

MAGNOLIA ISD
PORPOSED SUBDIVISION LIST 2025-2026

Neighborhood	Elementary	Intermediate/Junior High	High School
Alden Heights	Ellisor	Bear Branch	Magnolia
Alders Magnolia - Apartments	Bear Branch	Bear Branch	Magnolia
Alford Estates	Nichols Sawmill	Magnolia	Magnolia West
Allora Magnolia - Apartments	Magnolia Parkway	# 3 INT/JH	Magnolia
Armadillo Woods	Lyon	Magnolia	Magnolia West
Arnold Estates	Magnolia	Magnolia	Magnolia West
Ascot Farms	Smith	Bear Branch	Magnolia
Audubon Creekside North	Audubon	# 3 INT/JH	Magnolia
Audubon Creekside South	Audubon	# 3 INT/JH	Magnolia West
Audubon Park	Audubon	# 3 INT/JH	Magnolia
Autumnwood Reserve and Estates	Smith	Bear Branch	Magnolia
Bear Branch Estates	Ellisor	Bear Branch	Magnolia
Big Tree Estates	Ellisor	Bear Branch	Magnolia
Black Oak	Ellisor	Bear Branch	Magnolia
Bluejack National	Audubon	# 3 INT/JH	Magnolia West
Brushy Creek	Lyon	Magnolia	Magnolia West
Brushy Oaks	Lyon	Magnolia	Magnolia West
Buck Hills	Ellisor	Bear Branch	Magnolia
Campwood	Magnolia Parkway	# 3 INT/JH	Magnolia
Canterbury Ranch	Magnolia Parkway	# 3 INT/JH	Magnolia
Champion Glen	Smith	Bear Branch	Magnolia
Cimarron Country	Bear Branch	Bear Branch	Magnolia
Cimarron Creek	Bear Branch	Bear Branch	Magnolia
Clear Creek Forest	Lyon	Magnolia	Magnolia West
Clovercreek	Nichols Sawmill	Magnolia	Magnolia West
Colman Estates	Nichols Sawmill	Magnolia	Magnolia West
Colony of Pinehurst	Magnolia	Magnolia	Magnolia West
Convenient Country Estates	Audubon	# 3 INT/JH	Magnolia West
Cottages at Buchshot Landing	Bear Branch	Bear Branch	Magnolia
Country Forest	Magnolia Parkway	# 3 INT/JH	Magnolia
Country Forest West	Magnolia Parkway	# 3 INT/JH	Magnolia
Country Pines	Nichols Sawmill	Magnolia	Magnolia West
Country Place	Nichols Sawmill	Magnolia	Magnolia West
Country Place Estates	Nichols Sawmill	Magnolia	Magnolia West
Country Woods Estates	Nichols Sawmill	Magnolia	Magnolia West
Country Woods Estates (all houses and streets off of Country Woods Trl)	Lyon	Magnolia	Magnolia West
Creekside Court	Smith	Bear Branch	Magnolia
Cripple Creek Farms	Williams	# 3 INT/JH	Magnolia West
Crown Ranch (splits with Navasota ISD)	Audubon	# 3 INT/JH	Magnolia West
Cumberland Estates	Ellisor	Bear Branch	Magnolia
Cypress Wood Estates	Lyon	Magnolia	Magnolia West
Decker Hills	Magnolia Parkway	Bear Branch	Magnolia
Decker Woods	Smith	Bear Branch	Magnolia
Deer Crossing	Williams	# 3 INT/JH	Magnolia West
Deer Ridge	Lyon	Magnolia	Magnolia West
Del Webb The Woodlands	Ellisor	Bear Branch	Magnolia
Dogwood Hills	Nichols Sawmill	Magnolia	Magnolia West
Dogwood Patches	Williams	# 3 INT/JH	Magnolia West
Durango Creek	Bear Branch	Bear Branch	Magnolia
El Lago Vista	Ellisor	Bear Branch	Magnolia
Emory Glen	Magnolia	Magnolia	Magnolia West
Enclave at Dobbin	Smith	Bear Branch	Magnolia
Enclave at Woodland Lakes	Ellisor	Bear Branch	Magnolia
Escondido Ranch	Williams	# 3 INT/JH	Magnolia West
Estates of Clear Creek	Lyon	Magnolia	Magnolia West
Falls of High Meadow Ranch	Magnolia	Magnolia	Magnolia West
Falls of Wildwood	Audubon	# 3 INT/JH	Magnolia
Fawnwood	Lyon	Magnolia	Magnolia West
Forest Crossing	Bear Branch	Bear Branch	Magnolia

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Forest West	Bear Branch	Bear Branch	Magnolia
Galleria Oaks Estates (North of FM 1774)	Williams	# 3 INT/JH	Magnolia West
Galleria Oaks Estates (South side of FM 1774)	Magnolia	Magnolia	Magnolia West
Glen Oaks	Nichols Sawmill	Magnolia	Magnolia West
Glenmont Estates	Lyon	Magnolia	Magnolia West
Glenwood Estates	Lyon	Magnolia	Magnolia West
Grand Oaks	Magnolia	Magnolia	Magnolia West
Grand Pines (DR Horton)	Lyon	Magnolia	Magnolia West
Granite Ridge Estates	Lyon	Magnolia	Magnolia West
Greenfield Forest Estates	Ellisor	Bear Branch	Magnolia
Greentree Forest Estates	Williams	# 3 INT/JH	Magnolia West
Greenwood Country	Magnolia	Magnolia	Magnolia West
Hazy Hollow East Estates	Williams	# 3 INT/JH	Magnolia West
Hazy Hollow Estates	Magnolia	Magnolia	Magnolia West
Heritage Farms	Magnolia Parkway	# 3 INT/JH	Magnolia
Heritage Point Estates	Nichols Sawmill	Magnolia	Magnolia West
Hidden Lake Estates	Smith	Bear Branch	Magnolia
Hide Away Estates	Lyon	Magnolia	Magnolia West
High Chaparral	Williams	# 3 INT/JH	Magnolia West
High Meadow Estates	Audubon	# 3 INT/JH	Magnolia
High Meadow Preserve	Nichols Sawmill	Magnolia	Magnolia West
High Meadow Ranch	Magnolia	Magnolia	Magnolia West
High Meadow West	Audubon	# 3 INT/JH	Magnolia West
Highland Estates	Magnolia Parkway	# 3 INT/JH	Magnolia
Holly Springs (Partial)	Lyon	Magnolia	Magnolia West
Hunter's Retreat	Magnolia	Magnolia	Magnolia West
Indigo Farms	Nichols Sawmill	Magnolia	Magnolia West
Indigo Lake Estates	Nichols Sawmill	Magnolia	Magnolia West
Indigo Ranch	Lyon	Magnolia	Magnolia West
Inverness Crossing	Smith	Bear Branch	Magnolia
Iron Gate	Audubon	# 3 INT/JH	Magnolia West
Jackson Retreat	Magnolia Parkway	# 3 INT/JH	Magnolia
Kresston	Audubon	# 3 INT/JH	Magnolia West
Lake Creek Ranchettes East	Bear Branch	# 3 INT/JH	Magnolia
Lake Creek Ranchettes West	Magnolia Parkway	# 3 INT/JH	Magnolia
Lake Windcrest	Bear Branch	# 3 INT/JH	Magnolia
Lakes of Magnolia	Magnolia	Magnolia	Magnolia West
Laurelwoode - Apartments	Bear Branch	Bear Branch	Magnolia
Long Lake Estates	Ellisor	Bear Branch	Magnolia
Lotus Lakes	Smith	Bear Branch	Magnolia
Lynwood	Magnolia Parkway	# 3 INT/JH	Magnolia
Magnolia Crossing	Magnolia	Magnolia	Magnolia West
Magnolia Downs	Magnolia	Magnolia	Magnolia West
Magnolia Hills	Audubon	# 3 INT/JH	Magnolia
Magnolia Oaks	Nichols Sawmill	Magnolia	Magnolia West
Magnolia Park Land Co	Magnolia Parkway	# 3 INT/JH	Magnolia
Magnolia Pines	Nichols Sawmill	Magnolia	Magnolia West
Magnolia Place	Magnolia Parkway	# 3 INT/JH	Magnolia
Magnolia Plaza - Apartments	Magnolia	Magnolia	Magnolia West
Magnolia Ranch Estates	Nichols Sawmill	Magnolia	Magnolia West
Magnolia Reserve	Magnolia Parkway	# 3 INT/JH	Magnolia
Magnolia Ridge	Williams	# 3 INT/JH	Magnolia West
Magnolia Ridge Forest	Williams	# 3 INT/JH	Magnolia West
Magnolia Springs	Audubon	# 3 INT/JH	Magnolia West
Magnolia Trails - Apartments	Magnolia	Magnolia	Magnolia West
Magnolia Village	Magnolia Parkway	# 3 INT/JH	Magnolia
Magnolia West	Magnolia	Magnolia	Magnolia West
Magnolia Woods Cottages	Magnolia Parkway	# 3 INT/JH	Magnolia
McGovern Addition	Magnolia Parkway	# 3 INT/JH	Magnolia
Mesa Verde	Smith	Bear Branch	Magnolia
Mill Creek Estates	Audubon	# 3 INT/JH	Magnolia
Mill Creek Forest	Williams	# 3 INT/JH	Magnolia West

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Mill Creek Landing	Audubon	# 3 INT/JH	Magnolia West
Mill Creek North	Smith	Bear Branch	Magnolia
Mill Creek South	Smith	Bear Branch	Magnolia
Millers Crossing	Ellisor	Bear Branch	Magnolia
Millwood	Magnolia	Magnolia	Magnolia West
Mink Branch Valley	Nichols Sawmill	Magnolia	Magnolia West
Montgomery 306 Ltd	Magnolia Parkway	# 3 INT/JH	Magnolia
Montgomery Place	Ellisor	Bear Branch	Magnolia
Morrison & Morrison	Bear Branch	# 3 INT/JH	Magnolia
Mostyn Manor East	Magnolia Parkway	# 3 INT/JH	Magnolia
Mostyn Manor West	Magnolia Parkway	# 3 INT/JH	Magnolia
Mostyn Reserve	Magnolia Parkway	# 3 INT/JH	Magnolia
Mostyn Springs	Magnolia Parkway	# 3 INT/JH	Magnolia
Mustang Ridge	Williams	# 3 INT/JH	Magnolia West
Myrtle Gardens	Magnolia Parkway	# 3 INT/JH	Magnolia
Navarro	Nichols Sawmill	Magnolia	Magnolia West
North Briar Wood	Magnolia	Magnolia	Magnolia West
Northgrove	Smith	Bear Branch	Magnolia
Northland Indian Hills	Ellisor	Bear Branch	Magnolia
Oak Crest Estates	Bear Branch	Bear Branch	Magnolia
Oak Forest Terrace	Williams	# 3 INT/JH	Magnolia West
Oak Hill Acres	Magnolia	Magnolia	Magnolia West
Oakwood Acres	Magnolia Parkway	# 3 INT/JH	Magnolia
Oakwood Estates	Smith	Bear Branch	Magnolia
Old Mill Lake	Audubon	# 3 INT/JH	Magnolia
Park at Magnolia - Apartments	Ellisor	Bear Branch	Magnolia
Park at Walkers Landing - Apartments	Magnolia	Magnolia	Magnolia West
Park Place MH Park	Smith	Bear Branch	Magnolia
Pecan Village	Magnolia	Magnolia	Magnolia West
Pine Vista MH Village	Audubon	# 3 INT/JH	Magnolia West
Pinehurst Village	Magnolia	Magnolia	Magnolia West
Pinion Creek	Nichols Sawmill	Magnolia	Magnolia West
Pleasant Valley Acres	Magnolia Parkway	# 3 INT/JH	Magnolia
Ranch Crest	Magnolia	Magnolia	Magnolia West
Ranches at Pinehurst	Smith	Bear Branch	Magnolia
Ranches of Autumnwood	Smith	Bear Branch	Magnolia
Red Oak Ranch	Ellisor	Bear Branch	Magnolia
Red Oaks	Nichols Sawmill	Magnolia	Magnolia West
Retreat at Magnolia - Apartments	Ellisor	Bear Branch	Magnolia
Ridgewood	Ellisor	Bear Branch	Magnolia
River Park Ranch North	Magnolia	Magnolia	Magnolia West
River Park Ranch South	Magnolia	Magnolia	Magnolia West
Rolling Forest	Audubon	# 3 INT/JH	Magnolia
Rolling Hills Magnolia	Williams	# 3 INT/JH	Magnolia West
Royal Oaks on 1488	Magnolia Parkway	# 3 INT/JH	Magnolia
Sawmill Estates	Nichols Sawmill	Magnolia	Magnolia West
Sawmill Valley	Magnolia	Magnolia	Magnolia West
Sendera Lake Estates	Bear Branch	Bear Branch	Magnolia
Shady Acres	Lyon	Magnolia	Magnolia West
Shady Brook Acres	Nichols Sawmill	Magnolia	Magnolia West
Shady Oak Estates	Audubon	# 3 INT/JH	Magnolia West
Silver Creek Ranch	Williams	# 3 INT/JH	Magnolia West
Silverado Ranches	Magnolia Parkway	# 3 INT/JH	Magnolia
Skylight Timbers	Smith	Bear Branch	Magnolia
Spring Creek Estates	Lyon	Magnolia	Magnolia West
Spring Creek Forest	Smith	Bear Branch	Magnolia
Springwood Estates	Smith	Bear Branch	Magnolia
Stagecoach Farms (Partial)	Lyon	Magnolia	Magnolia West
Stallion Lakes	Lyon	Magnolia	Magnolia West
Sterling Ridge West (Partial)	Ellisor	Bear Branch	Magnolia
Still Water Estates	Magnolia Parkway	# 3 INT/JH	Magnolia
Summers Estates	Magnolia Parkway	# 3 INT/JH	Magnolia

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Sweetgum Forest	Ellisor	Bear Branch	Magnolia
Tall Oaks (on Dobbin Huffsmith)	Magnolia Parkway	# 3 INT/JH	Magnolia
The Lakes	Nichols Sawmill	Magnolia	Magnolia West
The Lakes at Clover Creek	Nichols Sawmill	Magnolia	Magnolia West
The Reserve at High Meadow	Audubon	# 3 INT/JH	Magnolia
The Village at High Meadow	Magnolia	Magnolia	Magnolia West
The Villages of Heritage Point	Nichols Sawmill	Magnolia	Magnolia West
Thousand Oaks	Magnolia Parkway	# 3 INT/JH	Magnolia
Timber Hollow	Williams	# 3 INT/JH	Magnolia West
Timberbrook Estates	Magnolia	Magnolia	Magnolia West
Timbergreen (Partial)	Lyon	Magnolia	Magnolia West
Timberloch Estates	Lyon	Magnolia	Magnolia West
Tomwood Estate	Lyon	Magnolia	Magnolia West
Towering Oaks	Lyon	Magnolia	Magnolia West
Turtle Creek	Lyon	Magnolia	Magnolia West
Veranda Oaks Estates	Ellisor	Bear Branch	Magnolia
Villages of Magnolia - Apartments	Ellisor	Bear Branch	Magnolia
Walnut Creek	Lyon	Magnolia	Magnolia West
Walnut Creek (South of Buttera to Walnut Creek Rd)	Nichols Sawmill	Magnolia	Magnolia West
Walnut Springs	Lyon	Magnolia	Magnolia West
Watermere Woodland Lakes	Ellisor	Bear Branch	Magnolia
Week End Retreats	Nichols Sawmill	Magnolia	Magnolia West
Westwood I	Bear Branch	Bear Branch	Magnolia
Westwood II	Bear Branch	Bear Branch	Magnolia
Westwood III	Ellisor	Bear Branch	Magnolia
Westwood IV	Ellisor	Bear Branch	Magnolia
Whispering Meadow	Magnolia	Magnolia	Magnolia West
Wildwood Acres (Highland Blvd Area)	Magnolia Parkway	# 3 INT/JH	Magnolia
Wildwood Estates	Audubon	# 3 INT/JH	Magnolia
Williams Trace	Nichols Sawmill	Magnolia	Magnolia West
Windcrest Estates	Bear Branch	Bear Branch	Magnolia
Windmill Estates	Williams	# 3 INT/JH	Magnolia West
Wisteria Farms	Magnolia	Magnolia	Magnolia West
Woodforest Estates	Smith	Bear Branch	Magnolia
Woodhavyn	Magnolia Parkway	Bear Branch	Magnolia
Woodland Lakes	Nichols Sawmill	Magnolia	Magnolia West
Woodland Oaks	Ellisor	Bear Branch	Magnolia
Woodland Village Sterling Ridge	Ellisor	Bear Branch	Magnolia
Woodlands Landing - Apartments	Ellisor	Bear Branch	Magnolia
Woodlane Forest	Ellisor	Bear Branch	Magnolia

Revised: August 27, 2024