



# FREQUENTLY ASKED QUESTIONS

## Where is Cambridge Crossing located?

Cambridge Crossing is located in the City of Celina, with excellent accessibility to all of Collin County and the greater Dallas area due to its location just a quarter mile from the Dallas North Tollway along the new Collin County Outer Loop.

## What is the timing for the Collin County Outer Loop?

The early portions of the Collin County Out Loop are now complete, giving access for Cambridge Crossing residents to drive as far as the new Collin College Celina campus east of Preston Road. While the timeline for extending and expanding the road is set by the county, we anticipate that the outer loop will not be larger than two lanes each way on the west side of the tollway for many years.

## What Builders and home sizes are available in Cambridge Crossing?

Cambridge Crossing features some of North Texas' top homebuilders, building beautiful homes on a variety of lot sizes. Current builders include:

**Coventry Homes** building on 60' and 40' lots

**Highland Homes** building on 50', 74' and 40' lots

**Perry Homes** building on 50' lots

**UnionMain Homes** building on 60' lots

## What schools do Cambridge Crossing students currently attend?

Cambridge Crossing students attend schools in the sought-after Celina ISD. Known for both athletic prowess and academic strength, Celina ISD is one of the fastest-growing districts in the region and the proud winner of 8 State Championships in football. Resident students currently attend:

Celina Primary School

Lykins Elementary

Celina 6th Grade Center

Celina Junior High School

Celina High School

Starting in the Fall of 2024, students will attend a brand new onsite elementary school located near the Cambridge Crossing Amenity Center!

## Who provides utilities and city services to Mustang Lakes?

**Water, Sanitary Sewer & Waste Management:** Mustang Lakes lies within the city limits of Celina and residents pay normal city rates for water, sewer and waste management.

**Police & Fire Services:** City of Celina

**Gas:** CoServe

**Electricity:** CoServ and Grayson-Collin Electric

**Internet/TV:** supplied by AT&T

# CAMBRIDGE CROSSING

[CambridgeCrossingTX.com](http://CambridgeCrossingTX.com)

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## What are the ad valorem property taxes associated with living in Cambridge Crossing?

Cambridge Crossing is within the jurisdiction of the following taxing authorities: Collin County, City of Celina, Collin College and Celina ISD (see also PID information). The ad valorem property tax rates for 2021 based on \$100 of assessed property value were as follows:

Collin County:	0.168087%
Celina ISD:	1.4409%
City of Celina:	0.645%
Collin County Community College:	0.081222%
<b>Total Estimated Tax Rate:</b>	<b>2.335209%</b>

*2021 Tax Rates*

## What is a PID and what is its benefit to Cambridge Crossing Residents?

Cambridge Crossing is located in the Cambridge Crossing PID – which is a defined geographical area established by the City of Celina to provide specific types of public infrastructure improvements which are financed by assessments against the property owners within the area. The assessments have been utilized to fund some of the costs of public infrastructure within the area through the sale of bonds. The public infrastructure constructed and to be constructed consist of water lines to supply water for homes and for fire protection, sanitary sewer lines, storm sewer lines and other drainage facilities, and public streets. Unlike other governmental districts (such as MUDs) PIDs are within the city limits which ensures that Cambridge Crossing residents will be entitled to standard city services. Further, unlike MUDs, no additional assessments may be assessed by the PID against your home and you are able to vote in local elections.

## What are the PID Assessments?

In addition to the taxing authorities noted above, Cambridge Crossing homes are assessed under the Cambridge Crossing PID. However, unlike property taxes, the PID assessments are incurred only for so long as the assessment remains outstanding (generally up to 30 years), and the assessment can be prepaid if desired. The PID assessments are equitably assessed by lot size. The schedule of assessments can be obtained from your sales associate.

## How much are the Homeowner's Association dues at Cambridge Crossing, and what do they include?

Cambridge Crossing offers its residents outstanding value for their HOA dues, which include staffing, operations and maintenance of all common areas and amenities. This includes our amenity center, pools, courts, playgrounds, greenspace and trails. Cambridge Crossing also includes year-round front yard maintenance of each residential homesite in the monthly HOA dues so you can enjoy more free time and a beautifully maintained community. This includes 40 mowings and edgings, 9 weedings, 8 shrub trims, and 3 fertilizer applications per year. Homeowners may also contract for rear-yard maintenance separately. The community is managed by Insight Association Management, which brings a track record of excellence in managing other major DFW-area master-planned communities to Cambridge Crossing.

HOA dues will vary due to lot size and type and are as shown:

40' homesite: \$135	60' homesite: \$139
50' homesite: \$135	74' homesite: \$143