



Green Meadows

Celina, Texas 75009

Phone: (940) 488-1036

Models: Glenwood / Eureka

Property Tax Information

Denton County	\$0.225300
Celina ISD	\$1.640000
Smiley Road Water Control District #1	\$1.000000

Total Tax Rate (before homestead) \$2.865300

Homeowner's Association

Insight	214-494-6002
Monthly Fee 50's	\$148.00
Monthly Fee 55's	\$152.00
Monthly Fee 60's	\$156.00
Monthly Fee 65's	\$160.00

Emergency Numbers

Emergency	911
Celina Police Department	972-382-2121
Celina Fire Department	972-382-2653
City of Celina-City Hall	972-382-2682
Poison Control	800-222-1222

Local Utility/Service Providers

Water and Waste- Mustang SUD	940-440-9561
Electric and Gas- Coserv	940-321-7800
AT&T Phone and Cable	877-728-1563
Direct TV	877-611-6723
Dish	888-545-9089

Library

Celina Public Library	972-382-8655
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Public Services

US Post Office	800-275-8777
Celina Post Office-Walnut Street	972-382-2951

Community Schools

Lykins Elementary (K-5)	469-742-9103
Celina 6th Grade Center (6)	469-741-9105
Celina Jr. High School (7-8)	469-742-9101
Celina High School (9-12)	469-742-9102
Texas Christian University	817-257-7000
Collin County College	972-548-6790
University of North Texas	940-565-2000
Dallas Baptist University	214-333-7100
University of Texas at Dallas	972-883-2111

Grocery Stores

Brookshire's	972-382-3553
Kroger Marketplace	972-346-5209
Walmart Supercenter	972-795-5744
Market Street	214-872-1500

Area Recreation

The Gates at Prosper	Preston & 380
Main Event	469-362-7227
Toyota Stadium	214-705-6700
Allen Premium Outlets	972-678-7000
Stonebriar Mall	972-668-4900
The Star	

Medical Facilities

Celina Medical Clinic	972-382-3939
Comm Med Family Urgent Care	972-833-1142
Baylor Scott & White Medical	469-764-1000
Cook Children's Urgent Care	682-303-8000
Methodist McKinney	972-569-2700

Area Churches

Churches of every denomination available nearby.



Frequently Asked Questions

Where is Green Meadows?

Located at the corner of Punk Carter Pkwy and Legacy Drive, just over a mile off Dallas Parkway in Celina, Green Meadows offers quick and easy access to the Dallas North Tollway, Highway 380 and all that Collin County and DFW have to offer! The Amenity Center is located at 5500 Martin Drive Celina TX, 75009.

How Big is Green Meadows?

Green Meadows is approximately 1,400 acres and will have 4,000+ homes at full build out.

Who are the builders?

CastleRock Communities, Gehan Homes, Pacesetter Homes and **Stonehollow Homes** are building in Green Meadows on 50', 55', 60', and 65' home sites. Homes range from 1,800 – 4,500 square feet and start in the upper \$200s - \$400s.

What Schools do Green Meadows Students Attend?

Children attend the acclaimed Celina ISD, currently one of the fastest growing public school districts in the State of Texas. Due to a reputation built upon not only academic excellence, but also a wealth of state championships spread across numerous extracurricular programs, Celina ISD is preparing for and meeting the challenges that come with growth.

Green Meadows students currently attend:

- + Celina Primary School (Pre-K, K)
- + Lykins Elementary School (Grades 1-5)
- + Celina 6th Grade Center
- + Celina Junior High
- + Celina High School

**Future Phases will also include Prosper ISD schools.*

What amenities do residents have access to?

- + Resort Pool
- + 2 Large Water Slides
- + Children's Pool
- + Event Rooms
- + Fitness Center
- + Community Kitchen
- + Large Veranda Surrounding the Community Building
- + Community Amphitheater
- + Children's Playground
- + Community Gardens
- + Hike & Bike Trails

Future Planned Amenities include:

- + Onsite Daycare in Phase I
- + Tennis Courts
- + Covered Pavilion with Grill Stations & Fire Pit

Who is the HOA?

Insight Association Management runs the homeowners' association at Green Meadows. Dues include maintenance of all community amenities and common areas, community events and clubs planned by a full-time lifestyle director, and front yard lawn and landscaping maintenance.

Monthly HOA monthly fees, including front yard maintenance, are as follows:

- + 50s - \$148.00
- + 55s - \$152.00
- + 60s - \$156.00
- + 65s - \$160.00

What is the community tax rate?

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- + Dish **888-545-9089**

This proposed development is subject to change without notice at any time and the actual improvements constructed within the development including actual road locations, lot sizes, amenities and any other improvements may vary from the renderings, site plan and images that are included in this depiction. No warranty or representation, expressed or implied, is made to the accuracy of the information contained within.

