



Beacon Hill Lake Ridge

SCHOOLS:

WALLER INDEPENDENT SCHOOL DISTRICT:

Administration 2214 Waller Street
Waller Texas 77484

Phone 936-931-3685

Website: wallerisd.net

Waller High School (9TH – 12TH Grade) 20950 Fields Store Rd. / Phone 936-931-3654

Waller Junior High School (6th – 8th Grade) 2402 Waller St. / Phone 936-931-1353

H.T. Jones Elementary School (K-5TH Grade) 35753 Owens Rd. / Phone 936-931-0395

EMERGENCY AND IMPORTANT NUMBERS:

Waller County Sheriff's Dept.
Non-Emergency

911 (Emergency)
936-372-2525

Power: Reliant NRG
Gas: centerpointenergy.com

Water: TBD

Poison Control

1-800-222-1222

Trash: TBD

Volunteer Fire Dept.

911 (Emergency)

AT&T U-VERSE/INTERNET: 1-888-720-2429

North Cypress Medical Center

832-912-3500

Texas Dept. of Public Safety

<http://www.txdps.state.tx.us>

U.S. Postal Office

40090 HWY 290 Business, Waller, Texas 77484 Phone 936-372-9232

PROPERTY TAXES

Waller Independent School District

\$1.366

*Note: Property taxes have been lowered and
are currently 3.4% (per the builder)

MUD Water-Sewer

\$1.00 est.

Waller County Tax & other

\$1.208 est.

TOTAL: BEFORE Homestead

\$3.582/ \$100.00 valuation*

***we invite you to please check with local taxing authorities for accuracy**

HOMEOWNERS ASSOCIATION:

ANNUAL DUES: \$604.00

Crest Management Company-(Cindy Boje 281-579-0761 cindy.boje@crest-management.com)

17171 Park Row, Suite 310

Houston, Texas 77084

281-945-4617

Curtis Burrell 281-830-3421
cburrell@longlakeltd.com

Effective Date: 6/5/2023

In a continuing program to improve each home we build, Lake Ridge Builders reserves the right to change prices, plans, specifications, availability and/or financing terms without notice and may vary by neighborhood, lot location and home series. Reported square footage is approximate and based upon architectural design. Stated price may not include lot premiums and options shown by artist's rendition. Final purchase price will include adjustments to options, cost incurred due to lot configuration (additional slab and/or flatwork) and lot premiums for size, location, trees, etc. which are items not included in the base price. The location of the home shall be determined by Lake Ridge Builders. Not all plans may be placed on every lot. Options availability is determined by Lake Ridge Builders. Special financing is in lieu of all available discounts. All homes are subject to prior sale. Schools may be rezoned at any time.