



FREQUENTLY ASKED QUESTIONS



Frequently Asked Questions

1 Where is Lakesong Texas located?

Lakesong, Texas, is located at [4100 Kimble Rd., Midlothian, TX 76065](#), along the southern tip of Joe Pool Lake, with convenient frontage on both Highway 287 and Highway 67. The community spans the cities of **Grand Prairie** and **Midlothian** in Ellis County and is approximately 25 miles south of Dallas and Fort Worth and 20 miles south of Arlington.

2 How many homes are available? What is the price range?

At complete build out, Lakesong Texas will have around 5,000 single family homes within the 2,700-acre community. Home prices are expected to start in the \$400,000s, with a variety of builders offering homes at different price points. The first phase of the development includes First Texas Homes, Chesmar, Castlerock, DRB Homes, and Sandlin Homes, with homes available beginning in 2027.

3 Who are the Lakesong Texas Builders?

At Lakesong Texas, our initial builder lineup includes six exceptional homebuilders: [DRB Homes](#), [CastleRock](#), [Del Webb](#) (55+ only), [First Texas Homes](#), [Chesmar](#), and [Sandlin Homes](#). Learn more about the builders on our [Builders Page](#). In addition, Lakesong will include a 55+ living component called Del Webb at Lakesong Village.

4 Can potential home buyers tour Lakesong or learn more?

To learn more about Lakesong, [sign up for our Newsletter](#) or call 972-309-9782. Buyers can also schedule model home tours directly with each builder, with tours beginning in 2027. Homebuilder information can be found [here](#). Contact a sales agent to schedule a tour.

5 What school district is Lakesong in?

Lakesong Texas, falls under the Midlothian Independent School District. Lakesong is currently zoned for the following:

- [J. A. Vitovsky Elementary School](#)
- [Franke Seale Middle School](#)
- [Midlothian High School](#)

Visit the Midlothian ISD website [here](#) to learn more!

6 What is the Cove at Lakesong?

The Cove at Lakesong is an amenity park that will include beautifully designed clubhouses, a modern fitness center, refreshing pools, a wellness spa, pickleball courts, baseball and soccer fields, an impressive ±784 acres of open space and parks, miles of connected trails, and more! Residents will also enjoy access to a stunning private ±100-acre Padera Lake and several large fishing ponds, offering endless opportunities for recreation, at every village of the community.

7 Who designed and developed Lakesong Texas?

Lakesong is being developed by [Huffines Communities](#), an award-winning, family-owned firm specializing in Master Planned Community development in North Texas for 40 years. Learn more about the firm [here](#). Other well-known North Texas Communities developed by the twin brothers include [Viridian](#) (Arlington), [Inspiration](#) (Wylie), and [Solterra Texas](#) (Mesquite).



All information is subject to change without notice. Updated October 2026.

Lakesong Texas | [4100 Kimble Rd, Midlothian, TX 76065](#) | 972-309-9782 | [LakesongTexas.com](#)



HOA FAQ

What are the Lakesong HOA Dues?

There are two associations planned within Lakesong: Lakesong Community Association and The Del Webb Association (Del Webb Homes). HOA dues are expected be between \$1,800 and \$2,000 annually. Homeowners will be billed semi-annually in January and July.

What are the HOA assessments for?

Annual assessments fund the operations and maintenance of amenities throughout the community, including the clubhouse, pools, parks, and other shared spaces.

Why do HOAs matter? What do they do?

A homeowners association (HOA) helps protect the quality, appearance, and long-term appeal of a community. At Lakesong, the HOA helps protect the investment you make in your home by maintaining a well-kept, and thoughtfully managed neighborhood you can feel proud to be part of.

Can we lease a home in Lakesong?

Short-term rentals are not permitted. Long-term rentals are only permitted after the home has been occupied by the homeowner for a period of twelve months.

Who are your Utility Providers?

The City of Grand Prairie provides water, sewer, and trash services. Lakesong's utility providers are: Oncor for electric, and Spectrum for Fiber Internet.

What are the Tax Rates?

2026 TAX RATES

Entity	Rate/\$100*
City of Grand Prairie	0.66000
Midlothian ISD	1.02690
Ellis County	0.25578
Ellis County Lateral Road	0.01821
<u>Lakesong MMD No. 1</u>	0.70000
Total	\$2.66089

Who is a member of the HOA?

Every Lakesong homeowner is automatically a member of the Lakesong Community Association after purchasing a home. Membership provides access to The Cove, The Cove Racquet Club (CRC), which includes the covered padel court, three pickleball courts with one covered, a covered tennis court that also contains two basketball hoops, a tennis rebound wall, and a turf field for more outdoor activities as well as many other shared amenities, community spaces, and resident programming events.

Is Del Webb at Lakesong part of the Lakesong Community Association?

No. Del Webb at Lakesong has its own association, the Del Webb Association, with its own dues, its own governing documents, its own board, and its own private amenity center built for and maintained by Del Webb.



Clubhouse Rendering: Subject to Change

All information is subject to change without notice. Updated October 2026.

Lakesong Texas | [4100 Kimble Rd, Midlothian, TX 76065](https://www.lakesongtexas.com) | 214-750-1800 | [LakesongTexas.com](https://www.lakesongtexas.com)



LAKE\$ONG TEXAS

INSPIRING EXCELLENCE!

Children living in Lakesong Texas, will attend schools in the Midlothian Independent School District. The Midlothian School District recognizes their high schools with Midlothian High School and Midlothian Heritage High School both earning an A rating and being ranked among the top 25% of high schools nationwide!



1

J.A. Vitovsky Elementary School

PK - 5th Grade

333 Church St, Midlothian, TX 76065

(469) 856-6400



2

Frank Seale Middle School

6th - 8th Grade

700 George Hopper Rd, Midlothian, TX

76065 (469) 856-5600



3

Midlothian High School

9th - 12th grade, Niche Rating: A

923 S 9th St, Midlothian, TX 76065

(469) 856-5100