

# Homeowner Guide

## Katy Manor Trails in Katy



### Utilities

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

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

**Sewer/Water:**  
**MUD #495**  
406 West Grand Pkwy. South  
Ste. 260  
Katy, TX 77494  
281-290-6500

**Trash:**  
**Best Trash**  
281-313-2378  
www.best-trash.com



### Library

**Katy Library**  
5414 Franz Rd.  
Katy, TX 77493  
281-391-3509



### KB Home Warranty

281-668-3901  
houstoncs@kbhome.com



### Police

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



### Fire

**Katy Fire Dept.**  
1417 Ave. D  
Katy, TX 77494  
281-391-3500



### Post Office

5701 4th St.  
Katy, TX 77493  
281-391-7538



### Property Management

**King Property Management**  
720 N. Post Oak, Ste. 140  
Houston, TX 77024  
713-956-1995

**Community Manager:**  
Bonnie Donaldson  
bonnied@kpmtx.com



### Homeowner's Association

**Katy Manor Residential Community, Inc.**  
720 N. Post Oak, Ste. 140  
Houston, TX 77024  
713-956-1995

**HOA:** \$558/yr.  
(Prorated Amount Based on Closing Date)

**Paid at Closing:**  
\$465.30 Working Capital Fee  
\$200 Transfer Fee



### Taxing Authority

**Harris County Tax Assessor's Office**  
1001 Preston St.  
Houston, TX 77002  
713-724-8000

**Tax Rate:**  
2.771% of the appraised value of the property\*

#### Your Important Information:

Katy Manor Trails 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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