



HORIZON LAKES

FREQUENTLY
ASKED QUESTIONS

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Frequently Asked Questions

1

Where is Horizon Lakes located?

Horizon Lakes is located in Rockwall County, TX, 28 miles northeast of Downtown Dallas. This ideal location, near the beautiful Lake Ray Hubbard ensures easy access to I-30 (4 miles away) and Highway 80 (4 miles away). The best address is 3552 W Farm to Market Rd 550, Rockwall, TX 75032, which will take you to the future amenity complex.

3

How many new homes are available, and what are the price ranges?

Upon complete build-out, Horizon Lakes will have around 1,800 homes within the 900-acre community. Home prices are expected to start in the \$500Ks and go to \$2m with excellent builders to choose from. David Weekley Homes will also be selling homes in a 1-acre village. To stay up-to-date on the latest availability and pricing, as well as quick move-in options, [sign up for our Newsletter!](#)

5

What school district is Horizon Lakes in?

Horizon Lakes falls under the A-rated Rockwall Independent School District (RISD), known for its student-centered approach and diverse educational offerings. Horizon Lakes is currently zoned to the following:

- Dorothy Smith Pullen Elementary (3.5 miles)
- Maurine Cain Middle School (3.5 miles)
- Rockwall-Heath High School (2.5 miles)
- Rockwall Quest Academy- By application
- Dr. Gene Burton College & Career Academy- By application

Visit the [school boundary map](#)

7

How can I tour Horizon Lakes or learn more?

To learn more about Horizon Lakes, [sign up for our Newsletter](#) or call 214-833-5853. Buyers can also schedule model home tours directly with each builder, which are estimated to start construction in Q4 2026 and Q1 2027. Home builder line-up can be found [here](#).

2

Who are the Horizon Lakes Builders?

Currently, Horizon Lakes has 4 exceptional builders to choose from: Castlerock, Pulte Homes, Toll Brothers, and David Weekley, each offering unique styles, floor plans, and features. From large national builders to regional builders, you'll find the perfect fit for your needs and wants, expected prices between \$500K-\$2m. Explore all options on our [Builders page](#).

4

What amenities does Horizon Lakes offer?

Future [amenities](#) include: The lakeside amenity complex, [event space](#) which features a top tier fitness center, adult and children's pools, pickleball courts, and more! Outside of the complex, you will find three recreational lakes (with fishing!), the outdoor amphitheater, miles of hike-and-bike trails, playgrounds, and more!

6

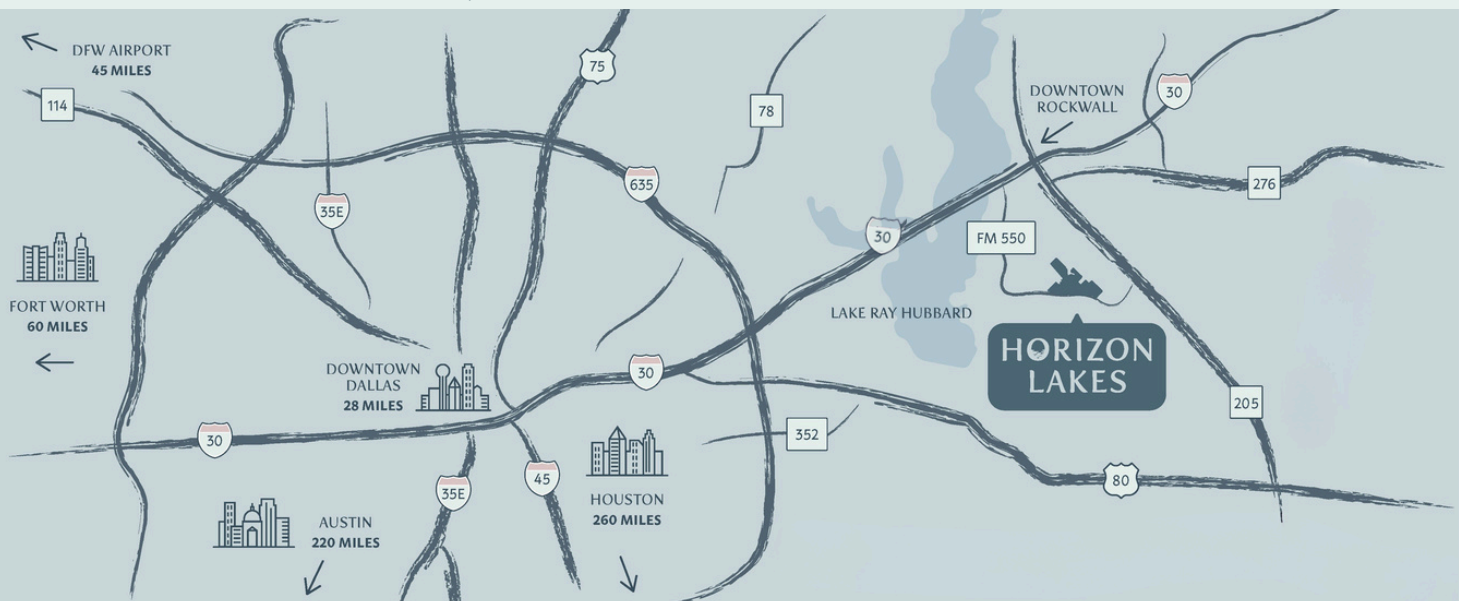
Who designed and developed Horizon Lakes?

Horizon Lakes is developed by [Huffines Enterprises](#), an award-winning, family-run firm. The company has specialized in Master Planned Community development for 40 years. Learn more about the developer [here](#). A few other well-known projects the developer has built in North Texas include [Waterscape Texas](#) (Royce City), [Inspiration Texas](#) (Wylie), and [Solterra Texas](#) (Mesquite).

8

How large is the Horizon Lakes development?

Our development spans a vast ±900 acres. See [our site map](#) for more details!



All information are subject to change without notice. Updated January 2026.

Horizon Lakes Texas | 3552 W Farm to Market Rd 550, Rockwall, TX 75032 | 214-833-5853 | HorizonLakesTexas.com



HOA FAQ

Horizon Lakes Association HOA Dues

There will be one Association within the Horizon Lakes Community: Horizon Lakes Community Association. Annual assessments for the Association are projected to be approximately \pm \$1,800 per year (the final amount will be determined later in 2026). Homeowners will be billed semi-annually in January and July for 50% of the year.

Home Landscaping

As a resident of Horizon Lakes, homeowners are automatic members of the Association and required to abide by the governing documents which have established community standards. Please become familiar with these requirements including ongoing maintenance of the lawn, trees, hedges, and plantings. Fun fact, each homeowner is required to have one tree on their lot so be sure to take care of yours!

Leasing a Home in Horizon Lakes

Long-term rentals are permitted but require the homeowner to occupy the home for twelve (12) months prior to leasing. Short-term rentals or lodging are not permitted.

Who are your Utility Providers?

Water service will be provided by the district and pumped from our on-site water well. Utility providers at Horizon Lakes include Atmos for natural gas and Oncor for electricity.

What are the HOA assessments for?

Annual assessments fund the maintenance and repair of all amenities within the community, including but not limited to, an 6-acre amenity complex featuring a fitness center, multiple pools, amphitheater, and more.

What are the Tax Rates?

* All rates are per \$100 valuation

City of McLendon Chisholm - \$0.092390

or

City (if in Heath)- \$0.275650

Rockwall ISD - \$1.066900

Rockwall County - \$0.251000

Rockwall County MUD #10 - ~\$1.00

Total tax rate of ~\$2.41 in the City of McLendon-Chisholm

or ~\$2.59 in the City of Heath.

Check individual tax rates per home address [here](#)

What is a Municipal Utility District (MUD)?

Horizon Lakes is located within Rockwall County Municipal Utility District No. 10 (MUD 10). A MUD is a state-authorized governmental entity created to finance, build, and maintain essential infrastructure such as water, wastewater, drainage, and related utilities for a community. MUDs are commonly used in developing areas to deliver high-quality infrastructure without placing the full cost on the city or county.

What This Means for Homeowners

- You pay MUD taxes annually as part of your property tax bill, not separately.
- The MUD tax helps fund essential utilities and infrastructure specific to your community.
- Over time, if the MUD pays off its infrastructure bonds, the MUD tax rate may decrease (as happens with many MUDs).



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Horizon Lakes Texas | 3552 W Farm to Market Rd 550, Rockwall, TX 75032 | 214-715-1800 | HorizonLakesTexas.com



Horizon Lakes Education

RELATIONSHIPS. INNOVATION. EXCELLENCE.

Children living in Horizon Lakes will attend schools in the Rockwall Independent School District. The student-to-teacher ratio of 17 to 1, ensures individualized instruction for every child. Beyond the classroom, Rockwall ISD offers a wide range of extracurricular activities designed to support the whole student: academically, socially, and creatively. The Rockwall ISD has an exceptional graduation rate of 99.1% and received an amazing State Accountability rating of 89!



1

Dorothy Smith Pullen Elementary School

PK - 6th Grade, TEA Rating: A

330 Laurence Dr, Heath, TX 75032
(972) 772-4300



2

Maurine Cain Middle School

7th - 8th Grade, TEA Rating: A

6620 FM 3097, Rockwall, TX 75032
(972) 772-1170



3

Rockwall Heath High School

9th - 12th Grade, Niche Rating: A

801 Laurence Dr Rockwall, TX 75032
(972) 772-2474



4

Rockwall Quest Academy

9th - 12th Grade, Niche Rating: 4 Stars

1050 Williams St Rockwall, TX 75087
(972) 772-2077 (Alternative Program)



5

Dr. Gene Burton College & Career Academy

9th - 12th Grade

2301 S. John King Rockwall, TX 75087
(469) 698-0660 (Application Based)