

# Homeowner Guide

## Deer Run Meadows in Richmond



### School District

**Lamar Consolidated ISD**  
3911 Ave. I  
Rosenberg, TX 77471  
832-223-0000



### Library

**George Memorial Library**  
1001 Golfview Dr.  
Richmond, TX 77469  
281-342-4455



### Police

**Fort Bend County Sheriff's Office**  
1840 Richmond Pkwy.  
Richmond, TX 77469  
281-341-4665



### Fire

**Pecan Grove Fire Dept.**  
727 Pitts Rd.  
Richmond, TX 77406  
281-341-6677



### Post Office

5560 FM-1640  
Richmond, TX 77469  
281-633-0386



### Utilities

**Gas:**  
**CenterPoint Energy®**  
713-207-2222  
www.centerpointenergy.com

**Electric:**  
**(Multiple Providers)**  
www.powertochoose.org

**Sewer/Water:**  
**Aqua Texas™**  
2211 Louetta Rd.  
Spring, TX 77388  
281-651-0174

**Trash:**  
**Best Trash**  
19430 FM-1093  
Richmond, TX 77407  
281-313-2378  
www.best-trash.com

**Cable/Internet:**  
**Xfinity®**  
800-XFINITY  
www.xfinity.com

**AT&T®**  
866-861-6075



### KB Home Warranty

281-668-3901  
houstoncs@kbhome.com



### Property Management

**ACMI**  
12603 Louetta Rd.  
Cypress, TX 77429  
281-251-2292  
http://www.acmimgmt.com



### Homeowner's Association

**ACMI**  
12603 Louetta Rd.  
Cypress, TX 77429  
281-251-2292  
http://www.acmimgmt.com

**HOA:** \$660/yr.

**Paid at Closing:**  
\$500 Working Capital Fee  
\$215 Transfer Fee



### Taxing Authority

**Fort Bend County Tax Assessor's Office**  
1317 Eugene Heimann Cir.  
Richmond, TX 77469  
281-341-3710

**Tax Rate:**  
2.784% of the appraised value of the property\*

#### Your Important Information:

**KB Home Customer Service - 888-524-6637**

**Deer Run Meadows Sales Center - 281-668-3975**

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.



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