MOSAIC
CELINA TEXAS

THE NATURE OF *artful living*



Mosaic is the newest master-planned community by Tellus Group, 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 in Celina, Texas. The new 760-acre single-family residential community lies just north of Windsong Ranch and features 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 approximately one mile from the Dallas North Tollway in Denton County, Texas, and is located nine miles southwest of downtown Celina.

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 lake with a pier
- Bike trails
- Amenity center features 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 firepits
- The Treehouse (coming soon)

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. The schedule of assessments can be obtained from your preferred Homebuilder at Mosaic.

What is the Tax Rate?

The total tax rate is 1.98% or $1.98 per $100 valuation.

What School District serves Mosaic?

Mosaic is located within the outstanding Prosper ISD.

Will there be schools located within Mosaic?

The recently opened Elementary School Virgie Witt Smothermon is onsite. Prosper ISD also owns sites for a future high school and middle school adjacent to the community.

Which schools do Mosaic students currently attend? How far away are they?

K – 5	V.W. Smothermon Elementary School	0 miles
6 – 8	Pete Moseley Middle School*	2.1 miles
	William Rushing Middle School*	3.7 miles
9 – 12	Richland High School	3.9 miles

Bus service is provided.

*Due to current Prosper ISD enrollment and boundary policies, middle school assignments may vary depending on residency status and district enrollment guidelines. Existing eligible students may attend Moseley Middle School, while new students may be assigned to Rushing Middle School. School assignments are determined by Prosper ISD and are subject to change.

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 1,700.

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
Optimum – (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