

Mustang Lakes Frequently Asked Questions

1. Where is Mustang Lakes located?

Mustang Lakes is within the corporate boundaries of the City of Celina, a true 'slice of Americana' formed in 1876 – complete with a quaint downtown square and a rich history of farming and that 'can do' Texas spirit! At its southernmost boundary – where Celina, Prosper and McKinney merge – is Mustang Lakes. It's only two miles east of Preston Road and three miles north of Highway 380 – making it a fabulous location that's convenient to the Dallas North Tollway yet away from the hustle and bustle of the city.

Mustang Lakes – a place to relax. A place to call home.

2. What are the homesite sizes and price of homes in Mustang Lakes?

Mustang Lakes has a variety of villages offering homes from the low \$300s to over \$1 million. Lot sizes vary by village. For specific homes and prices visit www.MustangLakes.com/builder.

Lakeside at Mustang Lakes

Homes from \$1 million on 1-acre sites
By a Collection of Approved
Custom Homebuilders

Rolling Hills at Mustang Lakes

Homes from the upper \$300s to the low \$400s
By Britton Homes and Highland Homes
Homesites 60' x 125'

Waterview at Mustang Lakes

Homes from the upper \$400s to the low \$500s
By K.Hovnanian Homes and Shaddock Homes
Homesites 74' x 130'

Homes from the upper \$500s to the low \$600s
By Drees Homes and Highland Homes
Homesites 86' x 140'

Belmont at Mustang Lakes

Homes from the low \$300s
By K.Hovnanian Homes and Drees Homes
Homesites 50' x 120'

Homes from the upper \$300s to the low \$400s
By Britton Homes and Highland Homes
Homesites 60' x 125'

3. What Schools will Mustang Lakes students currently attend?

Mustang Lakes is served by the highly acclaimed and award-winning Prosper ISD. Plans for new schools in new locations – including an elementary school site at Mustang Lakes – are under review and consideration by the school district.

4. What is a PID and what is its benefit to Mustang Lakes residents?

Mustang Lakes is located in a PID (Public Improvement District) – which is a special governmental entity created by the State of Texas that allows cities to fund public infrastructure through the sale of bonds. The Mustang Lakes PID will construct infrastructure to supply water for homes and fire protection, sanitary sewer, storm drainage, and public streets. Unlike other governmental districts, such as MUDs, PIDs are within the city limits and that ensures Mustang Lakes residents will always be entitled to these standard city services.



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5. Who provides utilities and city services to Mustang Lakes?

Water, Sanitary Sewer & Waste Management: Mustang Lakes lies within the city limits of Celina and residents will pay normal city water rates for water, sewer and waste management.

Police & Fire Services: Mustang Lakes will also be provided these services by the City of Celina.

6. What are the taxes associated with living at Mustang Lakes?

Mustang Lakes is within the boundaries of the following taxing authorities: Collin County, City of Celina, Collin College, Prosper ISD, and Mustang Lakes PID#1. However, PID taxes are only incurred until the repayment of the public bonds is complete.

The current 2015 tax rate percentage based on \$100 of assessed property value is as follows:

Collin College	\$0.08196
Collin County	\$0.22500
City of Celina	\$0.64500
Prosper ISD	\$1.67000
ML PID#1	\$0.28300 - \$0.42370 (approximation which varies based on lot size and home value)
Total Tax	\$3.03981 - \$3.04566 per \$100 of assessed value

7. How much are the Homeowner's Association dues at Mustang Lakes, and what do they include?

Mustang Lakes will offer its residents outstanding value for their HOA dues, which includes staffing, operations and maintenance of all common areas at Mustang Lakes. This includes our 20-acre central park and 12,000 square-foot Club Mustang, complete with a fitness center, yoga & aerobics room, weight room, resident meeting rooms and lounges - plus basketball and tennis courts, swimming pools, lakes and trails.

In keeping with our 'new kind of country club' lifestyle, Mustang Lakes will also include year-round front yard maintenance of each residential homesite in the monthly HOA dues so you can enjoy your free time and community amenities even more. This includes 40 mowings and edgings, 12 weedings and shrub trims, and 3 fertilizer applications per year.

The community will be managed by Insight Association Management, which brings a track record of excellence in managing other major DFW-area masterplanned communities to Mustang Lakes. Homeowners may also contract for rear-yard maintenance separately.

<i>HOA dues will vary due to lot size and type and are as shown:</i>	50' homesite:	\$132
	60' homesite:	\$139
	74' homesite:	\$139
	86' homesite:	\$146
	100' homesite:	\$153
	1-acre homesite:	\$160

All details as per 6.14.16



**MUSTANG
LAKES**

For more information, visit:

MustangLakes.com