

Community Information

2101 Oudry Drive, Little Elm, TX 75068
972.370.3442

Approximate Association Fees,
Assessments and Management (2025)

Northlake Estates Homeowners Assoc., Inc
972.428.2030
info@essexhoa.com

\$625/ annual base
assessment

School District

Little Elm ISD	littleelmsd.net
Oak Point Elementary	oakpoint.littleelmsd.net
Jerry Walker Middle School	walker.littleelmsd.net
Little Elm High School	lehs.littleelmsd.net

Non-emergency

Police Department	214.975.0460
Fire Department	214.975.0420

Approximate Tax Rates (2024)
Collected Annually

Combined tax rate	\$2.200600 per \$100
Denton County	0.187869%
Little Elm ISD	1.225200%
Denton County FWSB 11B	0.787500%

Utilities/Services

Electric	CoServ 940.321.7800
Gas	CoServ 940.321.7800
Water/Sewer	Mustang SUD 940.440.9561
Trash/Recycling	Mustang SUD 940.440.9561
Cable, Internet	AT&T or Suddenlink 800.288.2020 / 972.346.4000
Post Office	USPS Little Elm 800.275.8777

Please refer to the Governance Documents and current Master Association’s Budget found in your Sales Documents and contact the HOA Management Company for a more thorough description of these and all other assessments, fees and responsibilities.

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists’ renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades, and options, depending on stage of construction. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Online Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. © January 2025, Taylor Morrison of Texas, Inc. All rights reserved.

