

**PROPERTY PROFILE**

NAME: Preston 450 Lots

SELLER: Windmill, Inc.

LOCATION: On Mark Alexander Court and/or Kristina Court and west of the Burlington Northern Santa Fe Railroad in the Preston 450 Addition in the ETJ of the [City of Celina](#), Collin County, Texas. [See Google road map.](#)  
[See Google satellite map.](#)

SIZE: [See property sketch/survey.](#) Property is approximately:

<u>Lot #</u>	<u>Acres</u>	<u>Approx. Dimensions</u>	<u>Comments</u>
19	10.6	348' x 1324'	
20	10.6	348' x 1324'	
23	11.3	415' x 1130'	Adjacent to railroad tracks
29	10.1	416' x 1008'	

FRONTAGE: Mark Alexander Court is an unmaintained dirt road on a 60' private easement.  
Kristina Court is an unmaintained gravel road on a 60' private easement.

A Road Maintenance and Asphalt Funding Trust was to be responsible for the maintenance of the private roads, but was not properly formed or funded and is not operational. Road maintenance is the responsibility of the lot owners and is not maintained by the county or city. The roads are in poor condition.

ACCESS: The Mark Alexander railroad crossing is a private crossing and is not properly licensed from The Burlington Northern Santa Fe Railroad Company (BNSF) and is subject to closure. BNSF says they have no record of a permit/license in place for the Preston 450 private crossing. The BNSF is currently working under a federally mandated, crossing closure program, which began 1-10-2001. BNSF has confirmed that the Preston 450 crossing is scheduled to be closed. To date they have closed more than 600 crossings in Texas. As to when the Preston 450 crossing will be closed, the BNSF representative could not say, due to the volume of track crossings that are being reviewed.

Preston 450 does not have access 24 hours a day, seven days a week due to the trains that cross the only entrance to the addition. Trains use the tracks several times per day. A train could block the crossing at any time. The two homeowners in the addition have been blocked at various times from entering or leaving the property due to a parked or moving train.

**UTILITIES:**

**Water:** There is no public water service. A user must install and maintain its own private well.

**Sewer:** There is no public sewer service. A user must install and maintain its own private septic system.

**Gas:** There is no public gas service. User must install and maintain its own propane tank.

**Electric:** Electric service might be available to some lots. Contact Dough Yates at 1-903-482-5231 with Grayson/Collin Electric Coop for information.

**Telephone:** Oncor.

**ZONING:** Land use is not governed by meaningful zoning ordinance, deed restrictions, or community covenants. Lots are in the ETJ of Celina. Property may be used for residential or commercial purposes. See restrictions below.

**RESTRICTIONS:** Current deed restrictions are as follows: No garbage, rubbish, trash or other waste shall be dumped or kept on the property except in sanitary containers concealed from public view. No inoperable vehicles shall be left on the property for a period exceeding two (2) weeks. No mobile home shall be placed on the property except temporarily, for a period not to exceed one (1) year, during the construction of a residence.

**TOPOGRAPHY:** Level. Storm water drainage flows from the east to the west. The bar ditches along each side of the roads have filled in from erosion and no longer function as intended.

**CURRENT USE:** Agriculture. Three different farmers work specific lots.

**CIP:** There are no capital improvement projects (CIP) planned for the neighborhood or the immediate vicinity.

**SCHOOLS:** The lots are served by the [Celina Independent School District](#). Celina ISD is rated "Recognized" by the Texas Education Agency.

School	Grades	Address	Phone
Celina Elementary	K-2	550 S. Utah	469-742-9103
Celina Intermediate	3-5	507 E. Malone	469-742-9104
Celina Middle	6-8	710 E. Pecan	469-742-9101
Celina High	9-12	4355 N. Preston	469-742-9102

EMERGENCY: Police and fire services are provided by the City of Celina. The police do not routinely patrol the subdivision. There are no fire hydrants in the subdivision.

Service	Address	Distance
Police	501 E. Pecan	4.5 miles, 9 minutes
Fire	311 N. Louisiana	4.7 miles, 9 minutes

TITLE COMPANY: Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898.

BUYERS: See [TREC Information About Brokerage Services](#).

BROKERS: See [Registration Letter](#).

PRICE: Price depends on amount of land desired, shape, location, and intended use. Call broker to discuss these parameters and price.

COMMENTS: Since Preston 450 is not inside the city limits of Celina, Celina cannot exert governmental influence to collect taxes and provide services such as road maintenance and land use regulations.

There is no owner's association mandatory membership and dues, which could be used to coordinate and address the common concerns of the lot owners.

INFORMATION: Hope Realty. Attention: S. Kent Hope, CCIM  
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