



**PACESETTER
HOMES**

A QUALICO Company

Community Guide

The Reserve at Spiritas Ranch | Little Elm, TX



Tax Rate

Town of Little Elm	0.5499010
Denton County	0.1859380
Denton ISD	1.2069000
Total	1.9427390% + PID

with Homestead Exemption = 1.602%* + PID**

*Based on a \$500,000 sales price. Homeowner to file separately. Subject to change.

**PID amount varies by homesite size.

Utilities

Mustang SUD - Water	940-440-9561
CoServ - Electric	940-321-7800
Atmos - Gas	888-286-6700
Optimum - Internet/Cable	844-398-5032

HOA \$900/year

Community Amenities

Pool, playground, sand volleyball court

Shopping

HEB	Costco
Denton Square	Stonebriar Mall
Little Elm Towne Crossing	

Area School Information - Denton ISD

Fred Hill Elementary	940-369-3720
501 Ryan Spiritas Pkwy, Little Elm, TX 76227	
Rodriguez Middle School	972-347-7050
8650 Martop Rd, Aubrey, TX 76227	
Braswell High School	972-347-7700
6750 E University Dr, Little Elm, TX 76227	

Preschool & Day Care Providers

Kid's Dream Home Daycare	972-763-6259
Kids 'R' Kids Learning Academy of Little Elm	469-461-7566
Crossroads Montessori	940-365-3294

Recreation

Little Elm Park	Hydrous Wake Park
Lewisville Lake	Timberlinks Golf Club
Ray Roberts Lake State Park	

Hospital/Urgent Care

Cook Children's Prosper
Medical City Denton
Baylor Scott & White Emerg.



Visit our Model Home

4425 Glenn Springs Way, Little Elm, TX 75068

469-716-5434

pacesetterhomestexas.com

The information above is subject to change without notice. Pacesetter Homes is not affiliated with the businesses listed above. Pacesetter Homes cannot guarantee that this community will be serviced by any particular public school/school district, or once serviced by a particular school/school district, that the same school/school district will service the community for a particular period of time. Buyer should independently confirm the above details. 02.24.26

