

Moran Ranch

Community information

Centric Fiber
(877) 342-7270
www.centricfiber.com

Fire admin (non-emergency)
Montgomery County ESD 1
(936) 856-5111
www.mcesd1.org

Services:

Recreation Center
Willis Community Center
109 W Mink Street | Willis, TX
(936) 228-0273
www.mctx.org

Tax rate:
Montgomery County: 0.3696%

Montgomery County Hospital District:
0.0498%

Library
RF Meador Branch
709 W Montgomery Street | Willis, TX
(936) 856-4039

Willis ISD: 1.0002%

Montgomery County ESD 1: 0.0986%

Post office
609 N Campbell Street | Willis, TX
(936) 856-4981

Lone Star College: 0.1076%

Montgomery County MUD #176:
1.1446%

Police admin (non-emergency)
Willis Police Dept.
200 S Bell Street | Willis, TX
(936) 856-4039
<https://ci.willis.tx.us/>

**Total tax rate (before
homestead): 3.2821%**

Cottage, Wildflower II and Wildflower IV at Moran Ranch
754 Ivory Creek Court | Willis, Texas 77378
888-671-8175 | Lennar.com

LENNAR

Pursuant to the Fair Housing Act, this housing is intended for occupancy by at least one person 55 years of age or older per home. Models/lifestyle photos do not reflect racial or ethnic preference. Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. is estimated; actual sq. ft. will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. Plans to build out this neighborhood as proposed are subject to change without notice. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. Lennar, the Lennar logo, Next Gen - The Home Within A Home and Everything's Included are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CalAtlantic Group, Inc., CA DRE Broker #02058248 (Responsible Broker: Joanna Duke). Lennar Sales Corp., CA DRE Broker #01262753 (Responsible Broker: Joanna Duke). Ryland Homes of California, Inc., CA DRE Broker #00352900 (Responsible Broker: John Patrick Higgins). BMR Construction, Inc., CA CSLB #830955. CalAtlantic Group, Inc., CA CSLB #1057780. Lennar Homes of California, Inc., CA CSLB #726102. Date 04/2/24



Moran Ranch

Community information

HOA:

King Property Management
720 N Post Oak Rd., Ste. 300 | Houston, TX
(713) 956-1995
HOA annual dues: \$800

Schools:

Willis ISD
612 N. Campbell Street | Willis, TX
(936) 856-1200
www.willisd.org

Turner Elementary School
10575 N Highway 75 | Willis, TX
(936) 856-1289
www.willisd.org

Brabham Middle School
10000 FM 830 | Willis, TX
(936) 890-2312
www.willisd.org

Willis High School
1201 FM 830 | Willis TX 77378
(936) 856-1250
www.willisd.org

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754 Ivory Creek Court | Willis, Texas 77378
888-671-8175 | Lennar.com

Utilities:

Electric
Entergy Texas (800) 368-3749
www.entergy.com

Gas
Centric/Unigas (281) 252-6700
www.unigas-tx.com

Water
City of Willis (936) 856-4611
ci.willis.tx.us

Trash
City of Willis (936) 856-4611
ci.willis.tx.us

Internet Optimum
(866) 950-3278
www.optimum.com

200 N. Bell St RI 8553J
Willis, TX 77378

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