

Fulbrook Setback and Square Footage Requirements

Section 1A

(All Lots) – 1 Story (2,200 - 4,000 SF) 2 Story (2,500 - 4,500 SF)

(Blocks 1-3) – 40' Front Setback

(Blocks 4-5) – 70' Front Setback

(All Lots) – 50' Rear Setback

(All Lots) – 25' Side Setback

Block 1 – Tall Grass Lane

Block 2 – Fulshear Creek Trail

Block 3 – Tall Grass Lane (Lots 1-3) & Fulshear Creek Trail (Lots 4-7)

Section 1B

(All Lots) – 1 Story (2200 – 4000 SF) 2 Story (2500 – 4500 SF)

(Blocks 1 & 4) – 40' Front Setback

(Blocks 2 – 3) – 70' Front Setback

(All Lots) – 25' Side Setback

(All Lots) – 50' Rear Setback

Block 1 – Bessie's Creek Trail

Block 2 – Tree Farm Lane

Block 3 – Tree Farm Lane

Block 4 – Bessie's Creek Trace

Section 2A

(All Lots) – 1 Story (3500 – 5000 SF) 2 Story (4000 – 7000 SF)

(All Lots) – 50' Front Setback

(All Lots) – 25’ Side Setback

(All Lots) – 50’ Rear Setback

Block 2 – Churchill Field Lane

Block 3 – Churchill Field Lane

Section 2B

(All Lots) - 1 Story (3,700 – 6,000 SF) 2 Story (3,700 - 10,000 SF)

(All Lots) – 100’ Front Setback

(All Lots) – 25’ Side Setback

(All Lots) – 50’ Rear Setback

Section 2C

(Block1 Lots 1-4) - 1 Story (3,000 - 4,500 SF) 2 Story (3,500 - 6,000 SF)

(Block 1 Lots 5-12) - 1 Story NOT PERMITTED 2 Story: (3,500 - 7,000 SF)

(Block 1 Lots 13-15) - 1 Story: (2,800 - 4,500 SF) 2 Story: (3,000 - 6,000 SF)

(Block 2 Lots 1-5) - 1 Story: (3000 SF - 4,500 SF) 2 Story: (3,500 - 6,000 SF)

(Block 2 Lots 6-8) - 1 Story: NOT PERMITTED 2 Story: (3,500-7,000 SF)

(Block 2 Lot 9) - 1 Story: (2,800 - 4,500 SF) 2 Story (3,000 - 6,000 SF)

(Block 1 Lots 1-4 &13-15) – 60’ Front Setback

(Block 2 Lot 1-5 & 9) - 60’ Front Setback

(Block 1 Lots 5-12)– 50’ Front Setback

(Block 2 Lots 6-8) – 50’ Front Setback

(All Lots) – 50’ Rear Setback

(All Lots) – 25’ Side Setback

Block 1 – Wendt Park Trace (Lots 1-4) Fulbrook Commons (Lots 5-10) Harris Woods Trace (Lots 11-15)

Block 2- Wendt Park Trace (Lots 1-5) Fulbrook Commons (Lots 6-8) Harris Woods Trace (Lot 9)

Section 2D

(Block 1 Lots 1-9 & Block 2 Lots 1-8) - 1 Story residence (2,600 SF – 4000 SF) 2 Story (2800 SF – 5000 SF)

(Block 3 Lots 1-3) - 1 Story (3000 SF – 4500 SF) 2 Story (3300 – 7000 SF)

(Block 4 Lots 1-7, Block 5 Lots 1-7 & Block 6 Lots 1-4) - 1 Story (3200 SF – 5000 SF) 2 Story (3700 – 9000 SF)

(Block 7 Lots 1-6 & Block 8 Lots 1-3) - 1 Story (3200 – 5000 SF) 2 Story (3700 – 8000 SF)

(Block 1-3) – 100' Front Setback

(Blocks 4-6) - 50' Front Setback

(Block 7-8) - 40' Front Setback

(All Lots) – 50' Rear Setback

(All Lots) – 25' Side Setback

Block 1 – Harris Woods Trace

Block 2 – Harris Woods Trace

Block 3 – Harris Woods Trace

Block 4 – Harris Woods Trace

Block 5 – Harris Woods Trace

Block 6 – Harris Woods Trace

Block 7 – Woodshore Lane

Block 8 – Woodshore Lane

Section 2E

(Block 1 Lots 1-4 & Block 2 Lots 1-7) - 1 Story (3500 – 5000 SF) 2 Story (4000 – 8000 SF)

(Block 3 Lots 1-7) – 1 Story (3200 – 5000 SF) 2 Story (3700 – 9000 SF)

(All Lots) – 50’ Front Setback

(All Lots) – 50’ Rear Setback

(All Lots) - 25’ Side Setback

Block 1 – Churchill Field Lane

Block 2 – Churchill Field Lane & Fulbrook Road (Lots 6 & 7)

Block 3 – Harris Woods Trace

Section 2F

(Block 3 Lots 1-4) - 1 Story (3500 – 5000 SF) 2 Story (4000 – 8000 SF)

(Block 1-2, Block 3 Lots 5-7 & Block 4 Lots 1-4)– 1 Story (3200 – 5000 SF) 2 Story (3700 – 8000 SF)

(Block 3 Lots 1-4) – 100’ Front Setback

(Block 1& 2) – 50’ Front Setback

(Block 3 Lots 5-7) – 50’ Front Setback

(All Lots) – 25’ Side Setback

(All Lots) – 50’ Rear Setback

Block 1 – Rolling Woods Trail

Block 2 – Rolling Woods Trail

Block 3 – Fulbrook Road (1-3) Harris Woods Trace (Lot 4) Woodside Lane (Lots 5-7)

Block 4 – Woodside Lane

Section 3A

(Block 3 Lots 1-7, Block 4 Lots 1-12 & Block 5 Lots 1-5) – 1 Story (2800 SF – 5000 SF) 2 Story (3200 – 7000 SF)

(Block 1 Lots 1-9 & Block 2 Lots 1-11) – 1 Story (3200 – 5000 SF) 2 Story (3700 – 9000 SF)

(All Lots) - 60' Front Setback

(All Lots) – 25' Side Setback

(All Lots) – 50' Rear Setback

Block 1 – Upper Oxbow Trace

Block 2 – Lower Oxbow Trace

Block 3 – Lower Oxbow Trace (Lots 1-2) Blue Heron Lane (Lots 3-7)

Block 4 – Blue Heron Lane (Lots 1-8) Box Turtle Lane (Lots 9-12)

Block 5 – Box Turtle Lane

Section 3B

(Block 2 Lots 4-11) – 1 Story (2800 – 5000 SF) 2 Story (3200 – 7000 SF)

(Block 1 Lots 1- 12 & Block 2 Lots 1-3) – 1 Story (3200 – 5000 SF) 2 Story (3700 – 9000 SF)

(All Lots) – 60' Front Setback

(All Lots) – 25' Side Setback

(All Lots) – 50' Rear Setback

Block 1 – Lower Oxbow Trace

Block 2 – Lower Oxbow Trace (Lots 1-3) Whistling Duck Lane (Lots 4-7)

Section 3C

(All Lots)-1 or 2 Story (3700 SF) Max 1 Story 6,000/2 Story Max is 10,000

(Block1 & 2) 60' Front Setback Except Lots 6-13 /6-13 50' Front Setback

(All Lots) 25' Side Setback

(All Lots) 50' Rear Setback

Section 3D

(All Lots)-1 or 2 Story (3700 SF)

(All Lots) – 70' Front Setback

(All Lots) – 25' Side Setback

(All Lots) - 50' Rear Setback

Section 4A

(All Lots) – 1 Story (2600 – 5000 SF) 2 Story (3000 – 5500 SF)

(All Lots) – 50' Front Setback

(All Lots) – 15' Side Setback

(All Lots) - 50' Rear Setback

Block 1 – Fulbrook Shores Trace

Block 2 – Fulbrook Shores Trace

Section 5A

(All Lots) – 1 Story (3700 – 6000 SF) 2 Story (4500 – 10000 SF)

(Block 1) – 75' Front Setback

(Block 2) - 100' Front Setback

(Block 1 Lot 15) – 50' Side Setback

(Block 1 Lots 1-14) – 25' Side Setback

(Block 2) – 25' Side Setback

(All Lots) – 50' Rear Setback

Block 1 – Riverlake Road (Lots 1-4) Old Pecan Trail (Lots 5-8 & Lots 13-15) Pecan Reserve Lane (Lots 9-12)

Block 2 – Riverlake Road

Section 5B

(All Lots) – 1 Story (3700 – 6000 SF) 2 Story (4500 – 10000 SF)

(All Lots) – 100’ Front Setback

(All Lots) – 25’ Side Setback

(All Lots) – 50’ Rear Setback

Block 1 – Riverlake Road

Section 5C

(All Lots) – 1 Story (3700 – 6000 SF) 2 Story (3700 – 10000 SF)

(Block 1 Lots 1-7) – 60’ Front Setback

(River Lots) – 75’ Front Setback

(All Other Lots) – 100’ Front Setback

(All Lots) – 25’ Side Setback

(All Lots) – 50’ Rear Setback

Section 5D

(All Lots) – 1 Story (3700 – 6000 SF) 2 Story (3700 – 10000 SF)

(Block 1 Lots 1-5) – 60’ Front Setback

(Block 1 Lot 6) – TBD by ARC.

(River Lots, Block 2 Lots 1-6) – 75’ Front Setback

(All Lots) – 25’ Side Setback

(All Lots) – 50’ Rear Setback

Section 6A

(All Lots) – 1 Story (3700 – 6000 SF) 2 Story (3700 – 10000 SF)

(North Lots) – 70' Front Setback

(South Lots – 100' to 150' Front Setback

(All Lots) – 25' Side Setback

(South Lots) - 50' Side Setback for barns

(All Lots) – 50' Rear Setback