



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:	Drees, 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)	

Service
Water/Wastewater Service

Garbage Collection
Gas
Electric
Phone/Internet
Post Office
Police Non-Emergency
Fire Non-Emergency
Poison
Cable/Internet

Provider
Inframark

Texas Pride Disposal
Centerpoint Gas
Power To Choose
AT&T
USPS
Waller City Police Department
Waller Volunteer Fire Department
Texas Poison Center Network
Comcast Xfinity

Contact
(281) 398-8211 (24 Hrs)
Billing: (281) 579-4500
www.paymyinframarkbill.com
(281) 342-8178
www.centerpointenergy.com
www.powertochoose.com
www.att.com
(800) 275-8777
(936) 372-2525
(936) 372-9512
(800) 222-1222
www.xfinity.com

HOA PERKS

Enhancing and protecting property values
Maintaining common areas
Enforcing deed restrictions

HOA ASSESSMENTS & INFORMATION

HOA Management:	Inframark
Contact:	Adrienne DelGiorno: (D) 281.599.6227 adrienne.delgiorno@inframark.com
HOA Annual Assessment:	\$650

Waller County
Waller ISD
Harris - Waller ESD 200
MUD 34A
WCID 3
Waller Co. FM

TAXING ENTITIES

2026	0.498691
2026	0.5726
2026	0.100000
2026	.9
2026	.0.880
2026	0.023591
TOTAL	3.11844

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. https://www.coastalprairieconservancy.org/