

Lily Creek at Sutton Fields

Community Information

Schools

Prosper Independent School District

Prosper-isd.net

Christie Elementary School

6505 Crutchfield Road, Aubrey, TX 76227
(945) 678-3600

Moseley Middle School

1451 N Teel Parkway, Prosper, TX 75078
(945) 678-7600

Richland High School

3450 Prairie Drive, Prosper, TX 75078
(945) 678-8300

Universities

University of North Texas	unt.edu
Texas Woman's University	twu.edu

Homeowners Association

Essex Association Management	\$550/Year
James Morris	james@essexhoa.com
www.suttonfieldshoa.com	

Taxes

Estimated Tax Rate	2.041%
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*The property owner is also responsible for an additional monthly/annual payment according to the PID schedule of Annual Installments included in the PID Disclosure paperwork.

Utilities & Municipal Services

Electric & Gas: CoServ	(940) 321-7800
Water & Sewer: Mustang SUD	(940) 440-9561
Internet & Phone: AT&T	(800) 288-2020
Trash: City of Celina	(972) 382-3345
Trash: Waste Connections	(469) 452-8000
Aubrey Post Office	(940) 365-2621
Celina Fire Department	(972) 954-1762
Celina Police Department	(972) 382-2121

Shopping

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|-----------------------------|-------------|
| • Costco Wholesale | (3.6 miles) |
| • The Home Depot | (3.8 miles) |
| • Kroger Marketplace | (4.0 miles) |
| • Academy Sports + Outdoors | (4.1 miles) |
| • Starbucks | (4.3 miles) |
| • H-E-B | (4.6 miles) |
| • Target | (7.1 miles) |
| • Walmart Supercenter | (7.1 miles) |
| • Prosper Town Center | (7.5 miles) |
| • The Gates of Prosper | (7.7 miles) |
| • Kirkland's Home | (7.8 miles) |
| • Wild Fork | (8.9 miles) |

Dining & Entertainment

- | | |
|----------------------------------|-------------|
| • Birdie's Breakfast Club | (4.0 miles) |
| • Fields Ranch | (4.2 miles) |
| • Boundaries Coffee | (4.5 miles) |
| • Tender Smokehouse Aubrey | (4.8 miles) |
| • CUT! by Cinemark | (5.7 miles) |
| • The Brass Tap | (7.1 miles) |
| • The Trails of Frisco Golf Club | (7.5 miles) |
| • Hana Hibachi & Sushi | (7.8 miles) |
| • Handel's Ice Cream | (8.0 miles) |

Also nearby: Domino's Pizza, Jersey Mikes, Panera Bread, Cane's Chicken, Mod Pizza, Smoothie King, Bojangles, and Chick-fil-A.

Recreation

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| • Frontier Park, Splash Pad and Fields | (4.5 miles) |
| • Old Celina Park & Baseball Fields | (8.4 miles) |
| • Little Elm Park and Beach | (11.6 miles) |
| • Lewisville Lake | (12.7 miles) |
| • Lake Ray Roberts & State Park | (18.0 miles) |

Medical

- | | |
|---|-------------|
| Cook Children's Medical Center - Prosper | (3.7 miles) |
| Baylor, Scott and White Hospital - Aubrey | (4.7 miles) |
| Texas Health Neighborhood Care & Wellness | (5.2 miles) |

972-454-9980 • 5328 Lily Creek Drive, Aubrey, TX 76227

Subject to change without notice. Edited on 7/29/25.

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M/I HOMES

Welcome to Better