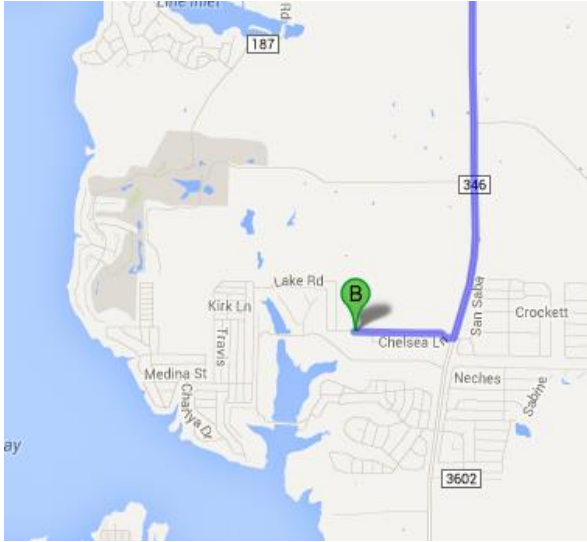


## POA Shadybrook Location & Description

### Suggested routes

22.1 mi, 36 mins TX-155 S/Frankston Hwy  
 21.5 mi, 40 mins N Broadway Ave and FM 346 W



**From** ● **A** Tyler, TX

- 1 Head south on N Broadway Ave toward E Erwin St 1.3 mi
- 2 Turn right onto W 4th St 0.4 mi
- 3 Continue onto W Glenwood Blvd 0.2 mi
- 4 Turn left onto TX-155 S/S Vine Ave  
Continue to follow TX-155 S 12.5 mi
- 5 Turn left onto FM 344 E 4.4 mi
- 6 Turn right onto FM 346 W 2.6 mi
- 7 Turn right toward Elizabeth St 253 ft
- 8 Turn right onto Elizabeth St  
Destination will be on the right 0.6 mi

● **B** 175 Caroline St, Bullard, TX 75757

SIZE.....	121.926 acres approximate
POA OFFICE.....	Located just inside the west gate. Phone: (903) 825-6283 Office Hours: Mon - Fri from 8:00-4:30pm Elma Stine
SWIMMING POOLS.....	Two (One for the east subdivision and one on the west side adjacent to the Clubhouse and lake swimming area.)
TENNIS COURTS.....	Two, hard surfaced
BOATING, FISHING AND WATER SPORTS.....	Members only boat ramp with adjacent park, Bath house and swimming pier.
CLUBHOUSE.....	Available for property owner use for private parties. More information is available at the office.
PARKS.....	Two--one park is adjacent to the clubhouse, pool and lake swimming area with a children's playground across the street next to park is next to the members' only boat ramp and pier.
MAINTENANCE FEE.....	For 2012: \$154.79 Additional Lot :\$65.48
ROAD ASSESSMENT FEE.....	Annual \$100 fee per owner or dwelling on multiple lots.
EDUCATION.....	Bullard Independent School District is noted for their educational excellence. A bus route K-12 runs through Shadybrook. Parochial Schools are available in Tyler . A private school is available in Bullard. Advanced education is available with Tyler Junior College and the University of Texas at Tyler . See area schools' details <a href="http://poashadybrook.com/overview_schools.html">http://poashadybrook.com/overview_schools.html</a>

MEDICAL.....	Tyler has three major medical centers. Two offer helicopter service. Twenty-four hour ambulance through East Texas Medical is available at Bullard Fire Station #2, just 4 miles from the front gate. Trinity Mother Francis Medical Clinic is located at Hwy 155 and FM 344.
FIRE PROTECTION.....	Lake Palestine East Volunteer Fire Department is assisted by the Bullard Fire Department.
AIRPORT.....	Tyler Pounds Regional Airport with frequent flights to Dallas and Houston.
SHOPPING.....	Tyler has the Broadway Square Mall and many excellent specialty shops. Brookshire's grocery and Noonday Hardware are on Hwy 155.
ELECTRICITY.....	Cherokee County Cooperative 1-800-992-4280 (all homes are electric)
WATER.....	Southern Utilities 903-566-3511
TELEPHONE.....	Century Link <a href="http://www.centurylink.com/">http://www.centurylink.com/</a> 1-800-201-4099