

## COMMUNITY

# Facts

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LOCATION	Firethorne is located in the Katy/Fulshear area of northern Fort Bend County, one mile south of the Katy Freeway (I-10 West) on FM 1463. While located in the ETJ of Fulshear, Texas, Firethorne residents have a Katy, Texas mailing address.
DESCRIPTION	Firethorne is a 1,400-acre master-designed community expertly planned for approximately 3,600 single-family homes upon completion. The master plan design also includes commercial reserves along FM 1463, along with open areas, green space, lakes and parks. New homes are offered in a variety of price ranges, floor plans and designs by a group of the Houston area's top builders.
AMENITIES	Firethorne is devoting 150 acres to parks and recreation and offers its residents a full array of recreational amenities, including lakes, parks, playgrounds, swimming pools, tennis courts, nature areas, hike and bike trails, indoor exercise facilities and more.
HOMESITES	Homesites in Firethorne currently range in size from 50' to 100' wide and 120' to 150' deep.
HOME PRICES	Homes in Firethorne range from the mid \$100s to \$800s.
HOMEBUILDERS	Firethorne's current team of homebuilders include:

### MODEL PARK ONE

Coventry Homes	281-693-4400
Highland Homes	281-693-2225
Parkwood Builders	281-395-3288
Partners in Building	281-391-2500
Perry Homes 70'	281-693-4692
Perry Homes 80'	281-693-4502

### MODEL PARK TWO

David Weekley Homes	281-249-7715
Highland Homes	281-693-1015
Perry Homes 50'	281-693-4677
Perry Homes 60'	281-693-0150
Plantation Homes	281-693-4440

SCHOOLS &  
LEARNING

Firethorne is part of two highly acclaimed school districts – Katy Independent School District as well as the Lamar Consolidated Independent School District. Based upon current attendance zones established by the districts of the 2009-2010 school year, Firethorne students will attend :

**K I S D**

Wood Creek Elementary  
Wood Creek Junior High  
Katy High School

**L C I S D (Firethorne West Only)**

Huggins Elementary  
Wertheimer Middle School  
Briscoe Junior High  
Foster High School

COMMUNITY

Firethorne is conveniently located just minutes away from a rapidly growing array of nearby medical facilities, churches, schools, shopping and entertainment options. A host of outdoor recreational opportunities are also located close by, including numerous private and public golf courses, public parks, sports fields, and more.

Several commercial reserves in Firethorne have already been purchased by end-users along FM 1463 and plans for development of these reserves for retail and/or service uses should be announced in the near future.

AREA MOBILITY

Firethorne's prime position allows for convenient access to all major transportation arteries in the area. The I-10 corridor improvements have served as a model design for the country and the Westpark Tollway offers direct and exclusive access to Uptown Houston.

TECHNOLOGY

Every home in Firethorne is pre-wired according to a set of stringent wiring specifications enforced by the developer to insure that every home built in the community is able to take full advantage of the rapidly expanding array of internet, telephone, cable and other technology options available to today's homeowner.

TAX RATE

The combined tax rate including Schools, Utility District and County for Firethorne 2010 is \$3.296 (KISD) and for Firethorne West 2010 is \$3.133 (LCISD).

HOMEOWNER  
ASSOCIATION

\$850.00 annual assessment — to include access to all recreational facilities, neighborhood patrols and garbage pick up/ recycling program.

DEVELOPER

Jefferson Development Company

VISITOR  
CENTER

28100 North Firethorne Road  
Katy, Texas 77494  
Phone: 281-693-1010

WEBSITE

[www.firethorne.info](http://www.firethorne.info)