



## CROSS CREEK RANCH

Johnson  
DEVELOPMENT CORP.

WELCOME CENTER  
6450 Cross Creek Bend Lane  
Fulshear, Texas 77441  
281-344-9882  
[info@crosscreektexas.com](mailto:info@crosscreektexas.com)  
[www.CrossCreekTexas.com](http://www.CrossCreekTexas.com)

HOURS OF OPERATION  
Monday to Thursday: 10am - 5pm  
Friday: 10am - 4pm  
Saturday and Sunday: Closed  
Model homes open daily.

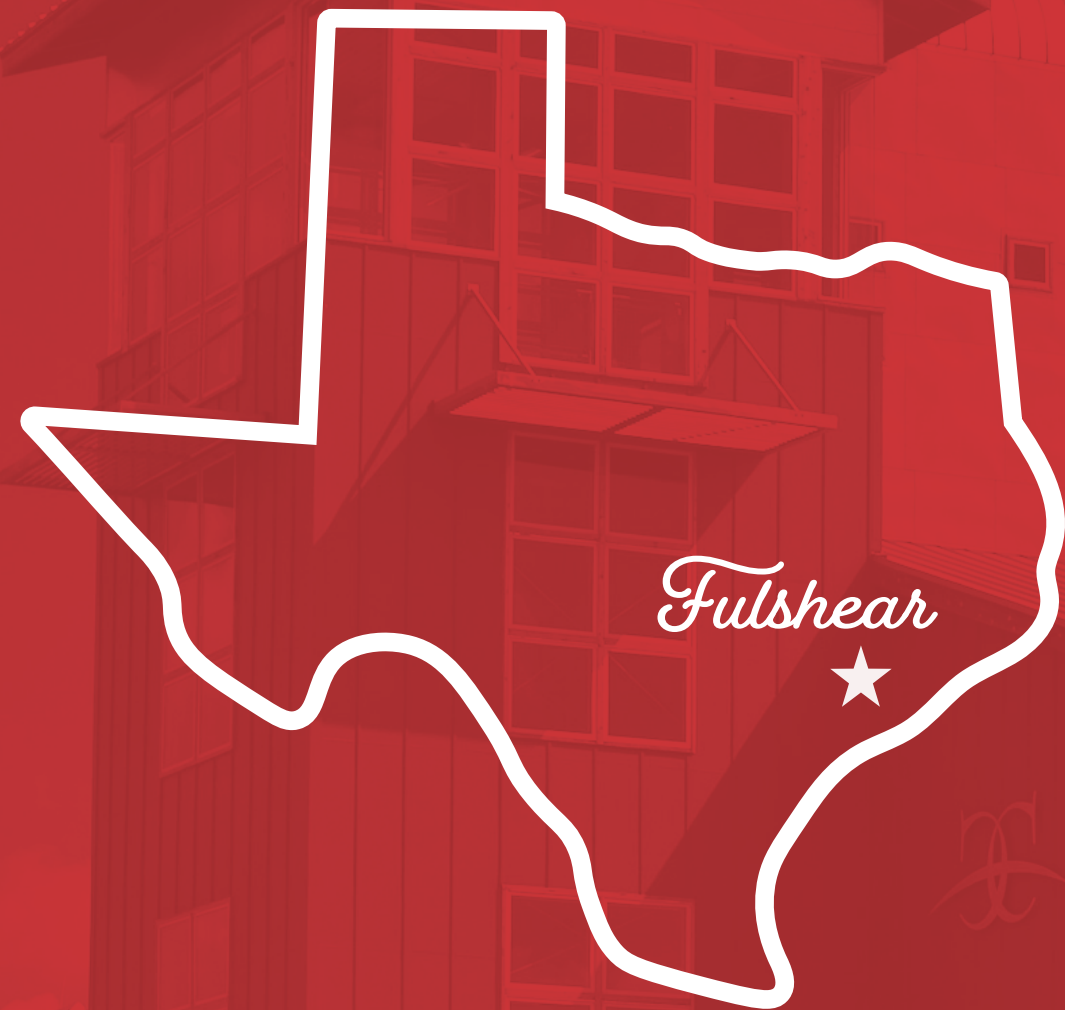


\* All information contained within is subject to change. Maps may not be drawn to scale, and prices, land, builders and specifications are subject to change without notice. Please verify all information before making a purchase. Fulshear photography provided by Rhonda Kuykendall Photography. 08/2023





# Welcome TO FULSHEAR

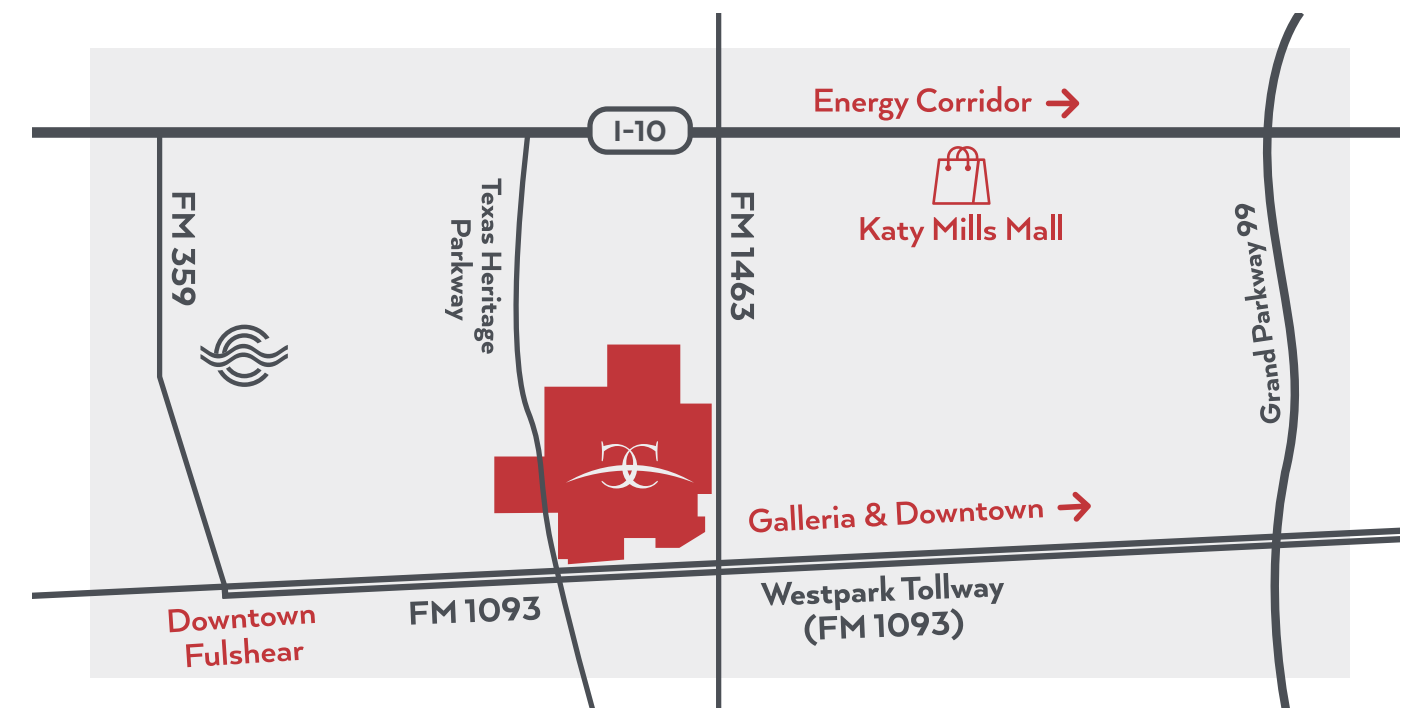


## SMALL TOWN Charm

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 Texas Heritage Parkway, located just west of Cross Creek Ranch, that connects Westpark Tollway to Interstate 10.



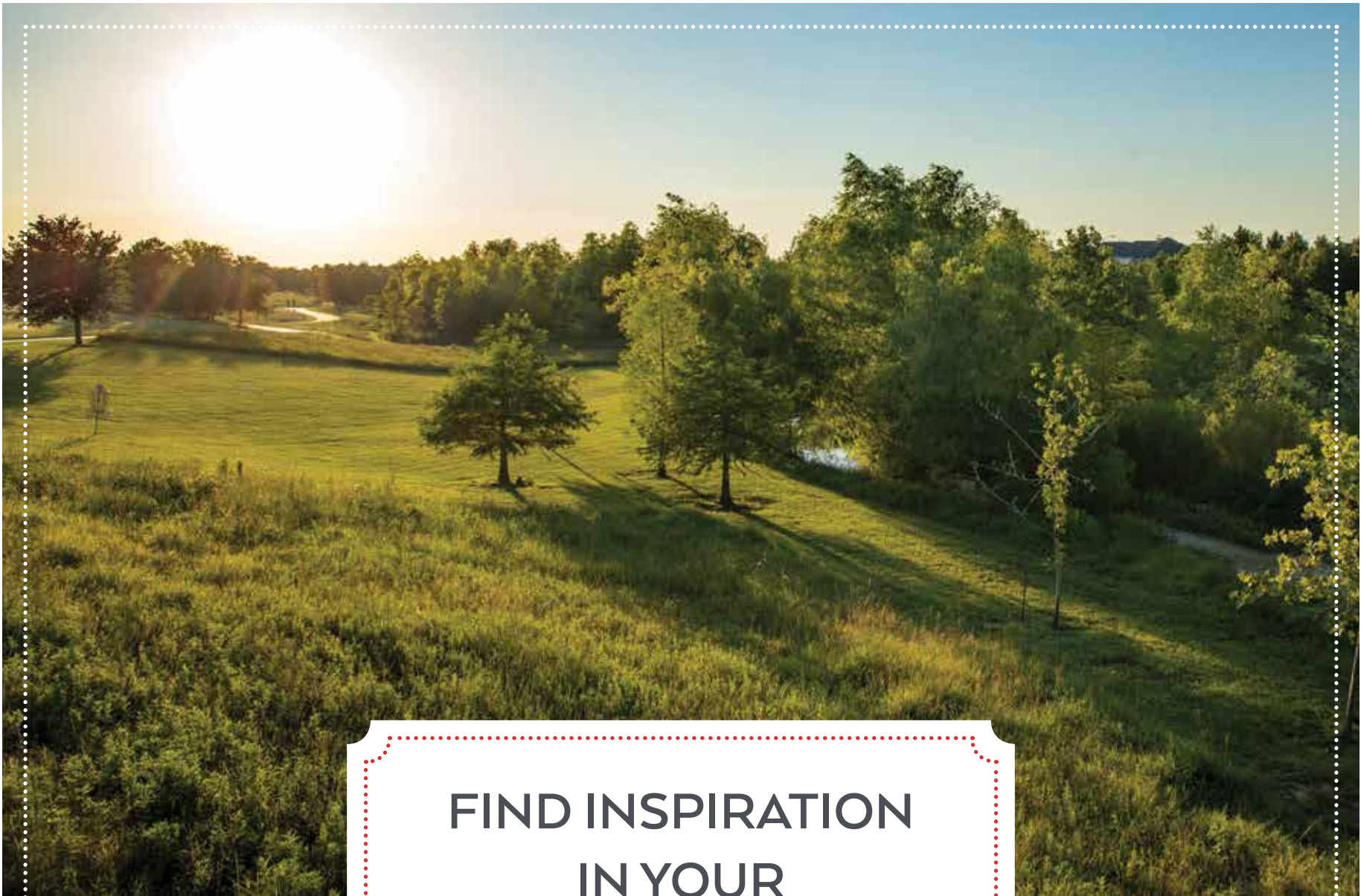
### Fulshear-Katy Area Chamber of Commerce

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.







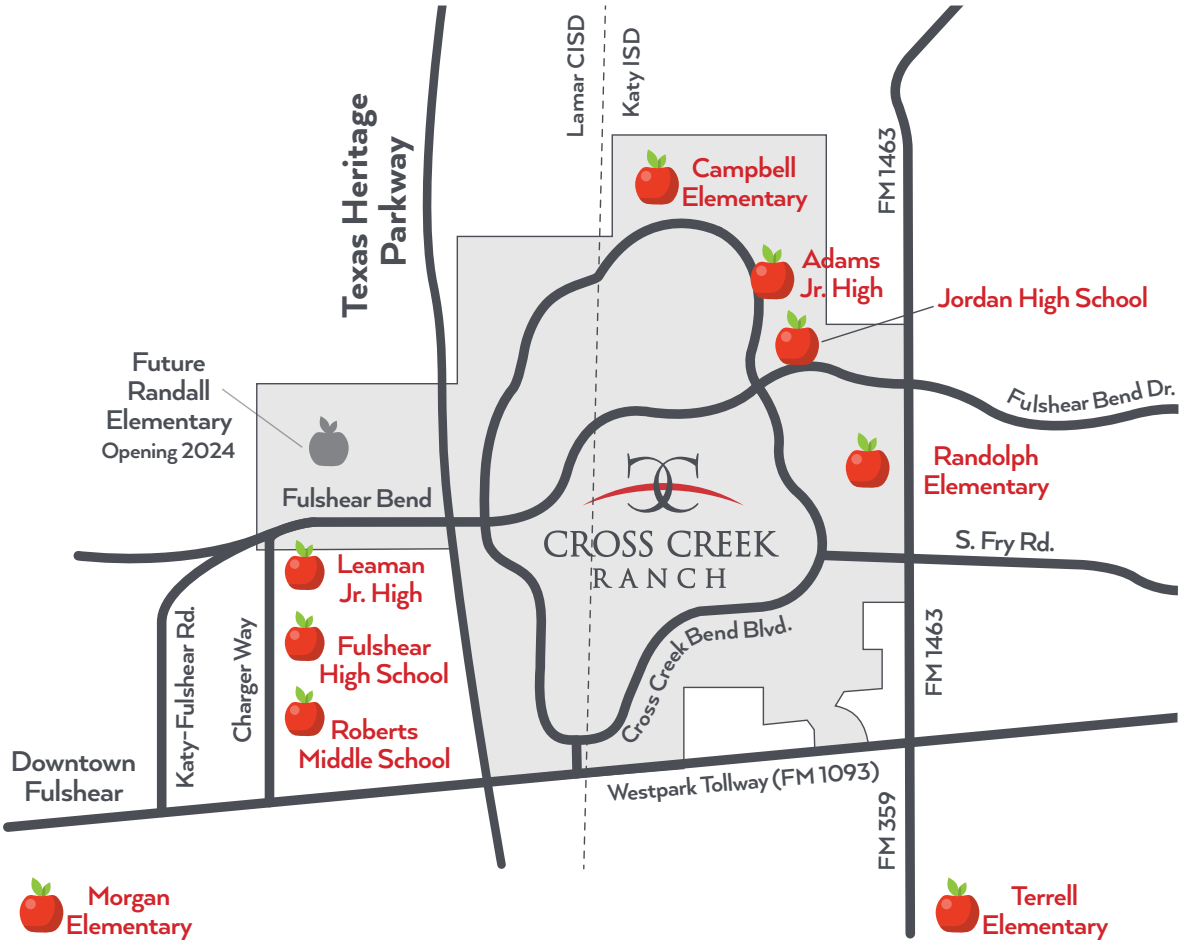
FIND INSPIRATION  
IN YOUR  
*surroundings*

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.



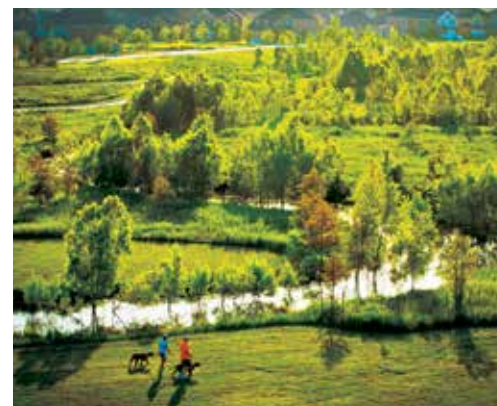
# An Excellent Education *Close* to H M E

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.





# 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.**

A large photograph of a smiling couple, a man and a woman, holding mugs and looking at each other. The man is wearing a white shirt, and the woman is wearing a blue top. In the top right corner, there are three smaller inset photos: the top one shows people at a pool, the middle one shows a couple walking a dog, and the bottom one shows a group of people sitting at a table outdoors.

## 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!

A photograph of the Bonterra Clubhouse building, a two-story structure with a light-colored exterior and a dark roof. It has large windows and a covered entrance area.

### *Bonterra Clubhouse*

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



*Our family of*  
**PREMIER BUILDERS**





*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.



## *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.



## *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!



## *Polishing Pond*

Residents can enjoy a boardwalk and nature overlook that offers a view of the Polishing Pond, a 50-acre natural habitat. The area is home to fish, turtles and migratory birds, making it a great spot to observe wildlife, catch and release fishing and hone photography skills.



## *Waterparks*

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



## *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!



Something is always brewing with our Lifestyle Director, Alyssa Brewer! Alyssa joined the Cross Creek Ranch team in 2022, bringing with her an infectious enthusiasm and energy to the 80+ events, activities, clubs and festivals residents enjoy each year. It's a big job — and one that Alyssa manages perfectly.

Alyssa is a seasoned event professional known for using her background in the performing arts to create an experience residents won't soon forget. Her passion and genuine love of organization and planning are evident in all of her events — no matter their size, nature, or location!



*Casino Night*



*July 4th Celebration*



*Bunny Hop*



*Nature Expo*



*Trail of Treats*



*Tree Lighting*



*Arbor Day*



*Daddy Daughter Dance*



*Luau*

LifestyleDirector@crosscreektexas.com • 281-341-8429



# IT'S ALL IN THE *Numbers*



35+  
*pocket  
parks*



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



60  
*miles of  
trails*



18  
*holes of  
disc golf*



6  
*tennis  
courts*



6  
*pickleball  
courts*

*One* Fitness Center 

*Two* School Districts



*Three* Swimming Complexes  
With a fourth on the way



*Five* Sports Areas



Cross Creek West residents are part of the Cross Creek Ranch Community Association. As such, Cross Creek West residents have access to all amenities and events within Cross Creek Ranch. Cross Creek West residents will also be able to enjoy events planned by the community lifestyle director. Conversely, Cross Creek Ranch residents will have access to future amenities and events within Cross Creek West.

## *Important* CONTACTS

CCRCA (CIA Services) .....	713-344-0532
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**



**MORE TOP-SELLING COMMUNITIES in AMERICA than any other DEVELOPER over the past decade!**

# Happy Trails

