

Frequently Asked Questions

COMMUNITY/HOMES

Who are the Developers?

McGrath Real Estate Partners and
Riceland Development Company, Inc.

Who are the builders?

Autograph Homes	David Weekley Homes
• 42' Alley-Loaded	• 50' Alley-Loaded
Chesmar Homes	• 50'
• 42' Alley-Loaded	• 60'
• 50' Alley-Loaded	Perry Homes
• 60'	• 50' • 75'
• 65'	• 60' • 80'
• 70'	• 70'
Highland Homes	
• 50'	
• 65'	

What is the starting price points?

The starting price point will be in the \$300s.

Where will Riceland be located within Mont Belvieu?

- Located in the heart of Mont Belvieu, Riceland represents 90%+ of the developable land within the city limits.
- Riceland will build out over the next 25 years with the initial focus being on the areas surrounding the intersection of Eagle Dr. and FM 565.

Will the development really bring 4,000 new homes to Mont Belvieu?

- Over the next 20-25 years, at final build out, Riceland will deliver approximately 3,900 single family residences over +/-1,450 acres.
- Riceland is a long-term development that is dedicated to bringing quality and focused growth to Mont Belvieu that is on pace with what the city has historically seen over the past decade.

What are the amenities that will be at Riceland?

- 30+ Miles of Trails
- Amenity Center
- Wiffle Ball
- Pickleball
- Gym
- Resort-Style Pools
- Multiple Fully-Stocked Lakes
- Parks
- Town Center
- Restaurants, Retail, and Business Spaces

SCHOOLS

What school district will Riceland be zoned to?

Riceland schools are zoned to Barbers Hill ISD.

What schools would my child be going to in BHISD?

– Early Childcare/Elementary

Barbers Hill Early Childhood Center

- Grades: Pre-K to Kindergarten
- 281.576.2221 Ext. 3100
- 14400 Lakes of Champions Blvd. Mont Belvieu, TX 77523

Barbers Hill Elementary School North

- Grades: 1-3
- 281.576.2221 Ext. 2807
- 4400 Perry Avenue
Mont Belvieu, TX 77523

– Middle School

Barbers Hill Intermediate School North

- Grades: 4-6
- 281.576.2221 Ext. 3700
- 3838 Wilburn Ranch Dr.
Mont Belvieu, TX 77523

Barbers Hill Middle School North

- Grades: 7-8
- 281.576.2221 Ext. 1410
- 9800 Eagle Dr.
Mont Belvieu, TX 77523

– High School

Barbers Hill High School

- Grades: 9-12
- 281.576.2221 Ext. 1299
- 9696 Eagle Dr.
Mont Belvieu, TX 77523

Frequently Asked Questions

TAX/UTILITY

What is the tax rate?

Chambers Co	0.296000
Chambers Co I&S	0.055357
Chambers Co FM&FC	0.059000
Chambers Co-SEF	0.024578
Chambers Co Special Rd	0.005100
City of Mont Belvieu	0.471189
BHISD	1.052400
BHISD Branch	0.050000
MUD	0.800000
MMD	0.500000

Total Tax Rate **3.313624**

Based on 2025 Tax Rates*

Is Riceland in a MUD, and what exactly is a MUD?

Yes, Riceland benefits from being in a MUD. A MUD or "Municipal Utility District" is a special Texas entity that supports planned developments in areas where city services are not yet available.

- MUDs contribute to the affordability of new homes in Texas and the exciting growth in our state by building new and needed infrastructure for residential communities.
- A MUD will maintain Riceland roads and right-of-way.
- Property taxes incorporate MUD fees as part of the total payment.

Will the City's utility system be able to handle the additional needs?

- Yes. As of January 2023, the City's Public Works and Engineering Department estimates that the current water and wastewater system can handle an additional 1,000 homes before there would be any concern about capacity.
- However, the City of Mont Belvieu is already working on expanding the system. There are several projects underway that ensure the utility system stays well ahead of demand until city's full build-out.

HOA

Community HOA Dues: \$1,200/yearly

Canal Lots within the Canal District – \$90/month

Capital Working Fee: \$600

Please contact ricelandtx@ccmcnet.com for more information

Assessments are billed quarterly

What is included in the Canal District HOA Dues:

- Mowing the front lawn
- Litter Pickup
- Blowing clippings and alley ways
- Flower Bed Maintenance
- Hedge and Plant Trimming four times a year
- Mulching once per year