

# Homeowner Guide

## Sunset Grove South in Hitchcock

### Utilities

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

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

**Water/Sewer:**  
**Hitchcock Water Dept.**  
7423 Highway 6  
Hitchcock, TX 77563  
409-986-5591

**Trash:**  
**AmeriWaste**  
3894 E. Highway 6  
Alvin, TX 77511  
281-331-8400

### Library

**Genevieve Miller Hitchcock  
Public Library**  
8005 Barry Ave.  
Hitchcock, TX 77563  
409-986-7814

### Police

**Hitchcock Police Department**  
6815 2nd St.  
Hitchcock, TX 77563  
409-986-5559

### Fire

**Fire Marshal Hitchcock**  
8102 Hwy. 6  
Hitchcock, TX 77563  
409-986-5591

### Post Office

13002 Hwy. 6  
Santa Fe, TX 77510  
409-927-2677

### Property Management

**King Property Management**  
720 N. Post Oak Rd., Ste. 300  
Houston, TX 77024

**Community Manager:**  
Isabell Odel  
isabelM@kpmtx.com

### KB Home Warranty

281-668-3901  
houstoncs@kbhome.com

### Homeowner's Association

**Sunset Grove Residential  
Community, Inc.**  
720 N. Post Oak Rd., Ste 300  
Houston, TX 77024

**HOA:** \$650/yr.  
(Prorated Amount Based  
on Closing Date)

**Paid at Closing:**  
\$500 Working Capital Fee  
\$250 Transfer Fee

### Taxing Authority

**Galveston Central  
Appraisal District**  
9850 Emmett F. Lowry Expwy.  
Ste. A101  
Texas City, TX 77591  
409-935-1980

**Tax Rate:**  
3.083% of the appraised  
value of the property\*

#### Your Important Information:

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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