The Most-Asked About Fulshear Lakes

COMMUNITY

What is Fulshear Lakes?
Fulshear Lakes is designed to feature a timeless aesthetic, influenced by a transitional style with thematic cues from historical mountain and prairie style homes. We have home sites with direct lake access for anglers, sites that back up to the park for easy play dates and sites that have direct access to explore the community trails. With so many builders, lot sizes and amenity options to choose from, Fulshear Lakes helps you create your complete dream home... in a place that already feels like home. Our residents will enjoy coming home to a place that feels equally sophisticated and relaxed.

What are Fulshear Lakes community amenities?
Fulshear Lakes offers an on-site elementary school, access to Bessie's Creek, parks & outdoor fun, nature trails, and much more to come. Riley Lake and Scheffield Park are being developed as part of Phase 1 in Creekside Village.

Future Amenities:

Amenity Center	Riley Lake
Resort-Style Pool	Market Square
Multiple Lakes	

Lawn maintenance is included at Fulshear Lakes?
Yes, you really don't have to mow your own front yard! When you live in Fulshear Lakes, we've got you covered. Front yard maintenance is included in HOA dues for all Fulshear Lakes homeowners.

Where is Fulshear Lakes located?
Fulshear Lakes is in the City of Fulshear extraterritorial jurisdiction ("ETJ") in Fort Bend County, Texas, at the intersection of F.M. 1093 and Fulshear Lakes School Road.

What schools will Fulshear Lakes residents attend?
- Fulshear Lakes is zoned to the exceptional Lamar Consolidated Independent School District (Lamar CISD)
- Fletcher Morgan Jr. Elementary School – Onsite
- Dean Leaman Junior High School
- Fulshear High School

Who is the developer?
Fulshear Lakes, Ltd. is the developer for the project. Sam Yager Incorporated ("SYI"), with over three decades of experience in delivering quality planned communities, manages the development of Fulshear Lakes. From planning through design and development, SYI residential projects promote a strong sense of community and use of the land. That's why, looking around, you'll notice that Fulshear Lakes feels so organic. Located in Houston, Texas, SYI is known for the purposeful planning behind their mixed-use real estate projects.

HOMES

Who are the builders in Fulshear Lakes Phase 1?
- Anglia Homes and Smith Douglas Homes (offering 45')
- HistoryMaker Homes and Smith Douglas Homes (offering 50')
- Chesmar Homes and Westin Homes (offering 60')

What is the price range?
Fulshear Lakes will offer homes priced from the $300s to the $800s throughout the community.

How can I find out more about available new homes in Fulshear Lakes?
To stay in the know on all things Fulshear Lakes, please visit www.fulshearlakes.com.

LIVING IN FULSHEAR LAKES

What are the HOA dues?
HOA Annual Assessment: $1,850 (includes Front Yard Maintenance). The HOA provides for annual community greenspace maintenance, irrigation, streetlights, landscaping, deed restriction enforcement, and architectural review. The HOA also contracts to perform uniform front yard (and side yard on corner lots) maintenance for all homes in the community.

What is the tax rate?
Total Tax Rate (per $100 value) is $3.2448 est. 2022.

Fulshear Lakes is part of:
Tax Rates:

• Fort Bend County Drainage	$0.0124
• Fort Bend County General Fund	$0.4265
• Fort Bend County ESD #4	$0.095673
• Lamar CISD	$1.1492
• Fort Bend Municipal Utility District No. 216:	$1.4500
• TOTAL 2023 Tax Rate:	$3.133773

FULSHEAR LAKES

32720 FARM TO MARKET 1093, FULSHEAR, TX 77441

FULSHEAR LAKES

COMMUNITY PROVIDER INFORMATION

MAILBOX KEYS

US Post Office • S, 8055 Farm to Market 359, Fulshear, TX 77441 • 800.275.8777

**You will need to bring your closing papers to prove address and pay a $25 charge for the keys. Your carrier will bring your keys within 1-2 days.*

NEW RESIDENT REGISTRATION

All new Fulshear Lakes residents must contact Municipal Operations & Consulting, Inc. to provide their information and request water, sanitary sewer service, solid waste collection and disposal services. Once this process is completed, all new residents will receive an Fulshear Lakes branded trash bin for their use for trash pickup.

New Resident Registration:
Municipal Operations & Consulting, Inc.
20141 Schiel Rd Cypress TX 77433
24-Hour Service Line: 281-367-5511
www.municipalops.com

WATER & WASTE DISRUPTIONS

Residents should contact Municipal Operations for any water questions/concerns.

24 Hour Service Line: 281-367-5511

TRASH PICKUP DISRUPTIONS

Fulshear Lakes residents with a request or experiencing trash pickup disruptions can send an email to the trash service provider to the following address: fulshearlakes@gflenv.com

The email should include the following information:

- Resident's Name
- Address
- Telephone number

FRONT YARD MAINTENANCE

Please refer to the Front Yard Maintenance Program for information about the front yard maintenance in Fulshear Lakes. This summary is available for download via the Fulshear Lakes community website.

https://fulshearlakes.com/residents/

INTERNET, TV & PHONE

AT&T • 844.723.0252 • att.com/broadband/
XFinity/Comcast • 800.934.6489 • xfinity.com

ELECTRIC

PowerToChoose.org
Enter Fulshear Lakes zip code: 77441

GAS

CenterPoint Energy • 800.752.8036 • centerpointenergy.com

WATER

The City of Fulshear provides water, water pressure, and sewer to our MUD. MUD No.216's purpose is to provide water, sewer, drainage, recreational, and/or road facilities and services within the District.

PUBLIC SERVICES

Post Office
S, 8055 Farm to Market 359, Fulshear, TX 77441

Fire Station
Fulshear-Simonton Fire Department • 30626 5th St, Fulshear, TX 77441

Vehicle Registration
Fort Bend County DMV Location • 5505 Avenue N, Rosenberg, TX 77471

DPS
28000 Southwest Fwy, Rosenberg, TX 77471

Toll Road EZ Tag
4012 S Dairy Ashford Rd, Houston, TX 77082 • 281.875.3279 • hctra.org