

# Frequently Asked Questions

*Just a few of the great reasons to*

**LIVE LIFE HERE!**



## ARROWBROOKE



### What makes ArrowBrooke such a special place to live?

Discover the perfect place to play, wind down and call home at the end of a busy day. ArrowBrooke is a 410-acre master-planned community, located just north of the U.S. Highway 380 corridor, that keeps families connected to the outdoors and engaged with family, friends and neighbors. Imagine picturesque streetscapes of children playing tag football in cul-de-sacs and couples strolling hand-in-hand between neighborhood block parties and cookouts—the cornerstone of this North Texas community.

### Where is ArrowBrooke located?

ArrowBrooke is located in Denton County, just north of U.S. Highway 380 on FM 1385. It's in the Dallas/Fort Worth Metroplex, just east of Denton and north of Frisco.



### What is the school district?

ArrowBrooke is in the acclaimed Denton Independent School District. [www.DentonISD.org](http://www.DentonISD.org)

### Which schools will ArrowBrooke students attend?

- K-5 Paloma Creek Elementary School**  
1600 Navo Rd., Aubrey, TX 76227  
972.347.7300
- 6-8 Rodriguez Middle School**  
8650 Martop Rd., Oak Point, TX 75068  
972.347.7050
- 9-12 Braswell High School**  
26750 E. University Dr., Little Elm, TX 76227  
972.347.7700

### Who provides utilities, internet and cable?

#### Water / Sewer:

Mustang Special Utility District • [www.MustangWater.com](http://www.MustangWater.com)  
940.440.9561

#### Sanitation:

Waste Management • [www.wm.com](http://www.wm.com) • 866.909.4458

#### Gas and Electric:

CoServ • [www.CoServ.com](http://www.CoServ.com) • 800.274.4014

#### Phone, Cable and Internet:

ATT • [www.ATT.com](http://www.ATT.com) • 800.288.2020

### What are the tax rates for ArrowBrooke?

2016 - Denton ISD	\$1.540
2016 - Denton County FWSD 10	\$0.805
2016 - Denton County	<u>\$0.248</u>
Total	\$2.593

### Who are the builders?

Three nationally renowned builders offer a selection of new home designs in ArrowBrooke:

- **Beazer Homes**  
[www.Beazer.com](http://www.Beazer.com) • 972.829.8539
- **HistoryMaker Homes**  
[www.HistoryMaker.com](http://www.HistoryMaker.com) • 866.634.9838
- **Horizon Homes**  
[www.HorizonHomes.com](http://www.HorizonHomes.com) • 972.801.2362



[ArrowBrooke.com](http://ArrowBrooke.com)



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### What lifestyle amenities are in ArrowBrooke?

**The Gathering Place:** A Phase I amenity center that will be the heartbeat of the community.

- Resort-style pool, shade cabanas and a beach entry
- Children's splash pad

**Green Spaces and Pocket Parks:** For picnics, relaxing and play

**High Tech Playground:** A fun place for kids

**Trail System:** For biking, jogging or leisurely strolls

**Professionally Managed Catch and Release Ponds:**  
Spend an afternoon fishing



### Is it convenient to major work centers?

Yes. Numerous major businesses areas are easily accessible from ArrowBrooke. Legacy Business Park is home to multiple national corporations, including Frito Lay, FedEx, Bank of America Home Loans, JC Penney and PepsiCo.

Several new office complexes are underway in the area. Legacy West will be opening in Plano. And the Dallas Cowboys, Toyota, Liberty Mutual and Chase Bank are all moving their headquarters to Frisco.

### ArrowBrooke Homeowners Association

#### How much are the HOA dues?

Dues to ArrowBrooke Community Association, Inc., our HOA, are \$195.00 quarterly. They include maintenance of the common areas and community amenities. CCMC, a management firm that specializes in master-planned developments, will manage the HOA for our development.



### What can you tell me about the area?

ArrowBrooke is in a unique location, east of Denton and north of Frisco. Proximity to major thoroughfares and convenience to D/FW Airport and Dallas Love Field have made the North Texas area a popular choice for a variety of shopping centers, businesses and fun places to play.

### What is there to do nearby?

Plenty. You can enjoy various water activities at two nearby lakes. A short drive away, you'll discover world-class shopping, specialty boutiques, fine dining, neighborhood eateries, parks, major work centers, entertainment, and several sports venues. A few of the places are listed below:

#### Major Shopping and Dining Areas

- Tons of new shopping and services are planned and under construction along the U.S. Hwy. 380 corridor
- Stonebriar Centre Mall
- Nebraska Furniture Mart
- The Shops at Legacy
- The Shops at Starwood
- Wade Park (Coming Soon)
- Frisco Square
- Denton Main Street

#### Sports and Entertainment

- Lake Lewisville
- Ray Roberts Lake and State Park
- Cinemark Theater (Coming Soon)
- Dr Pepper Arena
- Dr Pepper Ballpark
- Toyota Stadium
- The Star Development
- Frisco Athletic Center
- Main Event Frisco
- Top Golf

