



Johnson  
DEVELOPMENT CORP.

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

HOURS OF OPERATION  
Monday to Saturday: 10am - 5pm  
Sunday: 12 noon - 5pm  
Model homes open daily.

WHERE LIVING JUST COMES *natural*.

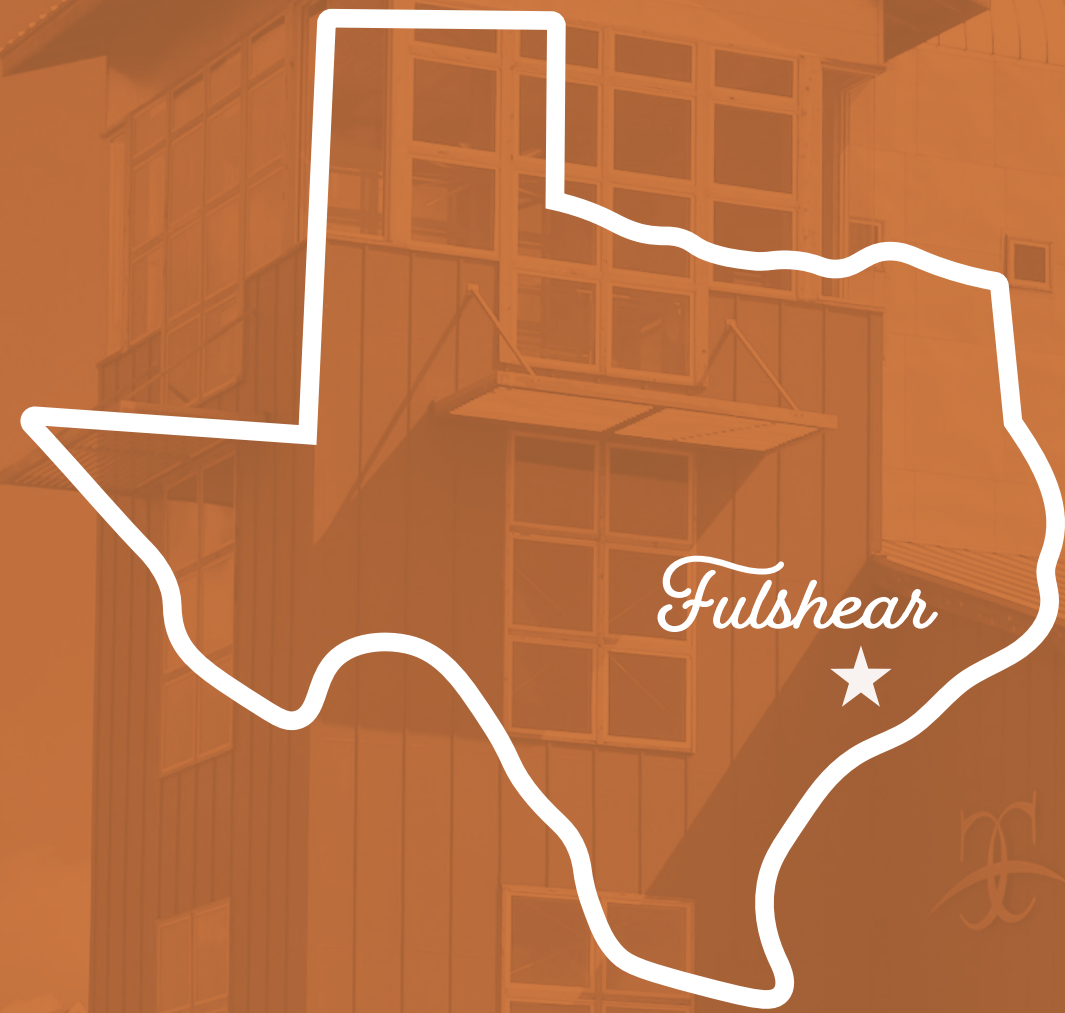
..... *Summer 2019* .....

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. 6/2019





# 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 20 cities in Texas to raise a family.

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

Fulshear is considered the Houston area's fastest growing city, and with that comes roadway enhancements that make getting to and from Cross Creek Ranch easier than ever. The Westpark Tollway (FM 1093) expansion is nearing completion, and the future Texas Heritage Parkway will soon be just west of Cross Creek Bend Lane, connecting Westpark Tollway to Interstate 10. Employment corridors, popular Houston restaurants, shopping destinations and more are within easy reach.







## FIND INSPIRATION IN YOUR *surroundings*

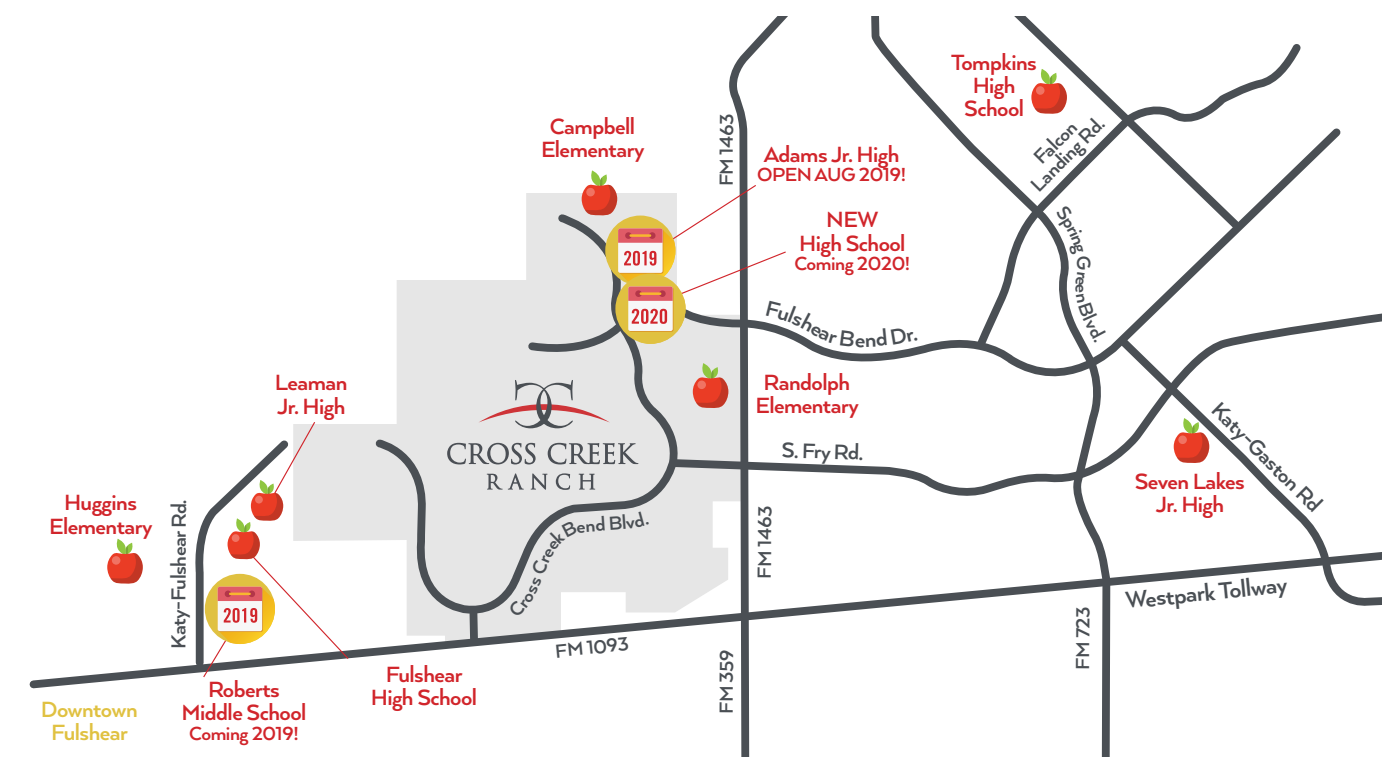
Life in Cross Creek Ranch is a breath of fresh air, literally. Native trees line the pathways and reforestation zones dot the landscape which give way to tall grass areas of native wildflowers. This sustainable community is where you can reconnect with both nature and family as you enjoy a multitude 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 anticipated Texas Heritage Parkway puts the employment centers and attractions of Houston within easy reach. And schools? Cross Creek Ranch is served by Katy ISD and Lamar CISD, with two Katy ISD schools onsite and two more under construction. With all of this and so much more, life is rosy in Cross Creek Ranch.



# An Excellent Education *Close* to

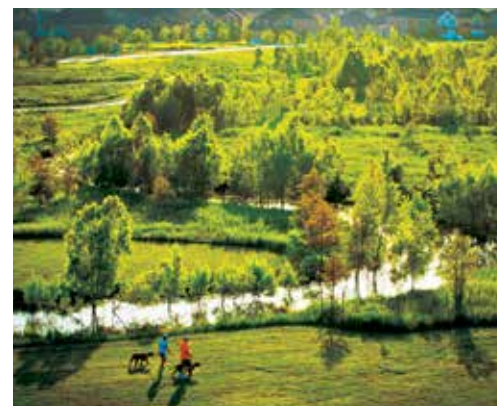
# H M E

From elementary to high school, students attend award winning Katy ISD and Lamar CISD schools. **By 2020, students zoned to Katy ISD can start and finish their education at Kindergarten through 12th grade schools located within Cross Creek Ranch, while Lamar CISD schools are located within two miles of 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. Native plant selection minimizes watering needs. More than 12,000 trees have been planted in the community from the Cross Creek Ranch tree farm. The Polishing Pond is not only a natural water treatment basin, but also a wildlife habitat and community amenity. And the award winning Flewellen Nature Preserve was carefully restored from an agricultural ditch to a 2 mile stream meandering through 180 wooded acres.

AN *extraordinary* PLACE TO LIVE.



A small inset photograph showing a man and a woman sitting on the edge of a swimming pool, enjoying the sun.

A small inset photograph of a modern, two-story house with a large porch and a gabled roof.

A small inset photograph of a group of people walking outdoors, possibly on a golf course or in a park.

## BONTERRA® AT CROSS CREEK RANCH

Bonterra at Cross Creek Ranch is a fully loaded resort style community 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 a modern house at night, with its interior lights glowing and the exterior illuminated by landscape lighting.

*From the \$210s*



*Our family of* **PREMIER BUILDERS**



**Chesmar Townhomes**  
From the \$200s  
Sq. Ft. 1,671 - 1,932  
832-457-8952



**Bonterra - Taylor Morrison**  
From the \$220s  
Sq. Ft. 1,344 - 2,878  
281-207-6682



**Bonterra - Darling Homes**  
From the \$370s  
Sq. Ft. 2,340 - 3,063  
281-207-6682



**Chesmar Homes - 50'**  
From the \$250s  
Sq. Ft. 1,586 - 2,649  
832-684-7004



**Perry Homes - 50'**  
From the \$280s  
Sq. Ft. 1,600 - 3,000  
281-232-7970



**Lennar Homes - 50'**  
From the \$240s  
Sq. Ft. 1,620 - 2,841  
281-769-4041



**Newmark Homes - 50'**  
From the \$280s  
Sq. Ft. 2,285 - 2,921  
832-572-5597



**Highland Homes - 55'**  
From the \$310s  
Sq. Ft. 1,807 - 3,058  
832-759-6460



**Perry Homes - 55'**  
From the \$320s  
Sq. Ft. 2,200 - 3,400  
281-633-2555



**Trendmaker Homes - 60'**  
From the \$390s  
Sq. Ft. 2,546 - 3,532  
281-675-3735



**Perry Homes - 60'**  
From the \$390s  
Sq. Ft. 2,500 - 3,800  
281-238-0919



**Perry Homes - 65'**  
From the \$440s  
Sq. Ft. 3,000 - 4,200  
281-633-8500



**Trendmaker Homes - 65'**  
From the \$440s  
Sq. Ft. 3,059 - 3,880  
281-675-3736



**Newmark Homes - 70'**  
From the \$460s  
Sq. Ft. 4,354 - 4,626  
832-403-3111



**Trendmaker Homes - 70'**  
From the \$500s  
Sq. Ft. 3,389 - 4,222  
281-675-3737



**Village Builders - 80'**  
From the \$510s  
Sq. Ft. 3,271 - 4,425  
281-533-6522



**Trendmaker Homes - 80'**  
**Avanti Homes - 90'**  
From the \$590s / From the \$690s  
281-342-5486



**Partners in Building - 90'**  
From the \$700s  
Sq. Ft. 3,000 - 6,500  
832-452-2060

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*Model Homes* OPEN DAILY

**YOUR *first* STOP IN CROSS CREEK RANCH**  
**THE WELCOME CENTER - 6450 Cross Creek Bend Lane**

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*Hours:* 10AM - 5PM Mondays - Saturdays · NOON-5PM Sundays  
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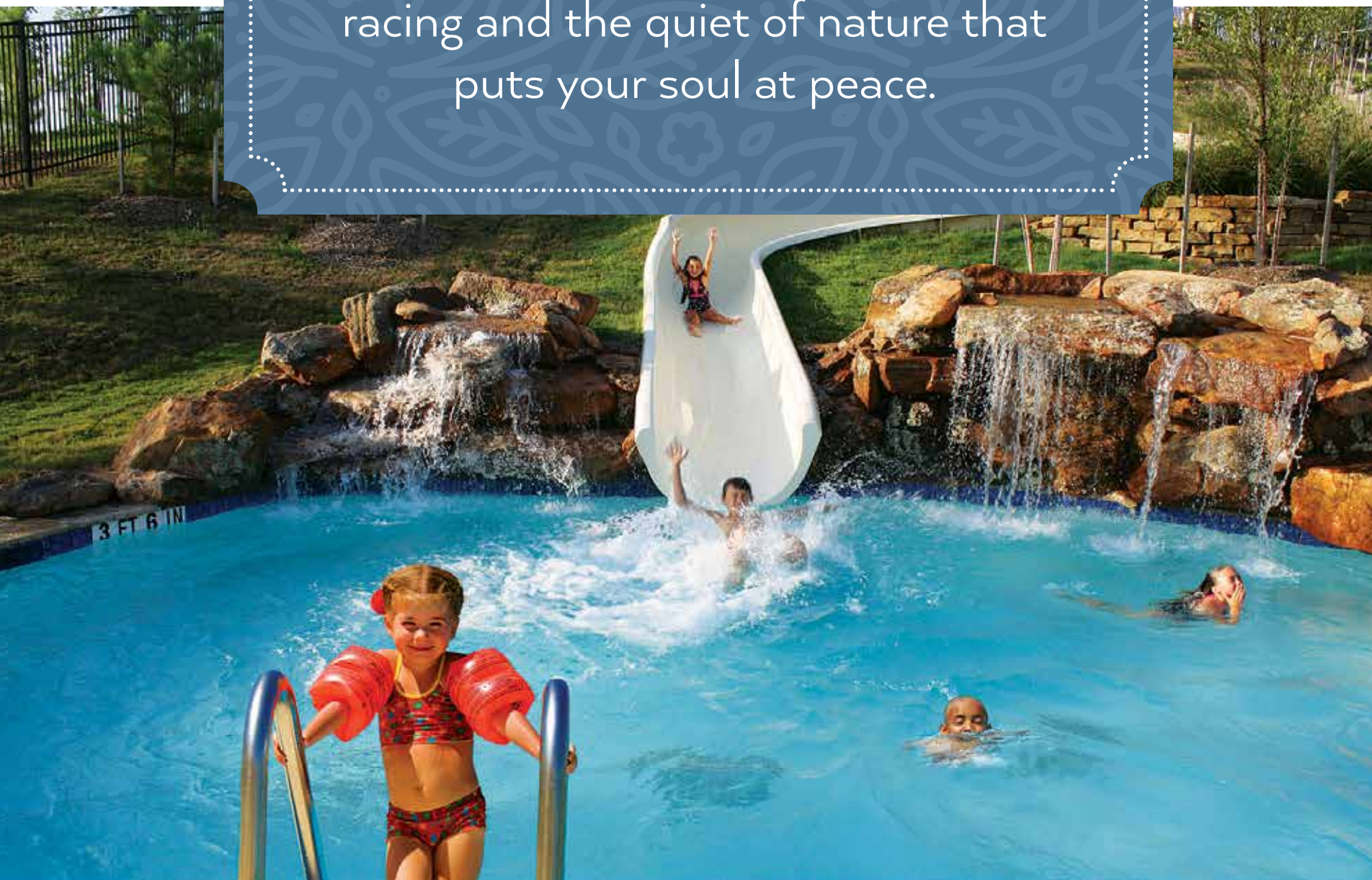


*We spell fun*  
**C-C-R!**

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" running leash free... 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 32 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 350 acres of lakes where you can kayak and catch (and release) fish.



## *Parks and Recreation*

Get your (tennis, basketball, volleyball, oh my!) game on at Arbor Park or visit any or all of the 25+ neighborhood parks and playgrounds found within walking distance of homes. And the family Fido will be panting to play at Canine Commons.



## *Waterparks*

Swim a lap (or 12!), race down a 140 ft. 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 and lose the weight at the Cross Creek Ranch Fitness Center... all yours as part of your Community Association dues.



## *Flewellen Creek*

Explore the “living edges” along Flewellen Creek, a beautifully restored nature preserve spanning nearly 180 acres in Cross Creek Ranch. Integrated through the park is the 18 hole Flewellen Creek Disc Golf Course.



## *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 one acre of fenced land with separate areas for larger and smaller breed dogs. The park amenities includes a covered pavilion with tables, benches, drinking fountains, a wash down area for dogs and gated entries.



# LET THE *Fun* BEGIN!



When it comes to having fun in Cross Creek Ranch, we always turn to our resident expert, or should we say our expert on residents, the Cross Creek Ranch Director of Fun!

Our full time lifestyle director is the guiding hand behind the numerous activities, clubs and festivals residents enjoy each year. And let us tell you, it's a big job because we want all of our residents to feel welcome, happy and excited to live here.

By far the biggest event the Director of Fun plans is our Stars and Stripes 4th of July celebration, but residents also have a blast at our annual Casino Night, a swanky affair worthy of James Bond. There is a Lifestyle Merit program for the kids, brewery tours, wreath making workshops and so many different clubs.

If you're planning to make the move to Cross Creek Ranch, stop by the Director of Fun's office and see what you and your family have to look forward to!

## *Year Round Community Events*

Cross Creek Ranch residents know how to have fun, and with more than 80+ events per year available, 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*



*Scarecrow Fest*



*Mutt Strut*



*Luau*



IT'S ALL IN THE *numbers*



**25+**  
*pocket  
parks*



**350**  
*acres of  
lakes*



**32+**  
*miles of  
trails*

*One* Onsite Café



*Two* School districts



*Three* Swimming Complexes



**18**  
*holes of  
disc golf*

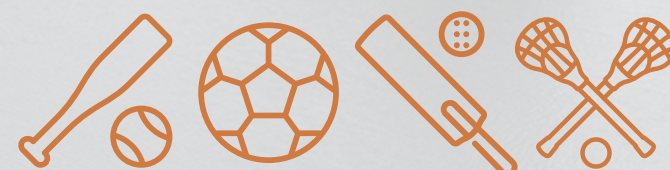


**5**  
*tennis  
courts*



**6,500 sq. ft.**  
*fitness center*

*Four* Sports Fields



*Quick* FACTS



*HOA Yearly DUES :*  
**\$1,300**  
**Lakes of Cross Creek Ranch  
Community Association - \$2,250**  
**Bonterra - \$2,850**

*TAX Rates*

2018 TAX RATES for Neighborhoods within Katy ISD

Taxing Entity	MUD 171	MUD 172	MUD 173
TOTAL 2018 TAX RATE:	\$3.34	\$3.40	\$3.58

2018 TAX RATES for Neighborhoods within Lamar CISD

Taxing Entity	MUD 170
TOTAL 2018 TAX RATE:	\$3.45

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 February 2019. For more information, please contact the appropriate taxing authority.

*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
Post Office .....	281-533-9146



## Your Community Foundation Committee

The moment you drive through the entrance of a Johnson Development Community, you notice a different feeling in the air, a certain vibrant energy. Cross Creek Ranch is no exception. What makes our communities so unique? Your Community Foundation Committee (YCFC) is one of the reasons. Each time a home is sold, a foundation fee is collected and set aside in a YCFC account. These funds are then used to enhance the overall community for improvements that help keep Cross Creek Ranch innovative and up to date, for community events that keep neighbors connected, and to even support non profit organizations, like the schools, that directly impact Cross Creek Ranch. YCFC also supports the Children's Catastrophic Fund that is in place to help eligible homeowners with the financial stress of caring for a child who has been diagnosed with a catastrophic illness or catastrophic congenital/genetic disorder.



## Creating Communities that *Celebrate Life*

With more top selling communities than any other developer in the nation, Johnson Development has been setting the standard for innovative master planning since 1975. Thoughtfully designed, each of Johnson's 17 award winning communities, including Sienna Plantation, Riverstone, Woodforest, Fall Creek and Harvest Green, celebrates life with unique amenities, nationally recognized builders and premiere lifestyle events. This signature approach has earned Johnson Development the prestigious "Developer of the Year" honor in 2018 and 2019, a designation Johnson Development has won numerous times throughout its long history.

**Johnson**  
DEVELOPMENT CORP.

[JohnsonDevelopment.com](http://JohnsonDevelopment.com)



# Happy Trails

