



## COMMUNITY FACT SHEET

Centered on a 45-acre lake, Lakeview is designed to be a peaceable community where friends, family, and neighbors of all ages engaged in fun, positive outdoor living. As part of the community development, Lakeview is planting abundant trees throughout the community, outdoor recreational opportunities abound, with trails, parks and lakeside corridors winding throughout. Imagine oaks, lakes, fishing, and walking together in open areas under blue skies.

### DEVELOPMENT QUICK FACTS

Total Acres:	1,160 Acres
Address:	4001 Ranch Home Dr
Location:	Waller, Texas 77484
Active Builders:	David Weekley, Jamestown Estate Homes, K. Hovnanian, Sitterle

### AMENITIES

45-acre lake for catch-and-release fishing
Central park with a playground for kids
Pavilion for community gathering
Lakeside Walk

### SCHOOL DETAILS

**School District**      **Waller ISD**

**Herman T. Jones Elementary**  
Pre K - 5th Grade | 35753 Owens Rd. (14.1 Miles)

**Waller Junior High**  
Grades 6-8 | 2402 Waller Street (10 Miles)

**Waller High School**  
Grades 9-12 | 31213 Waller Spring Creek Rd. (12 Miles)

### UTILITY INFORMATION

Service	Provider	Contact
Water/Wastewater Service	Inframark	(713) 805-9232
Garbage Collection	Texas Pride Disposal	(281) 342-8178
Gas	Centerpoint Gas	<a href="http://www.centerpointenergy.com">www.centerpointenergy.com</a>
Electric	Power To Choose	<a href="http://www.powertochoose.com">www.powertochoose.com</a>
Phone/Internet	AT&T	<a href="http://www.att.com">www.att.com</a>
Post Office	USPS	(800) 275-8777
Police Non-Emergency	Waller City Police Department	(936) 372-2525
Fire Non-Emergency	Waller Volunteer Fire Department	(936) 372-9512
Poison	Texas Poison Center Network	(800) 222-1222
Cable/Internet	Comcast Xfinity	<a href="http://www.xfinity.com">www.xfinity.com</a>

### HOA PERKS

- Enhancing and protecting property values
- Maintaining common areas
- Enforcing deed restrictions

### HOA ASSESSMENTS & INFORMATION

HOA Management:	Inframark
Contact:	Teresa Flores: 346-507-9119 Teresa.flores@inframark.com
HOA Annual Assessment:	\$650

### TAXING ENTITIES

Waller County	2023	0.498691
Waller ISD	2023	1.1092
Harris - Waller ESD 200	2023	0.086301
MUD 34A	2023	.9
WCID 3	2023	.5
Waller Co. FM	2023	0.024252
<b>TOTAL</b>		<b>3.11844</b>

### NEARBY ATTRACTIONS IN WALLER, TX

Attraction	Description
John Fairey Garden	39 acre garden acclaimed for its exceptional collection of over 3,000 plants.
Waller County Fair	Watch the demolition derby and the animal shows and attend the carnival.
Oil Ranch	At this 50 acre ranch, you can milk a cow, feed cattle, rope a calf, play paintball and more!
Dewberry Farm	Feed the barnyard animals, ride on the hay and slide mountain, play on the jumping pillows and much more.
Matt Cook Memorial Wildlife Viewing Platform	A short walk through the Shrike Prairie with a two-story structure overlooking the 140-acre Warren Lake, Warren Lake is part of Coastal Prairie Conservancy. <a href="https://www.coastalprairieconservancy.org/">https://www.coastalprairieconservancy.org/</a>