

Homeowner Guide

Mustang Ridge in Magnolia



Utilities

Electric (Multiple Providers):
CenterPoint Energy®
P.O. Box 4981
Houston, TX 77210
713-207-2222
www.centerpointenergy.com
www.powertochoose.org

Gas:
EPCOR
4003 Pinehurst Meadow
Magnolia, TX 77355
281-766-1290

Water/Sewer:
Montgomery MUD 108
3200 Southwest Fwy., Ste. 2600
Houston, TX 77027
713-860-6400
www.districtdirectory.org/
agendapackets/mcmud108/
mon108@txdistricts.info

Trash:
City of Magnolia (collection)
c/o WCA (account setup/billing)
14515 Auto Park Way
Houston, TX 77083
www.wcawaste.com
\$844/yr. (billed quarterly at \$211)
\$100 Trash Can Delivery Fee

Cable/Internet
(Multiple Providers):
Xfinity®
800-XFINITY
www.xfinity.com

School District

Magnolia ISD
31141 Nichols Sawmill Rd.
Magnolia, TX 77355
281-356-3571

Police

Magnolia Police Dept.
18111 Buddy Riley Blvd.
Magnolia, TX 77354
281-356-2500

Fire Station

Magnolia Volunteer Fire Dept.
Station 181
18215 Buddy Riley Blvd.
Magnolia, TX 77354
281-356-3288

Post Office

815 Goodson Rd.
Magnolia, TX 77355
800-275-8777

Homeowner's Association

Mustang Ridge Residential Community, Inc.
2002 Timberloch Pl., Ste. 650
The Woodlands, TX 77380
877-378-2388
contactus.tx@fsresidential.com
www.fsresidential.com

HOA:
\$600/yr. (Prorated Amount
Based on Closing Date);
\$600 Working Capital Fee;
\$250 Transfer Fee

Library

Malcolm Purvis Library
510 Melton St.
Magnolia, TX 77354
936-442-7704

Property Management

FirstService Residential
2002 Timberloch Pl., Ste. 650
The Woodlands, TX 77380
877-378-2388

Contact:
Stormy Kelley,
Community Manager
713-332-4628
stormy.kelley@fsresidential.com

Taxing Authority

Montgomery County Tax Assessor's Office
109 Gladstell St.
Conroe, TX 77301
936-756-3354
www.mcad-tx.org

Tax Rate:
3.303% of the appraised
value of the property*

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.

