

ABOUT THE COMMUNITY

Balmoral is a 580-acre master-planned community created by Land Tejas, an established developer of over 20 communities in the Houston area since 1997. This breathtaking, resort-style community offers quick access to quality schools, a variety of employment centers, retail and entertainment areas, while still embracing a traditional sense of neighborhood and belonging with its meandering trails and family-friendly amenities.

Young scholars of Trendmaker homeowners attend schools in Humble ISD and, as of April 2019, are now zoned to two newly-built schools, Groves Elementary and West Lake Middle School, before heading off to Summer Creek High School.

And whether you're a sun-lover or a shade dweller, there's something for everyone at Balmoral's Amenity Village. Home to Texas's first Crystal Clear Lagoon, a two-acre oasis of paradise, you'll enjoy the chance to unwind on the white sand beach, paddle board on the sparkling blue waters or relax under a tree at Hammocks Row. A staycation never sounded better!

AMENITIES

- Crystal Clear Lagoon
 - Clubhouse
 - Splash Park
 - Fitness Center
- Sand Volleyball
 - Children's Playground
 - Walking Trails
 - Infinity Edge Pool

UTILITIES


ELECTRIC | (866) 602-9769
PowerToChoose.org



GAS | (713) 207-2222
CenterPoint Energy



CABLE/TECH | www.consolidated.com
EnTouch



WATER | (832) 467-1599
Municipal District Services (MUD #423)



TRASH/RECYCLE | (281) 446-2030
Republic Services



POST OFFICE | (281) 540-1775
1202 1st St. E, Humble, TX 77338



POLICE DEPT. | (713) 221-6000
Harris Co Sherriff's Dept



FIRE DEPT. | (281) 446-2212
Humble Fire

SCHOOLS

Humble ISD | www.humbleisd.net
GROVES ELEMENTARY SCHOOL
www.humbleisd.net/ge
WEST LAKE MIDDLE SCHOOL
www.humbleisd.net/wlms
SUMMER CREEK HIGH SCHOOL
www.humbleisd.net/schs

Humble ISD is committed to providing an outstanding education for all of its learners. For the past three years, 100% of Humble ISD teachers have been ranked "highly qualified" by the Texas Education agency (TEA).

HOA & TAX

HOA Total Annual Dues = \$1,630 per year
(713) 329-7100
Principal Management Group | Pmgouston.com

Total HOA Annual Dues include:
 Annual Dues - \$750 Lagoon - \$300
 Gate Fee - \$400 Entouch - \$180

2019 COMBINED TAX RATE: \$3.82%

Includes:
 Harris County – 0.94297000
 Humble ISD – 1.520000
 Harris County MUD #423 – 1.360000

FOR MORE INFORMATION CALL: 281-675-3352