



# Del Bello Lakes: 60' Series Community Information

A new neighborhood in the Pearland area, Del Bello Lakes offers prospective homebuyers a premier line up of builders: Ashton Woods, Perry Homes, Westin Homes, and Shea Homes. The community will feature Jaxon's Cove, a modern recreation center, equipped with a splash pad, pool, outdoor pavilion, playground, and spaces for residents to book private events. The master plan will also feature man-made lakes and a trail system, which will promote communal and outdoor recreational opportunities for residents.

We invite you to explore Del Bello Lakes, named after the Del Bello family, one of the founding families in Southeast Texas at the turn of the century. This exciting new development represents the first master-planned community by Shea Homes in the Greater Houston region. New homes are priced from the \$200s to \$600s.

Del Bello Lakes' amenities package has been designed for families who seek community engagement, recreation, and social opportunities. Jaxon's Cove is a state-of-the-art recreation center that is situated at the heart of the community. So get your fun on; we guarantee you'll love it.

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Located in the heart of the acclaimed Alvin ISD, the district enjoys an excellent 16:1 student to teacher ratio and has made equipping classrooms with 21st century technology a priority, including student computers, interactive projected media, document cameras, and campus wide wireless network support.

## School Information

Alvin ISD 301 E. House Street, Alvin, TX 77511	281-388-1130
E.C. Mason Elementary School 7400 Lewis Lane, Manvel, TX 77578	281-245-2832
Manvel Junior High 7302 McCoy Rd., Manvel, TX 77578	281-245-3700
Manvel High School 19601 Highway 6, Manvel, TX 77578	281-245-2232

## Utilities

Water	City on Manvel Public Works	281-489-0630 ext 2
Electricity	Provider of Your Choice powertochoose.org	855-508-3419
	CenterPoint Electric	713-207-2222
	TXU Energy	713-240-5200
	Reliant Energy	713-207-7777
	Direct Energy	855-461-1926
	Champions Energy	281-653-5090
Gas	CenterPoint Energy	713-659-2111
Cable	Comcast Xfinity	855-668-3343
Telephone	Comcast Xfinity	855-668-3343
Trash Collection	Waste Connections, Inc.	281-331-0810

## City of Manvel

City Offices	281-489-0630
Post Office	281-489-2861
City of Manvel Police	281-489-1212
Fire Station	281-692-0279
Emergency	911

## Brazoria County

Appraisal District	979-849-7792
Tax Assessor	979-864-1320
Sheriff's Department	281-331-9000

## Del Bello Lakes Fees

Homeowner's Association	\$900 (annual)
Capitalization Fee	\$900 (at purchase)

## 2019 Tax Information

City of Manvel	0.640000
Brazoria County Drainage District #4	0.146000
Brazoria County Emergency District #3	0.100000
Brazoria County	0.365233
Alvin Community College	0.185862
Brazoria County MUD #43	0.950000
Road & Bridge Fund	0.050000
Alvin Independent School District	1.397700
<b>TOTAL</b>	<b>3.834795</b>

Tax rates are set by each individual entity and are subject to change. Buyers are advised to confirm rates and exemptions. Taxes are paid in arrears.

