

# Homeowner Guide

## Cypress Creek Landing in Houston



### Utilities

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

**Electric:**  
**Engie**  
2040 Ave. C, Ste. 200N  
Bethlehem, PA 18017  
888-232-6206  
myengiebilling.com

**Water/Sewer:**  
**Bammel UD**  
PO BOX 695  
Spring, TX 77383-0695  
281-376-8802  
www.wdmtexas.com

**Trash:**  
**Texas Pride Disposal**  
4411 Landrum Ln.  
Missouri City, TX 77489  
281-342-8178  
www.texaspridedisposal.com



### Library

**Barbara Bush Branch Library**  
6817 Cypresswood Dr.  
Spring, TX 77379  
832-927-7800



### Post Office

14403 Walters Rd.  
Houston, TX 77014  
800-275-8777



### Police

**Harris County Sheriff's Office**  
6831 Cypresswood Dr.  
Spring, TX 77379  
281-376-2997



### Fire

**Klein Volunteer Fire Dept.**  
**(Station 32)**  
14640 Gladebrook Dr.  
Houston, TX 77068  
281-893-3353



### Taxing Authority

**Harris County Tax Assessor's Office**  
1001 Preston St.  
Houston, TX 77002  
713-274-8000  
www.hctax.net

**Tax Rate:**  
2.459% of the appraisal value of the property\*



### Property Management

**RealManage**  
16000 Barkers Point Ln., Ste. 250  
Houston, TX 77079  
866-473-257  
www.realmanage.com

**Contact:**  
Edith Ernwall,  
Community Manager  
281-531-0002 x1303  
edith.ernwall@realmanage.com

**HOA:** \$650/yr.  
(Prorated Amount Based on Closing Date)  
\$650 Working Capital Fee;  
\$325 Transfer Fee



### Homeowner's Association

**Cypress Creek Landing Residential Community, Inc.**  
16000 Barkers Point Ln., Ste. 250  
Houston, TX 77079  
866-473-2573  
CYPRESSC@ciramail.com

#### Your Important Information:

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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.

