



**PACESETTER
HOMES**

A QUALICO Company

Community Guide

Timberbrook | Justin, TX



Tax Rate

City of Justin	0.670000
Denton County	0.185983
Northwest ISD	1.084100
Total	1.940038% + PID

with Homestead Exemption = 1.634% + PID***

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

** PID amount varies by homesite size.

Utilities

City of Justin - Water	940-648-2541 ext. 102
Oncor - Electric	888-313-4747
Coserv - Electric	800-274-4014
Atmos - Gas	888-286-6700
Spectrum - Internet	855-860-9068

HOA

Initial Contribution	\$600
Semi-Annual Fee	\$400

First Service Residential agibson@principal-mgmt.com

Community Amenities

Walking Trails	Parks & Playgrounds
Community Pool	Green Spaces

Area School Information - Northwest ISD

Justin Elementary School	817-215-0800
425 Boss Range Rd., Justin, TX 76247	
Gene Pike Middle School	817-215-0400
2288 Texan Dr., Northlake, TX 76247	
Northwest High School	817-215-0200
2301 Texan Dr., Northlake, TX 76247	

Shopping

Tanger Outlets Fort Worth
Roanoke Crossing
Alliance Town Center
Northlake Commons

Recreation

Texas Motor Speedway
Quail Creek Shooting Range
Justin Community Park Disc Golf Course
DFW Adventure Park



Visit our Model Home

1022 Longbow Trail, Justin, TX 76247

469-727-3237

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. 02.23.2026

