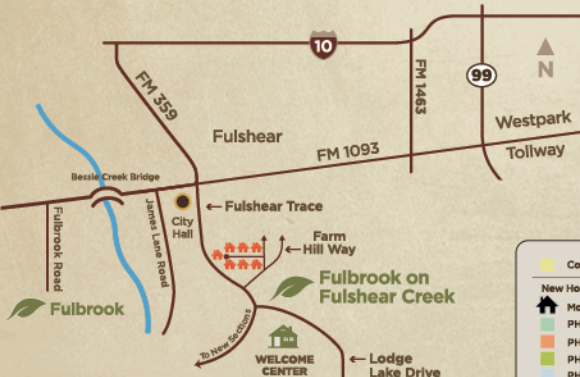
Playground



Resort style pool



Competition pool



A Trend Development Community
This information represents an artist's rendering of some of the proposed elements of the Fulbrook on Fulshear Creek Development. In an effort to improve Fulbrook on Fulshear Creek, the Developer in its sole discretion and without notice may change this rendering and construct these elements in a manner that is different than depicted. This rendering is not intended to show all elements and some of the elements on this rendering may not be constructed as shown. Nothing contained herein shall be construed as either an express representation or warranty by the Developer.

Completed Residential Area	Amenities
New Home Sales	Nature Trails
Model Homes	Nature Areas/Open Spaces
PHASE II	Playground
PHASE IIB	Pool
PHASE III	Fitness
PHASE IV	Lodge and Welcome Center
PHASE V Coming Soon	Future Playground Site
PHASE VI Coming Soon	Future Pool Site
Future Commercial	

281.346.3076 FulbrookHomes.com