Davis Ranch sits along the edge of San Antonio, where everyday convenience meets the natural beauty of Government Canyon State Natural Area. With easy access to Loop 1604 and over 40 miles of nearby trails, this vibrant, family-friendly community offers a refreshing pace of life and a welcoming neighborhood feel that makes it easy to feel at home. Whether you're enjoying a quiet evening walk or connecting with neighbors, Davis Ranch is a place that feels just right.

Essential Services and Utilities

• **Dial 911 for emergency services**	
• Police services provided by San Antonio Police Department	(210) 207-7273
• Fire services provided by San Antonio Fire Department	(210) 207-7744
• Electric and gas services provided by CPS Energy	(210) 353-2222
• Water services provided by SAWS	(210) 704-7297
• Choice of Cable services:	
▪ AT&T	(210) 543-8400
▪ Spectrum	(210) 244-0500
• Garbage & recycling services provided by Frontier Waste Solutions	(210) 807-8555
• United States Postal Office: 5837 De Zavala Rd, San Antonio, TX 78249	(800) 275-8777
• HOA services provided by Lifetime Management	(210) 504-8484

Highly Acclaimed Northside Independent School District

Tomlinson Elementary School (K- 5th)
9748 Swayback Ranch
San Antonio, TX 78254
(210) 398-2650

Dr. John Folks Middle School (6th- 8th)
9855 Swayback Ranch, TX 78155
San Antonio, TX 78254
(210) 398-1600

Sotomayor High School (9th- 12th)
12801 Tall Timber Lane
San Antonio, TX 78254
(210) 398-2700

Community Assessment

The HOA is managed by Lifetime Management, with annual dues of $2,210, billed quarterly at $552.50. These dues include front and rear landscape maintenance. At closing, fees include a $200 capital improvement fee, a $375 resale certificate fee, and a $200 transfer fee. The current property tax rate for Davis Ranch is $1.848154 per $100 of assessed value. All fees and rates are subject to change.

Plans, prices, and specifications are subject to change without notice. All square footages are approximate and vary per elevation and can vary per community. Please see your sales professional for address specific information.