



# CROSS CREEK RANCH

Johnson  
DEVELOPMENT CORP.

WELCOME CENTER  
6450 Cross Creek Bend Lane  
Fulshear, Texas 77441  
281-344-9882  
info@crosscreektexas.com  
www.CrossCreekTexas.com

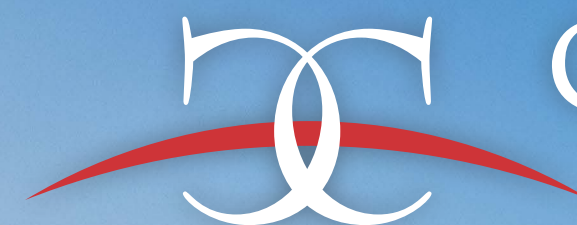
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## HOURS OF OPERATION

Monday to Thursday: 10am - 5pm  
Friday: 10am - 4pm  
Saturday: 10am - 5pm  
Sunday: 12pm - 5pm  
Model homes open daily.



\* All information contained within is subject to change. Maps may not be drawn to scale, and prices, land, builders and specifications are subject to change without notice. Please verify all information before making a purchase. Fulshear photography provided by Rhonda Kuykendall Photography, 5/2022

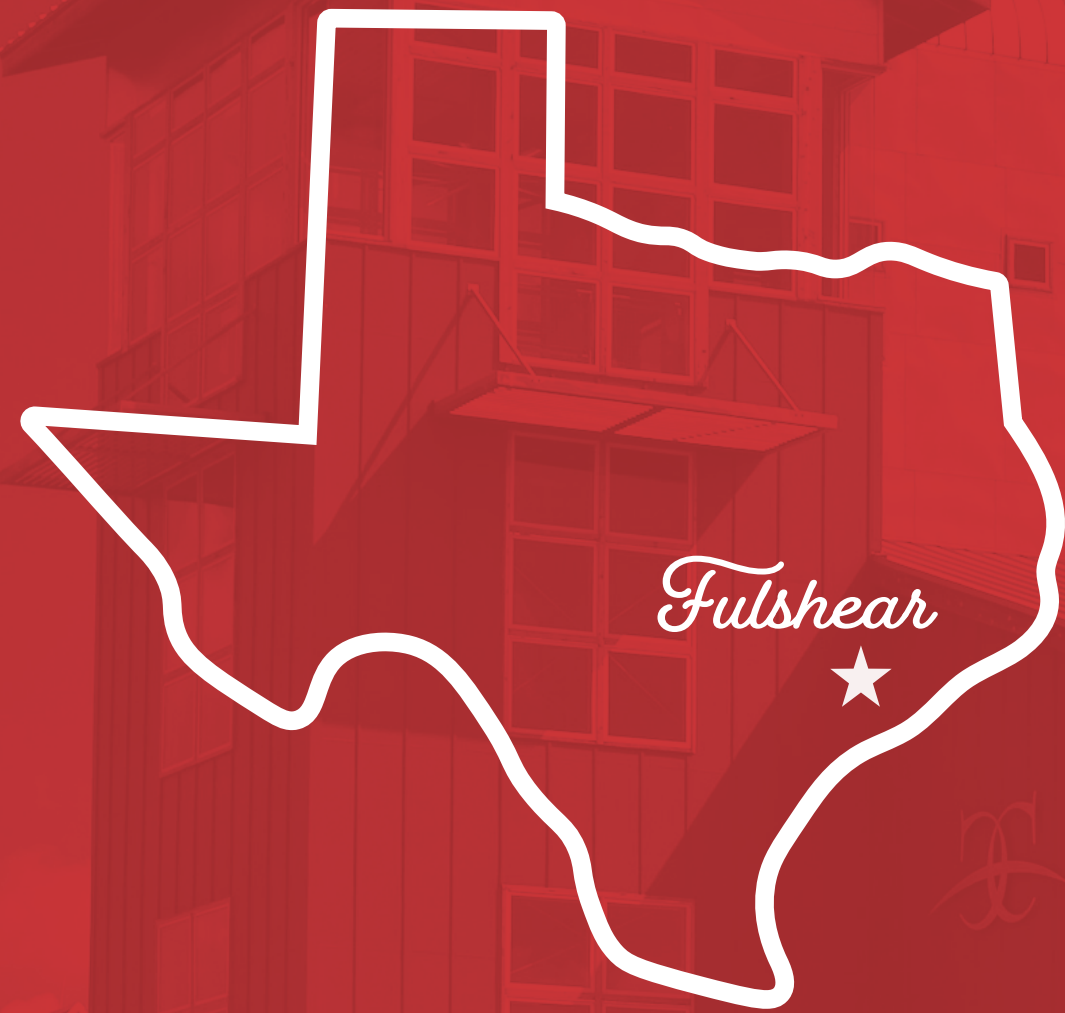


# CROSS CREEK RANCH

..... 2022 .....



# Welcome TO FULSHEAR



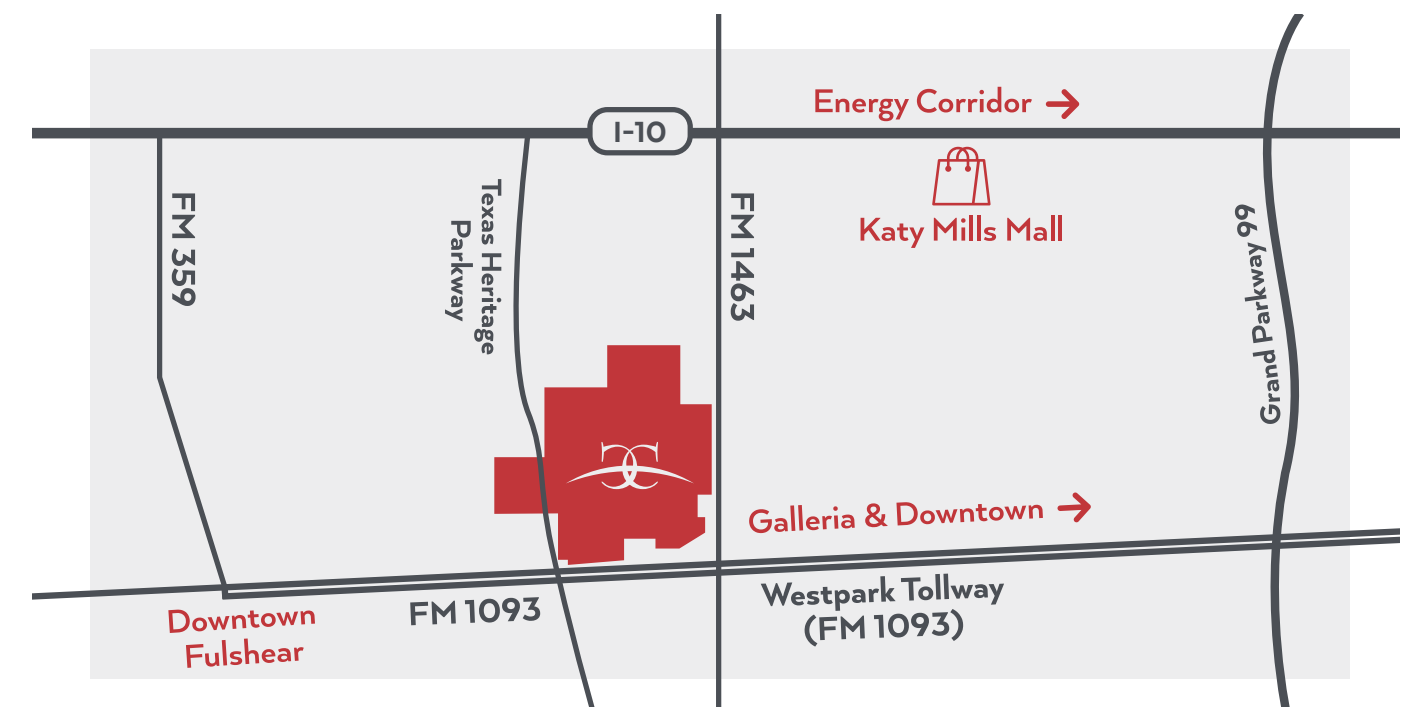
## SMALL TOWN Charm

Warm and welcoming, Fulshear in Fort Bend County has been saying “howdy” to newcomers since Churchill Fulshear established the small, thriving town in 1824. Once a railroad stop where church-going ladies provided basket lunches for the crew, Fulshear is now one of the fastest-growing cities in the nation. Despite the growth, Fulshear remains committed to honoring the legacy of its past, preserving the feel of a bygone era even as it integrates the amenities of big city life. With excellent schools, nearby attractions and serene countryside, it is no wonder that Niche.com ranks Fulshear as one of the top 10 cities in Texas to raise a family.

## FULSHEAR IS GROWING *And that's good news for residents*

Fulshear is considered one of the Houston area’s fastest-growing cities, and with that comes roadway enhancements —including the Westpark Tollway (FM1093) expansion and the new Texas Heritage Parkway, located just west of Cross Creek Ranch, that connects Westpark Tollway to Interstate 10. Part of that growth is happening right in Cross Creek Ranch. In addition to new homes, we also have underway The Argonne upscale apartments and the Alders at Cross Creek, a senior living apartment community.

**There's something for everyone in Cross Creek Ranch!**



### Fulshear-Katy Area Chamber of Commerce

As a good neighbor, Cross Creek Ranch works closely with the Fulshear-Katy Area Chamber of Commerce to forward its mission of building a community of goodwill and serving the business communities in the Fulshear-Katy area and the Tri-County Region of Fort Bend, Waller and Harris counties.

Besides supporting the business community, the chamber is the magic behind several of the area’s most popular events. The annual Tree Lighting, the Fulshear Freedom Fest and the always-fun Scarecrow Festival are all joint efforts between the chamber and the City of Fulshear. These yearly festivities harken to town picnics of yesteryear and are just part of the small-town charm Cross Creek Ranch residents enjoy.

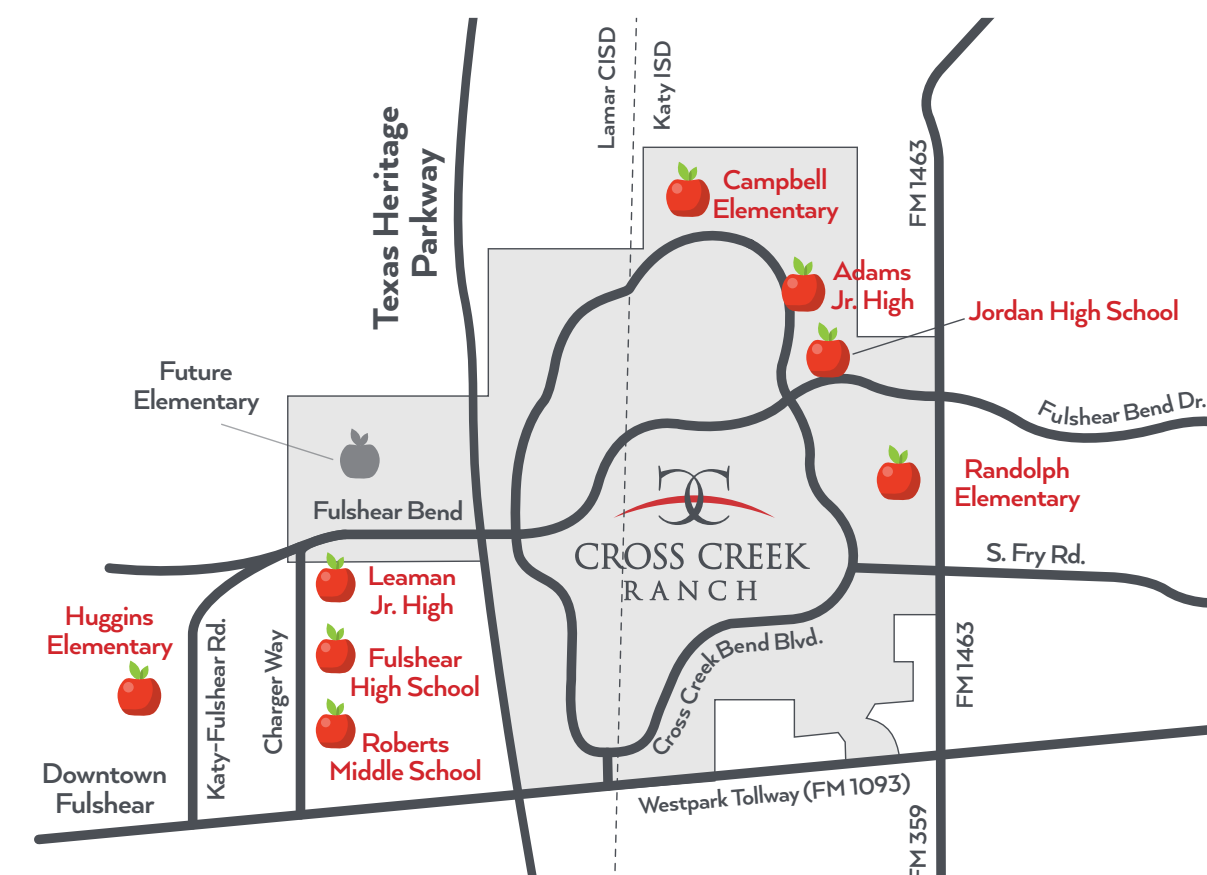




An Excellent Education *Close* to

H  M E

From elementary to high school, students attend award-winning Lamar CISD and Katy ISD schools. Students zoned to Lamar CISD attend schools located within two miles of Cross Creek Ranch, with a future onsite elementary school. Students zoned to Katy ISD start and finish their education from Kindergarten through 12th grade located within Cross Creek Ranch. Kids are never far from a superb education or from home.



FIND INSPIRATION  
IN YOUR  
*surroundings*

Life in Cross Creek Ranch is a breath of fresh air, literally. Native trees line the pathways and reforestation zones dot the landscape which give way to tall grass areas of native wildflowers. This sustainable community is where you can reconnect with both nature and family as you enjoy a multitude of amenities and attend engaging events designed for you to meet your neighbors and make happy memories. A location in fast growing Fulshear along the Westpark Tollway and the Texas Heritage Parkway puts the employment centers and attractions of Houston within easy reach. Cross Creek Ranch is served by Lamar CISD and Katy ISD, with a future Lamar CISD onsite elementary school and four Katy ISD schools onsite. With all of this and so much more, life is rosy in Cross Creek Ranch.





# IT'S ALL PART OF THE *Plan*



Responsible, Earth-friendly development has been part of the Cross Creek Ranch master plan from the very beginning. Natural plant selection minimizes watering needs. More than 12,000 trees have been planted in the community from the once on-site tree farm. The Polishing Pond is not only a natural water-treatment basin, but also a wildlife habitat and community amenity. The award-winning Flewellen Nature Preserve is thriving as a wildlife habitat, butterfly garden and community amenity. Once simply an agricultural ditch, Flewellen Creek is now a 2-mile stream meandering through 180 wooded acres.

**AN *extraordinary* PLACE TO LIVE.**



## BONTERRA®

### AT CROSS CREEK RANCH

Bonterra at Cross Creek Ranch is a resort-style community by Taylor Morrison offering a completely new approach to 55+ living. Bonterra residents will enjoy endless fun, engaging activities, social experiences, wellness programs and innovative new homes within this gated, lakefront community. Stroll over to “The Club” featuring a pool & aquatics center, fitness center & movement room, cards & billiards room, the spa, plus bocce ball & pickle ball courts. Experience resort-style living like never before and Live It Up in Bonterra!



### *Bonterra Clubhouse*

281-232-1877  
5439 Golden Manor Lane  
Mon-Sat: 8am - 9pm  
Sunday: 9am - 6pm



Our family of PREMIER BUILDERS



CHESMAR HOMES

50' HOMESITES

1,800-2,800 sq. ft.  
832-684-7004



HIGHLAND HOMES

55' HOMESITES

2,300-3,400 sq. ft.  
281-517-9866

TOWNHOMES

Coming Soon



LENNAR

URBAN VILLAS

1,800-2,000 sq. ft.  
281-505-3268



NEWMARK HOMES

45' HOMESITES

1,600-2,700 sq. ft.  
832-403-3111

70' HOMESITES

3,200-4,300 sq. ft.  
832-403-3111



PARTNERS IN BUILDING

80' HOMESITES

3,000-6,500 sq. ft.  
713-875-7683



PERRY HOMES

50' HOMESITES

1,600-3,000 sq. ft.  
281-232-7970

55' HOMESITES

2,400-3,400 sq. ft.  
281-633-2555

60' HOMESITES

2,500-3,800 sq. ft.  
281-238-0919

65' HOMESITES

3,200-4,100 sq. ft.  
281-633-8500



BONTERRA 55+ BY TAYLOR MORRISON

45' HOMESITES

1,300-1,800 sq. ft.  
281-207-6682

50' HOMESITES

1,700-2,200 sq. ft.  
281-207-6682

60' HOMESITES

2,300-3,400 sq. ft.  
281-207-6682

COTTAGE COLLECTION

1,700-1,800 sq. ft.  
281-207-6682



TRI POINTE HOMES

45' HOMESITES

1,900-2,600 sq. ft.  
281-675-3737

60' HOMESITES

2,800-3,800 sq. ft.  
281-675-3735

65' HOMESITES

3,100-4,100 sq. ft.  
281-675-3736

70' HOMESITES

3,300-4,400 sq. ft.  
281-675-3736

80' HOMESITES

3,700-5,200 sq. ft.  
281-675-3736

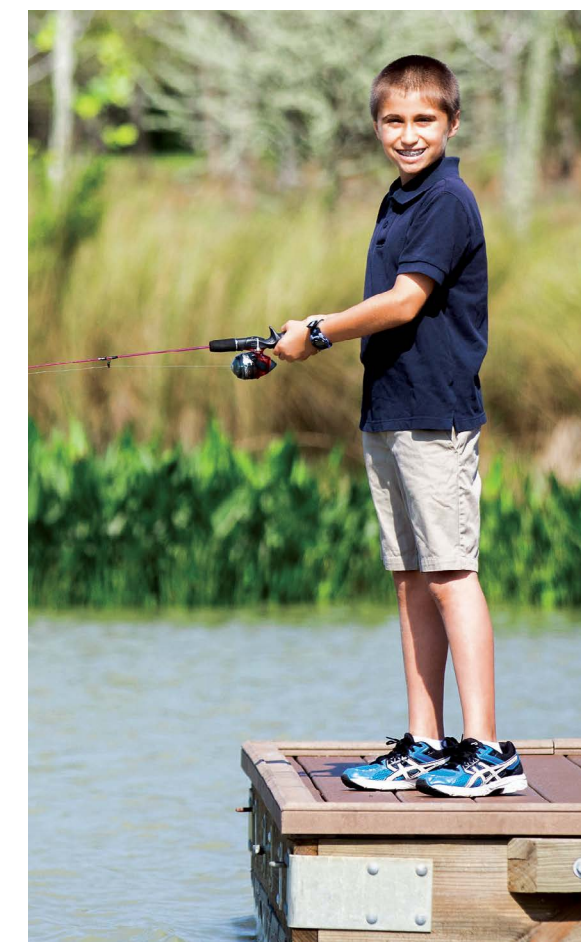


\*Square footages are approximate. See website for the most up-to-date pricing. Availability subject to change at any time. See builder sales counselor for details. 5/2022



*We spell fun*  
**C-C-R!**

Cross Creek Ranch has the kind of active lifestyle that gets your heart racing and the quiet of nature that puts your soul at peace.



However you spell fun... splashy days at the pool, bird watching in the morning's quiet, hearing the happy barks of your four-legged "fur baby"... you'll find it at Cross Creek Ranch.





# WE'VE GOT IT *All!*



## *Lakes and Trails*

Blaze your own trail as you hike or bike our 60 miles of pathways crisscrossing the community. Make sure to stop by the 50 acre Polishing Pond, our own bird sanctuary nature oasis, or any of our 400+ acres of lakes where you can kayak and catch (and release) fish.



## *Parks and Recreation*

Get your game on at Arbor Park or Pine Park! Tennis, basketball, volleyball and pickleball courts abound along with a putting green! With a total of 35+ neighborhood parks and playgrounds within walking distance from home, there is always something to do!



## *Waterparks*

Swim a lap (or 12!), race down a 140 ft. long water slide or lounge poolside. Cross Creek Ranch offers three water parks for you to keep cool.



## *Fitness Center*

With 6,500 sq. ft. of space for fitness classes, advanced cardio machines and strength training equipment, it's easy to break a sweat at the Cross Creek Ranch Fitness Center... all yours, included with your Community Association dues.



## *Flewellen Creek*

Explore the “living edges” along Flewellen Creek, a beautifully restored nature preserve spanning nearly 180 acres. Embrace nature at our relaxing butterfly garden or play through the 18-hole Flewellen Creek Disc Golf Course integrated throughout the park.



## *Italian Maid Café*

Meet up for brunch, grab a bite after the weekly tennis game or order dinner online for pick up on the way home. The onsite Italian Maid Café is so convenient and so darn good. Plus, make sure to join us for special events, like Music on the Patio!



## *Canine Commons*

Featuring nearly two acres of fenced land with separate areas for larger and smaller breed dogs, the park amenities include a covered pavilion with tables, benches, drinking fountains, a wash-down area for dogs and gated entries.



# LET THE *Fun* BEGIN!

There's always something going on in Cross Creek Ranch! We have an on-site lifestyle director that keeps residents of all ages engaged with a busy calendar of events. This allows residents to not only enjoy quality time with their own families, but also meet neighbors who soon become fast friends.

In addition to our lifestyle director being the event producer, they are also the connector of our residents. A concierge, if you will, that often times puts our new residents in touch with others that share similar interests.

Wondering what events are available for you to participate in when you make the move to Cross Creek Ranch? Stop on by the lifestyle director's office at the Welcome Center so you can learn about all you have to look forward to in Cross Creek Ranch!



## *Year-Round Community Events*

Cross Creek Ranch residents know how to have fun, and with so many events held every year, there's always something to enjoy. Residents have a great time at the annual Daddy Daughter Dance, Rock N' Roll Bingo, Texas Hoedown and the Trail of Treats for Halloween... *and that's just to name a few!*



*Casino Night*



*July 4th Celebration*



*Bunny Hop*



*Nature Expo*



*Trail of Treats*



*Tree Lighting*



*Arbor Day*



*Daddy Daughter Dance*



*Luau*



IT'S ALL IN THE *numbers*



33+  
*pocket parks*



400+  
*acres of lakes*  
+  
Catch & Release  
*fishing*



60  
*miles of trails*

*One* Onsite Café



*Two* School Districts



*Three* Swimming Complexes



18  
*holes of disc golf*



6  
*tennis courts*



6,500 sq. ft.  
*fitness center*

*Five* Sports Fields



*Quick* FACTS



COMMUNITY ASSOCIATION  
ANNUAL DUES - \$1,300

Lakes of Cross Creek Ranch  
Community Association - \$2,250

Quail Point - \$2,050

Bonterra - \$2,925

*TAX Rates*

2021 TAX RATES for Neighborhoods within Lamar CISD

Taxing Entity	MUD 169	MUD 170
TOTAL 2021 TAX RATE:	\$3.34	\$3.34

2021 TAX RATES for Neighborhoods within Katy ISD

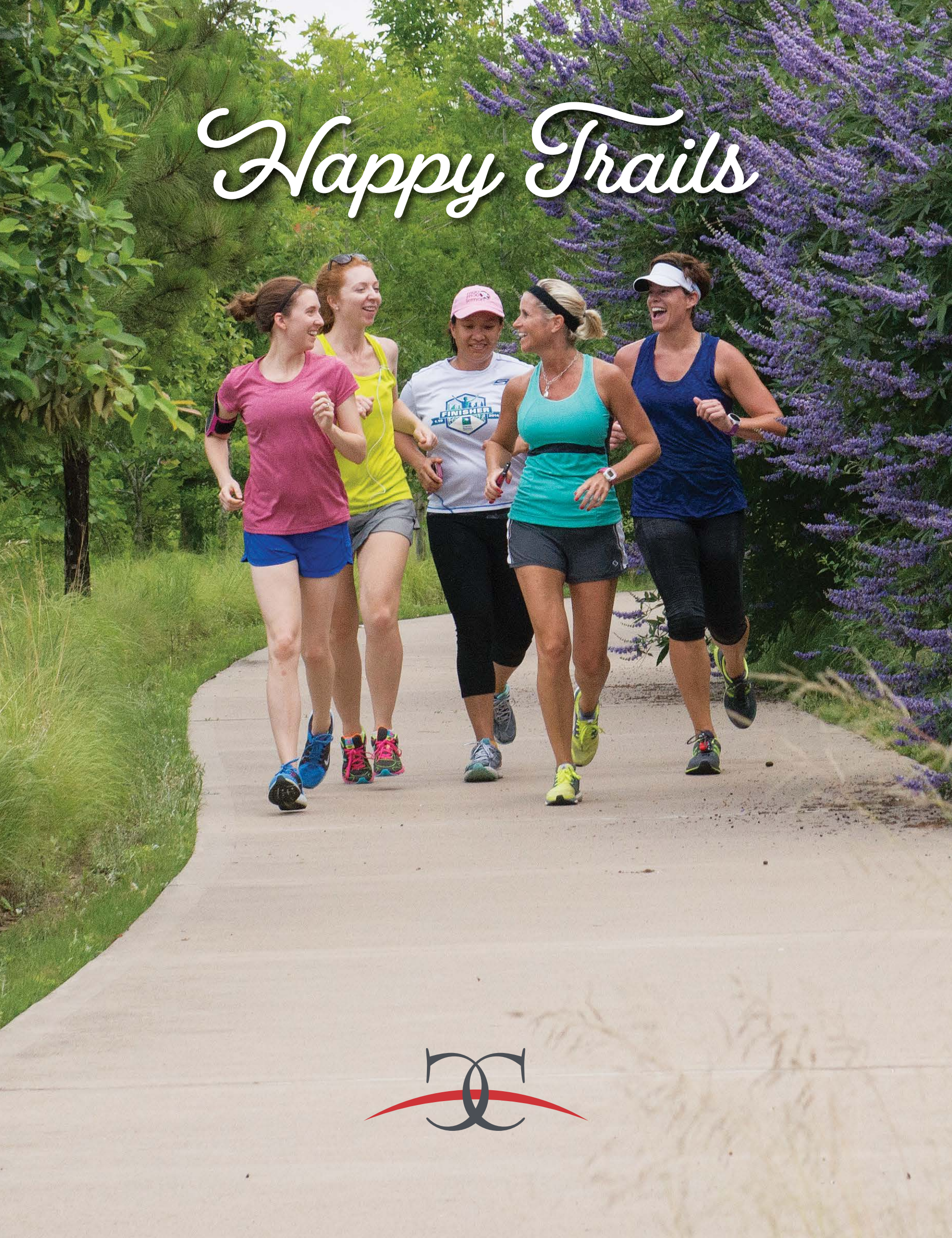
Taxing Entity	MUD 171	MUD 172	MUD 173
TOTAL 2021 TAX RATE:	\$3.16	\$3.14	\$3.34

Taxes for Cross Creek Ranch per \$100 valuation. Tax rates are set by government entities and are subject to change on an annual basis. Figures shown are as of December 2021. For more information, please contact the appropriate taxing authority. Please verify all information before making a purchase. 5/2022

*Important* CONTACTS

Fulshear City Hall.....	281-346-1796
Fulshear Police Department .....	281-346-1717
Fort Bend County Sheriff.....	281-341-4666
Precinct 3 Constable's Patrol.....	281-491-7226
Fulshear Simonton Fire Department.....	281-346-2800
Fulshear Post Office .....	281-533-9146





# About the Developer

Established in 1975, Johnson Development, an award-winning residential and commercial land developer, has earned a reputation for vibrant, responsible development and innovative master planning. To date, Johnson Development has been involved in more than 100 projects and is creating some of America's most innovative and best selling communities.

**Johnson**  
**DEVELOPMENT**

HOUSTON | AUSTIN | DALLAS | ATLANTA

