FULSHEAR LAKES 60's & 70's

Community Info

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) 367-5511
• 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.	(281) 367-5511
• United States Postal Office: 8055 FM 359 Rd S, Fulshear, TX 77441-1512	(281) 533-9146

Lamar Consolidated Independent School District

Fletcher Morgan Jr. Elementary School (K-5th)
32727 School Hill Road
Fulshear, TX 77441
(832) 223-6220

James W. Roberts Middle School (6th-8th)
9230 Charger Way
Fulshear, TX
(832) 223-5300

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: 3.133773%
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 District No. 216 (Est): 1.4500%

Fulshear Lakes HOA Dues: $1,850
Goodwin & Company
(713) 405-3979 | HFLHAmanager@goodwintx.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.

EQUAL HOUSING OPPORTUNITY

Plans, prices, and specifications are subject to change without notice.
All square footages are approximate and vary per elevation and can vary per community. Please see your sales professional for address specific information. 10.09.24