

Memorial Buyer Checklist

What to verify before you make an offer in the Memorial Villages or in a Memorial neighborhood inside the City of Houston. Rules, rates and school zones belong to the specific address, so confirm each item for the home you are considering.

1. Know which city governs the address

Place	Government	School district	Building permits
Bunker Hill Village	Own city (Bunker Hill Village)	Spring Branch ISD	City of Bunker Hill Village, Planning and Development (City Hall, 11977 Memorial Drive, 713-467-9762)
Piney Point Village	Own city (Piney Point Village)	Spring Branch ISD	City of Piney Point Village building official (7660 Woodway, Suite 460; 713-782-1757; bldgofficial@pineypt.org)
Hunters Creek Village	Own city (Hunters Creek Village)	Spring Branch ISD (some streets Houston ISD)	City of Hunters Creek Village building official, City Hall, 1 Hunters Creek Place (713-465-2150)
Hedwig Village	Own city (Hedwig Village)	Spring Branch ISD	City of Hedwig Village Building Department, 955 Piney Point Rd (713-465-6009, permits@hedwigtx.gov)
Spring Valley Village	Own city (Spring Valley Village)	Spring Branch ISD	City of Spring Valley Village Development Services (permits@springvalleytx.com, 713-465-8308)
Hilshire Village	Own city (Hilshire Village)	Spring Branch ISD	City of Hilshire Village, City Hall, 8301 Westview Drive (713-973-1779)
Fleetwood	City of Houston	Katy ISD	Houston Permitting Center
Frostwood	City of Houston	Spring Branch ISD	Houston Permitting Center / Houston Public Works
Memorial Bend	City of Houston	Spring Branch ISD	Houston Permitting Center / Houston Public Works
Memorial Forest	City of Houston (part in Bunker Hill Village)	Spring Branch ISD	Houston Permitting Center (Bunker Hill Village for village addresses)
Memorial Thicket	City of Houston	Houston ISD and Katy ISD	Houston Permitting Center
Nottingham Forest	City of Houston	Spring Branch ISD	Houston Permitting Center / Houston Public Works
Wilchester and Wilchester West	City of Houston	Spring Branch ISD	Houston Permitting Center

Mailing addresses read "Houston" even inside the villages. The HCAD account's taxing units show the city. Area-wide summaries; individual streets can differ.

2. Check before the option period ends

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- ☐ **Confirm the city** Check the HCAD account's taxing units to see whether the address is in a village or in Houston; it controls taxes, permits, police and water.
Source: <https://hcad.org/>
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- ☐ **Add up the tax units** Village owners pay the village rate, SBISD and county units (and MVWA where listed), billed through SBISD (713-251-7960). Use the SBISD rate table.
Source: <https://www.springbranchisd.com/about/departments/finance/tax-office/tax-rate>
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- ☐ **Confirm zoned schools** Use SBISD's school finder, or HISD's School Zone Search (713-556-6734) for HISD addresses.
Source: <https://www.springbranchisd.com/about/realtor-resources>
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- ☐ **Check flood maps** Look up the address on FEMA's Map Service Center and HCFCD's mapping tool, and review MAAPnext drafts; ask for an elevation certificate and flood insurance history.
Source: <https://msc.fema.gov/portal/home>
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- ☐ **Plan around tree rules** Before planning a teardown or addition, read the village tree ordinance; Bunker Hill and Piney Point require permits for most tree removals.
Source: https://www.cityofpineypoint.com/page/city.urban_forester_faqs
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- ☐ **Meet the building official** Village permit offices require plan review and, in several cities, a pre-development meeting; inside Houston, use the Permitting Center's Project Planner.
Source: <https://cityofhunterscreek.com/permits/>
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- ☐ **Read deed restrictions** For Houston addresses, read the recorded restrictions in the title commitment; the city's deed restriction hotline is 832-393-6333.
Source: <https://www.houstontx.gov/legal/deed.html>
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- ☐ **Order a survey early** Check setbacks, easements, encroachments and any floodplain line on the survey before the option period ends; rebuild plans depend on it.
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- ☐ **Inspect the older-home systems** Many Memorial homes date from the 1950s to 1970s. Ask your inspector about the foundation, a camera scope of the sewer line, roof, electrical panel, plumbing and drainage around the house.
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- ☐ **Price insurance before you commit** Get homeowners and flood insurance quotes during the option period, including for homes outside a mapped flood zone.
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- ☐ **Read the resale certificate** It lists every association that bills the home, assessments, transfer fees and any violations on record.
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Facts checked Oct. 22, 2026 from official city, county, school-district and flood-control sources. Michael is a licensed real estate broker, not an attorney, engineer, surveyor, insurance agent or tax adviser. Each Keller Williams office is independently owned and operated.
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