

# Lilybrooke at Legacy Hills

## Community Information

### Schools

**Celina ISD**  
celinaisd.com  
(469) 742-9100

**Martin Elementary School (1st–5th)**  
2905 N Louisiana Drive, Celina, TX 75009  
(469) 742-9107

**Moore Middle School (6th–8th)**  
300 E G.A. Moore Parkway, Celina, TX 75009  
(469) 742-9101

**Celina High School (9th–12th)**  
3455 N Preston Road, Celina, TX 75009  
(469) 742-9102

### Utilities

CoServ (Electricity)	(940) 321-7800
Atmos (Gas)	(972) 360-4418
City of Celina (Water/Sewer)	(972) 382-3345
City of Celina (Trash/Recycling)	(469) 452-8000

### Taxes

Estimated Taxes 2.02%

*\*The property owner is responsible for an additional annual Public Improvement District (PID) and Municipal Management District (MMD) payment.*

Monthly Estimate of Combined PID/MMD Assessments:

40' Homesites: \$186/month

50' Homesites: \$232/month

60' Homesites: \$278/month

### Homeowners Association

Essex Association Management (972) 428-2030

HOA: \$900/year\* (billed semi-annually; \$450 due Jan. 1st and July 1st)

POA: \$230/year (due Jan. 1st)

www.legacyhillstxhoa.com

www.essexhoa.com

*\*Dues will increase over the life of the community.*

### Shopping & Dining

- Celina Town Square is about 6.5 miles away with a plethora of unique shopping and dining opportunities including Summer Moon Coffee, Tender Smokehouse, and Papa Gallo's Mexican Grill.
- The Gates of Prosper is less than 14 miles from home and includes retailers and restaurants such as DSW, Dick's Sporting Goods, Gloria's Latin Cuisine, James Avery, Kirklands, Sephora, First Watch, and more.
- Heyday (6.3 miles)
- Brookshire's (8.6 miles)
- (Future) H-E-B (9.5 miles)
- Square Cloud Winery (10.3 miles)
- Eden Hill Winery and Vineyard (10.4 miles)
- Kroger Marketplace (11.6 miles)
- Shops at Prosper Trail (11.7 miles)

### Parks & Recreation

- 1876 Country Club (3.7 miles)
- Old Celina Park (6.1 miles)
- Frontier Park (10.2 miles)
- Pecan Creek Strawberry Farm (10.9 miles)
- Omni PGA Frisco Resort (14.3 miles)

### Local Services & Public Facilities

Celina Public Library	(469) 382-8655
Voter Registration	(972) 382-2682
Driver's License	(469) 362-5800
Vehicle Registration	(469) 547-5014
Celina Police Department	(972) 382-2121
Celina Fire Department	(972) 382-2653
Animal Hospital of Celina	(972) 382-4433

### Airports

Dallas Love Field	(41.9 miles)
DFW International Airport	(47.4 miles)

**972-454-9980 • 2704 Fork Way, Celina, TX 75009**

Subject to change without notice. Edited on 01/05/26.

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**M/I HOMES**

Welcome to Better