

# FULBROOK

AT HOME WITH NATURE

Simple luxury defines this acreage estate community with its distinctive custom homes, wide-open spaces and natural beauty of Texas.

## COMMUNITY:

Total Acres: Over 1,000 acres

Conveniently located off FM 1093

No MUD Tax - 1.88 Total Tax Rate prior to Homestead

Waterfront lots on the high bank of Brazos River and Oxbow Lake

5-Acre equestrian tracts

Approximately 200 acres of lakes and open space

1093/Westpark Toll Road expansion underway for even easier access to Houston business hubs

## AMENITIES:

10 Boat slips on Oxbow Lake for canoes, kayaks, etc.

Pavilion with indoor and outdoor entertainment areas

Century-old pecan and oak trees adorning winding roads

Miles of hiking trails

Casting dock with picnic area on Oxbow Lake

Uniform split rail fencing throughout the community



## PRESTIGIOUS CUSTOM HOME BUILDERS

Arrow Custom Homes  
Courtland Building Company, Inc.

Daybreak Custom Homes  
Fairmont Custom Homes

Ronny Carroll Custom Homes

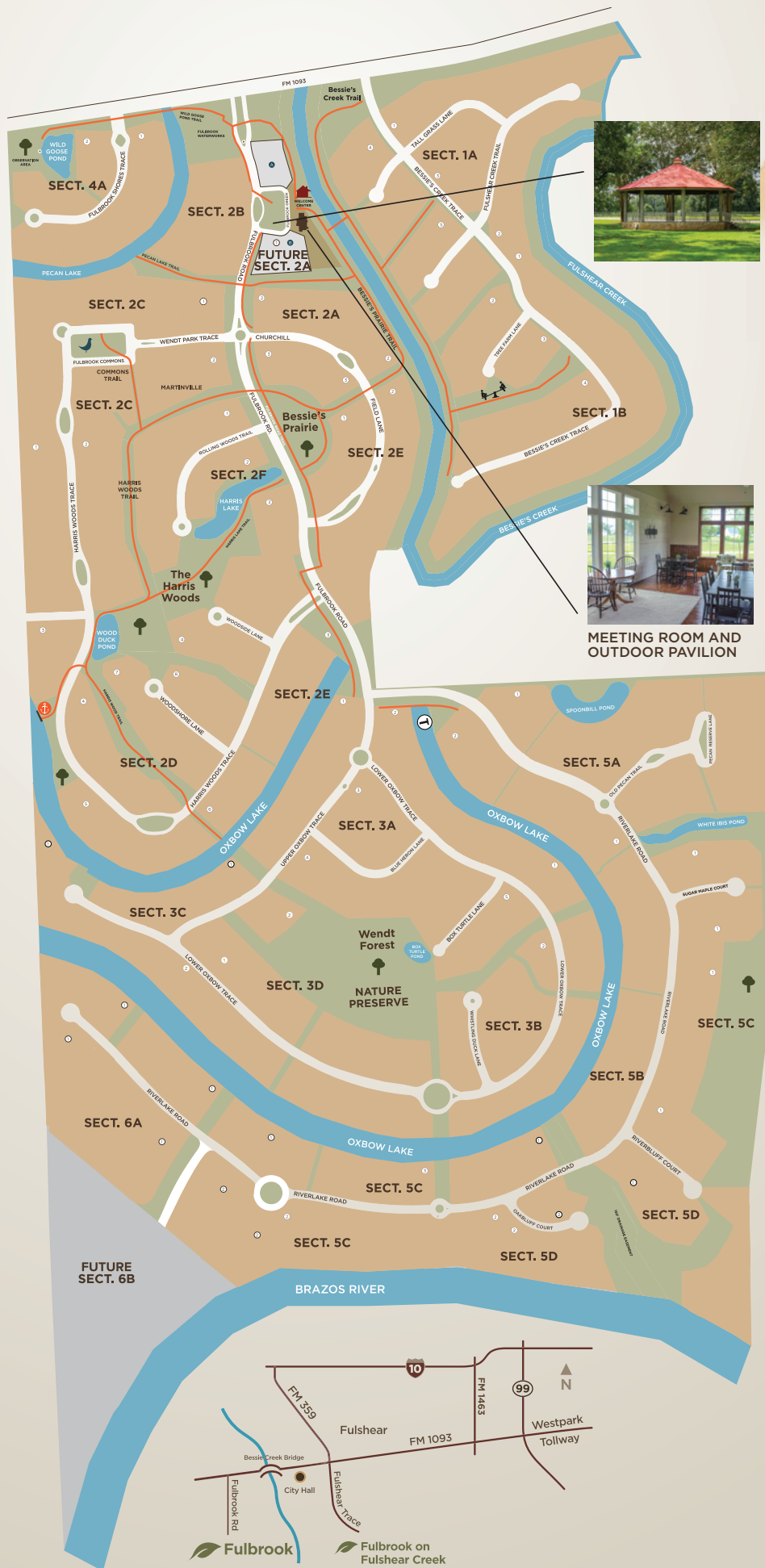


## ACCLAIMED LCISD SCHOOLS

COMMITTED TO HAVING  
MORE SCHOOLS WITH  
FEWER STUDENTS IN  
EACH CLASSROOM

Serving Fulbrook Residents  
2020-2021 School Year

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



**HOMES:**

Country Estates

Acreage lots typically range from 1 to 3 acres, with limited 5+ acre equestrian tracts



**WELCOME CENTER:**

5530 Fulbrook Green  
Fulshear, Texas 77441

Turn onto Fulbrook Road, about one mile west of downtown Fulshear. Welcome Center is on the left near the pavilion.



MEETING ROOM AND OUTDOOR PAVILION

**FULBROOK MAP LEGEND**

- SECTION 2 Future Lots
  - SECTION 6 Future Lots
  - A Available Tracts
  - Established Residential
  - Pending
- Amenities**
- Nature Trails
  - Park/Nature Areas
  - Playground
  - Welcome Center
  - Pavilion
  - Gazebo
  - Birdhouse Village
  - Boathouse
  - Casting Dock
  - Block Numbers

# FULBROOK

281.346.0027 FulbrookHomes.com

**A Trend Development Community**

These maps are an artist's rendering of the Fulbrook 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.



011521