



# Homeowner Guide

Saddlebrook  
Sales Center - 281-668-3975

## Utilities

**GAS:**  
**CenterPoint®**  
713-207-2222

**WATER/SEWER:**  
**Fort Bend County MUD No. 257**  
1330 Post Oak Blvd., Ste. 2650  
Houston, TX 77056  
713-850-9000

**TRASH:**  
**Best Trash**  
19430 FM-1093, Richmond, TX 77407  
281-313-2378

**PHONE/CABLE/INTERNET:**  
**AT&T®**  
800-288-2020  
att.com

## Police

**Fort Bend County Sheriff's Office**  
1410 Williams Way Blvd.  
Richmond, TX 77469  
281-341-4665

## Fire

**Beasley Fire Station**  
214 S. 3rd St., Beasley, TX 77417  
979-387-2412

## Post Office

7031 Loop 540, Beasley, TX 77417  
800-275-8777

## School District

**Lamar Consolidated ISD**  
3911 Ave. 1, Rosenberg, TX 77471  
832-223-0000  
lcisd.org  
info@LCISD.org

## Homeowner's Association

**Saddlebrook Residential Community**  
saddlebrookrci.com

**Contact:**  
Sharon Davis  
Manager  
manager@saddlebrookrci.com

**HOA:** \$900/yr.

**Paid at Closing:**  
\$900 CAP Fee  
\$900 Reserve Fee

## Taxing Authority

1317 Eugene Heimann Cir.  
Richmond, TX 77469  
281-341-3710

**Tax Rate:**  
3% of the appraisal value of the property\*

### Notes:

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### KB Home Warranty

281-668-3901  
houstoncs@kbhome.com

### KB Home App

Your convenient go-to resource for:

- Appointment reminders
- Maintenance notifications
- Seasonal home maintenance
- Warranty documents

[kbhome.com/customer-app](http://kbhome.com/customer-app)

888-KB-HOMES | kbhome.com

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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.

