

2026

COMMUNITY CONTACT INFORMATION

THE **AUDUBON HOMEOWNERS ASSOCIATION INC.** ("ASSOCIATION") HAS PREPARED THIS COURTESY NOTICE OF SUMMARY INFORMATION TO ENCOURAGE THOSE INTERESTED IN AUDUBON TO BECOME FAMILIAR WITH IMPORTANT OR HELPFUL INFORMATION ABOUT THE COMMUNITY AND/OR THE SURROUNDING AREA. THIS INFORMATION IS PROVIDED AS A COURTESY WITHOUT ANY REPRESENTATION OR WARRANTY FOR ANY PURPOSE.

Lot Size	Lot Sizes by District	Builder by Lot Size
40'	Creekside North	 
40'	Heron Run	
45'	Creekside North Creekside South Heron Run	 
50'	Creekside North Heron Run	 
55'	Heron Run	 
60'	Heron Run	  
60' Patio & 80'	Creekside South	 SITTERLE HOMES
70'	Heron Run	 
80'	Heron Run	 

Please visit <https://audubonliving.com/builders/> for more information about our builders.

Public Education – Magnolia ISD

The below information is provided by Magnolia ISD and should be independently verified. For more information, please visit:

www.magnoliaisd.org and <https://www.schoolsitelocator.com/apps/magnolia/>

Schools				
Name	Address	Website	Phone	Principal
Audubon Elementary	40205 Audubon Parkway Magnolia, TX 77354	https://aes.magnoliaisd.org/	(281) 252-7333	Megan Baker
Bear Branch Intermediate	8040 Ken Lake Dr., Magnolia, TX 77354	https://bbis.magnoliaisd.org/	(281) 252-2031	Matt Bess
Magnolia Intermediate	31164 Nichols Sawmill Road Magnolia, TX 77355	https://mis.magnoliaisd.org/	(281) 252-2033	Vaughn Hill
Bear Branch Junior High	31310 FM 2978 Magnolia, TX 77354	https://bbjh.magnoliaisd.org/	(281) 356-6088	Joshua Jacobs
Magnolia Junior High	31138 Nichols Sawmill Road Magnolia, TX 77355	https://mjh.magnoliaisd.org/	(281) 356-1327	Dr. David Slater
Magnolia High School	14350 FM 1488 Magnolia, TX 77354	https://mhs.magnoliaisd.org/	(281) 356-3572	John Allbritton
Magnolia West High School	42202 FM 1774 Magnolia, TX 77355	https://mwhs.magnoliaisd.org/	(281) 252-2550	Jason Morley

New Resident Registration

All new Audubon residents must contact Municipal Operations & Consulting, Inc. (contact information below) to provide their information and request water, sanitary sewer service, solid waste collection and disposal services. Once this process is completed, all new residents will receive an Audubon branded trash bin for their use for trash pickup.

Water and sewer bills include a reference to the Audubon MUD number (No. 1, No.2, No. 3 or No. 4) where the resident is located.

Municipal Operations & Consulting, Inc. – Contact Information

Spring Office and 24-Hour Service Line: 281-367-5511

<http://www.municipalops.com>

Audubon Trash Service Contact Information

Currently, there are two trash service providers engaged to serve Audubon residents. If a disruption is being experienced or there is a need for information, please email the trash service provider that serves your Audubon MUD and make sure to include the following information:

- Resident's Name
- Address
- Telephone number

Contact information for service providers by Audubon MUD No.:

- Audubon MUD No. 1: audubon@gflenv.com
- Audubon MUD No. 2: audubon@besttrashtexas.com

Recreation, Entertainment and Shopping

Magnolia Area

Blue Jack National Golf Course is located on F.M. 1486, just a 5-minute drive from Audubon. This private club and resort style community has been voted “Best New Course” by Golf digest and #1 in Texas by Golfweek’s 2019 Top 200 Residential Golf Courses. This is Tiger Wood’s first design to be completed in the U.S. It proudly comprises of 755 acres of rolling hills and beautifully wooded countryside covered with mature pines and stately hardwoods.

College Station – Texas A&M University Audubon is located just a short drive from College Station, TX, home to Texas A&M University, providing residents the unique opportunity to work or study in College Station and live near Houston and The Woodlands.

Texas Renaissance Festival Located northwest of Audubon on F.M. 1774 (5-minute drive), the nation’s largest Renaissance-themed event featuring approximately 500 costumed actors, 25 stages and 400 on-site shops. Regular attendance of over half a million guests annually. In 2018, the festival hosted 68 weddings over the course of 21 days of festival operation.

Magnolia Youth Park & Sports Complex Located southwest of Audubon on F.M. 1774 (5-minute drive). The 65-acre Magnolia Sports Park, located directly across from Audubon on F.M. 1774. The facilities consist of three football, four softball and two baseball fields with concession stands and restrooms. The development also features a pavilion with basketball courts.

Surrounding Areas

The Woodlands Mall & Woodlands Town Center, The Woodlands Mall, a 1.3 million square-foot shopping center, boasts a 150,000 square-foot retail and restaurant courtyard that anchors The Waterway. The Woodlands Mall and Town Center are home to more than 400 shops, restaurants, entertainment venues and other businesses and it’s a 5-mile drive.

The Cynthia Woods Mitchell Pavilion, set amid a lush forest, consistently ranks among the top amphitheaters in the world based on ticket sales by *Pollstar* magazine, the concert industry’s leading trade publication. It is a 16,500-seat outdoor amphitheater within walking distance and accessible via The Waterway and offers both covered and lawn seating. The pavilion provides an array of performing arts and contemporary entertainment. Approximately 75 events are held during its concert season, ranging in style from rock to classical, jazz to country and modern opera to contemporary American ballet.

Market Street, a 34-acre, “Main Street”, features a continually growing collection of upscale shops and restaurants clustered around a central park. The open-air shopping district features upscale shopping, dining and entertainment for the entire family which includes but is not

limited to Sur La Table, Orvis, Lilly Pulitzer, Central Market, coffee shops, cafés and even a chocolate lounge.

Houston Area Highlights

The Galleria	www.simon.com/mall/default.aspx?ID=805
Uptown Park	www.uptown-houston.com
Minute Maid Park – Houston Astros	www.mlb.com/hou/ballpark/index.jsp
Reliant Stadium – Houston Texans	www.reliantpark.com
Toyota Center – Houston Rockets & Comets	www.houstontoyotacenter.com
Sam Houston Race Park	www.shrp.com
Houston Arboretum & Nature Center	www.houstonarboretum.org
Downtown Theater District	www.houstontheaterdistrict.org
Museum District	www.houstonmuseumdistrict.org
Houston Zoo	www.houstonzoo.org

<u>Golf Courses</u>			
Name	Address	Website	Phone
High Meadow Ranch Golf Club	37300 Golf Club Trail, Magnolia, TX 77355	www.highmeadowranchgolf.com/	(281) 356-7700
Lake Windcrest Golf Club	10941 Clubhouse Cir, Magnolia, TX 77354	www.clubcorp.com/Clubs/The-Golf-Trails-Lake-Windcrest	(281) 259-2279
Grand Lake Estates Golf Course	8901 Grand Lake Estates Dr, Montgomery, TX 77316	www.grandlakegolfclub.com/	(936) 447-4653

Healthcare

Memorial Hermann – The Woodlands Hospital	www.memorialhermann.org/locations/thewoodlands
Memorial Hermann Prevention and Recovery Center – The Woodlands	www.mhparc.org
St. Luke's – The Woodlands Hospital	www.stlukeswoodlands.com
St. Luke's Lakeside Hospital	www.stlukeslakeside.com
MD Anderson Regional Care Center in the Woodlands	www.mdanderson.org/woodlands
First Choice Emergency Room	www.firstchoiceer.com
Memorial Hermann 24 HR Emergency Care	www.memorialhermann.org/locations/thewoodlands
St. Luke's Community Emergency Center	www.stlukeswoodlands.com