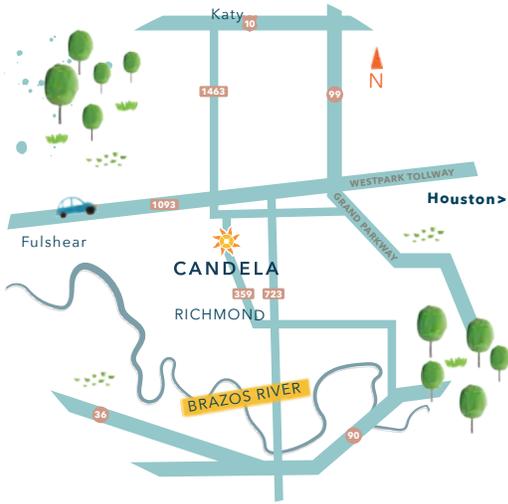




# Candela Community Information



## Location

Richmond, TX, **30 miles southwest of Houston**; easily accessible via Hwy 90, Westpark Tollway, or Grand Parkway

## Community

Our master-planned community is being built by Johnson Development Services on 578-acres and upon completion, will be home to over 1,500 families.

## Amenities

- The Axis Amenity Center
- Future Dog Park
- Fitness Center
- Multi-Purpose Room
- Pavillion
- Playground
- Pool/Splash Pad
- Future Solstice Park
- Yoga Lawn

## Home Owners Association (HOA)

Managed by Sterling Association Services, 832.678.4500

**ANNUAL ASSESSMENT \$825.00**

## Tax Breakdown

The current total tax rate is 3.14:

- LCISD: 1.1469
- FB ESD 4: 0.1
- FB Drainage: 0.010000
- FB Gen Fund: 0.412000
- MUD 229: 1.35

## Utility Providers

- Water - Fort Bend MUD #229, 832.467.1599
- Gas - Si Energy, 888.468.7007 (Option 1)
- Phone/Internet - AT&T, 800.288.2020
- Trash - WCA, 281.368.8397
- Power Outage/Street Light Outage - Centerpoint, 713.207.2222

## Emergency Services

- Police - 911
- Fort Bend County Sheriff - 281.341.4704
- Fire - 911
- Fulshear-Simonton Fire Department Station - 281.346.2800

## Honor Roll Education from Lamar CISD

**Bentley Elementary School** (PreK - 5th Grade) 832.223.4900

**Wertheimer Middle School** (6th Grade) 832.223.4100

**Briscoe Junior High** (7th - 8th Grade) 832.223.4000

**Foster High School** (9th - 12th Grade) 832.223.3800

**Future On-Site Terrell Elementary School, Fall 2023 Enrollment**



## Builder Contacts

### Coventry Homes

SALES OFFICE:

- 40' | 713.893.1084
- 50' | 713.574.5350
- 60' & 70' | 713.820.6572

### Perry Homes

SALES OFFICE:

- 40' | 346.227.7694
- 50' | 346.867.4941
- 60' & 70' | 346.867.4954

### Westin Homes

SALES OFFICE:

- 40', 50', 60' & 70'  
281.758.8670



**CANDELA**  
CANDELATX.COM

Johnson  
Development Services

