



5205 Watercourse Place | Royse City, Texas 75189  
972.860.3136

## **BUYER INFORMATION SHEET**

### **HOA FEES**

\$550 per year, pro-rated at closing and then paid out annually in January

### **Resale Certificate Fees:** *(Paid by seller)*

\$340 normal delivery of 3-10 days; for a Resale update the fee is \$60

### **HOA MANAGEMENT**

Community Management Associates, Inc.

[www.cmamanagement.com](http://www.cmamanagement.com)

#### **CMA Customer Care**

8:30 AM to 5:00 PM, M-F

972-943-2828 • [customercare@cmamanagement.com](mailto:customercare@cmamanagement.com)

Community Representative: David Meyer

[dbmeyer@cmamanagement.com](mailto:dbmeyer@cmamanagement.com)

### **TAXES (Waterscape is in the Royse City ETJ)**

TAXES PER \$100 AV

Rockwall County - \$ 0.3250

Royse City ISD - \$1.56835

Royse City - \$0.6215

PID (Public Improvement District, less Tirz credit) - \$1,359 on a 50' lot or  
\$1,454 on a 60' lot – annual charge

### **BUILDERS**

Bloomfield Homes

<http://bloomfieldhomes.com/>

Highland Homes

<https://www.highlandhomes.com/dfw/royse-city/waterscape/explore>

HistoryMaker Homes

<http://www.historymaker.com/dallas-fort-worth/royse-city/waterscape/>

Impression Homes

<https://www.impressionhomes.net>

## **SCHOOLS**

### **District Office**

Royse City ISD  
810 Old Greenville Road | Royse City, Texas 75189  
972.636.2413  
[www.rcisd.org](http://www.rcisd.org)

### **Elementary School:**

Anita Scott Elementary School

Principal: *Don Jacobs*  
Pre-Kindergarten – 5<sup>th</sup> Grade  
1401 Erby Campbell Blvd. | Royse City 75189  
Phone: 469.721.8101  
[www.rcisd.org/scottelementary](http://www.rcisd.org/scottelementary)

*School Hours: 7:40am – 3:00pm*

### **Middle School:**

Bobby Summers Middle School

Principal: *Richard Pense*  
6<sup>th</sup> – 8<sup>th</sup> Grade  
2050 CD Boren Pkwy. | Fate 75132  
972.636.9544  
[www.rcisd.org/Page/25](http://www.rcisd.org/Page/25)

*School Hours: 8:20am – 3:45pm*

### **High School:**

Royse City High School

Principal: Dr. Sean Walker  
9<sup>th</sup> – 12<sup>th</sup> Grade  
700 S. FM 2642 | Royse City 75189  
972.636.9991  
[www.rchsbulldogs.com](http://www.rchsbulldogs.com)

*School Hours: 8:30am – 3:45pm*

**UTILITIES**

- Water & Sewer  
***Royse City Water & Sewer Department***  
Customer Service: 972.524.4700  
Email: [utilities@roysecity.com](mailto:utilities@roysecity.com)  
Office Hours: Monday – Friday 8am – 5pm  
[www.roysecity.com/departments/utilitywater-department](http://www.roysecity.com/departments/utilitywater-department)
- Fire Department  
Emergency – 911  
Non-Emergency – 972.524.4819  
305 N. Arch Street • Royse City
- Police Department  
Emergency – 911  
Non-Emergency – 972.636.9422  
100 West Main Street • Royse City
- Animal Services  
***Royse City Animal Shelter***  
214.796.1445  
1101 Josephine Street • Royse City  
[www.roysecity.com/departments/animal-services](http://www.roysecity.com/departments/animal-services)
- Trash Pick-Up  
City of Royse City
- Electric Service  
***Farmers Electric Cooperative***  
800.541.2662  
[www.farmerselectric.coop](http://www.farmerselectric.coop)
- Telephone, Cable & Internet Services  
***AT&T Fiber***  
Customer Service: 855.293.7676  
[www.att.com](http://www.att.com)
- Gas Service  
***Atmos Energy***  
Customer Service: 888.286.6700  
Emergency Services: 866-322-8667  
[www.Atmosenergy.com](http://www.Atmosenergy.com)