



Built on 710 acres of Pure Texas Charm is the master planned community of Veranda, an alluring development nestled near Highway 59 & Highway 99. This quaint community is inspired by the romantic South offering elevated simplicity while encouraging a fresh take on small town living.

Essential Services and Utilities

- Police services provided by Fort Bend County Sheriff & Richmond Fire Departments
- **Dial 911 for emergency services**
- Electric services provided by PowerToChoose.org
- Gas services provided by Centerpoint Energy (713) 207- 2222
- Water/ Sewer services provided by City of Richmond (MUD 215) (281) 342- 5456
- Cable services provided by AT&T/ U-Verse (800) 288- 2020
- Fort Bend Country Sheriff's Department (Non- Emergency) (713) 221- 6000
- United States Postal Office- Richmond Branch (281) 633- 0386
- Trash services provided by BestTrash (MUD 215) (281) 313- 2378
 - Monday/ Thursday Trash
 - Thursday Recycling

A Rated Lamar Consolidated Independent School District

Maxine Phelan Elementary School (K- 5th)
 1600 Great Blue Heron Lane
 Richmond, TX 77469
 (832) 223-6300

Wessendorf Middle School (6th)
 5201 Mustang Avenue
 Rosenberg, TX 77471
 (832) 223- 3300

Lamar Junior High School (7th- 8th)
 4814 Mustang Avenue
 Rosenberg, TX 77471
 (832) 223- 3200

Lamar Consolidated High School (9th- 12th)
 4606 Mustang Avenue
 Rosenberg, TX 77471
 (832) 223- 3000

Tax Rate: 3.1432 %

Annual assessment for the Veranda Community Association- \$1,200

HOA Services: Sterling ASI (832) 678-4500
 6842 North Sam Houston Parkway W sterlingasi.com
 Houston, TX 77064

Fees at Closing:

- CAP Fee: \$1,200
- HOA Quote: \$265
- HOA Processing Fee to Condo Certs: \$29

