



## MERAKI IS A NEW SIGNATURE MASTER-PLANNED COMMUNITY IN KAUFMAN COUNTY

Brought to you by Tellus Group, the award-winning developers of Windsong Ranch and Mosaic.

### WHERE IS MERAKI LOCATED?

Meraki is located just east of Dallas in Kaufman County, approximately 21 miles from downtown, with convenient access off U.S. Highway 80. The community lies within McLendon-Chisholm's ETJ and is part of Ledbetter Municipal Utility District No. 1. While homes carry a Forney address, Meraki is not located within the City of Forney or its ETJ.

### WHAT'S NEARBY?

Meraki is adjacent to the upcoming Village at Gateway retail center, featuring major anchors like H-E-B, Target, Home Depot, BJ's Wholesale Club, EVO Entertainment, Portillo's, and more. Downtown Forney, Forney ISD's Opportunity Central campus, shopping, dining, and recreation are all just minutes away.

### WHAT ARE THE AMENITY OFFERINGS WITHIN MERAKI?

Meraki, everyday living is supported by simple, useful amenities designed to encourage outdoor time, activity, and connection. Together, these features create easy opportunities to get outside, stay active and spend time with neighbors.

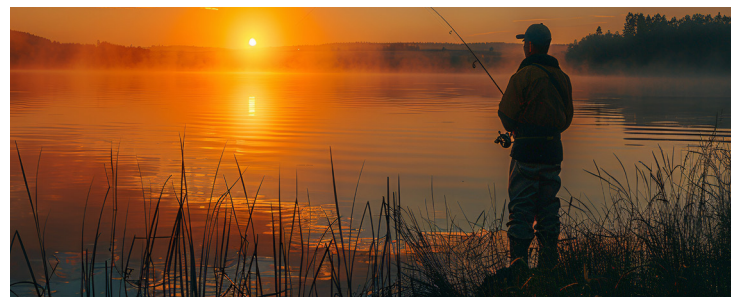
#### *Community amenities include:*

- » Resort-Style Pool
- » Playground & Playspaces
- » Hike & Bike Trails
- » Fishing Pond
- » Pocket Parks & Open Green Spaces

### WHAT ARE THE DEFINING FEATURES OF THE MERAKI COMMUNITY?

Meraki is shaped by nature and designed for connection. With scenic surroundings and inviting shared spaces, the community supports a lifestyle centered on belonging, well-being, and the enjoyment of everyday life.

- » The pedestrian-focused land plan features short blocks, attached greens, linear parks, and traffic-calming streetscapes.
- » The entire community will be connected by an extensive trail system, which helps residents connect to nature and each other.
- » The community's fishing pond supports outdoor recreation and provides casual places for residents to enjoy time outside.
- » Meraki also includes several vibrant, interconnected public spaces designed to foster a genuine sense of community.



## FREQUENTLY ASKED QUESTIONS

### WILL MERAKI HAVE “MUD” ASSESSMENTS?

Yes, property owners pay a MUD tax that covers debt service and ongoing maintenance and operations for the MUD district. Meraki’s MUD (Ledbetter Municipal Utility District No. 1) is the sewer provider for the residents and oversees drainage, stormwater and road matters for the land within the district.

### WHAT IS THE TAX RATE?

The total tax rate is \$2.751258 per \$100 of assessed value, broken down as follows:

LEDBETTER MUNICIPAL UTILITY DISTRICT #1	\$1.000000
KAUFMAN COUNTY	\$0.334478
KAUFMAN COUNTY ROAD & BRIDGE	\$0.080635
KAUFMAN COUNTY ESD #6	\$0.049245
FORNEY ISD	\$1.286900

TOTAL PROPERTY TAX RATE	\$2.751258
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### WHICH SCHOOLS DO MERAKI STUDENTS CURRENTLY ATTEND? HOW FAR AWAY ARE THEY?

K - 4	Dewberry Elementary School	~ 2.4 miles
5 - 6	Smith Intermediate School	~ 2.8 miles
7 - 8	Brown Middle School	~ 3.5 miles
9 - 12	North Forney High School	~ 2.8 miles

### WHAT EMERGENCY SERVICE PROVIDERS SERVE MERAKI?

- » Forney Fire Station
- » Kaufman County Sheriffs Department
- » Kaufman County Constable, Precinct No. 2

The Ledbetter No. 1 MUD will be contracting with the Kaufman County Constables for dedicated patrol and police enforcement services.

### HOW MUCH ARE THE MONTHLY HOMEOWNERS ASSOCIATION DUES? WHAT DO THEY INCLUDE?

HOA dues are \$65 a month, paid quarterly. Dues include: onsite community and common area management and maintenance, and year-round lifestyle events with some exceptions.

### WHAT ARE THE LOT SIZES WITHIN MERAKI?

Lot sizes range from 40 x 120 to 70 x 130.

### WHO PROVIDES UTILITIES TO MERAKI?

- » Water - High Point Special Utility District (SUD) - (972) 564-3801
- » Sewer - Ledbetter MUD No. 1 (Operated by Inframark) - (832) 467-1599
- » Trash - Blackjack Disposal - (972) 427-7770
- » Gas - Atmos - (866) 322-8667
- » Electricity - Farmers Electric - (903)-455-1715

### CABLE, INTERNET AND PHONE SERVICE PROVIDED BY:

- » AT&T - (855) 957-4313
- » Spectrum - (855) 959-3083
- » EarthLink - (855) 717-2291
- » Optimum - (866) 502-9489

### WHAT ARE THE DISTANCES TO MAJOR TRANSPORTATION ROUTES OR AIRPORTS?

- » ~ 0 miles to FM 548
- » ~ 2 miles to US80
- » ~ 5 miles to FM 740
- » ~ 8 miles to I-30
- » ~ 9.7 to I-20/ Buc-cee’s
- » ~ 30 miles to Dallas Love Field (DAL)
- » ~ 42 miles to Dallas/Ft. Worth Intl (DFW)



# MUD – MUNICIPAL UTILITY DISTRICT

## WHAT IS A MUNICIPAL UTILITY DISTRICT

A Municipal Utility District (MUD) is a special-purpose district created by the state to finance and manage utilities like water, sewer, drainage, and roads through the issuance of bonds. A MUD is a separate political subdivision with its own board and taxing authority.

## WILL MERAKI HAVE “MUD” ASSESSMENTS?

An assessment is a property tax levied by a Municipal Utility District (MUD) and billed by the County Tax Assessor/Collector along with other property taxes. MUD assessments fund water, sewer, drainage, and related infrastructure. A property owner may prepay the assessment in full or in part; otherwise, it is paid in annual installments (similar to a mortgage or loan). The Kaufman County Tax Assessor and Collector will bill and collect the MUD assessments annually for properties within the district.

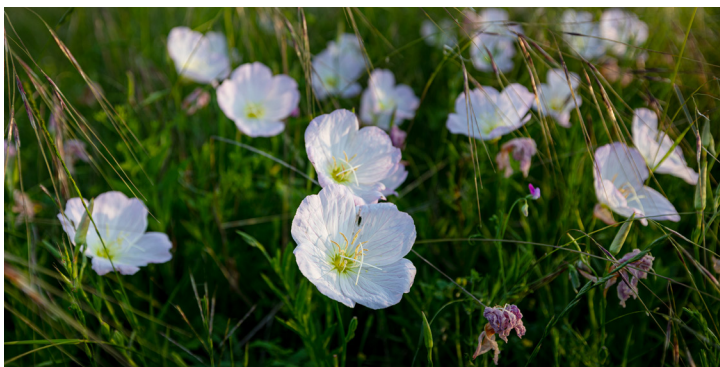
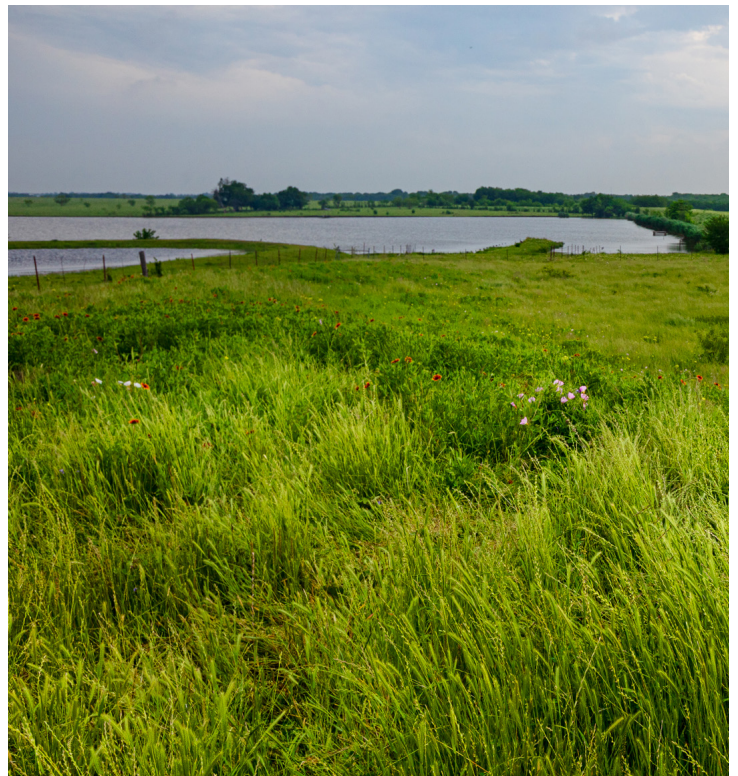
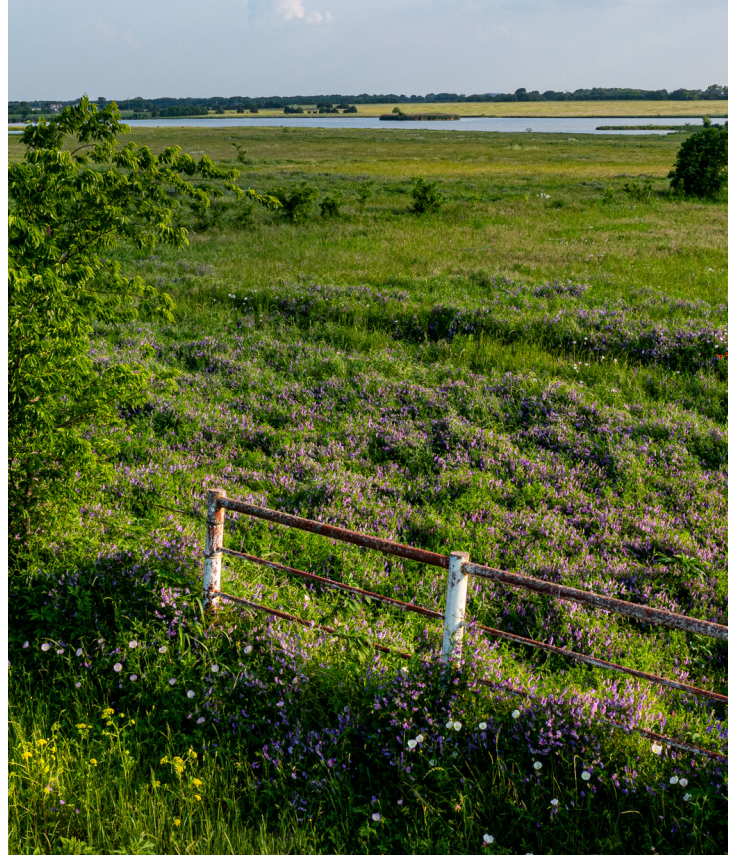
MUD assessments may be paid in full at any time, in partial payments, or through annual installments. The MUD or its designated trustee collects full or partial prepayments. The Kaufman County Tax Assessor and Collector will bill and collect the annual installments along with property taxes. Installments are billed on or around October 1st and are due by January 31st. Each year, the MUD board reviews and updates its rate and budget in accordance with Texas Water Code.

## WHAT HAPPENS TO ASSESSMENTS UPON TRANSFER OF OWNERSHIP?

Upon sale, unpaid MUD assessments stay with the property and are prorated at closing. The buyer assumes responsibility for future annual installments unless the seller prepays the amount due. Disclosure of MUD status is required in all Texas real estate transactions.

FOR MORE INFORMATION,  
PLEASE CONTACT:

Kaufman County  
(469) 376-4127



2001 Meraki Parkway | Forney, TX 75126 | [MerakiLiving.com](http://MerakiLiving.com)

A community by Tellus Group | June 2026 | All rates and information are subject to change without notice.

