

# WOODSON'S RESERVE

## True LIVING.

EXPERIENCE OUR COMMUNITY'S DISTINCTIVE MODERN LIFESTYLE WITH A TRULY CONVENIENT LOCATION ON THE GRAND PARKWAY. WOODSON'S RESERVE OFFERS A NATURAL EXTENSION OF BIG-CITY LIFE. OUR MASTER PLANNED COMMUNITY STRIKES AN EFFORTLESS BALANCE—WHERE THE PURITY OF NATURE IS AT HOME WITH EVERYTHING YOU LOVE TO SEE, DO, AND EXPERIENCE IN HOUSTON.

**Website:** woodsonsreserve.com

**Email:** infoWR@woodsonsreserve.com

**Address:** 4125 Waterbend Cove, Spring, TX 77386

**The Developer:** Toll Brothers, Inc.

### BUILDERS

- Chesmar Homes
- Perry Homes
- Toll Brothers

### AMENITIES

- Woodson's Club includes a 9,000-sq.-ft. clubhouse which features a gathering room, 24-hour access fitness center, dedicated children's room, indoor/outdoor entertaining and meeting spaces, resort-style pool and lazy river with island, and adjacent lap pool.
- Over 115 acres of preserved nature areas
- Children's play garden
- Community event lawn
- On-site lifestyle director
- Fully-stocked catch and release lakes
- Nature trails
- One-acre dog park
- Tennis courts

### LOCATION\*

- 3 miles Hardy Toll Road
- 5 miles Interstate 45
- 6 miles ExxonMobil Campus
- 7 miles Woodlands Parkway
- 8 miles Anadarko Petroleum Corporation
- 8 miles Chevron Phillips Chemical Company Corporate Office
- 9 miles The Woodlands Town Center
- 9 miles Memorial Hermann The Woodlands Hospital
- 9 miles U.S. 59 on Grand Parkway
- 19 miles George Bush Intercontinental Airport
- 30 miles Downtown Houston

### UTILITIES

- Electricity
  - PowerToChoose.org (866) 260-3108
  - CenterPoint (713) 659-2111
- Gas
- Water and Sewer
  - MCMUD 105 (281) 290-6507
  - Municipaldistrictservices.com

### TAXES\*\*

Current estimate tax rate for Woodson's Reserve is 3.2103%\*\*

### HOA

\$1,295 annually

### SCHOOLS†

- Conroe ISD

#### Snyder Elementary

Offers classes from Pre-K to 4th grade  
28601 Birnham Woods Dr., Spring, TX 77386  
(832) 663-4400

#### Clark Intermediate School

Offers classes from 5th to 6th grade  
4182 Trench Ln., Spring, TX 77386  
(281) 939-0600

#### York Junior High

Offers classes from 7th to 8th grade  
3515 Waterbend Cove, Spring, TX 77386  
(832) 592-8600

#### Grand Oaks High School

Offers classes from 9th to 12th grade  
4800 Riley Fuzzel Rd., Spring, TX 77386  
(281) 939-0000

### PRIVATE SCHOOLS

#### The Woodlands Classical Academy

Offers classes from K to 8th grade  
6565 Research Forest Dr., The Woodlands, TX 77381  
(936) 242-1541

#### The Woodlands Christian Academy

Offers classes from Pre-K to 12th grade  
5800 Academy Way, The Woodlands, TX 77384  
(936) 273-2555

#### John Cooper School

Offers classes from Pre-K to 12th grade  
One John Cooper Dr., The Woodlands, TX 77381  
(281) 367-0900