

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	1.99%
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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

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

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 10/20/25.

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M/I HOMES

Welcome to Better