



Union  
Park<sup>SM</sup>

COMMUNITY BROCHURE

# It All Starts At The Park



## 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**

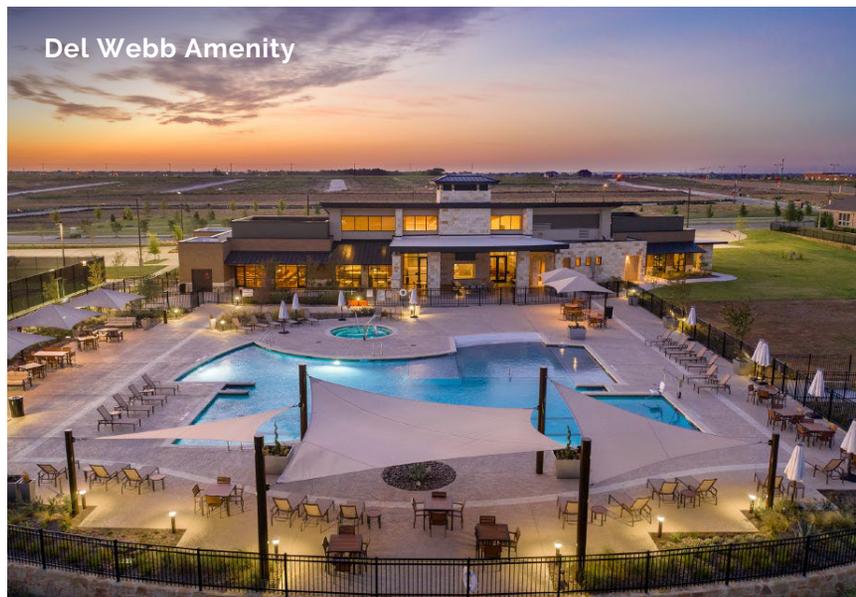
Exclusive for residents of our age-restricted Del Webb homes.

## **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!





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.

# 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.

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, Coventry Homes, D.R. Horton Homes, Drees Custom Homes, and Highland Homes.

# 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.

*The combined tax rate for Union Park is \$2.757034 per \$100 of home value.*

|                   |                    |
|-------------------|--------------------|
| \$0.643948        | Town of Little Elm |
| \$0.233086        | Denton County      |
| \$0.518000        | MMD                |
| \$1.362000        | Denton ISD         |
| <b>\$2.757034</b> | <b>TOTAL</b>       |

## PATIO HOMES

Starting at 1,500 sq ft, built by Beazer Homes and D.R. Horton Homes, perfect for singles, young families and empty nesters alike.

## DEL WEBB

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

