

# Homeowner Guide

## Katy Manor Trails in Katy



### Utilities

**Gas/Electric:**  
**CenterPoint Energy®**  
P.O. Box 4981  
Houston, TX 77210  
713-659-2111  
www.centerpointenergy.com

**Water/Sewer:**  
**MUD #495**  
406 West Grand Pkwy. South  
Ste. 260  
Katy, TX 77494  
281-290-6500

**Trash:**  
**Texas Pride Disposal**  
4411 Landrum Ln.  
Houston, TX 77489  
281-342-8178

### Library

**Katy Library**  
5414 Franz Rd.  
Katy, TX 77493  
281-391-3509

### Post Office

5701 4th St.  
Katy, TX 77493  
281-391-7538

### Police

**Katy Police Dept.**  
5456 Franz Rd.  
Katy, TX 77493  
281-391-4848

### Fire Station

**Katy Fire Dept.**  
1417 Ave. D  
Katy, TX 77494  
281-391-3500

### Taxing Authority

**Harris County  
Tax Assessor's Office**  
1001 Preston St.  
Houston, TX 77002  
713-724-8000

**Tax Rate:**  
3.556% of the appraised value of  
the property\*

### Property Management

**King Property Management**  
720 N. Post Oak, Ste. 140  
Houston, TX 77024  
713-956-1995

**Community Manager:**  
**Bonnie Donaldson**  
bonnied@kpmtx.com

### Homeowner's Association

**Katy Manor Residential  
Community, Inc.**  
720 N. Post Oak, Ste. 140  
Houston, TX 77024  
713-956-1995

**HOA:** \$465.30/yr.  
(Prorated Amount Based on  
Closing Date)  
\$465.30 Working Capital Fee;  
\$200 Transfer Fee

#### Your Important Information:

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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.

