



Welcome to Fulshear Lakes, where the gentle flow of water and familiar faces create a sense of home in this tranquil community. Designed to embrace cherished moments and elevate everyday living, our enclave offers activities like fishing trips and morning park strolls, all amidst a backdrop of shared memories and community spirit. As we evolve into Fulshear's premier mixed-use development, anticipate a vibrant array of additions from eateries to everyday conveniences. Here, neighbors become friends, and nature's beauty intertwines seamlessly with everyday life. Join us in celebrating the essence of serene living, where your presence is not just welcomed – it's celebrated.

Essential Services & Utilities:

- **Dial 911 for Emergency Services**
- Police services provided by Fort Bend County Sheriff's Department (281) 341-4704
- Fire services provided by Fulshear-Simonton Fire Department (281) 346-2800
- Electric services provided by Power to Choose. Zip Code: 77441 www.powertochoose.com
- Gas services provided by Centerpoint Energy (800) 752-8036
- Water services provided by Fort Bend County MUD #216 (281) 346-8830
- Phone, Internet & cable services provided by Xfinity/ Comcast (800) 934-6489
- Phone, Internet & cable services provided by AT&T (844) 723-0252
- Trash services provided by Municipal Operations & Consulting, Inc. www.municipalops.com
- United States Postal Office: (281) 533-9146
8055 FM 359 Rd S, Fulshear, TX 77441-1512

Lamar Consolidated Independent School District

**Fletcher Morgan, Jr.
Elementary School (K-5th)**
32727 School Hill Road
Fulshear, TX 77441
(832) 223-6200

Dean Leaman Junior High School (6th-8th)
9320 Charger Way
Fulshear, TX 77441
(832) 223-5200

Churchill Fulshear High School (9th-12th)
9302 Charger Way
Fulshear, TX 77441
(832) 223-5000

Community Assessment

Tax Rate Total: 3.13377%

Fort Bend County Drainage: .0124%

Fort Bend County General Fund: .04265%

Fort Bend County ESD #4: .095673%

Lamar CISD: 1.1492%

Fort Bend County Municipal Utility Distric No. 216 (Est): 1.4500%

Fulshear Lakes HOA Dues: \$1,850

LEAD Association Management, Inc.

(281) 857-6027 | fulshearlakes-CSM@lead-inc.com

Fees at Closing

Working Capital Fee: \$647.50

The HOA provides for annual community greenspace maintenance, irrigation, streetlights, landscaping, deed restriction enforcement & architectural review. The HOA also contracts to perform uniform front yard (side yard included on corner homesites) maintenance for all homes in the community.

