



Homeowner Guide

Mustang Valley
Sales Center - 737-385-0050



Schools

Shadow Glen Elementary School
12000 Shadowglen Terrace
Manor, TX 78653
512-278-4700

Manor Middle School
12900 Gregg Manor Rd.
Manor, TX 78653
512-278-4065

Manor High School
12700 Gregg Manor Rd.
Manor, TX 78653
512-278-4800



Utilities

ELECTRIC:
Bluebonnet Electric Cooperative
800-842-7708

WATER/WASTEWATER:
City of Manor
512-272-5555

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

Spectrum
855-860-9068

Optimum®
877-694-9474



Post Office

11401 US-290 East, Manor, TX 78653
512-272-9268



Police

Manor Police Dept.
402 W. Parsons St., Manor, TX 78653
512-974-0845



Fire

Manor Fire Dept.
405 W. Parsons St., Manor, TX 78653
512-272-4502



Public Improvement District

Assessment amount is due annually, payable to the City of Manor and subject to change.

For information about amount and due date, contact the City of Manor or P3Works, LLC.

P3Works, LLC
PID Administrator
817-393-0353



Homeowner's Association

Lifetime HOA Management
210-504-8484
contact@
LifetimeHOAManagement.com
lifetimehoamanagement.com

HOA: \$720/yr.

Paid at Closing:
\$250 Working Capital Assessment
\$375 Resale Certificate (Estimated)
\$200 Transfer Fee (Estimated)
(Prorated Annual Assessment, Transfer and/or Conveyance Fees as Applicable)



Taxing Authority

Travis County Tax Assessor's Office
5501 Airport Blvd., Austin, TX 78751

Contact:
Celia Israel
512-854-9473

Tax Rate:
2.632368% of the appraised value of the property*

Notes:



KB Home Warranty

866-262-7623
austincs@kbhome.com



KB Home App

Your convenient go-to resource for:

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

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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.

