Homeowner Guide

Saddlebrook

Sales Center – 281-668-3975

Utilities

ELECTRIC:
CenterPoint®
713-207-2222

Multiple Providers
powertochoose.org

WATER/SEWER:
Undine
17861 Telge Rd., Cypress, TX
888-201-4314

TRASH:
Best Trash
19430 FM-1093, Richmond, TX 77407
281-313-2378

PHONE/CABLE/INTERNET:
AT&T®
800-288-2020
att.com

Comcast®
800-934-6489
xfinity.com

Consolidated Communications®
1400 Ave. A, Katy, TX 77493
281-860-2773

Police

Fort Bend County Sheriff's Office
1410 Williams Way Blvd.
Richmond, TX 77469
281-341-4665

Fire

Beasley Fire Station
214 S. 3rd St., Beasley, TX 77417
979-387-2412

Post Office

7031 Loop 540, Beasley, TX 77417
800-275-8777

School District

Lamar Consolidated ISD
3911 Ave. 1, Rosenberg, TX 77471
832-223-0000
lcisd.org
info@LCISD.org

Homeowner's Association

Saddlebrook Residential Community
saddlebrookrci.com

Contact:
Valeria Herrin, Community Manager
manager@saddlebrookrci.com

HOA: $900/yr.

Paid at Closing:
$900 CAP Fee
$450 Working CAP Fee
$900 Reserve Fee
$175 Transfer Fee

Taxing Authority

1317 Eugene Heimann Cir.
Richmond, TX 77469
281-341-3710

Tax Rate:
3.169% of the appraisal value of the property*

Notes:

KB Home Warranty

281-668-3901
houstoncs@kbhome.com

KB Home App

Your convenient go-to resource for:

- Appointment reminders
- Maintenance notifications
- Seasonal home maintenance
- Warranty documents

kbhome.com/customer-app

888-KB-HOMES | kbhome.com

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*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.