



**MAGNOLIA**  
S P R I N G S

# Community Information

## Estimated Tax Breakdown

F10 - Emergency Ser Dist #10	0.0879
GMO - Montgomery County	0.3696
HM1 - Mont Co Hospital	0.0498
JNH - Lone Star College	0.1076
M180 - Mont Co MUD 180	1.25
SMA - Magnolia ISD	0.9638

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**Total 2023 Estimated Tax Rate** **2.8287**

## Utility Providers

Natural Gas - Universal Gas (Centric)	281.252.6700
Electrical - Entergy	800.368.3749
Internet - Centric	281.252.6700
Internet - Fidium	844.434.3486
Internet - Consolidated	936.756.0611
Trash - Best Trash	281.313.2378
Water and Sewer - Municipal District Services	281.290.6500

## Education

<b>Magnolia ISD</b>	<b>281.356.3571</b>
Audubon Elementary - Grades PK-4	281.252.7333
Magnolia Intermediate - Grades 5-6	281.252.2033
Magnolia Junior High - Grades 7-8	281.356.1327
Magnolia West High - Grades 9-12	281.252.2550

### Colleges

Lone Star College - Tomball	281.351.3300
Lone Star College - Creekside Center	832.761.6602
Lone Star College - Conroe Center	936.521.4500

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## Homeowners Association

Inframark	281.870.0585
HOA Annual Assesment	\$550
HOA Cap Fee	\$550
HOA transfer fee	\$275

## Public Services

Magnolia Police Department	281.356.2500
Constable of Montgomery County	281.259.6493
Magnolia Fire Department - Station 189	832.934.7290
Magnolia City Hall	281.356.2266
United States Postal Office 21359 Eva Street Montgomery, TX 77356	281.356.8427

## Medical Facilities

Medella Urgent Care	346.808.3670
Next Level Urgent Care	281.783.8162
HCA Houston Healthcare Conroe	936.539.1111

## Grocery Stores

H-E-B	346.703.3104
Brookshire Brothers	281.259.0166
Kroger	936.449.7166

## Recreation

Bluejack National Golf Course	281.475.2165
Margaritaville	936.448.4400
Texas Renaissance Festival	800.458.3435
Invincible Fitness Magnolia	832.521.5637



\*The information contained herein is as of September 2024 and is shown subject to any errors, omissions, or changes with or without notice and should not be construed as a commitment, representation, or warranty by Magnolia Springs, Signorelli Company, or any affiliated entity. Tax rates are estimates and should be verified independently.

