



# Look It UP

## TOWN OF LITTLE ELM

Union Park is located in the Town of Little Elm, which provides Police, Fire, EMS, Town Parks and Recreation Facilities for its residents. The parks and trails located within Union Park are Town of Little Elm parks and are open to the public.

## MUNICIPAL MANAGEMENT DISTRICT

Union Park is a Municipal Management District ("MMD"). An MMD is a special district created by the Texas Legislature to finance facilities not provided by a municipality. An MMD has the power to levy an ad valorem tax to fund improvements inside the district, such as water, sewer, drainage, roads and park facilities. Having the MMD at Union Park provides not only for the infrastructure financing, but it also funds the maintenance and operations cost of the park facilities within the property.

## WATER

Union Park is located within the service area for the Mustang Special Utility District ("Mustang SUD"). The Mustang SUD provides the water and wastewater services for Union Park through its contract with the Upper Trinity Regional Water District ("UTRWD").

## TAXES

The combined tax rate for Union Park is \$2.9551 per \$100 of home value. The property taxes provide funding to the Town of Little Elm for city services, including police, fire and recreational facilities, Municipal Management District, Denton ISD and Denton County.

**\$0.6617 Town of Little Elm**

**\$0.5050 MMD**

**\$1.5400 Denton ISD**

**\$0.2484 Denton County**

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**\$2.9551 Total**



# Build UP

## HOMEBUILDERS

Union Park is a place to escape the hectic pace of city life. A place to relax. A place to unwind. Our homebuyers choose from a select list of builders, each one considered the best in the market. From the latest in architectural trends and materials to state-of-the-art technology and energy-efficient standards, you can be sure your Union Park home will be as smart as it is beautiful.

### American Legend Homes

972-346-2493

### Drees Custom Homes

972-347-3746

### Emerald Homes

972-347-6695

### HighlandHomes

972-801-2391

### Plantation Homes

972-347-9074

*Homes priced from the High \$200s to \$500s*

## COMMUNITY. FAMILY. LEGACY.

These words guide us every day as we create communities and neighborhoods with you in mind. Whether it's relaxing at the resort-style pool, having dinner at the Food Truck Park or playing in the park – we create communities that bring people together in meaningful ways. It's what keeps us grounded and it represents our commitment to growing deep roots wherever we build.

## FOUNDED IN 1988 BY ROSS PEROT, JR.

Hillwood has a strong legacy of building residential communities and commercial developments throughout the United States and around the world. Based on the core values of integrity, character, respect, excellence and teamwork, Hillwood carries on the Perot family's tradition of starting and growing successful companies that create sustaining value for the communities and customers we serve.

## HILLWOOD COMMUNITIES

We create master-planned communities that foster a sense of community, innovation, sustainability and creativity for residents. Our work includes a full suite of residential housing options – from urban luxury to communities that have a sense of country living with modern amenities. We have developed more than 80 residential master-planned communities in 28 cities, located in 7 states and 2 countries. We know you'll see the difference a Hillwood community makes.

## LIVE SMART

We bring our resident families together through a strong **Sense of Community**, encourage **Healthy Living** by providing myriad ways to lead an active lifestyle, take **Environmental Stewardship** seriously by incorporating responsible planning, building and landscaping standards, remain committed to top-rated **Education and Enrichment** opportunities and provide the latest in innovative and energy-efficient **Technology**.



# Add It UP

## HOMEOWNER'S ASSOCIATION

Not only does the Union Park HOA save homeowners thousands of dollars a year, but it also saves time and gives peace of mind by providing on-site Community and Lifestyle Management, front yard maintenance and convenient remote, mobile-controlled home automation systems. Then there are the things you can't put a price on – like enjoying an evening with family, friends and neighbors at one of our community-wide gatherings and events. Add it all up and it's easy to see the true value of the Union Park HOA!

**TIME & MONEY**  
Front Yard  
Maintenance

**Free UP** time and money by having a hassle free front yard. The HOA provides:

- Front yard maintenance
- Routine mowing
- Flower bed weeding
- Shrub/tree pruning
- Fertilizer/weed treatments

**LIFESTYLE**  
Community  
Events & Amazing  
Amenities

**Meet UP** with your neighbors and enjoy our great amenities, community-wide gatherings and events organized by our On-site Lifestyle Manager.

- Resort-style pools (The Cove)
- Outdoor kitchen (The Kitch)
- 35-acre Park
- Hike and bike trails
- Playgrounds and open spaces
- Indoor-outdoor pavilion (The Porch)
- Food Truck Park

**SMART HOME**  
Home Monitoring  
& Automation

**Live it UP** in your energy efficient home and enjoy simplicity with the remote, mobile-controlled automation that is standard in every home.

- Control systems remotely:
  - Alarm
  - Thermostats
  - Front door camera
  - Lights
- Energy efficient homes

Estimated Savings **\$1,500+**

Estimated Savings **Priceless!**

Estimated Savings **\$500+**



### Monthly Assessment Rates:

Rates differ due to front yard maintenance cost.



# Meet UP

## LIFESTYLE

Above all else, Union Park is about **community**, where neighbors, friends and family live life together. With so many opportunities to **gather**, it's easy to get to know your neighbors, make **real connections** and have some **fun!**

With a full-time lifestyle manager, there's never a shortage of events and activities planned at Union Park. You can join in for friendship, fellowship, fitness and fun:

- Enjoy a concert at **The Porch**
- Take the kids to a festival in **The Park**
- Grab a bite at the **Food Truck Park**
- Have a swim or swing in a hammock at **The Cove**
- Invite neighbors to a cookout at **The Kitch**
- Choose your Lifestyle & Community Events
- **Imagine your own fun outing!**



Lifestyle Manager  
[UPlifestyle@fsresidential.com](mailto:UPlifestyle@fsresidential.com)  
4795 Union Park Blvd.  
Aubrey, TX 76227  
972-535-4568

 HILLWOOD  
COMMUNITIES  
A PEROT COMPANY™

  
**Union Park**  
[UnionParkByHillwood.com](http://UnionParkByHillwood.com)



# Move UP

## LOCATION

Union Park is located in Little Elm, a scenic town with over 66 miles located on the shores of Lake Lewisville. Play volleyball on the Sand Beach, launch a boat at the Marina or eat at the Hula Hut – check out [LittleElm.org](http://LittleElm.org) to learn more.

Life at Union Park also means close proximity to the growing Frisco community, which offers first-class dining, major retail shopping centers/malls, recreation and entertainment - all easily accessible by way of the Dallas North Tollway. Or, head west where you will find live bands and culinary delights every night of the week in Downtown Denton. Live in the peaceful setting of Union Park while still enjoying the best North Texas has to offer, just a short drive away.





Wise  
UP

## EDUCATION

Education and personal enrichment are primary focuses at Union Park and one of Hillwood's five Live Smart principles. From K-12, children living in Union Park attend Denton ISD schools within one mile of home! With its unique outdoor opportunities, Union Park will enrich traditional classroom educational experiences with natural exploration and outdoor activities.

The new trail connecting Union Park Boulevard to Navo Middle School provides walking and biking access for students attending Paloma Creek Elementary School and Navo Middle School. The opening of Braswell High School in Fall 2016 means that our 9th, 10th and 11th grade students are the first classes at this brand new state-of-the-art facility. The current Senior class will stay at Denton High School, making the Junior class the first to graduate from Braswell High School – the Class of 2018!

### Paloma Creek Elementary

1600 Navo Rd., Aubrey, TX 76227  
972-347-7300

### Navo Middle School

1701 Navo Road, Aubrey, TX 76227  
972-347-7500

### Braswell High School

26750 E. University Drive, Little Elm, TX 76227  
972-347-7701

*Future On-Site Elementary School Planned*