



Mosaic is the newest master-planned community by Tellus Group LLC, the developer of Windsong Ranch, the most award-winning master-planned community in North Texas. Mosaic is one of the most highly anticipated new home communities coming soon to Celina, Texas. The new 760-acre single-family residential community lies just north of Windsong Ranch and will feature a more natural atmosphere with a thoughtful network of large open spaces winding through the community to help create a focus on the sustainable landscape along with contemporary architectural styling, a signature of a Tellus Group community.

Where is Mosaic located?

Mosaic is located immediately North of Windsong Ranch and one mile down Frontier Parkway from the Dallas North Tollway. The community is approximately nine miles to the south and west of downtown Celina, TX.

What are the amenity offerings within Mosaic?

- Greenway Connections – Every home is within a 5-minute walk to a greenway or park
- Numerous high-quality trails and resting areas incorporated into the natural environment
- 100+ acres of open spaces and parks
- Fishing lakes with piers
- Bike trails
- Two amenity centers will feature pools, lazy river, event lawns, fitness facilities, outdoor grilling areas, and outdoor lounging/gathering areas
- Kids creative play area and adventure structures
- Sand volleyball court
- Neighborhood firepit(s)
- Dog Park

What are the environmentally-friendly community features?

- Greenway Connections to establish and grow connections for and between humans and native flora and fauna
- High-quality trails and resting areas incorporated into the natural environment
- Celebrate and protect the creek corridor
- Connect community greenway to a more extensive regional greenway system
- Every home is within a 5-minute walk of a greenway or park
- Restorative Landscape to help rehabilitate Texas Blackland tallgrass prairie habitat
- Conserve and enhance already established native landscapes
- Create opportunities for education that ties into natural systems
- Save water resource through the natural systems maintained onsite
- Enriched wildlife preserve and create functional and connected habitat for a range of local species
- Intentional plant species selection and maintenance to maximize ecological value

FREQUENTLY ASKED QUESTIONS

Are there PID Assessments for the community?

Yes, Mosaic residents will pay PID (Property Improvement District) assessments, typically these are spread out over a 30 year term. These assessments will go toward creating and maintaining enhanced landscape, open space, lakes and fountains, parks, shade structures and various recreational and pedestrian improvements.

What is the Tax Rate?

The **total tax rate is 2.76% or \$2.76 per \$100 valuation**, broken down as follows:

Denton County, City of Celina and PISD	2.06%
Mosaic PID	0.70%
Total Tax Rate Equivalent (TRE)	2.76%*

What School District serves Mosaic?

Mosaic is located within the outstanding Prosper ISD.

Will there be schools located within Mosaic?

Current plans include an onsite elementary school inside the community.

Which schools do Mosaic students currently attend?

How far away are they?

K – 5	Hall Elementary School	1.5 miles
6 – 8	Rushing Middle School	1.6 miles
9 – 12	Prosper High School	6.6 miles

Bus service is provided.

Where are the closest fire and police stations?

Fire Station #2 - 1805 Light Farms Way

Celina Police Station - 110 N Colorado St, Celina, TX 75009

Closest Police Station - 801 Safety Wy, Prosper, TX 75078

How much are the monthly Homeowners Association Dues? What do they include?

HOA dues are \$148 a month for homes and \$438 a month for townhomes. Dues include onsite community and common area management and maintenance, and year-round lifestyle events with some exceptions.



What are the lot sizes within Mosaic?

Lot sizes range from Townhome on 25'x90' up to single family home lots of 70'x130'. The total number of lots at build-out will be 2,000.

Who provides utilities to Mosaic?

Water & Sewer provided by:

City of Celina Water & Sewer – (972) 382.3345

Marilee Special Water Utilities – (972) 382.3222

Gas provided through:

CoServ – (940) 321.7800

Electricity provided through:

CoServ – (940) 321.7800

Cable, internet and phone service provided by:

AT&T U-verse – (855) 797.8303

Suddenlink – (469) 715.2583

Tier One – (800) 288.0722

Speed of Light – (866) 599.7652

What are the distances to major transportation routes or airports?

- 3 miles to US HWY 380W
- 1 mile to Dallas North Tollway
- 29 miles to Interstate 35W
- 35 miles to Dallas/Fort Worth International Airport
- 36 miles to Love Field Airport
- 39 miles to downtown Dallas, Texas

*Based on final 2023 tax rates, subject to change



4601 Meander Way | Prosper, TX 75078 | (469) 532-0689 | MosaicLivingTx.com

A community by Tellus Group LLC | February 2024 | All rates and information are subject to change without notice.



What is a Public Improvement District?

A Public Improvement District (PID) is a geographic boundary created by the City to finance roadways, utilities, landscaping, and other authorized public improvements that benefit the property through the issuance of bonds. A PID is not a separate political subdivision and does not have a separate governing body.



How are PID Assessments and Annual Installments determined? How are they collected?

An assessment is not a property tax; however, it is often billed by the County Tax Assessor/Collector and collected with property taxes. A property owner may prepay an assessment in full or in part at any time; otherwise, an assessment is paid in annual installments (similar to a mortgage or other loan). The Denton County Tax Assessor and Collector will bill and collect the annual installments of the assessments along with other property taxes for property owners within the Mosaic PID. The PID Assessments can be paid in full at any time, in partial payments, or in annual installments. The City of Celina or designated bond trustee will collect all in full or in part payments. The Collin County Tax Assessor and Collector will be billing and collecting the annual installments along with other property taxes. **Annual installments will be billed on or around October 1st and payment is due by January 31st.**



Each August or September, the City reviews and updates the Service and Assessment plan as required by the PID Act. The “Annual Service Plan Update” will confirm the actual annual installment that will be billed that year which will include both principal and interest on the outstanding assessment as well as annual administrative expenses. Each Annual Service Plan Update will be recorded in the Denton County real property records and will also be available on the Municap website.

What happens to Assessments upon transfer of ownership?

The PID Assessments obligation will transfer to the new property owner for the remainder of the Assessment term. If Assessments are prepaid in full prior to the transfer of ownership, there will be no PID Assessment obligation on the new property owner.



For more information, please contact:

Municap, PID Administrator

600 E. John Carpenter Freeway, Suite 150
Irving, TX 75062
(469) 490-2800

City of Celina, Texas

142 N. Ohio St.
Celina, TX 75009
(972) 382-2682

Information can also be found on the website of the City’s PID Administrator at: www.municap.com/states/texas or by contacting the City’s PID Administrator at (469) 490-2800.