



The Rec Splash Pad & Pool



Union ParkSM

COMMUNITY SITEPLAN

It All Starts At The Park

The Porch



UNION PARK AMENITIES

A Space Of Your Own

Community parks foster tightly knit social networks of friends and family no matter their stage of life. It's easy to find a space of your own with on-site public parks, trails and green spaces. Along with the many other amenities and activities reserved just for residents of Union Park, there isn't much need to leave!



CENTRAL PARK

30 acres of fields, woods, trails and more.

EXPLORATION PARK

An ADA accessible discovery park for our youngest adventurers.

THE COVE

A luxurious pool and lounge areas for residents only.

THE PORCH

An open-air gathering space for concerts, activities and more.

THE KITCH

An outdoor community kitchen that brings neighbors together to relax and cook-out.

THE HALL

A cozy gathering spot to meet friends for a game of ping-pong, take a class or to watch the big game.

FOOD TRUCK PARK

Check the schedule for your favorite fare!

BARK PARK

Our very own park for dogs and their humans.

CATCH-AND-RELEASE PONDS

Every fish tale deserves settings like these.

DEL WEBB AMENITY

Exclusive for residents of our age-restricted Del Webb homes.

THE REC

A second amenity center with a lap pool, splash pad, and indoor fitness areas.

FITNESS PARK

Basketball, sand volleyball, pickleball, ninja-style fitness stations and more for the athlete in you!





Del Webb Amenity

Fitness Park

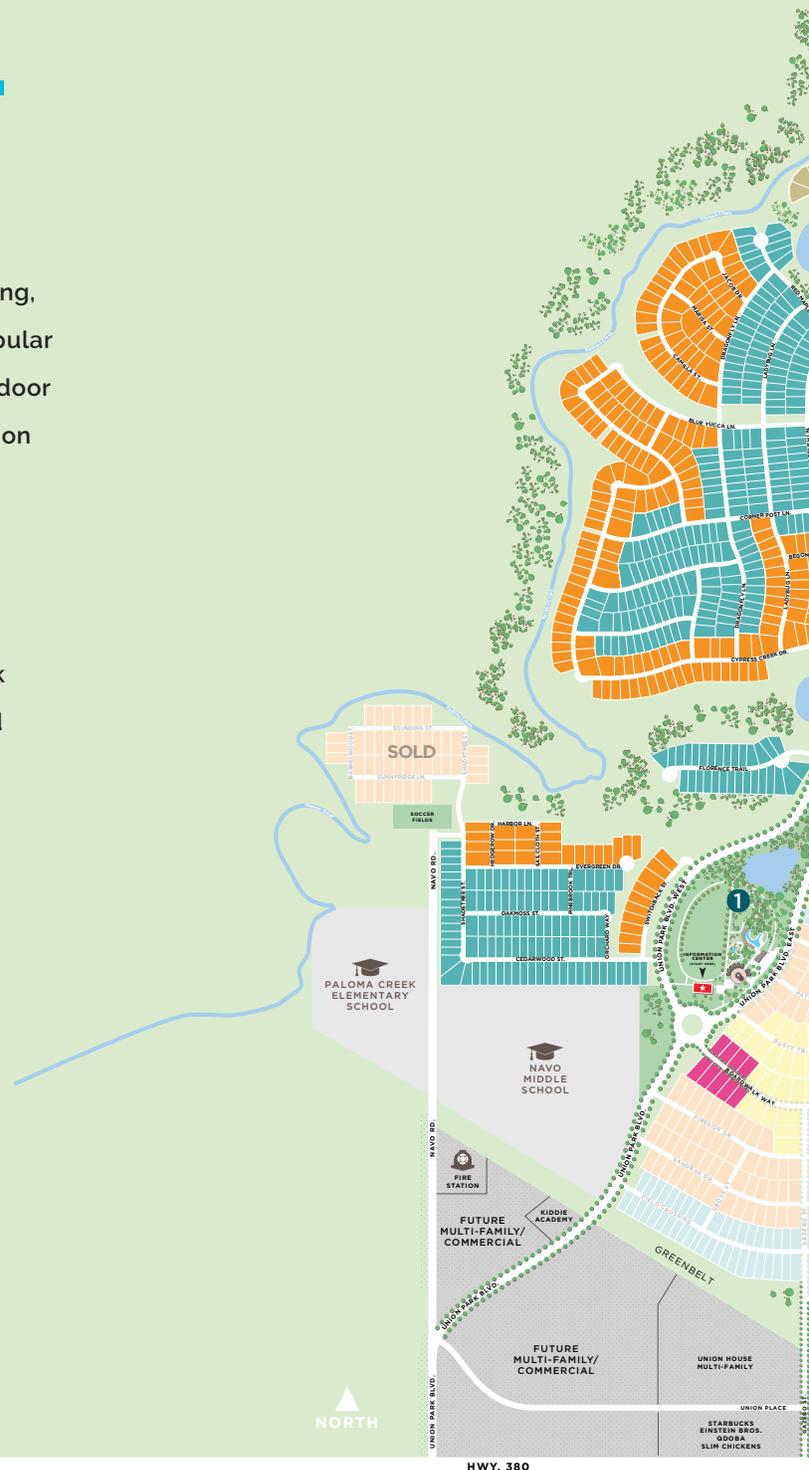
Simply step outside your front door—the beauty of nature and the strength of community are everywhere. But what better way to celebrate a vibrant life than to gather together with new neighbors and old friends? It all starts at the park.

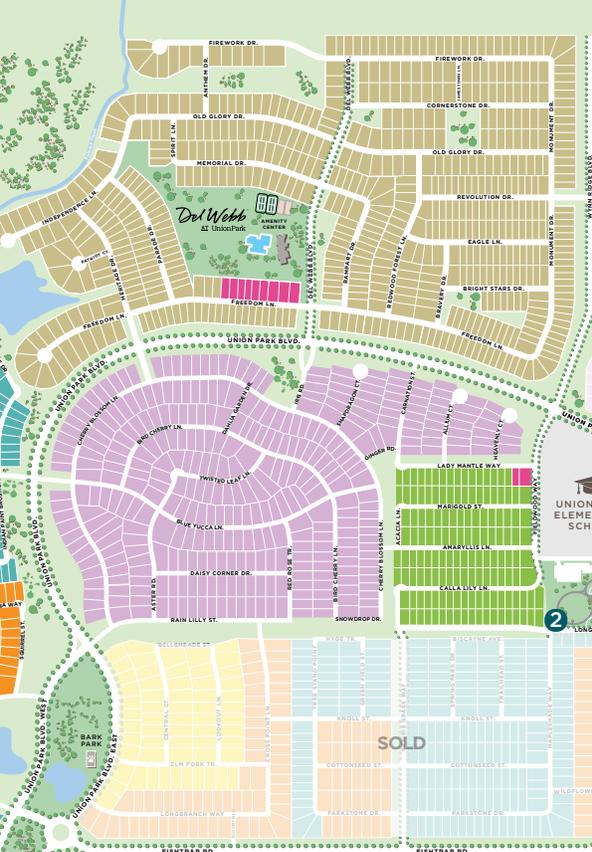
Celebrate a Vibrant Life.

Find Your Place At Union Park

On warm days, the cool waters of The Cove offer a refreshing, relaxing escape. Even when it rains, the park remains a popular destination, thanks to our covered Pavilion and The Hall indoor gathering space. Our youngest neighbors enjoy the hands-on discovery of Exploration Park. Generations bond over impromptu fishing trips to the catch-and-release pond, and dogs and their humans have an off-leash Bark Park for socializing and exercising. And if you want to break a sweat, there's no better place to do it than the Fitness Park with an outdoor ninja-style fitness course, basketball, sand volleyball, pickleball, four square, a 40-yard dash and rubberized walking track. And don't forget The Rec which includes an indoor fitness center, yoga stretching room, lap swimming pool and The Splash kids splash pad.

Union Park offers best-in-class builders who craft stunning homes with timeless design and innovative technology. Whether you're looking for a move-in-ready home or want to be involved in the design process, our trusted partners have options to satisfy a range of preferences and price points.

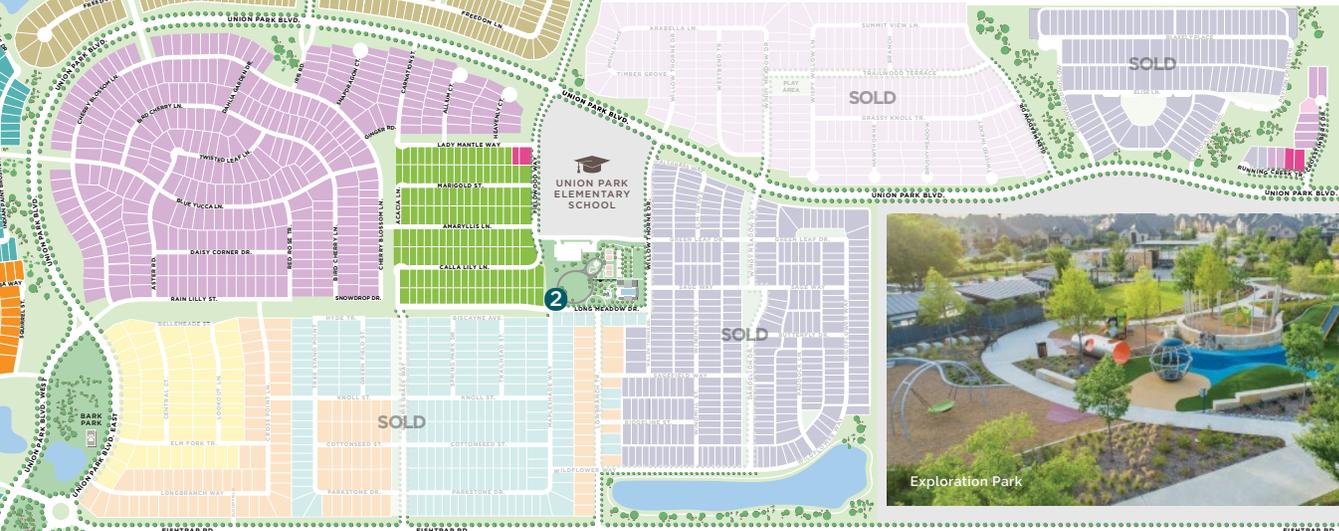




The Cove



Fitness Park



UNION PARK ELEMENTARY SCHOOL



Exploration Park



Union Park
 UnionParkbyHillwood.com

- ★ **INFORMATION CENTER**
Start Here
- **MODEL HOME GALLERIES**
- ① **CENTRAL PARK**
- ② **FITNESS PARK**
- **40' Patio Homes**
- **40' Garden Collection**
TRI POINTE HOMES
- **50', 55' and 60'**
BLOOMFIELD HOMES
- **50'**
AMERICAN LEGEND HOMES, TRI POINTE HOMES
- **60'**
TRI POINTE HOMES
- **70'**
- **DEL WEBB AT UNION PARK - ACTIVE ADULT**



The Front Porch

FM 1385

Map not to scale. This map of Union Park represents an artist's conception of proposed development, and existing sections as of March 2024. No warranties or representations expressed or implied, concerning the final intended use, design or proposed improvements are made herein. Commercial uses may include, but not be limited to, service centers, retail centers, office buildings, professional buildings, and high-density residential. All plans for land uses on facilities are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity, public or private, to construct or develop facilities as shown. Renderings used represent an artist's conception of proposed development as of March 2024. No warranties or representations, expressed or implied, concerning the final intended use, design or proposed improvements are made herein. Design of amenities, materials, and overall intent subject to change without notice.

HWY. 380

Union Park HOA

From the moment you join the Union Park community, you become a member of a thriving homeowners' association that adds value in many ways. Monthly assessments depend on lot size and include perks that save time, money, and stress. Just as important, they include more than 300 planned social opportunities to gather each year, organized by Union Park's own on-site lifestyle manager.

FRONT YARD MAINTENANCE

Routine mowing
Flower bed weeding
Shrub pruning
Fertilizer & weed treatments

ESTIMATED SAVINGS
\$1,500/year

HOME MONITORING & AUTOMATION

Monitored alarm
Remote control systems
• Thermostats
• Front door camera
• Lights

ESTIMATED SAVINGS
\$500/year

Please contact a Del Webb Sales Associate for specific Del Webb HOA information.

Little Elm, Texas

Union Park residents not only enjoy the recreational amenities of the Town of Little Elm, but can have comfort knowing emergency services are also provided by the Town, including onsite Fire Station #3.

MUNICIPAL MANAGEMENT DISTRICT

Union Park is a Municipal Management District ("MMD"). A MMD is a special district created by the State of Texas to finance facilities not provided by a municipality. A 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 also funds the maintenance and operations cost of the public park facilities within the property.

WATER & WASTEWATER TAXES

Union Park is located within the service area for the Mustang Special Utility District, which provides water and wastewater services for Union Park through a contract with the Upper Trinity Regional Water District.

Visit our website or ask your builder sales representative for the latest tax rates.

Union Park offers a variety of home designs from DFW's top home builders.

TRADITIONAL HOMES
Union Park offers beautiful designs from American Legend Homes, Bloomfield Homes, and Tri Pointe Homes.

TRI POINTE GARDEN COLLECTION
Build a sense of community living in Tri Pointe Homes Garden Collection on 40' wide homesites, right in the heart of Union Park where it's easy to connect to your neighbors.

DEL WEBB
This active adult community offers more than a beautiful home; it's a place to belong.

