



Homeowner Guide

Mustang Ridge
Sales Center - 281-668-3975

Utilities

GAS:
EPCOR
4003 Pinehurst Meadow
Magnolia, TX 77355
281-766-1290

ELECTRIC:
(Multiple Providers)
powertochoose.org

SEWER/WATER:
City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, TX 77354
281-356-2266

TRASH:
City of Magnolia (collection)
c/o WCA (account setup/billing)
14515 Auto Park Way
Houston, TX 77083
wcawaste.com
\$844/yr. (billed quarterly at \$211)
\$100 trash can delivery fee

PHONE/INTERNET:
(Multiple Providers)
Xfinity®
800-XFINITY
xfinity.com

Property Management

King Property Management
720 N. Post Oak, Ste. 300
Houston, TX 77024
713-956-1995
kpm@kpmtx.com

Contact:
Doreen Styiek
346-980-3225

School District

Magnolia ISD
31141 Nichols Sawmill Rd.
Magnolia, TX 77355
281-356-3571
magnoliaisd.org

Post Office

815 Goodson Rd.
Magnolia, TX 77355
800-275-8777

Library

Malcolm Purvis Library
510 Melton St., Magnolia, TX 77354
936-442-7704

Police

Magnolia Police Dept.
18111 Buddy Riley Blvd.
Magnolia, TX 77354
281-356-2500

Fire

Magnolia Volunteer Fire Dept.
Station 181
18215 Buddy Riley Blvd.
Magnolia, TX 77354
281-356-3288

Homeowner's Association

Mustang Ridge Residential Community, Inc.
2002 Timberloch Pl., Ste. 650
The Woodlands, TX 77380
713-956-1995
fsresidential.com

HOA: \$600/yr.
(Prorated Amount Based on Closing Date)

Paid at Closing:
\$600 Working Capital Fee
\$350 Transfer Fee

Taxing Authority

Montgomery Tax Assessor's Office
109 Gladstell St., Conroe, TX 77301
936-756-3354
mcad-tx.org

Tax Rate:
2.819% of the appraised value of the property*

KB Home Warranty

281-668-3901
houstoncs@kbhome.com

MyKB

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

kbhome.com/mykb

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.

