



Centered on a 45-acre lake, this 1,160 acre community fosters a fresh take on laid-back living by welcoming you to enjoy the outdoor recreation opportunities afforded to you on this spacious haven. Located South of Waller, TX with easy access to Highway 290, residents can enjoy nearby shopping, restaurants & more! Offering 1 & 2 acre estate sized homesites, Lakeview is the idyllic home for those who long to surround themselves in nature & experience lakeside living.

Essential Services and Utilities

- Police services provided by Waller City Police Sheriff's Department (936) 372-2525
- Fire services provided by Waller Volunteer Fire Department (936) 372-9512
- **Dial 911 for Emergency Services**
- Electric services provided by PowerToChoose.com (877) 455-6288
- Gas services provided by Centerpoint Gas www.centerpointenergy.com
- Water services provided by Inframark (WC MUD #34A) (713) 805-9232
Septic sewer system includes 2yr maintenance
- Phone, Internet, & cable services provided by AT&T www.att.com/ (877) 910-0501
- Phone, Internet, & cable services provided by Comcast (713) 341-1000
- Trash services provided by Texas Pride Disposal (281) 342-8178
- United States Postal Office: Waller (936) 372-5880
40090 Highway 290 Business
Cypress, TX 77484

Waller Independent School District

Herman T. Jones Elementary School (K- 5th)
35753 Owens Road
Hempstead, TX 77445
(936) 931-0395

Waller Jr. High School (6th- 8th)
2402 Waller Street
Waller, TX 77484
(936) 372-9196

Waller High School (9th- 12th)
31213 Waller Spring Creek Road
Waller, TX 77484
(936) 372-3654

Community Assessment

Tax Rate: Waller- Harris ESD 200- 0.086301%
Waller County- 0.498691%
Waller County MUD #34A- 0.900000%
Waller CO FM- 0.024252%
Waller ISD- 1.109200%
WC Water Central IMP District #3- 0.500000%
Tax Rate Total: 3.118444%

Homeowner's Association

HOA Closing Fees: **\$625**
Lakeview HOA Annual Assessment: **\$650**
Managed by: Inframark
Teresa Flores
(346) 507-9119

Community Amenities

45-Acre Catch & Release Lake, Central Park, Community Gathering Pavilion & Walking Trails

