Homeowner Guide

Sunterra North

Sales Center – 281-668-3975

Utilities

GAS:
CenterPoint Energy®
713-207-2222
centerpointenergy.com

ELECTRIC:
(Multiple Providers)
powertochoose.org

SEWER/WATER/TRASH:
Waller County MUD 35
425 FM 1488, Hempstead, TX 77445
979-826-7600

PHONE/INTERNET:
Hotwire Communications®
800-355-5668
gethotwired.com

School District

Royal ISD
3714 FM 359, Pattison, TX 77466
281-934-2248
royal-isd.net

Taxing Authority

Waller County Tax Assessor
730 9th St., Hempstead, TX 77445
979-826-7620

Tax Rate:
3.265% of the appraised value of the property*
Waller County: 0.47%
WC Mud: 1.50%
Royal ISD: 1.114%
Total: 3.265%

Police

Katy Police Dept.
5456 Franz Rd., Katy, TX 77493
281-391-4848

Fire

Katy Fire Station #1
1417 Ave. D, Katy, TX 77493
281-391-3500

Post Office

1331 Pin Oak Rd., Katy, TX 77494
800-275-8777

Homeowner's Association

GrandManors
P.O. Box 8355, Dallas, TX 75380
866-473-2573
grandmanors.com

Contact:
Dionna Nobel-Robinson
sunterra@ciramail.com

HOA: $1,160/yr.

Paid at Closing:
$900 Annual Assessment
$552 Hotwire Internet
$450 Working CAP fee
(50% Annual Assessment)
$299 Statement of Account Fee
$150 Transfer/Conveyance Fee

Notes:

KB Home Warranty

281-668-3901
houstoncs@kbhome.com

MyKB

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

kbhome.com/mykb

888-KB-HOMES | kbhome.com

©2025 KB Home (KBH). No affiliation or sponsorship is intended or implied with CenterPoint Energy® and Hotwire Communications®, and all trademarks are owned by the respective trademark owners. HOA of $1,160 per year is approximate, subject to change and may be increased. Please see a KBH sales counselor to learn more about the HOA, and what may or may not be covered under such costs. See sales counselor for details. HOU-993552

*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.