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 southeastern border – 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.

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

Mustang Lakes has a variety of villages offering homes from the $500s to $2 million+. Lot sizes vary by village. For specific homes and prices visit www.MustangLakes.com/builders

Belmont *(CISD / PISD)*

Perry Homes *and* ***David Weekley Homes***
Homesites 50' x 120'
Britton Homes *and* ***Highland Homes***
Homesites 60' x 125'
Coventry Homes *and* ***Highland Homes***
Homesites 74' x 130'

Elmbrook *(PISD)*

Highland Homes *and* ***Tradition Homes***
Homesites 86' x 135'
Coventry Homes *and* ***Highland Homes***
Homesites 74' x 130'

Oaklawn *(CISD / PISD)*

Coventry Homes
Homesites 40' x 115'

Pecan Grove *(CISD)*

Britton Homes *and* ***Highland Homes***
Homesites 60' x 125'
Perry Homes *and* ***David Weekley Homes***
Homesites 50' x 120'

Rosebrook *(PISD)*

Alford Homes, Dave R. Williams Homes, Sharif & Munir Custom Homes *and* ***Tim Jackson Custom Homes***
1-Acre+ Homesites

Saddleridge *(PISD)*

David Weekley Homes *and* ***Perry Homes***
Homesites 50' x 120'
Britton Homes *and* ***Highland Homes***
Homesites 60' x 125'

Shoreline Villas *(PISD)*

American Legend Homes
Homesites 35' x 85'

Twin Eagles *(PISD)*

Highlands Homes *and* ***Tradition Homes***
Homesites 100' x 175'

Woodhaven *(PISD)*

Tradition Homes
Homesites 65' x 125'

3. What schools do Mustang Lakes students attend?

Students in Mustang Lakes attend two excellent school districts. The southern portion of Mustang Lakes attends Prosper ISD, including our onsite Sam Johnson Elementary (PK-5), Jim Bridges Middle (6-8), and Walnut Grove High School (9-12). Students farther north in the community attend Celina ISD including Vasquez Elementary (PK-4), Willard Middle (5-6), Jerry & Linda Moore Middle (7-8), and Celina High School (9-12). An onsite Celina ISD elementary school is coming soon to Mustang Lakes! Maps that illustrate the PISD/CISD line are available upon request.

4. 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 pay normal city rates for water, sewer and waste management. *Police & Fire Services:* These services are also provided to Mustang Lakes by the City of Celina. *Gas:* Gas service is provided by CoServe. *Electricity:* The electricity for Mustang Lakes is supplied by CoServ and Grayson-Collin Electric. *Internet/TV:* supplied by AT&T.

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5. What are the ad valorem property taxes associated with living at Mustang Lakes?

Mustang Lakes is within the jurisdiction of the following taxing authorities: Collin County, City of Celina, Collin College and Celina ISD or Prosper ISD (see also Mustang Lakes PID #1 below).

2026 Tax Rates – Please confirm school zoning for your homesite with your builder:

Collin College	$0.081220		Prosper ISD	$1.201100	**Total Estimated Tax Rate: $2.005411 (PISD)**
Collin County	$0.151414	+	or		per $100 of assessed property value
City of Celina	$0.571677		Celina ISD	$1.208800	**Total Estimated Tax Rate: $2.013111 (CISD)**

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

Mustang Lakes is located within two Public Improvement Districts (PID) – which are defined geographical areas established by the City of Celina to provide specific types of public infrastructure improvements within the area which are financed by assessments against the property owners within the area. The assessments have been utilized to fund some of the costs of public infrastructure within the area through the sale of bonds. The public infrastructure constructed and to be constructed consist of water lines to supply water for homes and for fire protection, sanitary sewer lines, storm sewer lines and other drainage facilities, and public streets. Unlike other governmental districts, such as MUDs, PIDs are within the city limits which ensures that Mustang Lakes residents will be entitled to standard city services. Further, unlike MUDs, no additional assessments may be assessed by the PID against your home.

7. What are the PID Assessments?

In addition to the taxing authorities noted above (#5), Mustang Lakes homes are assessed under the Mustang Lakes PID#1. However, unlike property taxes, the PID assessments are incurred only for so long as the assessment remains outstanding (generally up to 30 years), and the assessment can be prepaid if desired. The PID assessments are equitably assessed by lot size. The schedule of assessments can be obtained from your sales associate.

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

Mustang Lakes offers its residents outstanding value for their HOA dues, which include 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, and lounges - plus basketball and tennis courts, swimming pools, lakes and trails. In keeping with our 'new kind of country club' lifestyle, Mustang Lakes also includes 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, 8 weedings and shrub trims, and 3 fertilizer applications per year. The community is managed by Insight Association Management, which brings a track record of excellence in managing other major DFW-area master-planned communities to Mustang Lakes. Homeowners may also contract for rear-yard maintenance separately.

HOA dues will vary due to lot size and type and are as shown:

35' homesite:	$160
40' homesite:	$170
50' homesite:	$182
60-65' homesites:	$192
74' homesite:	$195
86' homesite:	$205
100' homesite:	$220
1-acre	$228

All details as of 11.26