



# Documentation of Public Meeting

## Project Location

Collin County, Texas

Farm-to-Market (FM) Road 455 Feasibility Study

Project ID: A00188517

## Project Limits

Dallas Parkway to Shady Brook Lane

## Meeting Location

**In-person:** Two 29 On the Square, 229 W. Pecan St., Celina, TX 75009

**Virtual:** [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS)

## Meeting Date and Time

**In-person:** Tuesday, June 20, 2023 from 5:30 p.m. to 7:30 p.m.

**Virtual:** Tuesday, June 20, 2023 through Wednesday, July 5, 2023

## Translation Services

Spanish translation services were provided upon request.

## Presenters

N/A

## Elected Officials in Attendance

Alderman Mike Hill, City of Weston

## Total Number of Attendees (approx.)

83

## Total Number of Commenters

104

## Contents


- A. Comment/response matrix
- B. Notices provided
- C. Sign-in sheets
- D. Comments received
- E. Figures

**ATTACHMENT A**  
**COMMENT/RESPONSE MATRIX**

## Attachment A – Comment/Response Matrix

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The comment/response matrix incorporates written, emailed, voicemail, and online comments. These comments were submitted during the official comment period beginning June 20, 2023 and ending on July 5, 2023.

 • Comment/Response Matrix

### FM 455 Public Meeting Comment Matrix

Project ID A00188517

June 20 - July 5, 2023

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Response
1	Paul & Kathy Pearce	6/20/2023	Comment Form	Option 1 & 2 would destroy our property, bird sanctuary, and hurt Army Corp of Engineers lake. Please look at options 4 or 7.	Comment noted. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
		7/5/2023	Interactive Map	Preference for 4 & 7, does NOT want 1 or 2.	Comment noted.
2	Jim Scott	6/20/2023	Comment Form	Alt 2, 3 and 4 go through the neighborhood Old Preston Trail. Please divert north.	Comment noted.
3	Joe & Janice Stalling	6/20/2023	Comment Form	We are in favor of alternatives 1, 6, and 4. Alternative 2 & 3 go through my house. Wildlife would be displaced as we live by a creek. Why not go CR 134 as the road is already there?	<p>Comment noted.</p> <p>From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.</p> <p>CR 134 is located approximately 1 mile north of the FM 455 corridor and approximately 2 miles north of CR 208. Both Collin County and Celina show proposed improvements on these east west throughfares along with FM 455 as part of the overall future roadway network. The proposed FM 455 corridor would facilitate an equally spaced 1-mile grid separation from these nearby corridors to provide additional and effective east/west movement through the study area.</p>

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June 20 - July 5, 2023

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Response
		7/1/2023	Email & Letter	<p>Thank you for taking the time to visit with us on June 20, 2023 regarding the above-proposed road construction at the meeting in Celina.</p> <p>We are opposed to the construction of this proposed project. We are, in particular, intensely and bitterly opposed to the construction of Alternative #2 and Alternative #3, as both would force us off the property on which we have resided for 30 years, and would put us out of our beef cattle business. Those routes would impose immense financial difficulty, as we are retired and on fixed income, as well as causing us considerable emotional stress. Notwithstanding that we may be offered what the government considers our property worth, we do not want to leave, and would resent being pushed off.</p> <p>Moreover, a careful inspection of the maps and other materials provided show that the proposed road – if in fact it is truly needed – could easily be built down existing road rights-of-way without need of forcing citizens off their land and from their homes. In particular, this road could be built along several other routes – such as along CR 134 - without forcing people off their properties.</p> <p>We hope that the decision as to where this road will go is being made fairly. However, we fear that the route will be chosen by developers, real estate investors, construction companies and other powerful, politically-connected persons or entities who will secure enormous financial windfalls from the road going where they want, at ruinous expense to those of us who will lose our property and homes if the road is built over us.</p> <p>In conclusion, we oppose the construction of this project as currently proposed and, in particular, to losing our land and home if Alternatives #s 2 or 3 are used. We will have no choice but to employ whatever legal, political and/or other legitimate means there may be to oppose and prevent Alternatives #s 2 or 3 from being chosen and/or built. We know that you will find it in your heart not to take our land and home from us by planning this road over our property. Thank you for your consideration.</p>	<p>TxDOT understands your concerns about potential property impacts. Through the planning process, TxDOT makes all feasible efforts to avoid impacts by revising the design. If a need for ROW acquisition is established after additional design refinement, the property owner will be compensated at a determined fair market value for property impacts in accordance with the ROW acquisition process.</p> <p>As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. Alternative alignment locations were delineated based upon various considerations including but not limited to, local transportation plans, design standards, and adjacent properties. Developments throughout Celina and the surrounding areas are visible through recent aerial photography and coordination with City of Celina Planning/Engineering Departments. Subdivisions and developments are currently being planned all along this corridor. This corridor could be fully developed within a few years, limiting possible roadway improvements needed to address future increases in congestion and delays to the traveling public. Improvements to the existing FM 455 corridor were also evaluated as part of this study. The existing alignment contains multiple tight curves and bends that do not meet current standards, while also increasing the distance traveled in the east/west direction. In the downtown Celina area, possible numerous residential and business displacements would likely occur along the existing corridor if widened as it passes through downtown and surrounding areas.</p>
4	Regina Sylvester	6/20/2023	Comment Form	A few of the options #4 & #7 are extremely close to my home and will cut very close to water lines.	Comment noted.
5	Laura Chappell	6/20/2023	Comment Form	Option 4 goes right through my property; therefore, I am opposed to Option 4.	Comment noted.
6	Michael Hill	6/20/2023	Comment Form	Weston's interests that I have tried to represent do not seem to be addressed with these alignments. Weston has an official thoroughfare plan. By ending this study at Shady Brook Lane it ties into the existing 455 location and continues east into Weston which is exactly what we don't want. This lends itself to a possibility of going south of Weston which is equally objectionable.	<p>TxDOT has looked at options that go through, north and south of Weston as part of this project. The limitations on available corridors through and south of Weston is due to ROW restrictions along Main Street and planned housing developments south of Main Street. These limitations were considered in proposing a northern option; however, it conflicts with future CR 134 improvements. CR 134 is located approximately 1 mile north of the FM 455 corridor and approximately 2 miles north of CR 208. Both Collin County and Celina show proposed improvements on these east west throughfares along with FM 455 as part of the overall future roadway network. The proposed FM 455 corridor would facilitate an equally spaced 1-mile grid separation from these nearby corridors to provide additional and effective east/west movement through the study area.</p> <p>TxDOT recommends that the City of Weston work with developers and stakeholders to find and plan for an alternative south of Weston that would provide FM 455 a path to bypass Main Street and reconnect with the existing FM 455 east of Weston. This would help facilitate the previously mentioned corridor spacing that exists today and is planned for in the future.</p>

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7	Jon Freier	6/20/2023	Comment Form	I prefer alignments 1 & 2. I am building a home where the other options would put the road directly through my property.	Comment noted.
8	Carver & Krysten Wilkins	6/20/2023	Comment Form	We like alternatives 1 and 2 which are the straightest and have the fewest displacements. All other options would impact our property directly.	Comment noted.
		7/5/2023	Online	Looks to me like the best route with the least amount of disturbance to residents would be to take the new road down CR 134 and meet up with 455 near Weston. No need for the road to go so far south and cut through all the neighborhoods when 134 is already a working road. The outer loop will be the expansion for the south side of Celina so makes more sense to have the north side expansion be closer to 134 which is already an existing road. Plus we will still have the old FM 455 to use as well. Thank you	CR 134 is located approximately 1 mile north of the FM 455 corridor and approximately 2 miles north of CR 208. Both Collin County and Celina show proposed improvements on these east west throughfares along with FM 455 as part of the overall future roadway network. The proposed FM 455 corridor would facilitate an equally spaced 1-mile grid separation from these nearby corridors to provide additional and effective east/west movement through the study area.
		7/5/2023	Interactive Map	Prefers alignments 1 & 2, straightest path, least displacements. The other alignments would cut through our property. Neighbor to the east would be cut through as well.	Comment noted.
9	Margaret Ingalls	6/20/2023	Comment Form	Prefer 455 Option #4 or 7. DO NOT WANT #1 #2 #3 #5. Why? 1 - These options change our quiet back road to a noisy, dangerous 4 lane road with light pollution. 2 - There is a Corp of Engineers Dam. 3 - There is wildlife conservatory. 4 - Migrating birds rest in the lake and fields before moving on to their destination.	From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
		7/5/2023	Interactive Map	Preference for alternative 4	Comment noted.
10	Jake & Nicole Roane	6/22/2023	Online	We formally object to Alternatives 1, 2, and 3 as they would devalue our property values and disrupt the peaceful standard of living which is why we bought and built here in the first place.	Comment noted.
11	Garrison Brock Babb	6/22/2023	Online	I reject Alternative Routes 1 & 2. I don't like the end location 7656 W FM 455. Both options are not cost effective and also shouldn't go so close to an elementary school nor a middle school. Too much flood going through at the end of these routes and over a massive section of Honey Creek. This also demolishes my family barn, gets danger close to my family home and also deems the entire property here useless as you are taking away the only land that is not in flood in their name on this side of the street. These routes are an abomination and I can't believe you and Celina would even consider doing this to us. Me and my family of 50 strongly vote NO to Alternative Routes 1 & 2.	Comment noted. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts, including a drainage evaluation to ensure no flooding would result from the proposed project.
12	Rupesh Sunkara	6/23/2023	Email	We incline towards Alternative-2, since it has no residential displacements. If not possible, we would like to prefer Alternative-1.	Comment noted.
13	Ruth Dickson	6/23/2023	Email	I am deeply concerned with the plans that reroute FM455 to the current FM100 location. This would run this busy road just south of our quiet and peaceful Buffalo Ridge neighborhood. Please consider using the route further south and keep this thoroughfare away from our little community.	Comment noted.
14	Lindsay Price	6/23/2023	Online	Please do NOT place a 6 lane road on CR 100. There are countless homes here backing right up to it that would be forced out by traffic and noise.	Comment noted.
15	Courtney Pesarini	6/24/2023	Email	I wanted to voice my opinion. I live on Tapadero that backs to FM100. It leads into our neighborhood. We have designed our entire home to back to nothing as we wanted to get away from the craze of the city and be able to relax. Please don't put in a road back there. I want this to be our forever home.	Comment noted.

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		6/30/2023	Email	The road that would take over CR100, can that be excluded from the rerouting? It's such a short way and it leads directly into two residential neighborhoods. It would make more sense to reroute to Preston Rd and go from there on an already high traffic road. This road runs directly by my home and one of the reasons I bought and put in a pool here was because I wanted to see the sky unobstructed behind me. The road construction would absolutely ruin everything we have worked so hard to build. Please don't expand CR100 behind Tapadero Ln.	Comment noted.
16	Ashlie Donaldson	6/24/2023	Online	After reviewing the proposed alternatives, I do not care for alternatives 1, 5, 6, and 7 because of the route going by the new middle school and that the roadway would back up to my little neighborhood of Buffalo Ridge. I do not have kids yet, but hope to soon and I do not like the idea of a major road running right in front of their school. I feel like those are not the best routes for the road in consideration of that being a common area for kids to be at and playing around. I think it would be better to keep major roadways as that further away from our schools or at least not directly in front of them.	Comment noted.
17	Tim Pfeiffer & John Hough	6/25/2023	Email	My partner, John Hough, & I have lived at 8858 CR133 since April of 1996. During these past 27 years we have enjoyed the quiet solitude that country living has brought us. And to be quite honest, it was a major factor in our decision to move to Celina! We have thoroughly enjoyed raising our miniature donkeys, our chickens & our dogs. As a matter of fact, we walk with our dogs daily when we're home & during the course of our walks we have established wonderful relationships with our neighbors. We all call ourselves the Road Warriors. While we understand and respect progress and growth are inevitable, we truly would much rather maintain the status quo. Having said that, regarding the FM 455 Feasibility Study that's currently being considered, our thoughts are as follows: Of the 7 Alternatives presented, we emphatically are against Proposed Preliminary Alternatives 1 & 2. Our personal best case scenario would be either Proposed Preliminary Alternative 4 or 7. Change is hard and as we approach our retirement years, we both would like to maintain the current infrastructure in our area with as minimal impact as possible.	Comment noted.
18	Jackson Hurst	6/26/2023	Online	I approve and support TxDOT's FM 455 Feasibility Study from Dallas Parkway to Shady Brook Lane Project. The alternative that I support is Alternative 6 because Alternative 6 will avoid impacting the Helms Cemetery.	Comment noted.
19	Paula Moore	6/26/2023	Online	There is no doubt that FM 455 needs improvement especially with the growth we have seen and will continue to see in the next several years. Unfortunately, there will be negative affects with any option. The worst of these negative affects would be residential displacement. Since alignment 2 would result in 0 residential displacements (and 0 business displacements), I feel it is the best option.	Comment noted.
20	Tyler Brookshire	6/27/2023	Email	My family and I recently found out about the possibility of moving FM 455. We live very near GA Moore Pkwy which is one of the proposed alternate routes. We, and most of our neighbors, are very opposed to GA Moore Pkwy becoming a major thoroughfare as it will greatly disturb the peace we have in our area. Not only would it disturb the neighborhood but it would bring noise, trash, and many other undesirables. Reduction of construction traffic would be a plus but bringing it by our houses would not be ok with us. Thank you for taking the time to hear our concerns.	Comment noted.

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Comment Number	Commenter Name	Date Received	Source	Comment Topic	Response
21	Steve & Trisha Bias	6/28/2023	Email	<p>As residents at 9785 County Road 128 (east-west segment near CR 133), we STRONGLY OPPOSE FM455 Alternative Routes 1 and 2.</p> <p>1. Contrary to your 'Alternatives Evaluation Matrix', Option 1 does NOT align "Good" with the Celina Thoroughfare Plan near County Road 128. <u>Alternatives 3 and 5 are the closest match.</u>                      Also, Option 1 does not align "Neutral" with the Collin County Thoroughfare Plan near County Road 128. <u>Alternative 6 is the closest match for this one.</u></p> <ul style="list-style-type: none"> <li>- We just purchased this new home late 2022, and we reviewed the Celina &amp; Collin County Thoroughfare plans as part of this major decision. We would NEVER have purchased this home with a chance of our small 2 lane County Road becoming a 6 lane highway!</li> <li>- We request that TxDot honor the original thoroughfare plans!</li> </ul> <p>2. We are concerned about LOSS of Property Value. Again, made worse as we just moved here, so there is no time for the market price to go up as one would normally expect.</p> <ul style="list-style-type: none"> <li>- Our nice country home becomes an annoying house on a major 6 lane highway – worthless.</li> <li>- All the other comments below contribute to loss of property value.</li> </ul> <p>3. There are many houses in addition to ours with driveways that directly connect to County Road 128. We have several safety and other concerns being SO CLOSE to a 6 lane highway.</p> <ul style="list-style-type: none"> <li>- We have teen drivers at home, and there is no room in our driveway to ensure that we can exit forward onto this new highway.</li> <li>- Pulling into our driveway from a 6 lane highway adds risks of being rear ended.</li> <li>- Much faster and at least 100X more traffic going by our house.</li> <li>- Congestion with cars backing up to expected signal at CR 133.</li> <li>- Accidents that could happen in front of our house.</li> </ul> <p>4. We moved onto such a tiny County Road to get away from larger roads like this and enjoy being outside on our own property. We know development is coming – widen existing FM455 if you need to add capacity, or honor the existing Celina or Collin County thoroughfare plans.</p> <p>Other concerns:</p> <ul style="list-style-type: none"> <li>- Increased crime – more people will see our cars or property and be more likely to steal or rob our house.</li> <li>- Increased noise pollution, plus exhaust fumes from auto pollution.</li> <li>- Increased light pollution – many street lights, traffic signals will be added.</li> <li>- Litter and trash thrown in our yard.</li> <li>- Loss of trees at the front of our property, which are in the current easement, also moving the 6 lane highway even CLOSER to our home.</li> </ul> <p>5. Changes to zoning would bring commercial businesses and ruin the country pastoral feel, plus impacts we can not even think of at this point.                      We appreciate your consideration of the above comments, let us know if we can provide further information.</p>	<p>Comment noted.</p> <p>Changes in property values are driven by the value associated with site-specific factors such as accessibility, safety, noise, visual amenities, proximity to shopping, community cohesion, and business productivity. TxDOT cannot reasonably foresee how any of these factors will impact property values.</p> <p>Design features such as additional travel lanes, turn lanes with storage areas, sidewalks, curbs and raised medians are proposed to benefit safety conditions in the area, improving driveway access, minimize congestion, and prohibit potential errant vehicles from leaving the roadway.</p> <p>As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.</p>
		7/5/2023	Interactive Map	<p>STRONGLY OPPOSE Alternatives 1 &amp; 2, please honor Celina &amp; Collin County thoroughfare plans. Refer to detailed e-mail submitted on 6/28/2023 at 10:50am.</p>	<p>Any future zoning changes will be determined by the City of Celina.</p> <p>Comment noted.</p>



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22	Melli Hall	6/28/2023	Email	<p>As a resident of Buffalo Ridge in Celina, Texas, I would like to provide my feedback to the FM455 Study. I am against putting this road in the proposed site, close to our neighborhood for the following reasons:</p> <p>The proximity of this large thoroughfare to schools would create a lot more traffic around our children. This causes potential issues with kids who walk to and from events or home from school. Creating this much traffic where younger kids are active is likely higher risk.</p> <p>We have a small neighborhood at Buffalo Ridge. I believe that moving this line further south will help to keep the construction traffic away from some of these other smaller roads, which in turn creates less need to do road repairs.</p> <p>Having this line of traffic further south also creates a way for more citizens to access more businesses. We do not have the businesses this far north. A road further south would help traffic to flow better where people want to go.</p> <p>Moving further south would allow for quicker access to other main roads such as State Highway 380.</p> <p>In conclusion, my family simply wants this road further south where it can be utilized in a more appropriate way, not causing further issues in our neighborhoods. We currently have terrible roads around this area due to construction trucks with overloaded trailers. I feel like they would easily want to travel off these major roads, like the one TXDOT is currently proposing, and continuing on with this destruction of our smaller FM roads so close to neighborhoods.</p> <p>Please consider placing this road further south where it would be more beneficial.</p>	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials.
23	Misty Porter	6/28/2023	Email	<p>My name is Misty Porter, and I live in Buffalo Ridge in Celina, Texas. I completely understand the need to re-route the big semi trucks from going through downtown Celina. But I am not in favor of FM 100 being used as a 4 to 6 lane road. Our neighborhood butts right up against FM 100. We already have a lot of noise pollution from Preston Road, and since we are tucked between Preston and Coit, the immediate area will just get busier and louder as well. Being surrounded on 3 sides by potentially busy roads is very discouraging, as many of us moved to Celina to get away from the congestion, noise and fray. Thank you for your consideration.</p>	Comment noted.
24	Kara Cross	6/30/2023	Email	<p>I live on Prairie Meadow Lane in Celina, TX. Alternatives 2 &amp; 3 run down a section of 101, right along our property. Our property is actually covered by the orange line on 1 of the maps. It looks like 3 other alternative routes run along the north end of our street, cutting through our neighbor's property on the north end of Prairie Meadow Lane. Alternative 4 (pink) appears to run through a portion of Kirk Ranch, where no one lives. As I understand it, that ranch has already been purchased by a developer. Obviously, I'm looking at this from the perspective of a Prairie Meadow Lane resident, and prefer the Alternative 4. It seems to affect less existing residents.</p>	Comment noted.
25	Chris Tuinstra	7/2/2023	Online	<p>I own my home and 2 acres near FM 455 and CR 128. I support alternative 1 or 5 considering the feasibility results, impact to owners and nature, 20 years living/commuting in the area. Good luck with the project.</p>	Comment noted.
26	Heather & Brian Hix	7/3/2023	Email	<p>Thank you for taking the time to communicate about the FM 455 study. Brian and I live at 9081 CR 133 in Celina. We have reviewed the materials provided and are most closely aligned with options 4 or 7 of those provided.</p> <p>Ultimately, we would like you to consider another option. This would tie 455 into the existing CR 134. This road exists already from Preston to Weston. It's a straight shot and seems like it's the least obtrusive to existing houses and neighborhoods. Just suggesting, as it was not presented as an option.</p>	CR 134 is located approximately 1 mile north of the FM 455 corridor and approximately 2 miles north of CR 208. Both Collin County and Celina show proposed improvements on these east west thoroughfares along with FM 455 as part of the overall future roadway network. The proposed FM 455 corridor would facilitate an equally spaced 1-mile grid separation from these nearby corridors to provide additional and effective east/west movement through the study area.

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27	Jamie Ownby	7/3/2023	Email	<p>I strongly discourage Alternative 1 and 2 and ask that you please consider Alternative 7 or 4.</p> <p>I have lived at County Road 128/133 my entire life, residing at 8838 County Road 133, Celina, TX 75009. Celina has always been a small town quiet life until recently and this project will disrupt that benefitting factor of our home. I was born in 2003 and I grew up in this place and it is an excellent environment. I am at college now and I love coming home to this peaceful area. I look forward to being able to bring my kids here someday to spend time with their grandparents and to see what it was like where I grew up. It's the little things that make a difference in our lives, such as looking up at the stars at night. We are currently able to take a walk down Co Rd 128 in the morning times and golf cart rides in the evenings but if this project is put forth, this can't be done. This project could also ruin the friendly neighborhood feel.</p> <p>We know and love all the people we are surrounded by and this new road will disrupt that.</p> <p>Once again I am asking you to reconsider Alternative 7 or 4 and do away with Alternative 1 and 2. <b>Thank you for your time and consideration.</b></p>	Comment noted.
28	Kailey Ownby	7/3/2023	Email	<p>Please see my comments below regarding the FM455 Feasibility Study. I strongly discourage Alternative 1 and 2 and ask that you please consider Alternative 7 or 4.</p> <p>I have lived @ CR 128/133 since I was born, 22 years, currently residing at 8838 Co Rd 133, Celina, TX 75009. This has been the only home I've know and I would love to be able to bring my kids to this home one day! This is a home full of love but also the area is amazing. I've grown up with amazing neighbors who are there for me when I need someone. I went off to college four years ago and I've been able to come home throughout my time away to the same home I left before college. If a road comes near our property it would forever change my home. I would no longer have the same home to return to.</p> <p>Therefore I strongly discourage alternative 1 and 2 and ask that you please consider alternative 7 or 4. <b>Thank you for your time</b></p>	Comment noted.
29	Kim Ownby	7/3/2023	Email	<p>Please see my comments below regarding the FM455 Feasibility Study. I strongly discourage Alternative 1 and 2 and ask that you please consider Alternative 7 or 4.</p> <p>I have lived @ CR 128/133 since 1995, 28 years, currently residing at 8838 Co Rd 133, Celina, TX 75009. We chose Celina and this area in particular because of the peace and quiet. We have raised our kids here and look forward to their visits back to their childhood home and even bringing our grandkids for many years to come. I look forward to sharing with my grandkids all the things we've shared with our kids. I want them to be able to see the beautiful sunsets and sunrises, see the stars and look for the big dipper and the moon.</p> <p>Our neighborhood may not look like your average neighborhood with a fancy entryway with a sign, and a name but we have developed friendships here in our neighborhood. We walk our dogs and ride our golf carts just like other neighborhoods, and occasionally you may even see someone riding their horse down the road. When one of us is in need we are here for each other. Whether it be a meal chain, feeding each other's animals, even a neighborhood watch, alerting one another of a strange car or person.</p> <p>Your proposed Alternative 1 or 2 would divide our neighborhood and take the peacefulness away. So, again I ask you to please consider alternative 7 or 4. Thank you for your consideration.</p>	Comment noted.

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30	Thomas Pavletic	7/3/2023	Email	<p>Please find comments on FM 455 from Dallas Parkway to Shady Brook Lane Feasibility Study – Project ID: A00188517 – in the attached, one-page document.</p> <p>Please reply to confirm receipt of this email and the comments document. Please confirm that these comments will be part of the public record regarding this project. Thank you!</p> <p>PREFERRED ALTERNATIVE: Alignment 2 (A2)</p> <p>Rationale and Comments</p> <ol style="list-style-type: none"> <li>1. The number of skewed intersecons - Cross Streets that intersect at a skew greater than 15 degrees – is at the lowest level (quanty 2) for A2.</li> <li>2. Only A2 is nearly a straight-line west to east from CR 58 to CR 133.</li> <li>3. A2 (and A1 and A4) DO NOT pass directly in front of Moore Middle School and the New Elementary School (a six-lane road in front of a school is a significant hazard in my opinion).</li> <li>4. A2 has approximately the median number of Parcels Impacted – 88 – versus the other alignment alternaves which range from 74 – 99 parcels.</li> <li>5. A2 has the lowest levels for Number of Major Ulity Conflicts (1), Gas Pipeline Crossings (2), Residential Displacements (0), Business Displacements (0), Equestrian Facility with Potential Impacts (0), and Number of Adjacent Public School Properties (0).</li> <li>6. A2 has the median amount of New Right-of-Way (ROW) Required – 138 acres – versus the other alignments which range from 127 – 149 acres.</li> <li>7. A2 Esmated Total Project Costs in Millions (M) – \$123 M – is about the same as the other 6 alignment alternaves which range from \$121 M to \$124 M.</li> </ol>	<p>July 5, 2023 – TxDOT email response: Your comments will be added to and responded to in our public meeting summary.</p> <p>Comment noted.</p>
31	Jenn Sharber	7/3/2023	Online	<p>Reviewing all of the route options provided in the presentation, I am disappointed that they all appear to be targeted in a certain area. Option 1 which appears to be the one you are leaning towards is the least desirable option. Most of these routes are in an area that is already frequented by speeding new drivers headed to the high school. The only option that I can see that that would have minimal impacts is option 4. I hope that you will reconsider utilizing the existing route and stop any future plans of rerouting this between the area of 134 and 101.</p>	Comment noted.
		7/5/2023	Interactive Map	<p>This alternative route is the most desired. (Marker placed on Alternative 4.)</p>	Comment noted.
		7/5/2023	Interactive Map	<p>All routes other than alternative 4 are routes that will effect the value of the homes nearby. In addition, Other than route 4, the other routes come close to Cty road 134 and the highschool. We have enough students speeding down 101 and 134 already.</p>	Comment noted.
		7/5/2023	Interactive Map	<p>This is the least desirable option. (Marker placed on area including Alternatives 1, 5, 6, and 7.)</p>	Comment noted.
32	Josh Babb	7/4/2023	Online	<p>NO to option 1 and 2 concerning the 455/GA Moore pkwy. This will completely ruin our family farm and take all usable acreage we have for cattle and crops. This will also take out all of our working pins and barn for cattle.</p>	Comment noted.
33	Sharron Cave	7/4/2023	Online	<p>I strongly oppose route alternatives 1 &amp; 2. The land has been in the family for over 100 years. Our family founded Weston and this is outrageous that you would take all of my useable land with this road.</p>	Comment noted.
		6/20/2023	Interactive Map	<p>Property owner has lived here for 60 years and is not in favor of any of the alignments. (Map pin corresponds with address of Sharron Cave @7656 W FM 455)</p>	Comment noted.
34	Kelly Cave Babb	7/4/2023	Online	<p>1 and 2 are the Worst routes. This would totally take my parents home out. This land has been in our family for over 100 years.</p>	Comment noted.
35	Sean McCormick	7/4/2023	Online	<p>I would prefer the current path of 455 be kept as-is; widening the existing alignment would be the number one preferred option. If it "has" to move, then of the other options presented in this study, alternative 1 would be the next preferred option. Alternative 2 would be the third best option in my eyes. Then alternatives 3 &amp; 5 would be the 4th &amp; 5th place options.</p>	Comment noted.

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36	Kristy McCormick	7/4/2023	Online	Why does it have to move at all? It shouldn't move. It should stay on it's current path. My choice would be to widen the existing alignment. My choices are ranked below, with #1 being my #1 choice, and #5 being my 5th place choice: #1 - Widen the Existing Alignment #2 - Alternative #1 #3 - Alternative #2 #4 - Alternative #3 #5 - Alternative #5	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials.
37	Kali Roberts	7/5/2023	Online	You should not move the route of 455 - it should stay where it is for sure! You can just widen the existing route. Please do not move 455 to another route!	Comment noted.
38	Solid Custom Cabinets	7/5/2023	Email	<p>Our building at 2810 N. Louisiana Drive was built in 2007, and we have always worked well with the city of Celina. We've been in business over 25 years, have moved three times, and moving further would likely mean the end of our business. Every time we have moved in the past, we lost weeks and weeks of work, and this caused much of our clientele to leave us, devastating our business. We wish to be an active part of Celina's growth, which is why we've located our building here. We are a family-owned and -operated business, and wish to remain a part of the larger Celina family.</p> <p>That being said, the preferred alignment (Alternative 5 - the purple line) needs to avoid our building. We appreciate the foresight and care put into wanting to avoid impacting our business, and all we request is that going forward, any plans to build Alternative 5 must go around our property, not through it. We are always available by email or phone to talk about this development, and any future developments.</p>	Comment noted.
39	Holly Fisher	7/5/2023	Online	My comments are specifically for the section west of 289 (Alt. 2,3,4). I am appalled that your study would even consider running a 6-lane, 380-esque "death highway" right down the middle of an established residential neighborhood. The community of Old Preston Trail, west of BUS289, has 23 homeowners with estate homes on acreage. We have been living and farming and part of this community for 30 years. Our homes and land are a legacy for our families. The county appraisal value of the 6 homes ALONE on Old Preston Trail are valued at \$9.2M. That doesn't count the other 17 property owners whose neighborhood you're literally ripping in two and placing a death highway down the center. Your analysis matrix claims that 0 homes would be displaced. How many estate homes have survived the 6 lanes of traffic on 380? Your claim that 0 homes would be affected is a BALD FACED LIE. Please do not tear apart our established community with your death highway plans.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
40	Edith Torkiya	7/5/2023	Online	My comments are specifically for the section west of 289 (Alt. 2,3,4). I am appalled that your study would even consider running a 6-lane, 380-esque "death highway" right down the middle of an established residential neighborhood. The community of Old Preston Trail, west of BUS289, has 23 homeowners with estate homes on acreage. We have been living and farming and part of this community for 30 years. Our homes and land are a legacy for our families. The county appraisal value of the 6 homes ALONE on Old Preston Trail are valued at \$9.2M. That doesn't count the other 17 property owners whose neighborhood you're literally ripping in two and placing a death highway down the center. Your analysis matrix claims that 0 homes would be displaced. How many estate homes have survived the 6 lanes of traffic on 380? Your claim that 0 homes would be affected is a BALD FACED LIE. Please do not tear apart our established community with your death highway plans.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.

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41	Melody White	7/5/2023	Online	Why on EARTH do we need ANOTHER major highway this close to 380?? The proposed routes will unnecessarily rip up long time farms & households that have been established for multiple decades. WHY is this needed in an area so close to 380? PLEASE consider a different route than those that currently run the risk of tearing apart established homesteads. Stop trying to TX into CA!! Do better!!	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. Alternative alignment locations were delineated based upon various considerations including but not limited to, local transportation plans, design standards, and adjacent properties. Developments throughout Celina and the surrounding areas are visible through recent aerial photography and coordination with City of Celina Planning/Engineering Departments. Subdivisions and developments are currently being planned all along this corridor. This corridor could be fully developed within a few years, limiting possible roadway improvements needed to address future increases in congestion and delays to the traveling public. Improvements to the existing FM 455 corridor were also evaluated as part of this study. The existing alignment contains multiple tight curves and bends that do not meet current standards, while also increasing the distance traveled in the east/west direction. In the downtown Celina area, possible numerous residential and business displacements would likely occur along the existing corridor if widened as it passes through downtown and surrounding areas.
42	Dana Wright	7/5/2023	Online	I hope this can get underway soon to help alleviate the east west congestion celina is already experiencing. Also please make a 455 overpass at Preston road so this can be somewhat an expressway, which is what yall should have done with the 380 vs the nightmare it is now.	Comment noted. At this point in the study, options such as overpasses will be investigated based on traffic volumes and congestion.
43	Rebecca Grimes	7/5/2023	Online	Please DO NOT expand FM455 going toward Weston. We want to keep the small town feel!	Comment noted.
44	Simmy Fisher	7/5/2023	Online	I am responding to your FM455 Feasibility Study, specifically alternates 2,3,and 4 which will situate a 6-lane divided highway RIGHT THROUGH THE MIDDLE OF MY NEIGHBORHOOD!! This will destroy our quiet community, all of us on 5 acres or more. To my knowledge, no other highway like this CUTS THROUGH a neighborhood. This death road will destroy us. It needs to be north of us, separating Celina and Gunter.	Comment Noted:  As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
45	Justin Mersiovsky	7/5/2023	Online	I have a concern with alignments 1, 5, 6, and 7 due to their close proximity to Martin Elementary School and Moore Middle School. This area already has traffic concerns with the existing roadways, and construction of the new roadway would only serve to exacerbate the problem. After completion, the increased traffic on FM455 would likely result in even more traffic on Business 289. While I feel that the roadways around the school need to be enlarged to handle traffic, I do not feel that moving all traffic on FM455 so near the school is effective.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials.
46	Denise Bisbocci	7/5/2023	Online	No to any expansion of 455	Comment noted.
47	Jane Willard	7/5/2023	Online	I do not think the G. A. Moore Parkway should be considered. That route is immediately by two schools and puts through traffic into an already busy and vulnerable area. As you know originally right of way for FM roads was donated and in my opinion they should stay as near as possible to original routes.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials.

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48	Doug Smith, E Real Estate LP and Central Frisco, Ltd.	7/5/2023	Email	<p>Please find attached a letter from E Real Estate LP and Central Frisco, Ltd. providing comments on the FM 455 Feasibility Study.</p> <p>My name is Doug Smith, and I am the General Counsel for both E Real Estate, LP (formerly E Real Estate LLC) and Central Frisco, Ltd. (both entities indirectly owned by the same individual), which own 1390+- acres of properties (the "Property") that were assembled and are essentially contiguous as shown on the attached map. The Property was entitled through the City of Celina and the Texas Legislature by virtue of:</p> <ol style="list-style-type: none"> <li>1. City of Celina PD Ordinance 2008-42;</li> <li>2. City of Celina PD Ordinance 2008-43;</li> <li>3. City of Celina Development Agreement recorded in the Official Public Records of Collin County, Texas # 20017052300658090; and</li> <li>4. HB4268-Legislation Creating Celina Municipal Management #2 (the "MMD") was passed through the Texas legislature</li> </ol>	<p>Comment noted.</p> <p>TxDOT has and will continue to meet with the City of Celina to discuss future developments. If further discussions are needed between TxDOT and developers, these meetings can and will be scheduled.</p>
				<p>The MMD grants the owner/developer of the property certain rights, including reimbursements for infrastructure. Said reimbursement is based upon bonds sold and value established on the ground. Any diminution of entitlements/densities due to your proposed roadway alignment (other than one consistent with the City of Celina's Master Thoroughfare Plan ("MTP") (Route 1/Red)) will result not only in a loss of development options but also a loss in overall value. That in turn would lead to (i) a loss in the amount of proceeds for which the developer/owner could be reimbursed and (ii) additional damages due to the owners of the Property (the "Owners").</p>	<p>Comment noted.</p>
				<p>In cooperation with the City of Celina, the Owners recently granted a water line easement for an upsized water line to run parallel with future Coit Road. This alignment in infrastructure improvements was established using the City of Celina's MTP, including the G.A. Moore Pkwy (Route 1/Red alignment). The Owners have also worked hand-in-hand with the City of Celina in forming the City's latest Thoroughfare Plan, specifically establishing the route of future Custer Road and Coit Road (two major north-south roads running alongside of, or through, the Property) and G.A. Moore Pkwy, which was understood to be the FM 455 realignment (Route 1/Red). The Property is already moving forward for development and is currently under contract (the "Purchase and Sale Contract") to be sold. In addition, the Owners' representatives have been meeting with the City of Celina on offsite development infrastructure for both water and sewer (sizing/routing), as well as potential street, lot platting and other plans. The Owners hired Kimley Home &amp; Assoc. to prepare offsite sewer plans, and those plans have been submitted to the City of Celina and are currently going through the City's review process. Any alteration to the alignment of the proposed G.A. Moore Pkwy (realigned 455/Route 1/Red) would negatively affect these ongoing infrastructure plans. The Owners have also engaged Alpha Testing and a utility locating company to assist in identifying any issues when the Owners reach the bidding process. Additionally, the Owners have enlisted the services of a ROW acquisition team to start that process as well, as the City of Celina (pending City Council Approval) sent a letter stating that it would assist the Owners with any necessary condemnation. Specifically, in regard to the routing of future FM 455, the Owners have a Development Agreement with the City of Celina whereby the City agreed to move the ROW off of existing CR 100 through the Property. In consideration for that, the City of Celina will assign to the Owners the ROW the City acquired on CR 100 in exchange for ½ the ROW (that the Owners would not have dedicated) that would be needed for G.A. Moore Pkwy (proposed 455 realignment) based on the City of Celina's current MTP. Any change to the proposed alignment of FM 455 that would cause a route to be located on any of the Owners' Planned Development properties, other than the route shown on the current MTP, would cause irreparable damage by interfering with the Owners' rights under the above referenced documents and per the existing Purchase and Sale Contract. This is a major development for the future of Celina on the east side.</p>	<p>As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.</p>

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				<p>In the documentation package that was handed out at the Celina June 20, 2023 meeting, one of TxDOT's information boxes was titled "Preliminary Alignments and Considerations". The FM 455 Preliminary Alternatives are proposed to:</p> <ol style="list-style-type: none"> <li>1. Accommodate other planned developments</li> <li>2. Provide a more direct connection through the study limits</li> <li>3. Consider local government input</li> <li>4. Correspond with existing thoroughfare plans (denoted-reference to City thoroughfare plan) Note: those have already been through the public process.</li> </ol> <p>Since you can check the box on all four of the above points with respect to our Property, our Property should not be a candidate for any route crossing the Property, other than the one the Owners have agreed to with the City of Celina (as shown on its adopted MTP). The Evaluation Matrix is also in our favor.</p> <p>From a practical, environmental, and cost standpoint there is only one logical alternative for the FM 455 route, which is to follow the planned G.A. Moore Pkwy alignment identified on the City of Celina's MTP and codified with multiple developer agreements throughout the City's jurisdictional limits.</p> <p>As made clear by the efforts described above, we have dedicated significant time and resources to assemble this Property and to get it to this stage. With our entitlements and Municipal Management District already in place, we will strongly and fully oppose any attempt to modify the planned alignment of G.A. Moore Pkwy. We specifically request TxDOT to honor planned alignment by adopting Route 1/Red as it has been presented.</p>	All alternatives are preliminary and subject to change. TxDOT will continue to coordinate with the City during the feasibility study and future stages of project development.
49	Juan Martinez	7/5/2023	Online	Just do this with the outer loop and just fix 455	Comment noted.
50	Vera McLeod	7/5/2023	Online	This road should not cut through the Cambridge Crossing Subdivisions.	Comment noted.
51	Todd Eades	7/5/2023	Online	I prefer routes 1, 5, 6 or 7. I live in Buffalo Ridge and like the idea of the road going along CR100. This will provide quick and easy access to the tollway. Thanks	Comment noted.
52	Yvonne White	7/5/2023	Voicemail	My question is, if this bridge goes through from what I am seeing, are they gonna buy my whole property out or are they just buying to my sidewalk that is exactly in front of my house. So if you could just give me a call back so I can start planning if I need to move or if y'all need to, I don't know, move my house back. Or get y'all to move my house back from the road. I just don't think this is fair. We've already lost a portion of our property from when they widened the bridge. Thank you.	<p>As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.</p> <p>If a need for ROW acquisition is established after additional design refinement, the property owner will be compensated at a determined fair market value for property impacts in accordance with the ROW acquisition process. All proposed ROW acquisitions will be in accordance with the TxDOT ROW Manual and the Relocation Assistance and Real Property Acquisition Policies Act of 1970.</p> <p>Stephen Endres with TxDOT called and left a voicemail for the property owner on 7/14/23. Subsequently, Mr. Endres and Ms. White spoke over the phone in July 2023 and was able to discuss and answer her questions about the project and her property.</p>

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53	Kelsey Hatten	7/5/2023	Online	Can you please make Outer Loop into a 6 lane highway before investing further up to prevent another 380 issue where a city has full on built (McKinney) on the path of a highway.	Collin County is responsible for building the CC Outer Loop. The current Outer Loop is planned to be a future freeway corridor with multi-lane frontage roads and mainlanes in each direction. The county is continuing to build and plan the Outer Loop with development in mind.
54	Melissa Taggart	7/5/2023	Online	Please consider the impact of section west of 289 (Alt. 2,3,4). The quiet homes in Old Preston Trails have been part of the community for more than 25 years. The idea that anyone would route a major highway right through the middle of our neighborhood is appalling and disheartening for the 25 families that call our neighborhood home. Placing a 6 lane highway with the associated easements through here would decimate many of our homes and land. The remaining homes would be forever impacted by the construction, the traffic, the impending commercial developments, etc. Please do not destroy our homes and properties. There is so much value in our community and the open space that improves the quality of life of everyone in Celina. We pride ourselves for being good stewards of this land, and TxDOT should also consider the lives, land and livelihoods that will be destroyed by this.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
55	Ben White	7/5/2023	Comment Form	We feel the best option is to stay away from impacting schools on GA Moore. As Celina grows the traffic around these schools will increase. More traffic around schools in addition to school traffic is not a draw to new parents. Safety for children and their parents should be top of the list of topics to consider.	Comment noted.  As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. The preliminary alternatives are being proposed and evaluated for public input before a preferred alternative is determined based upon a full evaluation of potential impacts and feedback from the public and local officials.
56	Maria Rangel	7/6/2023	Email	<p>The newly developed Outer Loop (Choate Parkway) in Celina will be a good route from Weston to Pilot Point. This route will take you directly to the North Texas Tollway and the Tollway extension to Pilot Point.</p> <p>Secondly - suggest moving the study to route through CR134 from Weston to Pilot Point, which is a straighter route with less homes to be removed. This route is mainly ag fields that will save people's homes.</p> <p>Other straighter route is CR130 through Eland Ranch, undeveloped area. Will also save people's homes.</p> <p>Considering that CR101 has a low land area. There's lots of water that drains towards the curve, where the road changes directions from east/west to north/south. This corner currently floods at times. Plus, it goes right through the neighbor's home that has been there a long time before this ETJ area was developed. Why not utilize undeveloped areas instead of disrupting well maintained farmland and homes? With the planned Eland Ranch development there will be additional roof top water draining to this corner area. This could be a huge issue. Please take into consideration the above point/suggestions.</p>	<p>As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.</p> <p>CR 134 is located approximately 1 mile north of the FM 455 corridor and approximately 2 miles north of CR 208. Both Collin County and Celina show proposed improvements on these east west throughfares along with FM 455 as part of the overall future roadway network. The proposed FM 455 corridor would facilitate an equally spaced 1-mile grid separation from these nearby corridors to provide additional and effective east/west movement through the study area.</p> <p>Alternatives also considered routes through undeveloped land including Alternative 4. CR 130 was considered and a portion of Alternative 4 follows this roadway and also avoids the curve mentioned along CR 101.</p> <p>The proposed project would include a drainage evaluation to ensure no flooding would result from the proposed project.</p>



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57	City of Celina	7/5/2023	Email & Letter	<p>The City of Celina is submitting our comments following the first FM 455 Feasibility Study public meeting held on June 20, 2023. Out of the seven potential roadway options presented at the meeting, the City strongly prefers Alternative 5, which follows future GA Moore Parkway as shown in the City of Celina Thoroughfare Plan adopted by City Council in August 2022. Alternative 1 is our second preferred option. The City also prefers a design speed that will allow for a tighter curve radius without superelevation, specifically at future Celina Parkway, Louisiana Drive, and County Road 101 to avoid impacting existing businesses and executed development agreements.</p> <p>The specific business currently impacted by Alternative 5 is Solid Custom Cabinets located at the intersection of N. Louisiana Drive and GA Moore Parkway (2810 N. Louisiana Drive). The City proposes to shift the alignment south and add curves per the exhibit attached in Appendix 1 to avoid this conflict. The City has an agreement with the Ariana development which is located just west of of Solid Custom Cabinets which secures the proposed right of way as part of the development process of this tract of land. The City proposes to adjust the alignment per Exhibit F in the development agreement document attached in Appendix 2.</p> <p>Several developments along future GA Moore Parkway will be negatively impacted by the other alternatives. These developments include the following:</p> <ol style="list-style-type: none"> <li>1. Legacy Hills located on the north and south side of GA Moore Parkway between Dallas North Tollway and Celina Parkway</li> <li>2. Hubbard Tract located on the north side of GA Moore Parkway between BNSF Railroad and Preston Road</li> <li>3. Eland Ranch located on the north and south side of GA Moore Parkway between County Road 97 and County Road 101</li> <li>4. O'Donnell Tract (AKA Rainwater) located on the north and south side of GA Moore Parkway between County Road 101 and County Road 133</li> </ol> <p>Appendix 3 through 6 include an exhibit of each of the proposed developments. The executed development agreements between the City and each of the developments listed above are available upon request.</p> <p>In summary, the City officially supports Alternative 5 and Alternative 1 with a few adjustments to accommodate an existing business and several development agreements.</p>	<p>TxDOT will continue to coordinate with the City during the feasibility study process and future stages of project development.</p> <p>Thank you for providing information regarding the developments. This will be added to project maps and will be considered as the study moves forward.</p>
58	Shannon Gartner	7/5/2023	Online	I think alternative 7 is the best option.	Comment noted.
59	Sean Foglia	7/5/2023	Online	I would prefer alignment 1.	Comment noted.
60	Sharon Bickham	7/5/2023	Online	I oppose alternatives 1 and 2.	Comment noted.
61	Blake Bickham	7/5/2023	Online	I oppose alternatives 1 and 2.	Comment noted.
62	Susan Knapp	7/5/2023	Online	I would prefer you simply widen the existing road! Otherwise, we prefer options 1 or 2.	Comment noted.
63	Olivia Wilkins	7/5/2023	Online	I like alignment 1 and 2.	Comment noted.
64	Hank Wilkins	7/5/2023	Online	Alignment 1 Alignment 2.	Comment noted.
65	Sparky Wilkins	7/5/2023	Online	Alignment 1 and 2 !!	Comment noted.
66	Robert Delgado	7/5/2023	Online	I would prefer and like alignment 1 and alignment 2.	Comment noted.
67	Kimberly Gault	7/5/2023	Online	Please keep the path as far away from downtown Celina as possible to preserve as much of the small town feel as possible. Alternative 7 seems to be the farthest. Please only consider this or another alternative path going further north than alternative 7. I travel on 455 daily and these proposed routes will impact travel time and construction annoyances for quite a while. All would impact negatively on my daily travels. I can't imagine residents are pleased with any proposed plan.	Comment noted.
68	David Hale	7/5/2023	Online	I am opposed to Alternates 1,2,3 and 5.	Comment noted.
69	Merlyn Knapp	7/5/2023	Online	Support widening existing 455 route. Alternatively support alternatives 1 and 2. Alternatives 3,4,5,6,7 are routed too close to property located on Lake Drive resulting in potential property devaluation, create increased noise, additional vehicle traffic and danger to residents walking, bicycling, and pets on properties along Lake Drive.	Comment noted.

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70	Becky Chretien Caillier	7/5/2023	Online	Please don't make 455 a multi lane hwy.	Comment noted.
71	Patti Hale	7/5/2023	Online	I am opposed to Alternatives 1,2,3 and 5. It only makes sense to not add more traffic around Coit Rd Custer Rd and move it North around future Legacy near the Celina High School and for all the Huffine Developments. The town is growing all directions but the bulk of growth will be west and north of Preston until you get to Celina High School.	Comment noted.
72	Tonjia Oglesby	7/5/2023	Online	We are opposed to alternatives 1, 2, 3 and 5.	Comment noted.
73	Brian Oglesby	7/5/2023	Online	We are opposed to alternatives 1, 2, 3 and 5.	Comment noted.
74	David Plunkett	7/5/2023	Online	My name is David Plunkett and my wife Blaire and 3 boys moved to Celina about 10 years ago to get away from the rapid growth and lifestyle in Frisco, TX. We chose to buy a 12 acre ranch where we could live a different type of lifestyle, teach my boys how to do work a small ranch, raise and care for livestock, and build a strong work ethic. My wife and I also were very excited to be part of Celina's rich traditions and quickly became part of the Celina Quarterback Club (where I held a position for over 5-years), Bobcat Moms, PTA, and our kids played for the Bobcats in several sports). Last January we learned of a potential new development that would stretch Old Preston Trail from old Business 289 directly through our property and connect to Celina Parkway - taking several acres of land, hay for livestock, and our fresh water pond. I took time to meet with Jason Laumer in January who assured us that "if" this development would happen, it wouldn't happen for another 10-20 years since there are other roads around the area that would have a much higher chance of being used (I have email correspondence from Jason if needed). We understand that there are several other options that can be considered, and invite you to come visit our neighborhood and my property. I think you'd understand that there are better options out there that would not completely disrupt our property, agricultural rights, and my overall property value. I understand and respect the fact that growth is going to happen in Celina, however for those of us who moved to Celina to have a farm/ranch lifestyle, you would be putting all of that at risk for us. I really appreciate your time and hope that you truly research every option before making any decisions. Thank you.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts. Construction on a proposed project would not occur until after all studies have been completed and approved, and funding sources are identified and allocated for such a project.
75	Cheryl Vines	7/5/2023	Online	I recommend the blended route of 4 and 7 be used as it would be the least impactful to the community and to be the most environmentally friendly.	Comment noted.
76	Ryan Kelley	7/5/2023	Online	Considering all 7 of the alternatives, I think that options 1, 5, 6, and 7 are the least desirable. All four of these alternatives have residential displacement impact as well as routing directly past two schools. Alternatives 2, 3, and 4 are more desirable due to no impact to the two existing schools. Also, Alternative #2 is the most desirable of the three due to no residential displacement. Additionally, it is one of the least expensive options and one of the most direct options with fewer curves or turns.	Comment noted.
77	Mark Davis	7/5/2023	Online	It is not necessary for 455 to be 6 lanes at this time. In keeping with the way the state is Texas and our county works, the need will have to arise to justify 6 lanes. The need is not there to disturb the the people that live there currently; the traffic does not dictate the need for it and the city if Celina does not need 6 lanes coming in from Aubrey when the Tollway doesn't do so already. This city doesn't need this until we reach the size of Frisco. We do not need to be the bypass for 380 traffic.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, further studies will be conducted to determine proposed configuration, which may include a 4-lane or 6-lane roadway depending on the traffic needs at this phase of development. Construction on a proposed project would not occur until after all studies have been completed and approved, and funding sources are identified and allocated for such a project.
78	Mike Kimberly	7/5/2023	Online	Keep the road as it is.	Comment noted.
79	Carter Moore	7/5/2023	Online	I believe alignment 2 is the best because it does not displace any residence.	Comment noted.
80	Roy McGill	7/5/2023	Online	I live on FM 455 and would be effected an expansion.	Comment noted.

### FM 455 Public Meeting Comment Matrix

Project ID A00188517

June 20 - July 5, 2023

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Response
81	Joe Alexander	7/5/2023	Online	I am employed at TxDOT in the SSD Security division. We live in Old Preston Trail community, west of BUS289. This is a quiet, rural, private neighborhood with only one entrance (Old Preston Trail). This gives this neighborhood very little traffic and a high degree of privacy and tranquility. Alternates 2, 3, 4 build your roadway right through the neighborhood, cutting it in half and in essence destroying the neighborhood. This would put these homes directly on the sides of the highway and completely destroy the home values. These are 23 homeowners (of which we are 1). We sincerely hope TxDOT chooses one of the other alternates that takes the new road north of our neighborhood.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
82	Cassidy Barron	7/5/2023	Online	I prefer Alternative 1 or 2.	Comment noted.
83	Linda Hunter	7/6/2023	Online	I live where I can see 455 and hear 455. My neighborhood is quiet except 455. Trucks on 455 going too fast are incredibly loud in my quiet neighborhood. Expand a different east west road further Douthat. This is all still farm country and quiet living.	Comment noted.
84	Autumn Davis	7/6/2023	Online	This expansion is unnecessary!! Expand other roads first and spend your money elsewhere. Leave the country "country"!!! This expansion is stupid! As a native Texas!!	Comment noted.
85	Robert E. Tesch	7/5/2023	Letter	This is to protest your use of Alignments 1 or 2 of the proposed alignment of FM 455.  ALTERNATIVE 1 & 2 WILL DESTROY THE ESTATES OF LONG BRANCH, planned new upscale community of one acre plus home sites for \$1M-\$3M new homes, currently in the engineering stage (see attached). Numerous prospective buyers of my sites will be forced to change their plans and go elsewhere. It will also diminish the value of my current home, located at 8970 CR 133, Celina.  I STRONGLY OPPOSE THIS ALIGNMENT AS IT WILL DESTROY THIS PROJECT RESULTING IN MILLIONS OF DOLLARS IN DAMAGES. Please use one of the other alignments where the existing FM 455 right of way can be utilized with substantially less disruption to my home and this beautiful project. Thank you for your consideration.	As part of the area's long range transportation plan, the project is proposed to meet the future needs of the area and to address safety. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.  TxDOT has and will continue to meet with the City of Celina to discuss future developments. If further discussions are needed between TxDOT and developers, these meetings can and will be scheduled.
86	Barry K. Brown	7/7/2023	Mailed Form	Route 7 preferred alternative for reducing environmental impact negatively. Wildlife sanctuary must be preserved around corp of engineer lake and Long Branch Creek on CR 128 and 133. My 16 acres are agricultural and support wildlife.	Comment noted. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
87	Pamela Brown	7/7/2023	Mailed Form	Alternative 7 is the preferred route I choose for environmental preservation necessity. Wildlife sanctuary must be maintained between CR 128 and CR 133 along Long Branch Creek where eagles nest.	Comment noted. From the build alternatives being proposed and evaluated, a preferred alternative will be determined based on careful consideration of possible impacts and feedback from the public and local officials. Once an alternative is determined, the proposed project can proceed to schematic design and environmental studies. At this next phase of project development, detailed studies will be conducted to determine potential impacts.
88	Chuck & Lynn Lentscher	7/13/2023	Interactive Map	This is wildlife management area is here. It's for songbirds specifically. Occasionally a bald has been seen here. Obviously we do not want to destruct or to disrupt the animals in the area. Specifically we are not in favor of using CR 128 for this proj. - (Map point is near 9303 County Road 128)	Comment noted.
89	Anonymous	7/13/2023	Interactive Map	No comment included. Map point is near the wildlife management area near 9303 County Road 128.	Comment noted.
90	Anonymous	7/13/2023	Interactive Map	USACE land - (Map point is near 9303 County Road 128)	Comment noted.
91	Anonymous	7/13/2023	Interactive Map	Will prevent land from being developed. - (Map pin references alternatives 1, 2, 3 & 5)	Comment noted.

## FM 455 Public Meeting Comment Matrix

Project ID A00188517

June 20 - July 5, 2023

Comment Number	Commenter Name	Date Received	Source	Comment Topic	Response
92	Anonymous	7/13/2023	Interactive Map	Wildlife conservatory. - (Map pin is near 9303 County Road 128)	Comment noted.
93	Anonymous	7/13/2023	Interactive Map	Bald eagle comes through the wildlife conservatory and lake, nest is located north of here. - (Map pin is near 9303 County Road 128)	Comment noted.
94	Anonymous	7/13/2023	Interactive Map	Migratory birds stopover at lake. - (Map pin is near 9303 County Road 128)	Comment noted.
95	Anonymous	7/13/2023	Interactive Map	Opsrey at lake - (Map pin is near 9303 County Road 128)	Comment noted.
96	Kelly Scott	7/13/2023	Interactive Map	Alt 2, 3, 4 go right through a neighborhood (Old Preston Trail)	Comment noted.
97	Debra Davis	7/13/2023	Interactive Map	Huge gas easement along CR-100 on north side, east of Preston	Thank you for your comment. The gas easement will be considered as the project moves ahead and will be included on project maps.
		7/13/2023	Interactive Map	Easement north of EGA Moore in her backyard; built home there because of easement, property on greenbelt, did not anticipate large growth or major thoroughfare. (Map pin at 1601 Tapadero Ln)	Comment noted.
98	Sandra Martinez	7/13/2023	Interactive Map	Concern about proximity to the school; suggestion to move the corridor further south.	Comment noted.
99	Joe Chappell	7/13/2023	Interactive Map	Water main on north side of road go to the south (Map pin is on alternative 4 at 4650 High Point Dr)	Thank you for your comment. The water main will be considered as the project moves ahead and will be included on project maps.
100	Brent Murphree	6/20/2023	Interactive Map	Currently zoning property for Rainwater Crossing. He is required to build a 2-lanes of GA Moore from Preston to inside his property. Also required to dedicate ROW to the city upon request. (Map pin is on parcel #2871722)	Comment noted.
101	Phillip Thompson	6/20/2023	Interactive Map	Same as adjacent comment (see comment from Brent Murphree) - (Map pin is on parcel #2871722)	Comment noted.
		6/20/2023	Interactive Map	Comment from Phillip Thompson and Brent Murphree. They like only Alignment 1 and that's the only alignment they would dedicate alignment - they own 641 acres. (Map pin is on parcel #2871722)	Comment noted.
102	Duane Barnes	7/13/2023	Interactive Map	Fyi, Old Preston Trails, a beautiful, 30 yr old subdivision of mostly 10-30 acre tracts (5 acre min.) with rolling hills and beautiful views, would be DECIMATED by this southern route. Please consider (ie. don't kill) ambiance and economic potential. Ty. - (Map point references alt 2,3,4)	Comment noted.
103	Matt Locke	7/5/2023	Interactive Map	My house is directly adjacent to 4 alternatives, all of which leave no more than 30 feet of buffer from my house and pool and will drastically lower my property value and my largest retirement asset. (Map pin is adjacent to alternatives 1, 5, 6, 7)	Comment noted.
		7/5/2023	Interactive Map	Each of these 4 alternatives leave several hundred feet of buffer for houses in DC Ranch and 0 feet of buffer against the fence line of my house on Prairie Meadow Lane.	Comment noted.
		7/5/2023	Interactive Map	Alternative 4 has the least impact to existing property, is the straightest, and uses primarily existing roads.	Comment noted.
		7/5/2023	Interactive Map	Recommend TXDOT select alternatives 2, 3, or 4 as their paths use more existing roadway, and do not run directly adjacent to existing houses not already on a roadway.	Comment noted.
104	Jennifer Locke	7/5/2023	Interactive Map	Alignments 1, 5, 6 and 7 do not follow any existing road in the county and run along our fence and/or clip the northeast corner of our property. This would essentially put a 6 lane road within 50 feet or less of our home and pool.	Comment noted.
		7/5/2023	Interactive Map	I'm confused as to why the Celina/TXdot plan doesn't follow the proposed county road, instead dipping south so close to our cul de sac. Who made that proposal?	The proposed alignments mentioned follow closely to the current throughfare plans of Celina and Collin County. Through this process, TxDOT has coordinated with Collin County and the City of Celina to align with these plans.
		7/5/2023	Interactive Map	Alignment 4 appears to have the least impact on property owners as it goes through open tracts, or uses existing roads where property values are already impacted by being on a road.	Comment noted.

**ATTACHMENT B**  
**NOTICES PROVIDED**

The public meeting notice which included a venue map was mailed to 41 elected/public officials in English and Spanish on June 2, 2023, and to 683 adjacent property owners/stakeholders on June 2, 2023, from the project's mailing list.



- Public Meeting Notice Mailout
  - Newspaper Advertisements
  - Keep It Moving Dallas Notice
- TxDOT Meetings and Hearings Website
  - City of Celina Website



**Notice of Public Meeting**  
**FARM TO MARKET ROAD (FM) 455 FEASIBILITY STUDY**  
**From Dallas Parkway to Shady Brook Lane**  
**Project ID: A00188517**  
**Collin County, Texas**

The Texas Department of Transportation (TxDOT) is conducting a feasibility study for improvements to FM 455 from Dallas Parkway to Shady Brook Lane in Collin County, Texas. This notice advises the public that TxDOT will be conducting an in-person public meeting on the feasibility study with an online virtual public meeting option. **The same information will be available at both the in-person and virtual meeting, including a pre-recorded video presentation with audio and visual components.**

**In-Person Meeting**

**Tuesday, June 20, 2023, 5:30 p.m. to 7:30 p.m.**  
**Two 29 on the Square**  
**229 W. Pecan St., Celina, TX 75009**  
**(Open house format)**

**Virtual Meeting**

**Tuesday, June 20, 2023, 5:30 p.m. through**  
**Wednesday, July 5, 2023, at 11:59 p.m.**  
**[www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS)**  
**\*Not a live event**

The in-person meeting will begin at 5:30 p.m. and will be an open house format where the public may come and go at their convenience. In-person attendees will be able to view the same presentation delivered in the online public meeting which will be playing on a screen, review hard copies of project materials, ask questions of TxDOT staff and/or consultants, and leave written comments. The virtual meeting can be viewed beginning Tuesday, June 20, 2023, starting at 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m. The virtual public meeting materials will be posted to the project website listed above and will consist of a pre-recorded video presentation that includes both audio and video components, along with other exhibits. **The virtual public meeting is not a live event.** If you do not have internet access, you may call (214) 320-4469 between the hours of 8 a.m. and 5 p.m. Monday through Friday, to ask questions and access study materials. Please note the materials will not be available until Tuesday, June 20, 2023, at 5:30 p.m.

The purpose of the feasibility study is to analyze potential roadway options to improve FM 455, including improving an existing alignment or developing new alignments. The proposed study could potentially result in projects that require additional right of way and include construction in wetlands and an action in a floodplain. The study area is within the City of Celina and ends just west of the City of Weston.

Any maps and drawings showing the study area and preliminary alternatives, tentative schedule, and other information regarding the proposed study are on file and available for inspection Monday through Friday between the hours of 8 a.m. and 5 p.m. at the TxDOT Dallas District Office located at 4777 E. Highway 80, Mesquite, Texas 75150. Study materials are also available online at the study website. These materials will also be available in hard copy form for review at the in-person option.

The virtual public meeting and in-person option will be conducted in English. If you need an interpreter or document translator because English is not your primary language or you have difficulty communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you need interpretation or translation services or you are a person with a disability who requires an accommodation to attend and participate in the virtual public meeting or in-person option, please contact the TxDOT Public Information Office, at (214) 320-4480 no later than 4 p.m., Tuesday, June 13, 2023. Advance notice is required as some services and accommodations may require time for the Texas Department of Transportation to arrange.

Written comments from the public regarding the feasibility study are requested and may be submitted by mail to the TxDOT Dallas District Office, c/o Stephen Endres, P.E., RE: FM 455 Feasibility Study, 4777 E. U.S. Highway 80, Mesquite, TX 75150 or by email to [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov). Verbal comments may be submitted by leaving a voicemail at (469) 920-2505. **All comments must be received on or before Wednesday, July 5, 2023.** Responses to comments received will be available online at the study website once they have been prepared. If you have any general questions or concerns regarding the feasibility study or virtual meeting or in-person option, please contact the TxDOT Project Manager, Stephen Endres, P.E., at (214) 320-4469 or by email at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).

*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.*



**Aviso de Reunión Pública**  
**Estudio de Factibilidad del FARM TO MARKET ROAD (FM) 455**  
**Desde Dallas Parkway hasta Shady Brook Lane**  
**ID del Proyecto: A00188517**  
**Condado de Collin, Texas**

El Departamento de Transporte de Texas (TxDOT por sus siglas en inglés) está llevando a cabo un estudio de factibilidad para el estudio de mejoras al FM 455 desde Dallas Parkway hasta Shady Brook Lane en el condado de Collin, Texas. Este aviso informa al público en general que TxDOT llevará a cabo una reunión presencial con la opción de reunión pública virtual en línea. **La misma información proveída durante las dos sesiones estará disponible para las dos modalidades, incluyendo un video pregrabado de la presentación con componentes audiovisuales.**

**Reunión Presencial (Formato de puertas abiertas)**  
**Martes 20 de junio de 2023, de 5:30 p.m. a 7:30 p.m.**  
**Two 29 on the Square**  
**229 W. Pecan St., Celina, TX 75009**

**Reunión Virtual \*No es un evento en vivo**  
**De martes 20 de junio de 2023 a las 5:30 p.m., hasta**  
**miércoles 5 de julio de 2023 a las 11:59 p.m.**  
**[www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS)**

La reunión presencial tendrá comienzo a las 5:30 p.m. y será de formato puertas abiertas, donde el público podrá ir y venir de acuerdo con su conveniencia. Los asistentes a la reunión presencial tendrán la posibilidad de ver la misma presentación publicada en línea (la cual será proyectada en el recinto), revisar material impreso del proyecto y hacer preguntas al staff de TxDOT y/o consultores, y dejar comentarios por escrito. El acceso a la reunión virtual será desde las 5:30 p.m. el martes 20 de junio de 2023 hasta el miércoles 5 de julio de 2023. Los materiales previstos en la reunión presencial serán publicados en la página web mencionada anteriormente y consistirá en un video pregrabado de la presentación que incluirá componentes audiovisuales, así como anexos varios. **La reunión virtual pública no será un evento en vivo.** Si usted no cuenta con acceso a Internet, puede llamar al número telefónico (214) 320-4469 entre las 8 a.m. y 5 p.m. de lunes a viernes, para hacer preguntas o tener acceso a materiales del estudio. Tome en cuenta que los materiales no se encontraran disponibles hasta el martes 20 de junio de 2023 a las 5:30 p.m.

El objetivo del estudio de factibilidad es el analizar opciones potenciales de vías de carretera para mejorar FM 455, incluyendo mejorar el cadenamiento existente o el desarrollar nuevos cadenamientos. El estudio propuesto podría resultar en proyectos que requieran derecho de vía (ROW por sus siglas en inglés) adicional e incluir construcción en humedales y acciones en una llanura aluvial. El área de estudio se encuentra dentro de la ciudad de Celina y termina al oeste de la ciudad de Weston.

Cualquier mapa o dibujo mostrando el área de estudio y alternativas preliminares, horarios tentativos u otra información relacionada con el estudio propuesto se encuentran en archivo y disponibles para su consulta de lunes a viernes entre las 8 a.m. y 5 p.m. en la Oficina del Distrito de Dallas de TxDOT con domicilio en 4777 E. Highway 80, Mesquite, Texas 75150. Los materiales del estudio también se encuentran en línea en el sitio web del estudio. La versión impresa de estos materiales podrá ser revisada durante la reunión presencial.

Las reuniones tanto presencial como virtual se llevarán a cabo en inglés. Si usted necesita un intérprete o traductor de documentos porque el inglés no es su idioma principal o tiene dificultades para comunicarse adecuadamente, se le proporcionara uno. Si usted cuenta con una discapacidad y necesita asistencia, se pueden hacer arreglos especiales para satisfacer la mayoría de sus necesidades. Si necesita servicios de interpretación o traducción o es una persona con una discapacidad que requiere de ayuda personalizada para asistir y participar tanto en la reunión presencial como la virtual, comuníquese con la Oficina de Información Pública de TxDOT por llamada telefónica al (214) 320-4480 a más tardar a las 4 p.m. del martes, 13 de junio del 2023. Tenga en cuenta que se requiere un aviso previo, ya que algunos servicios y ayudas personalizadas pueden requerir tiempo para que el Departamento de Transporte de Texas las organice.

Se solicita enviar comentarios por escrito sobre el estudio de factibilidad, los cuales pueden enviarse por correo a la Oficina del Distrito de Dallas, c/o Stephen Endres, P.E., RE: FM 455 Feasibility Study, 4777 E. U.S. Highway 80, Mesquite, TX o vía email al correo electrónico [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov). Comentarios orales pueden enviarse dejando un mensaje por correo de voz al (469) 920-2505. **Todos los comentarios deberán ser recibidos como fecha límite el miércoles 5 de julio del 2023.** Las respuestas a los comentarios recibidos estarán disponibles en línea en la página web del estudio una vez completadas. Si tiene preguntas o inquietudes generales con respecto al estudio de factibilidad o la reunión tanto virtual como presencial, comuníquese con el Gerente de Proyectos de TxDOT, Stephen Endres, P.E. al teléfono (214) 320-4469 o por correo electrónico a [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).

*La revisión ambiental, la consulta y otras acciones requeridas para este proyecto están siendo, o han sido, llevadas a cabo por TxDOT de conformidad con la norma 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de diciembre de 2019, y ejecutados por FHWA Y TxDOT.*



# FARM TO MARKET ROAD (FM) 455 FEASIBILITY STUDY

From Dallas Parkway to Shady Brook Lane

Project ID: A00188517 | Collin County, Texas



## IN-PERSON PUBLIC MEETING

**WHEN:** Tuesday, June 20, 2023

5:30-7:30 p.m. (Open House Format)

**WHERE:** Two 29 on the Square

229 W. Pecan St.

Celina, TX 75009

## VIRTUAL PUBLIC MEETING

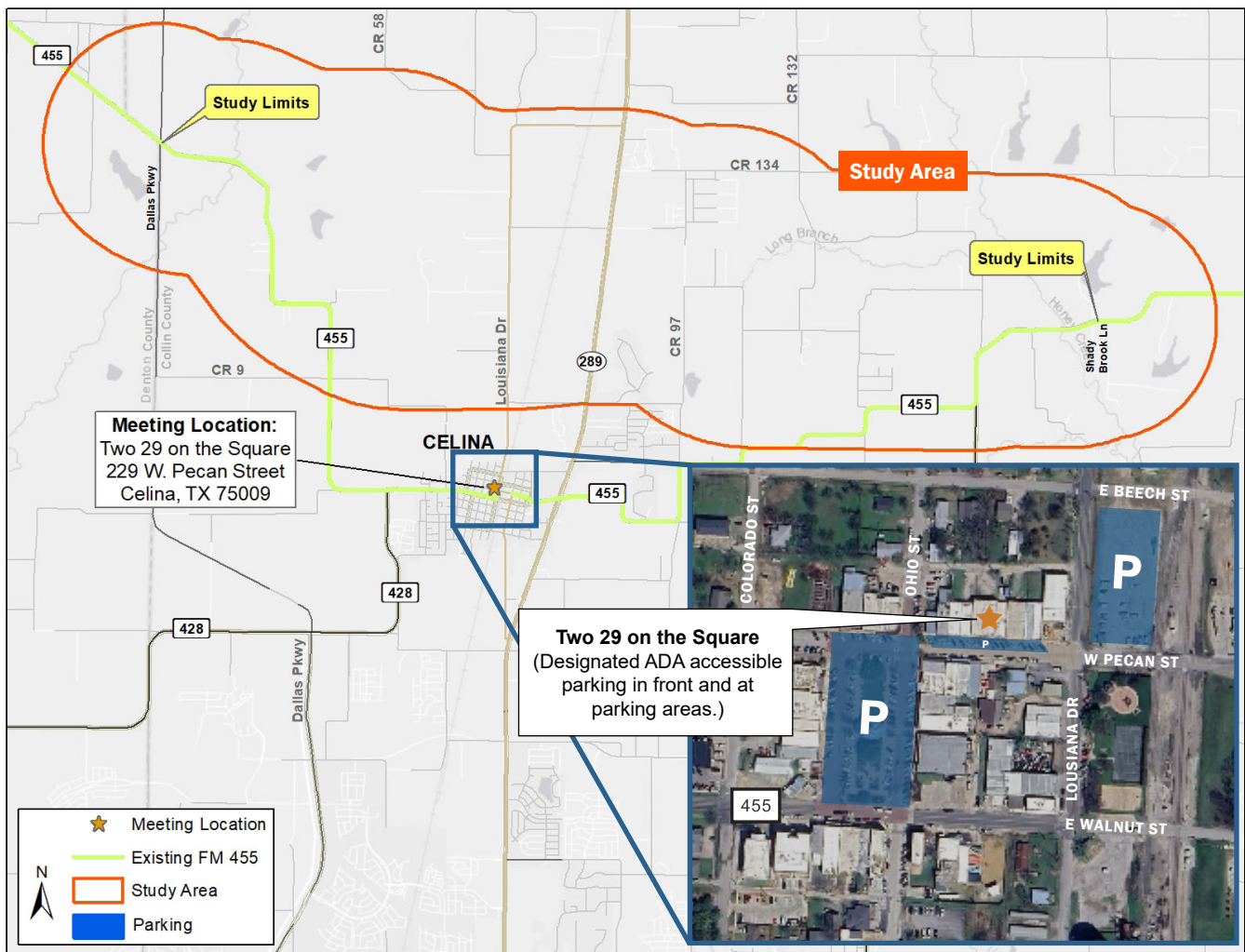
**\*NOT A LIVE EVENT**

Visit [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS) to access the virtual public meeting.

The virtual public meeting will be available

Tuesday, June 20, 2023 at 5:30 p.m. to

Wednesday, July 5, 2023 at 11:59 p.m.



### FROM PRESTON RD/SH 289

- Take FM 455 west towards downtown Celina
- Continue westbound onto Walnut Street
- After the railroad tracks, parking is on the right between Pecan and Beech streets
- The meeting location is on Pecan Street between Ohio Street and Louisiana Drive

### FROM FM 428 AND FM 455 INTERSECTION

- Take FM 455 east towards downtown Celina
- Continue eastbound past Colorado Drive
- Turn left onto Ohio Street for parking
- For additional parking, head east and turn left onto Louisiana Drive
- The meeting location is on Pecan Street between Ohio Street and Louisiana Drive

# ESTUDIO DE FACTIBILIDAD DEL FARM TO MARKET ROAD (FM) 455

Desde Dallas Parkway hasta Shady Brook Lane

ID del Proyecto: A00188517 | Condado de Collin, Texas



## REUNIÓN PRESENCIAL

**CUÁNDO:** Martes 20 de junio de 2023

5:30-7:30 p.m. (Formato de puertas abiertas)

**DÓNDE:** Two 29 on the Square

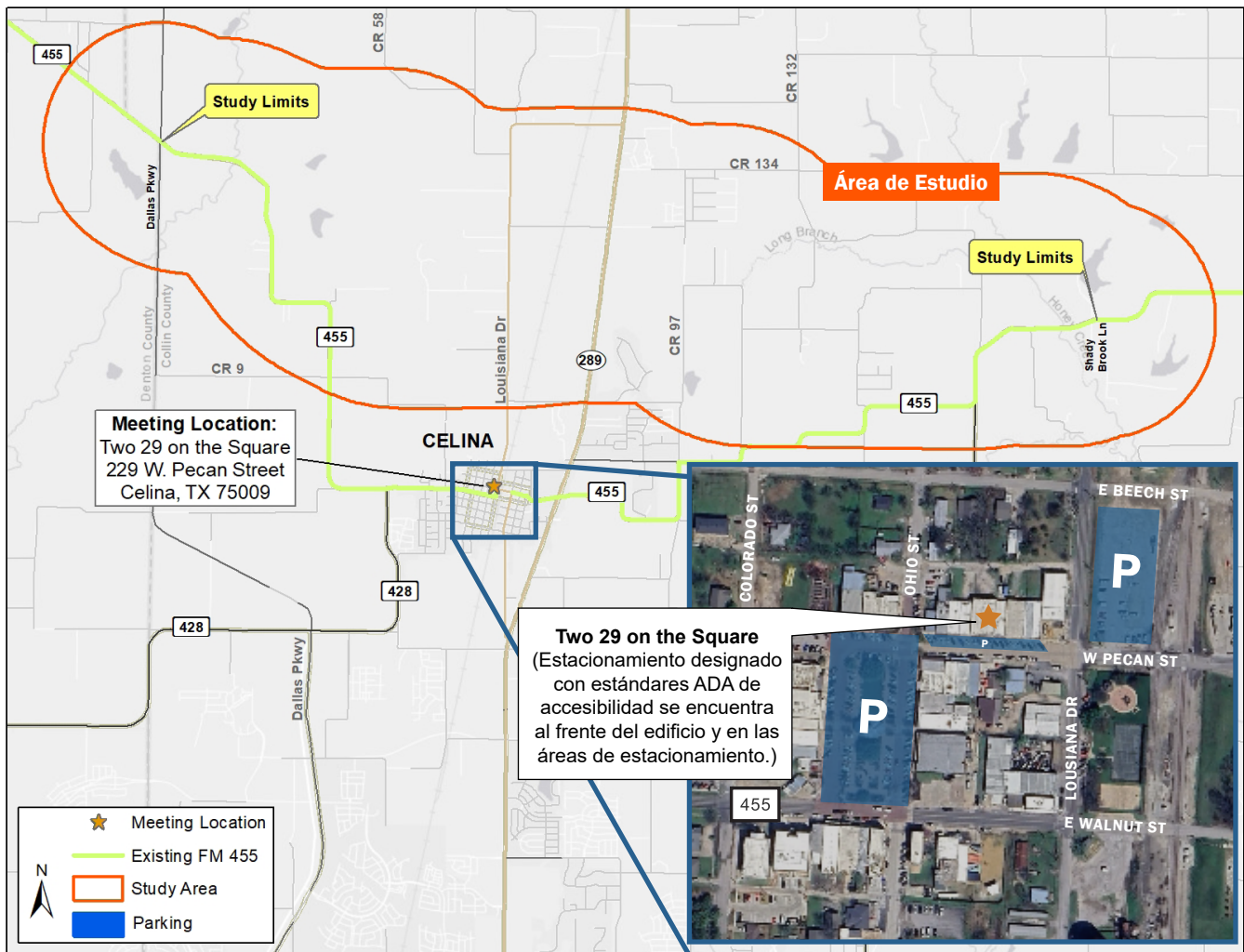
229 W. Pecan St.  
Celina, TX 75009

## REUNIÓN VIRTUAL

**\*NO ES UN EVENTO EN VIVO**

Visite [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS) para tener acceso a la reunión virtual

La reunión virtual estará disponible desde martes 20 de junio de 2023 a las 5:30 p.m. hasta el miércoles 5 de julio de 2023 a las 11:59 p.m.



### DESDE PRESTON RD/SH 289

- Tome FM 455 al oeste hacia el centro de Celina
- Continúe al oeste hasta la calle Walnut
- Después de pasar las vías de tren, el estacionamiento se encontrará a la derecha entre las calles Pecan y Beech
- El lugar de reunión estará en la calle Pecan entre las calles Ohio y Louisiana Drive

### DESDE FM 428 HASTA LA INTERSECCIÓN DE FM 455

- Tome FM 455 al este hacia el centro de Celina
- Continúe al este pasando la calle Colorado Drive
- Doble a la izquierda hacia la calle Ohio para encontrar estacionamiento
- Para estacionamiento extra, siga hacia el este y de vuelta en la calle Louisiana Drive
- El lugar de reunión estará en la calle Pecan entre las calles Ohio y Louisiana Drive

**From:** [Stephen Endres](#)  
**To:** [Stephen Endres](#)  
**Subject:** Notice of Public Meeting FARM TO MARKET ROAD (FM) 455 FEASIBILITY STUDY From Dallas Parkway to Shady Brook Lane Project ID: A00188517  
**Date:** Monday, June 5, 2023 4:49:53 PM  
**Attachments:** [20230531-fm455-notice&aviso&map.pdf](#)

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The Texas Department of Transportation (TxDOT) is conducting a feasibility study for improvements to FM 455 from Dallas Parkway to Shady Brook Lane in Collin County, Texas.

This notice advises the public that TxDOT will be conducting an in-person public meeting on the feasibility study with an online virtual public meeting option.

The same information will be available at both the in-person and virtual meeting, including a pre-recorded video presentation with audio and visual components.

#### In-Person Meeting

Tuesday, June 20, 2023, 5:30 p.m. to 7:30 p.m.

Two 29 on the Square

229 W. Pecan St., Celina, TX 75009

(Open house format)

#### Virtual Meeting

Tuesday, June 20, 2023, 5:30 p.m. through

Wednesday, July 5, 2023, at 11:59 p.m.

[www.KeepItMovingDallas.com/projects/fm-roads/fm455FS](http://www.KeepItMovingDallas.com/projects/fm-roads/fm455FS)

\*Not a live event

The in-person meeting will begin at 5:30 p.m. and will be an open house format where the public may come and go at their convenience.

The virtual public meeting will consist of a pre-recorded video presentation explaining the proposed project, which includes both audio and video components, along with other exhibits and materials for your review.

The virtual meeting can be viewed beginning Tuesday, June 20, 2023, starting at 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m. The virtual public meeting materials will be posted to the project website listed above and will consist of a pre-recorded video presentation that includes both audio and video components, along with other exhibits. The virtual public meeting is not a live event.

The public meeting notice and location map are attached for your information.

**Stephen Endres**  
Transportation Engineer

Dallas District | Texas Department of Transportation  
O: 214-320-4469 | [www.txdot.gov](http://www.txdot.gov)

**FM 455 Feasibility Study  
June 20, 2023 Public Meeting  
Mailing List - Elected Officials**

SALUTATION	FIRST NAME	LAST NAME	TITLE 1	TITLE 2	ORGANIZATION	ADDRESS	CITY	STATE	ZIP_CODE	EMAIL_ADDRESS
<b>CITY OFFICIALS</b>										
Mr.	Jerry	Randall	Mayor		City of Weston	P.O. Box 248	Weston	TX	75079	mayer@westontexas.com
Ms.	Maria	Whitworth	Alderman		City of Weston	P.O. Box 248	Weston	TX	75079	mwhitworth@westontexas.com
Mr.	Jeff	Metzger	Alderman		City of Weston	P.O. Box 248	Weston	TX	75079	jmetzger@westontexas.com
Mr.	Mike	Hill	Alderman		City of Weston	P.O. Box 248	Weston	TX	75079	mhill@westontexas.com
Ms.	Heather	Richardson	Alderman		City of Weston	P.O. Box 248	Weston	TX	75079	hrichardson@westontexas.com
Mr.	Tim	Wilson	Mayor Pro Tem, Alderman		City of Weston	P.O. Box 248	Weston	TX	75079	twilson@westontexas.com
Mr.	Ryan	Tubbs	Mayor		City of Celina	112 N. Colorado	Celina	TX	75009	rtubbs@celina-tx.gov
Mr.	Philip	Ferguson	Councilmember	Place 1	City of Celina	112 N. Colorado	Celina	TX	75009	jpierce@celina-tx.gov
Mr.	Jay	Pierce	Mayor Pro Tem, Councilmember	Place 2	City of Celina	112 N. Colorado	Celina	TX	75009	wwigginton@celina-tx.gov
Mr.	Andy	Hopkins	Councilmember	Place 3	City of Celina	112 N. Colorado	Celina	TX	75009	pferguson@celina-tx.gov
Ms.	Wendie	Wigginton	Deputy Mayor Pro Tem, Councilmember	Place 4	City of Celina	112 N. Colorado	Celina	TX	75009	ahopkins@celina-tx.gov
Ms.	Mindy	Koehne	Councilmember	Place 5	City of Celina	112 N. Colorado	Celina	TX	75009	mkoehne@celina-tx.gov
Mr.	Tony	Griggs	Councilmember	Place 6	City of Celina	112 N. Colorado	Celina	TX	75009	tgriggs@celina-tx.gov
<b>COUNTY OFFICIALS</b>										
The Honorable	Susan	Fletcher	County Commissioner	Precinct 1	Collin County	2300 Bloomdale Road, Ste. 4192	McKinney	TX	75071	sfletcher@collincountytx.gov
The Honorable	Cheryl	Williams	County Commissioner	Precinct 2	Collin County	2300 Bloomdale Road, Ste. 4192	McKinney	TX	75071	cdwilliams@collincountytx.gov
The Honorable	Darrell	Hale	County Commissioner	Precinct 3	Collin County	2300 Bloomdale Road, Ste. 4192	McKinney	TX	75071	dhale@collincountytx.gov
The Honorable	Duncan	Webb	County Commissioner	Precinct 4	Collin County	2300 Bloomdale Road, Ste. 4192	McKinney	TX	75071	jdwebb@collincountytx.gov
The Honorable	Chris	Hill	County Judge		Collin County	2300 Bloomdale Road, Ste. 4192	McKinney	TX	75071	chill@collincountytx.gov
The Honorable	Ryan	Williams	County Commissioner	Precinct 1	Denton County	1 Courthouse Drive	Denton	TX	76208	Online form
The Honorable	Ron	Marchant	County Commissioner	Precinct 2	Denton County	1 Courthouse Drive	Denton	TX	76208	Online form
The Honorable	Bobbie J.	Mitchell	County Commissioner	Precinct 3	Denton County	1 Courthouse Drive	Denton	TX	76208	Online form
The Honorable	Dianne	Edmondson	County Commissioner	Precinct 4	Denton County	1 Courthouse Drive	Denton	TX	76208	Online form
The Honorable	Andy	Eads	County Judge		Denton County	1 Courthouse Drive	Denton	TX	76208	Online form
<b>TEXAS STATE REPRESENTATIVES</b>										
The Honorable	Frederick	Frazier	Representative	District 61	Texas House of Representatives	PO Box 2910	Austin	TX	78768	frederick.frazier@house.texas.gov
The Honorable	Matt	Shaheen	Representative	District 66	Texas House of Representatives	PO Box 2910	Austin	TX	78768	matt.shaheen@house.texas.gov; laura.king@house.texas.gov
The Honorable	Jared	Patterson	Representative	District 106	Texas House of Representatives	5533 FM 423, Ste. 503	Frisco	TX	75034	jared.patterson@house.texas.gov
<b>TEXAS STATE SENATORS</b>										
The Honorable	Angela	Paxton	Senator	District 8	Texas State Senate	604 S. Watters Road, Suite 100	Allen	TX	75013	angela.paxton@senate.texas.gov
The Honorable	Drew	Springer	Senator	District 30	Texas State Senate	Denton Square Business Center, 723 S I-35 East, Ste. 222	Denton	TX	76205	drew.springer@senate.texas.gov
<b>TEXAS U.S. REPRESENTATIVES</b>										
The Honorable	Keith	Self	Congressman	District 3	U.S. House of Representatives	4500 W. Eldorado Pkwy, Suite 3500	McKinney	TX	75070	keith_self@mail.house.gov
The Honorable	Pat	Fallon	Congressman	District 4	U.S. House of Representatives	6531 Horizon Road, Ste. A	Rockwall	TX	75032	pat.fallon@mail.house.gov
The Honorable	Michael C.	Burgess	Congressman	District 26	U.S. House of Representatives	2000 S. Stemmons Frwy., Ste. 200	Lake Dallas	TX	75065	michael.burgess@mail.house.gov
<b>TEXAS U.S. SENATORS</b>										
The Honorable	John	Cornyn	Senator		U.S. Senate	5001 Spring Valley Rd., Ste. 1125 E	Dallas	TX	75244	Collin_McLochlin@cornyn.senate.gov
The Honorable	Ted	Cruz	Senator		U.S. Senate	3626 N Hall St., Ste. 410	Dallas	TX	75219	Michael_Flusche@cruz.senate.gov

**FM 455 Feasibility Study  
June 20, 2023 Public Meeting  
Mailing List - Public Officials**

SALUTATION	FIRST NAME	LAST NAME	TITLE 1	TITLE 2	ORGANIZATION	ADDRESS	ADDRESS 2	CITY	STATE	ZIP_CODE	EMAIL_ADDRESS
CITY PUBLIC OFFICIALS											
Mr.	John	Cullison	Police Chief		City of Celina	110 N. Colorado Street		Celina	TX	75009	jcullison@celina-tx.gov
Mr.	Mark	Metdker	Fire Chief/Fire Marshal		City of Celina	1413 S. Preston Road		Celina	TX	75009	mmdtdker@celina-tx.gov
Mr.	Eric	Everson	Assistant Fire Chief		City of Celina	1413 S. Preston Road		Celina	TX	75009	eeverson@celina-tx.gov
Mr.	Bart	Chambers	Fire Chief		Weston Fire and Rescue	203 Main Street		Weston	TX	75097	info@westontxfd.org
COUNTY PUBLIC OFFICIALS											
Mr.	Jason	Browning	Fire Marshal		Collin County	4690 Community Avenue, Ste. 200		McKinney	TX	75071	fmadmin@collincountytx.gov
Mr.	Jim	Skinner	Sheriff		Collin County	4300 Community Avenue		McKinney	TX	75071	sheriffskinner@collincountytx.gov
Mr.	Brad	Sebastian	Fire Marshal		Denton County	3900 Morse Street	Second Floor	Denton	TX	76208	Online Form
Mr.	Tracy	Murphree	Sheriff		Denton County	127 N Woodrow Lane	Law Enforcement Center	Denton	TX	76205	Online Form

**FM 455 Feasibility Study  
June 20, 2023 Public Meeting  
Mailing List - Stakeholders**

SALUTATION	FIRST NAME	LAST NAME	TITLE	ORGANIZATION	ADDRESS	ADDRESS 2	CITY	STATE	ZIP CODE	EMAIL_ADDRESS
<b>COLLIN COUNTY</b>										
Mr.	Clarence	Daughtery	Director of Engineering	Collin County Engineering Department	4690 Community Avenue, Ste. 200		McKinney	TX	75071	cdaughtery@collincountytx.gov
Ms.	Misty	Brown	Development Services Division Manager	Collin County Engineering Department	4690 Community Avenue, Ste. 200		McKinney	TX	75071	developmentsservices@collincountytx.gov
<b>DENTON COUNTY</b>										
Ms.	Tina	Massey	Director	Denton County Transportation and Engineering	1505 E. McKinney Street, Ste. 175		Denton	TX	76209	Online Form
Mr.	James	Gossie	Engineer	Denton County Transportation and Engineering	1505 E. McKinney Street, Ste. 175		Denton	TX	76209	Online Form
<b>FEDERAL HIGHWAY ADMINISTRATION TEXAS DIVISION</b>										
Ms.	Anita	Wilson	Urban Engineer	FHWA Texas Division	300 E 8th St Rm 826		Austin	TX	78701	anita.wilson@dot.gov
<b>NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS</b>										
Mr.	Jeffrey	Neal	Senior Program Manager	NCTCOG Transportation Department	616 Six Flags Drive		Arlington	TX	76011	jneal@nctcog.org
Mr.	Michael	Morris	Director Of Transportation	NCTCOG Transportation Department	616 Six Flags Drive		Arlington	TX	76011	mmorris@nctcog.org
Mr.	Dan	Lamers	Senior Program Manager	NCTCOG Transportation Department	616 Six Flags Drive		Arlington	TX	76011	dlamers@nctcog.org
Ms.	Patricia	Rohmer	Project Engineer	NCTCOG Transportation Department	616 Six Flags Drive		Arlington	TX	76011	prohmer@nctcog.org
Mr.	Berrien	Barks	Program Manager	NCTCOG Transportation Department	616 Six Flags Drive		Arlington	TX	76011	bbarks@nctcog.org
<b>AREA HISTORICAL COMMISSION</b>										
Ms.	Paula	Ross	Chair	Collin County Historical Commission	7117 County Road 166		McKinney	TX	75071	
Ms.	Peggy	Riddle	Museum Director	Denton County Historical Commission	110 W. Hickory		Denton	TX	76201	
<b>SCHOOL DISTRICTS</b>										
Dr.	Tom	Maglisceau	Superintendent	Celina ISD	205 S. Colorado Street		Celina	TX	75009	thomasmaglisceau@celinaisd.com
Dr.	Rick	McDaniel	Superintendent	McKinney ISD	1 Duvall Street		McKinney	TX	75069	rmcdaniel@mcKinneyisd.net
<b>CHAMBERS OF COMMERCE</b>										
Ms.	Melissa	Cromwell	President/CEO	Celina Chamber of Commerce	110 South Preston Road		Celina	TX	75009	melissa@celinachamber.org
Ms.	Alexis	Jackson	Director	Celina Economic Development Corporation	302 W. Walnut Street		Celina	TX	75009	ajackson@celinaedc.com
<b>CITY STAFF</b>										
Mr.	Jason	Laumer	City Manager	City of Celina	142 N. Ohio Street		Celina	TX	75009	jlaumer@celina-tx.gov
Ms.	Kimberly	Brawner	Assistant City Manager - Public Services	City of Celina	142 N. Ohio Street		Celina	TX	75009	kbrawner@celina-tx.gov
Mr.	Dusty	McAfee	Executive Director of Development Services	City of Celina	142 N. Ohio Street		Celina	TX	75009	dmcafee@celina-tx.gov
Mr.	Andy	Glasgow	Director of Engineering	City of Celina	405 W. Walnut Street		Celina	TX	75009	aglasgow@celina-tx.gov
Ms.	Dailyn J.	Cruz Crespo	Civil Engineer	City of Celina	405 W. Walnut Street		Celina	TX	75009	dcruz@celina-tx.gov
Mr.	Chase	Guidera	Public Information Officer/Community Relations	City of Celina	142 N. Ohio Street		Celina	TX	75009	cguidera@celina-tx.gov
Mr.	Madhuri	Mohan	Planning Director	City of Celina	142 N. Ohio Street		Celina	TX	75009	mmohan@celina-tx.gov
Mr.	Andrew	Figueroa	Director of Public Works	City of Celina	142 N. Ohio Street		Celina	TX	75009	kpemberton@celina-tx.gov
Ms.	Susan	Coffer	City Secretary	City of Weston	301 Main Street		Weston	TX	75097	cityhall@westontexas.com
<b>NEIGHBORHOOD ASSOCIATIONS</b>										
Mr.	Ryan	Worthey	President	Buffalo Ridge HOA						
Mr.	Philip	Ferguson	President	Heritage HOA	1231 Stanford Lane		Celina	TX	75009	
Ms.	Laura	Pierce	President	DC Ranch HOA						

**FM 455 Feasibility Study  
June 20, 2023 Public Meeting  
Mailing List - Adjacent Property Owners**

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2726692	CLIFTON & STEFANIE PLACE		9434 COUNTY ROAD 97	CELINA	TX	75009-2344	9434 COUNTY ROAD 97 CELINA, TX 75009
2726712	CHAUNINE & MARCUS SHANKS		2066 LARIAT TRL	CELINA	TX	75009-4008	2066 LARIAT TRL CELINA, TX 75009
2726716	DAVID & SHELLEY JONES		2122 LARIAT TRL	CELINA	TX	75009-4030	2122 LARIAT TRL CELINA, TX 75009
2726717	BRIAN & ANDREA R TIGNER		2144 LARIAT TRL	CELINA	TX	75009-4030	2144 LARIAT TRL CELINA, TX 75009
2726721	DANIEL & LORI MANLEY		3225 STAMPEDE	CELINA	TX	75009-0875	3225 STAMPEDE LN CELINA, TX 75009
2726723	JEFFREY ALLEN GAMMILL		3151 STAMPEDE	CELINA	TX	75009-0891	3151 STAMPEDE LN CELINA, TX 75009
2726718	TALLET PROPERTIES LLC		1521 MCKINNEY ST	MELISSA	TX	75454-9815	2176 LARIAT TRL CELINA, TX 75009
2726730	KEVYN A & LEE E ALLEN		2977 STAMPEDE	CELINA	TX	75009-0817	2977 STAMPEDE LN CELINA, TX 75009
2726733	PAMELA J & JAMES Z BAKER		2921 STAMPEDE	CELINA	TX	75009-0817	2921 STAMPEDE LN CELINA, TX 75009
2726736	JOSEPH J III & TANIKA ROCHELLE BOATNER-GUIDRY		2157 TAPADERO LN	CELINA	TX	75009-0679	2157 TAPADERO LN CELINA, TX 75009
2726756	HODGES ROBERT & LARA LYNN		2089 LARIAT TRL	CELINA	TX	75009-4023	2089 LARIAT TRL CELINA, TX 75009
2726755	THE GREER LIVING TRUST		2115 LARIAT TRL	CELINA	TX	75009-4031	2115 LARIAT TRL CELINA, TX 75009
2726747	TERESA D & BRIAN HOWARD DODSON		2151 LARIAT TRL	CELINA	TX	75009-4031	2151 LARIAT TRL CELINA, TX 75009
2726749	LOGAN S & SHANELL W DUNN		2172 CANYON RD	CELINA	TX	75009-4028	2172 CANYON RD CELINA, TX 75009
2726720	MICHAEL & SONJA JETT		3257 STAMPEDE	CELINA	TX	75009-0875	3257 STAMPEDE LN CELINA, TX 75009
2726722	CAMERON D & RHONDA BEALE		3201 STAMPEDE	CELINA	TX	75009-0875	3201 STAMPEDE LN CELINA, TX 75009
2726724	RYAN H & CARRIE A BRAXTON		3115 STAMPEDE	CELINA	TX	75009-0891	3115 STAMPEDE LN CELINA, TX 75009
2726726	KYLE & CHRISTY OTTOSON		3075 STAMPEDE	CELINA	TX	75009-0873	3075 STAMPEDE LN CELINA, TX 75009
2726729	ROBERT K & DIANN M HULTSTRAND		2995 STAMPEDE	CELINA	TX	75009-0817	2995 STAMPEDE LN CELINA, TX 75009
2726714	ALAN R & ASHLEY A CHAPIN		2071 TAPADERO LN	CELINA	TX	75009-0348	2071 TAPADERO LN CELINA, TX 75009
2726761	CRISTIANE SILVA RIBAS		2075 CANYON RD	CELINA	TX	75009-4027	2075 CANYON RD CELINA, TX 75009
2726693	STEVEN JOSHUA & BRITNEY LEE SHARROCK		9470 COUNTY ROAD 97	CELINA	TX	75009-2344	9470 COUNTY ROAD 97 CELINA, TX 75009
2726694	STEVEN D & CYNTHIA L SHARROCK		9492 COUNTY ROAD 97	CELINA	TX	75009-2344	9492 COUNTY ROAD 97 CELINA, TX 75009
2796517	STEVEN D & CYNTHIA L SHARROCK		9492 COUNTY ROAD 97	CELINA	TX	75009-2344	
2726713	TRAVIS & STEPHANIE KORTH		2088 LARIAT TRL	CELINA	TX	75009-4008	2088 LARIAT TRL CELINA, TX 75009
2726727	MATTHEW FEATHERSTONE & DEBORAH PRATT		3045 STAMPEDE	CELINA	TX	75009-0873	3045 STAMPEDE LN CELINA, TX 75009
2726732	CASTLE-MONTAGNE TRUST		2943 STAMPEDE	CELINA	TX	75009-0817	2943 STAMPEDE LN CELINA, TX 75009
2726734	CHRISTOPHER & LESA COKER		2195 TAPADERO LN	CELINA	TX	75009-0679	2195 TAPADERO LN CELINA, TX 75009
2726735	VICHEHEKA BORN, KATHRYN BORN & MARTHA NAN ROSS		2171 TAPADERO LN	CELINA	TX	75009-0679	2171 TAPADERO LN CELINA, TX 75009
2726702	LAURA S & JAMES A PIERCE JR		2051 TAPADERO LN	CELINA	TX	75009-0348	2051 TAPADERO LN CELINA, TX 75009
2726762	RICHARD J & CANDY R SIMCHIK		2111 CANYON RD	CELINA	TX	75009-4029	2111 CANYON RD CELINA, TX 75009
2726763	LISA MARIE & MICHAEL PAUL SHEPHERD		2143 CANYON RD	CELINA	TX	75009-4029	2143 CANYON RD CELINA, TX 75009
2726766	JEFFREY M & MERILEE NIEMEYER		2142 CATTLE ST	CELINA	TX	75009-0886	2142 CATTLE ST CELINA, TX 75009
2726768	AARON B & PAULA F ADAMS		2066 CATTLE ST	CELINA	TX	75009-0876	2066 CATTLE ST CELINA, TX 75009
2726770	PAUL & AMIE E SMITH		2055 CATTLE ST	CELINA	TX	75009-0884	2055 CATTLE ST CELINA, TX 75009
2726771	WESLEY M & CARRIE A BORCHARDT		2077 CATTLE ST	CELINA	TX	75009-0884	2077 CATTLE ST CELINA, TX 75009
2726773	JASON & ELIZABETH GIRON		2157 CATTLE ST	CELINA	TX	75009-0890	2157 CATTLE ST CELINA, TX 75009
2726777	JEFFREY & LIANA KARAN		2120 TAPADERO LN	CELINA	TX	75009-0800	2120 TAPADERO LN CELINA, TX 75009
2726759	DREW & STEPHANIE BRUMMITT		2009 CANYON RD	CELINA	TX	75009-4027	2009 CANYON RD CELINA, TX 75009
2726760	LUCAS S & KRISTIN C REARDON		2043 CANYON RD	CELINA	TX	75009-4027	2043 CANYON RD CELINA, TX 75009
2726764	SCUDIERI ANTHONY VINCENT		2155 CANYON RD	CELINA	TX	75009-4029	2155 CANYON RD CELINA, TX 75009
2726765	KEVIN ALAN & BETH ANN WILLIAMS		2164 CATTLE ST	CELINA	TX	75009-0886	2164 CATTLE ST CELINA, TX 75009
2726715	WESLEY D & TERRI L BOGLEY		2020 CATTLE ST	CELINA	TX	75009-0876	2020 CATTLE ST CELINA, TX 75009
2726774	JAMES R JR & ERIN K BARNETT		2175 CATTLE ST	CELINA	TX	75009-0890	2175 CATTLE ST CELINA, TX 75009
2726776	THOMAS J & SHAWNA M MATHEWS		2144 TAPADERO LN	CELINA	TX	75009-0800	2144 TAPADERO LN CELINA, TX 75009
2726767	RUSSELL LEE & ANGELA KENNEDY		2110 CATTLE ST	CELINA	TX	75009-0886	2110 CATTLE ST CELINA, TX 75009
2726707	VANESSA & RANDY ANZUALDA		2044 CATTLE ST	CELINA	TX	75009-0876	2044 CATTLE ST CELINA, TX 75009
2726769	DANIEL ANTHONY JR & BLANCA MERCEDES GALL		2031 CATTLE ST	CELINA	TX	75009-0884	2031 CATTLE ST CELINA, TX 75009
2726772	CHRISTOPHER B & JENNIFER C GREER		2133 CATTLE ST	CELINA	TX	75009-0890	2133 CATTLE ST CELINA, TX 75009
2726778	JAMES L & JUDY BATES		2088 TAPADERO LN	CELINA	TX	75009-0347	2088 TAPADERO LN CELINA, TX 75009
2726719	ROBERT JOSEPH SR & PATRICIA HARGENRATER		2190 LARIAT TRL	CELINA	TX	75009-4030	2190 LARIAT TRL CELINA, TX 75009
2726725	JOHN E & DAWN M LOGEMAN		3101 STAMPEDE	CELINA	TX	75009-0891	3101 STAMPEDE LN CELINA, TX 75009
2726728	DANIEL & HOLLY TRIGO		3013 STAMPEDE	CELINA	TX	75009-0873	3013 STAMPEDE LN CELINA, TX 75009
2726731	JOHN & AMY MCGAUGHEY		2955 STAMPEDE	CELINA	TX	75009-0817	2955 STAMPEDE LN CELINA, TX 75009
2726738	ROBERT N & ELAINE E HINMAN		2101 TAPADERO LN	CELINA	TX	75009-0679	2101 TAPADERO LN CELINA, TX 75009
2726706	BRANDY L & DUSTIN P DONOVAN		2067 LARIAT TRL	CELINA	TX	75009-4023	2067 LARIAT TRL CELINA, TX 75009
2726748	DAVID H & LEEANNE BRYANT		2191 LARIAT TRL	CELINA	TX	75009-4031	2191 LARIAT TRL CELINA, TX 75009
2726750	JARED & ANGELA CANUTESON		2142 CANYON RD	CELINA	TX	75009-4028	2142 CANYON RD CELINA, TX 75009
2726751	TRACY & BRAD MCCALLAN		2103 CANYON RD	CELINA	TX	75009-4029	2103 CANYON RD CELINA, TX 75009
2726752	PETER & TERRI FAMILY REVOCABLE TRUST		2070 CANYON RD	CELINA	TX	75009-4026	2070 CANYON RD CELINA, TX 75009
2726753	PAMELA J LUIKER		2040 CANYON RD	CELINA	TX	75009-4026	2040 CANYON RD CELINA, TX 75009
2726754	HENRY JR & EMELIA KIRK		2010 CANYON RD	CELINA	TX	75009-4026	2010 CANYON RD CELINA, TX 75009
2726775	LAURA T & VINCENT J BROWNFIELD		2168 TAPADERO LN	CELINA	TX	75009-0800	2168 TAPADERO LN CELINA, TX 75009
2726779	TOBIAS & CHISHAMISO ZVOBGO HANANDA		2064 TAPADERO LN	CELINA	TX	75009-0347	2064 TAPADERO LN CELINA, TX 75009
2726708	BRYAN & SUSAN C EVANS		2042 TAPADERO LN	CELINA	TX	75009-0347	2042 TAPADERO LN CELINA, TX 75009
2789284	SHAWN & AMANDA MARIA MENDOZA RYKEN		1600 GREEN VALLEY WAY	CELINA	TX	75009-6388	1600 GREEN VALLEY WAY CELINA, TX 75009
2789282	JAMES DYLAN & DAWN SALVO		1536 GREEN VALLEY WAY	CELINA	TX	75009-6387	1536 GREEN VALLEY WAY CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2789283	SAMUEL & CHRISTINA OBRIEN		1540 GREEN VALLEY WAY	CELINA	TX	75009-6387	1540 GREEN VALLEY WAY CELINA, TX 75009
2789287	JIMMIE SUE GREER & LISA & NICHOLAS WENDLAND		PO BOX 14	CASPER	WY	82602-0014	1612 GREEN VALLEY WAY CELINA, TX 75009
2789278	CHERI HUTTON BULLIER		1700 GREEN VALLEY WAY	CELINA	TX	75009-6395	1700 GREEN VALLEY WAY CELINA, TX 75009
2789280	ANDREW PAUL & ASHLIE BLAKE DONALDSON		1708 GREEN VALLEY WAY	CELINA	TX	75009-6395	1708 GREEN VALLEY WAY CELINA, TX 75009
2789210	JACQUELINE TIERNEY & GARY DEAN RAY		2936 OPEN RANGE DR	CELINA	TX	75009-6355	2936 OPEN RANGE DR CELINA, TX 75009
2789288	JESSE JOSEPH & SANDRA LEE MARTINEZ		1616 GREEN VALLEY WAY	CELINA	TX	75009-6389	1616 GREEN VALLEY WAY CELINA, TX 75009
2789207	GEORGE BRADLEY RIFFE		2948 OPEN RANGE DR	CELINA	TX	75009-6355	2948 OPEN RANGE DR CELINA, TX 75009
2789218	EDITH KATHLEEN CLEVELAND		7920 COLLIN DAVID SOUTH DR APT 263	MCKINNEY	TX	75070-1569	2904 OPEN RANGE DR CELINA, TX 75009
2789234	COLTON DALE & BRITTANY LYSE KINNEY		2944 CROSSBOW LN	CELINA	TX	75009-6364	2944 CROSSBOW LN CELINA, TX 75009
2789236	CHARLES F & MARGIE B TORRES		2936 CROSSBOW LN	CELINA	TX	75009-6364	2936 CROSSBOW LN CELINA, TX 75009
2789220	RONALD TODD & CHRISTY DENISE PARRIS		2900 CROSSBOW LN	CELINA	TX	75009-6364	2900 CROSSBOW LN CELINA, TX 75009
2789279	CHARLES EVAN & SHARON WILSON BOSWELL		1704 GREEN VALLEY WAY	CELINA	TX	75009-6395	1704 GREEN VALLEY WAY CELINA, TX 75009
2789211	BRETT PHILIP & BLAIR BICKHAM PATTERSON		2932 OPEN RANGE DR	CELINA	TX	75009-6355	2932 OPEN RANGE DR CELINA, TX 75009
2789212	4020 MEDITERRANEAN ST LLC		1656 PRINCE WILLIAM LN	FRISCO	TX	75034-6934	2928 OPEN RANGE DR CELINA, TX 75009
2789213	FRANCISCO MAURICE & ALEXANDRA MARGARET RODRIGUEZ		2924 OPEN RANGE DR	CELINA	TX	75009-6355	2924 OPEN RANGE DR CELINA, TX 75009
2789235	TARI E CARLIN-ROBERTS & CALVIN C ROBERT		2940 CROSSBOW LN	CELINA	TX	75009-6364	2940 CROSSBOW LN CELINA, TX 75009
2789237	JIMMIE LEE METCALF		2932 CROSSBOW LN	CELINA	TX	75009-6364	2932 CROSSBOW LN CELINA, TX 75009
2789239	CARSEN NICOLE MCKINNEY		PO BOX 13	WOODLAND PARK	CO	80866-0013	2924 CROSSBOW LN CELINA, TX 75009
2789215	JIMMY & JUDITH COLEMAN MOODY		2916 OPEN RANGE DR	CELINA	TX	75009-6355	2916 OPEN RANGE DR CELINA, TX 75009
2789216	DEBORAH A COSTA		2912 OPEN RANGE DR	CELINA	TX	75009-6355	2912 OPEN RANGE DR CELINA, TX 75009
2789217	KATELYN & EDDIE JORDAN GILL		2908 OPEN RANGE DR	CELINA	TX	75009-6355	2908 OPEN RANGE DR CELINA, TX 75009
2789243	RICHARD WILLIAM & LISA MARIE BEYER		2908 CROSSBOW LN	CELINA	TX	75009-6364	2908 CROSSBOW LN CELINA, TX 75009
2789244	KERRY DEWAYNE FOULKS		2904 CROSSBOW LN	CELINA	TX	75009-6364	2904 CROSSBOW LN CELINA, TX 75009
2789221	IRIS TREVINO & JUSTIN K MATA		2901 OPEN RANGE DR	CELINA	TX	75009-6363	2901 OPEN RANGE DR CELINA, TX 75009
2789225	JAMES LARRY KENNEDY		2917 OPEN RANGE DR	CELINA	TX	75009-6363	2917 OPEN RANGE DR CELINA, TX 75009
2789227	ANDREW JAMES & NICOLE THEOBOLD JANOVSKY		2925 OPEN RANGE DR	CELINA	TX	75009-6363	2925 OPEN RANGE DR CELINA, TX 75009
2789229	SFR CROWN JEWEL BORROWER LP		1717 MAIN ST STE 200C	DALLAS	TX	75201-4657	2933 OPEN RANGE DR CELINA, TX 75009
2789231	SHELIA DIANNE MORGAN		2941 OPEN RANGE DR	CELINA	TX	75009-6363	2941 OPEN RANGE DR CELINA, TX 75009
2789232	TROY E & STEPHANIE F ALLAM		2300 MCDERMOTT RD STE 200-29E	PLANO	TX	75025-7016	2945 OPEN RANGE DR CELINA, TX 75009
2789245	KYLE KALANIPIO & TASHEIA SHARDA MAHONE		1729 GREEN VALLEY WAY	CELINA	TX	75009-6392	1729 GREEN VALLEY WAY CELINA, TX 75009
2789246	MANOJKUMAR & JAYASHREE NARASIMHAN SREEKUMAR		1725 GREEN VALLEY WAY	CELINA	TX	75009-6392	1725 GREEN VALLEY WAY CELINA, TX 75009
2789248	SRINIVAS V & SUMANA GIDDU ANNAVARAPU		1717 GREEN VALLEY WAY	CELINA	TX	75009-6392	1717 GREEN VALLEY WAY CELINA, TX 75009
2789230	JEREMY & KARA SWINDELL		2937 OPEN RANGE DR	CELINA	TX	75009-6363	2937 OPEN RANGE DR CELINA, TX 75009
2789233	KEITH & AMBER DOSKO		2949 OPEN RANGE DR	CELINA	TX	75009-6363	2949 OPEN RANGE DR CELINA, TX 75009
2789308	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	COIT RD CELINA, TX 75009
2789249	CODY MICHAEL & ANGELA DAWN STEWART		1713 GREEN VALLEY WAY	CELINA	TX	75009-6392	1713 GREEN VALLEY WAY CELINA, TX 75009
2789250	CLARE MARIE & NICO AARON BARNARD		1709 GREEN VALLEY WAY	CELINA	TX	75009-6392	1709 GREEN VALLEY WAY CELINA, TX 75009
2789251	ELIJAH LEWINDROW JR & JESSICA GOLDEN WILLIAMS		2941 CROSSBOW LN	CELINA	TX	75009-6365	2941 CROSSBOW LN CELINA, TX 75009
2789254	BIANCA GONZALEZ-FLORES & JORGE FLORES QUISPE		2925 CROSSBOW LN	CELINA	TX	75009-6365	2925 CROSSBOW LN CELINA, TX 75009
2789241	RAYMOND BERYL JR & DONNIE MCKAY		2916 CROSSBOW LN	CELINA	TX	75009-6364	2916 CROSSBOW LN CELINA, TX 75009
2789242	MELANIE A & MATTHEW J HALL		2912 CROSSBOW LN	CELINA	TX	75009-6364	2912 CROSSBOW LN CELINA, TX 75009
2789222	ERIKA JAYNE & RUSSELL KREE TROUTMAN		2905 OPEN RANGE DR	CELINA	TX	75009-6363	2905 OPEN RANGE DR CELINA, TX 75009
2789226	LERLA ANNETTE & FRED EUGENE CROOK		2921 OPEN RANGE DR	CELINA	TX	75009-6363	2921 OPEN RANGE DR CELINA, TX 75009
2789253	BARBARA & HOLLY BURTON		2929 CROSSBOW LN	CELINA	TX	75009-6365	2929 CROSSBOW LN CELINA, TX 75009
2789260	JOSHUA & ERIN DAVENPORT		1726 TUMBLEWEED CT	CELINA	TX	75009-6386	1726 TUMBLEWEED CT CELINA, TX 75009
2789269	CHARLES & LYNN COLBERG		1701 TUMBLEWEED CT	CELINA	TX	75009-6385	1701 TUMBLEWEED CT CELINA, TX 75009
2789255	JEFFREY J ANDERSON		2921 CROSSBOW LN	CELINA	TX	75009-6365	2921 CROSSBOW LN CELINA, TX 75009
2789256	RYAN A & MELINDA MARGARET WORTHY		1710 TUMBLEWEED CT	CELINA	TX	75009-6386	1710 TUMBLEWEED CT CELINA, TX 75009
2789263	STEPHEN MICHAEL & ALISSA DEANN KIELY		1725 TUMBLEWEED CT	CELINA	TX	75009-6385	1725 TUMBLEWEED CT CELINA, TX 75009
2789265	JOHN RAYMOND & LISA DAWN BURGIN		1717 TUMBLEWEED CT	CELINA	TX	75009-6385	1717 TUMBLEWEED CT CELINA, TX 75009
2789267	AUSTIN COLE MCLEOD		1709 TUMBLEWEED CT	CELINA	TX	75009-6385	1709 TUMBLEWEED CT CELINA, TX 75009
2789268	ROBERT NATHAN & AMBER DAWN ROSE		1705 TUMBLEWEED CT	CELINA	TX	75009-6385	1705 TUMBLEWEED CT CELINA, TX 75009
2789271	TERESA CZAPSKI		1704 TAPADERO LN	CELINA	TX	75009-6375	1704 TAPADERO LN CELINA, TX 75009
2789257	SHERRY M MORRIS & TIFANI S KOEHL		1714 TUMBLEWEED CT	CELINA	TX	75009-6386	1714 TUMBLEWEED CT CELINA, TX 75009
2789258	THE SHEILA M. MORIN REVOCABLE TRUST		1718 TUMBLEWEED CT	CELINA	TX	75009-6386	1718 TUMBLEWEED CT CELINA, TX 75009
2789262	SHAWN & SYDNEY ROBERTS		1729 TUMBLEWEED CT	CELINA	TX	75009-6385	1729 TUMBLEWEED CT CELINA, TX 75009
2789264	JAMES R & TRISHA TIGERT		1721 TUMBLEWEED CT	CELINA	TX	75009-6385	1721 TUMBLEWEED CT CELINA, TX 75009
2789270	CODY ROSS & TAYLOR HALE ABNEY		1700 TAPADERO LN	CELINA	TX	75009-6375	1700 TAPADERO LN CELINA, TX 75009
2789272	LYNDESEY MARIE & ANDREW ERROL-BARKER SHARP		1708 TAPADERO LN	CELINA	TX	75009-6375	1708 TAPADERO LN CELINA, TX 75009
2789276	5 H VENTURES LLC		15020 KING RD	FRISCO	TX	75036-8727	1724 TAPADERO LN CELINA, TX 75009
2789273	RESIDENTIAL HOME OWNER 1 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261-4090	1712 TAPADERO LN CELINA, TX 75009
2789274	SAUL & NICOLE RENEE LUGAR JIMENEZ		1716 TAPADERO LN	CELINA	TX	75009-6375	1716 TAPADERO LN CELINA, TX 75009
2789290	WIL TAYLOR & KAYLYNN MAY STONE		1725 TAPADERO LN	CELINA	TX	75009-6366	1725 TAPADERO LN CELINA, TX 75009
2789294	CHRISTOPHER WILLIAM NICKERSON		1709 TAPADERO LN	CELINA	TX	75009-6366	1709 TAPADERO LN CELINA, TX 75009
2789295	JACOB WHEELER AGUIRRE		1705 TAPADERO LN	CELINA	TX	75009-6366	1705 TAPADERO LN CELINA, TX 75009
2789296	STEVEN N & JEAN R CRUMP		1701 TAPADERO LN	CELINA	TX	75009-6366	1701 TAPADERO LN CELINA, TX 75009
2789298	KARL MICHAEL JR & CHRISTINA LEE RATCLIFF		1617 TAPADERO LN	CELINA	TX	75009-6372	1617 TAPADERO LN CELINA, TX 75009
2789297	GINGER MURRAY		1621 TAPADERO LN	CELINA	TX	75009-6372	1621 TAPADERO LN CELINA, TX 75009
2789299	PETER & ROBERTA PEREZ		1613 TAPADERO LN	CELINA	TX	75009-6372	1613 TAPADERO LN CELINA, TX 75009
2789302	DEBRA M & BOBBY G DAVIS		1601 TAPADERO LN	CELINA	TX	75009-6372	1601 TAPADERO LN CELINA, TX 75009
2789300	LINDSEY & KRISTOPHER DOBBS		1609 TAPADERO LN	CELINA	TX	75009-6372	1609 TAPADERO LN CELINA, TX 75009



Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2789277	NOAH & KENDAL A BRANDT LOMA		1728 TAPADERO LN	CELINA	TX	75009-6375	1728 TAPADERO LN CELINA, TX 75009
2789289	MARCUS T WILLIAMS		1729 TAPADERO LN	CELINA	TX	75009-6366	1729 TAPADERO LN CELINA, TX 75009
2789292	KARI NICOLE VAN NEST		1717 TAPADERO LN	CELINA	TX	75009-6366	1717 TAPADERO LN CELINA, TX 75009
2789301	BENNIE D & KAREN K WHITE		1605 TAPADERO LN	CELINA	TX	75009-6372	1605 TAPADERO LN CELINA, TX 75009
2789303	COLTEN THOMAS & MEAGEN ELLISE CARONE		1541 TAPADERO LN	CELINA	TX	75009-6374	1541 TAPADERO LN CELINA, TX 75009
2789307	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	GREEN VALLEY WAY CELINA, TX 75009
2789286	LEONARD CLAYTON & MARTHA JO LACY		1608 GREEN VALLEY WAY	CELINA	TX	75009-6389	1608 GREEN VALLEY WAY CELINA, TX 75009
2789281	ABIOLA & SIMON ANYEBE		1712 GREEN VALLEY WAY	CELINA	TX	75009-6395	1712 GREEN VALLEY WAY CELINA, TX 75009
2789208	SHAHNAWAZ & SALIMA YOUSUF		1205 DRAGON BANNER DR	THE COLONY	TX	75056-4999	2944 OPEN RANGE DR CELINA, TX 75009
2789209	JONATHAN HOANG & EMILY CHU HAN FANG TRAN		2940 OPEN RANGE DR	CELINA	TX	75009-6355	2940 OPEN RANGE DR CELINA, TX 75009
2789214	ROBERT D & PHYLLIS M RUAIS		2920 OPEN RANGE DR	CELINA	TX	75009-6355	2920 OPEN RANGE DR CELINA, TX 75009
2789219	BRIAN LEE & MEREDITH ANNE HURD		2900 OPEN RANGE DR	CELINA	TX	75009-6355	2900 OPEN RANGE DR CELINA, TX 75009
2789238	STACIE STAFFORD FISCHER		2928 CROSSBOW LN	CELINA	TX	75009-6364	2928 CROSSBOW LN CELINA, TX 75009
2789240	SETH DAVID & MIKAELA ANN MAEKER		2920 CROSSBOW LN	CELINA	TX	75009-6364	2920 CROSSBOW LN CELINA, TX 75009
2789223	ROY LEE & ANNETTE S NEBEKER		2909 OPEN RANGE DR	CELINA	TX	75009-6363	2909 OPEN RANGE DR CELINA, TX 75009
2789224	MISTY D PORTER		2913 OPEN RANGE DR	CELINA	TX	75009-6363	2913 OPEN RANGE DR CELINA, TX 75009
2789228	SANKAR & AKSHAYA VICTORY SARANGAPANI NAGARAJAN		2929 OPEN RANGE DR	CELINA	TX	75009-6363	2929 OPEN RANGE DR CELINA, TX 75009
2789247	MICHAEL KEITH & LAURA BACON MATNEY		1721 GREEN VALLEY WAY	CELINA	TX	75009-6392	1721 GREEN VALLEY WAY CELINA, TX 75009
2789252	JANET MARIE CLARK		2933 CROSSBOW LN	CELINA	TX	75009-6365	2933 CROSSBOW LN CELINA, TX 75009
2789259	TANYA & DAVID HAYES CARDINAL		1722 TUMBLEWEED CT	CELINA	TX	75009-6386	1722 TUMBLEWEED CT CELINA, TX 75009
2789261	BRIANNA LYNN & CHASE CARROLL CROSBY		1730 TUMBLEWEED CT	CELINA	TX	75009-6386	1730 TUMBLEWEED CT CELINA, TX 75009
2789266	MELISSA & JOHN SLAVIN		1713 TUMBLEWEED CT	CELINA	TX	75009-6385	1713 TUMBLEWEED CT CELINA, TX 75009
2789275	OLUYEMISI JOY & VICTORIA P OJC		1720 TAPADERO LN	CELINA	TX	75009-6375	1720 TAPADERO LN CELINA, TX 75009
2789305	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	COUNTY ROAD 100 CELINA, TX 75009
2789291	JOSHUA EUGENE & LINDSAY MICHELLE PRICE		1721 TAPADERO LN	CELINA	TX	75009-6366	1721 TAPADERO LN CELINA, TX 75009
2789293	CHRISTOPHER WEBB		1713 TAPADERO LN	CELINA	TX	75009-6366	1713 TAPADERO LN CELINA, TX 75009
2789304	COURTNEY LEIGH PESARINI		1537 TAPADERO LN	CELINA	TX	75009-6374	1537 TAPADERO LN CELINA, TX 75009
2797582	LARRY S & TRISHA E BIAS		9785 COUNTY ROAD 128	CELINA	TX	75009-2917	9785 COUNTY ROAD 128 CELINA, TX 75009
2797584	KATHERINE A & WILLIAM E ELLIOTT		9831 COUNTY ROAD 128	CELINA	TX	75009-2918	9831 COUNTY ROAD 128 CELINA, TX 75009
2797583	JASON BOYD & WENDY LYNN DODDLER		9805 COUNTY ROAD 128	CELINA	TX	75009-2918	9805 COUNTY ROAD 128 CELINA, TX 75009
2797585	JACOB THOMAS ROANE		9871 COUNTY ROAD 128	CELINA	TX	75009-2918	9871 COUNTY ROAD 128 CELINA, TX 75009
2798221	THE ANDERSON FAMILY TRUST		2750 S PRESTON RD STE 116 102	CELINA	TX	75009-3807	2200 HONEY LN CELINA, TX 75009
2798241	SCOTT & JESSICA CARVER		2130 HONEY LN	CELINA	TX	75009-4933	2130 HONEY LN CELINA, TX 75009
2798244	ANGELA & MATTHEW RYAN JOHNSON		2838 YARMOUTH ST	CELINA	TX	75009-1953	2052 HONEY LN CELINA, TX 75009
2798246	JOHN & JENNIFER JACOBUS		2012 HONEY LN	CELINA	TX	75009-4928	2012 HONEY LN CELINA, TX 75009
2798249	BRIAN & LAUREN H DAVIS		2015 HONEY LN	CELINA	TX	75009-4930	2015 HONEY LN CELINA, TX 75009
2798253	RAMESH & RAKHEE MENON		2121 HONEY LN	CELINA	TX	75009-4938	2121 HONEY LN CELINA, TX 75009
2798254	JOSHUA GRAY		2141 HONEY LN	CELINA	TX	75009-4938	2141 HONEY LN CELINA, TX 75009
2798223	HIDDEN CREEKS POINTE ASSOCIATION INC		PO BOX 1030	PROSPER	TX	75078-1030	HONEY LN CELINA, TX 75009
2798250	MEDDERS REVOCABLE TRUST		2035 HONEY LN	CELINA	TX	75009-4930	2035 HONEY LN CELINA, TX 75009
2798255	FRED LEE II & LARA SIMPKINS		2161 HONEY LN	CELINA	TX	75009-4930	2161 HONEY LN CELINA, TX 75009
2798224	HIDDEN CREEKS POINTE ASSOCIATION INC		PO BOX 1030	PROSPER	TX	75078-1030	2274 HONEY LN CELINA, TX 75009
2798240	GARY & NAK-HE EVANS		2610 HONEY LN	CELINA	TX	75009	2160 HONEY LN CELINA, TX 75009
2798242	MICHAEL DAVID & VERA JEAN SHAW		2110 HONEY LN	CELINA	TX	75009-4933	2110 HONEY LN CELINA, TX 75009
2798248	MATT KEMP		PO BOX 2273	FRISCO	TX	75034-0041	2005 HONEY LN CELINA, TX 75009
2797586	SANDRA ANTHONY GRIFFITH		9905 COUNTY ROAD 128	CELINA	TX	75009-2921	PRIVATE ROAD 5674 CELINA, TX 75009
2798243	ROBERT R & BECKY B BLUTH		18629 SAINT ANDREWS CT W	PRAIRIEVILLE	LA	70769-3251	2082 HONEY LN CELINA, TX 75009
2798245	JARYL & KELLI KORPINEN		2032 HONEY LN	CELINA	TX	75009-4928	2032 HONEY LN CELINA, TX 75009
2798247	WENDY ALLYN & WILLIAM GRANT RANEY		2002 HONEY LN	CELINA	TX	75009-4928	2002 HONEY LN CELINA, TX 75009
2798251	CHRISTOPHER DONALD & LAURIE LAREE MUDER		2065 HONEY LN	CELINA	TX	75009-4930	2065 HONEY LN CELINA, TX 75009
2798252	JESUS ALEJANDRO & LOUISE MILLEN MENDOZA		2095 HONEY LN	CELINA	TX	75009-4930	2095 HONEY LN CELINA, TX 75009
2804575	RICHARD N KIMBRELL		PO BOX 302	GUNTER	TX	75058-0302	8011 W FM 455 CELINA, TX 75009
2804579	RICHARD N KIMBRELL		PO BOX 302	GUNTER	TX	75058-0302	COUNTY ROAD 172 CELINA, TX 75009
2809986	STEVEN M & MEREDITH L HORN		8241 W FM 455	CELINA	TX	75009-4151	8241 W FM 455 CELINA, TX 75009
2809990	STEVEN M & MEREDITH L HORN		8241 W FM 455	CELINA	TX	75009-4151	FM 455 CELINA, TX 75009
2826080	BUFFALO RIDGE OWNERS ASSOCIATION INC	C/O VCM, INC	6860 DALLAS PKWY STE 200	PLANO	TX	75024-4242	CELINA, TX 75009
2826079	SPENCER R GOTELLI		1532 GREEN VALLEY WAY	CELINA	TX	75009-6387	1532 GREEN VALLEY WAY CELINA, TX 75009
2826087	TAYLOR T & HALEY M BURR		2925 LOG CABIN DR	CELINA	TX	75009-1883	2925 LOG CABIN DR CELINA, TX 75009
2826088	OLLUWATOSIN & ERIC YEDESS		2929 LOG CABIN DR	CELINA	TX	75009-1883	2929 LOG CABIN DR CELINA, TX 75009
2826082	THOMAS W & DENISE H ROGERS		2905 LOG CABIN DR	CELINA	TX	75009-1883	2905 LOG CABIN DR CELINA, TX 75009
2826084	ASHLEY NICOLE ZAMECNIK & WILLIAM JACOB REEVES		2913 LOG CABIN DR	CELINA	TX	75009-1883	2913 LOG CABIN DR CELINA, TX 75009
2826089	MARIA PATRICIA & JORGE LUIS SILVA		2933 LOG CABIN DR	CELINA	TX	75009-1883	2933 LOG CABIN DR CELINA, TX 75009
2826124	BUFFALO RIDGE OWNERS ASSOCIATION INC	C/O VCM, INC	6860 DALLAS PKWY STE 200	PLANO	TX	75024-4242	CELINA, TX 75009
2826093	SA E TREPPA-RICHARDS		2949 LOG CABIN DR	CELINA	TX	75009-1883	2949 LOG CABIN DR CELINA, TX 75009
2826096	LAURA L WILSON		1529 TAPADERO LN	CELINA	TX	75009-6374	1529 TAPADERO LN CELINA, TX 75009
2826100	BRETT EUGENE EHRET & JACINDA LEIGH-ANNE HINKLEY		1513 TAPADERO LN	CELINA	TX	75009-6374	1513 TAPADERO LN CELINA, TX 75009
2826101	RUTH ANN WILBUR		1509 TAPADERO LN	CELINA	TX	75009-6374	1509 TAPADERO LN CELINA, TX 75009
2826109	ANDREW DANIEL DUGAN & MARIA OLIVIA MORORO		1420 GREEN VALLEY WAY	CELINA	TX	75009-6569	1420 GREEN VALLEY WAY CELINA, TX 75009
2826114	MICHAEL K & SIIRI DOUGHERTY HILL		414 BROWNSBURG RD	NEWTOWN	PA	18940-3000	1440 GREEN VALLEY WAY CELINA, TX 75009
2826118	AMANDA MARIE & TYLER WILLIAMS BROOKSHIRE		1456 GREEN VALLEY WAY	CELINA	TX	75009-6569	1456 GREEN VALLEY WAY CELINA, TX 75009
2826095	JAKE AARON VANOVER		1533 TAPADERO LN	CELINA	TX	75009-6374	1533 TAPADERO LN CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2826105	COREY MICHAEL & JENNIFER LAUREN BAUMANN		1404 GREEN VALLEY WAY	CELINA	TX	75009-6569	1404 GREEN VALLEY WAY CELINA, TX 75009
2826107	CRYSTAL LYNN DUNCAN		1412 GREEN VALLEY WAY	CELINA	TX	75009-6569	1412 GREEN VALLEY WAY CELINA, TX 75009
2826112	MORGAN D & CHRISTEENA BERTINETTI DYER		1432 GREEN VALLEY WAY	CELINA	TX	75009-6569	1432 GREEN VALLEY WAY CELINA, TX 75009
2826113	KATHERINE R & ALVIN T GIBSON III		1436 GREEN VALLEY WAY	CELINA	TX	75009-6569	1436 GREEN VALLEY WAY CELINA, TX 75009
2826116	LISA MARIE RIAZI-KERMANI		1448 GREEN VALLEY WAY	CELINA	TX	75009-6569	1448 GREEN VALLEY WAY CELINA, TX 75009
2826119	DONATAS & BRITTANY TRANAS		1500 GREEN VALLEY WAY	CELINA	TX	75009-6387	1500 GREEN VALLEY WAY CELINA, TX 75009
2826126	TODD WALTER & NICOLE EADES		1505 GREEN VALLEY WAY	CELINA	TX	75009-6571	1505 GREEN VALLEY WAY CELINA, TX 75009
2826133	COREY EVAN READ & LAUREN ELIZABETH CUDE		1421 GREEN VALLEY WAY	CELINA	TX	75009-6570	1421 GREEN VALLEY WAY CELINA, TX 75009
2826135	RHONDA SUE DENTON		1413 GREEN VALLEY WAY	CELINA	TX	75009-6570	1413 GREEN VALLEY WAY CELINA, TX 75009
2826137	OLATUNBOSUN & DAMILOLA CHRISTIANA OLADOSU SODEINDE		1405 GREEN VALLEY WAY	CELINA	TX	75009-6570	1405 GREEN VALLEY WAY CELINA, TX 75009
2826140	LORI MARGARET MAHONY		3801 W SPRING CREEK PKWY APT 928	PLANO	TX	75023-3840	2908 LOG CABIN DR CELINA, TX 75009
2826144	JING & ZIFENG WANG LIN		2924 LOG CABIN DR	CELINA	TX	75009-1884	2924 LOG CABIN DR CELINA, TX 75009
2826146	FRANKIE C HUFF		2932 LOG CABIN DR	CELINA	TX	75009-1884	2932 LOG CABIN DR CELINA, TX 75009
2826076	ROSALIND J & STEVENSON BOOKER		1520 GREEN VALLEY WAY	CELINA	TX	75009-6387	1520 GREEN VALLEY WAY CELINA, TX 75009
2826081	JAMES A & ELIZABETH W - LE JAMES LEE TAYLOR		2901 LOG CABIN DR	CELINA	TX	75009-1883	2901 LOG CABIN DR CELINA, TX 75009
2826085	ANTHONY B & JUDITH N VIEGAS		2917 LOG CABIN DR	CELINA	TX	75009-1883	2917 LOG CABIN DR CELINA, TX 75009
2826092	ROBERT EUGENE WARD		2945 LOG CABIN DR	CELINA	TX	75009-1883	2945 LOG CABIN DR CELINA, TX 75009
2826094	SARAH & NICHOLAS SHARP FULFER		2953 LOG CABIN DR	CELINA	TX	75009-1883	2953 LOG CABIN DR CELINA, TX 75009
2826122	ABHINAY RAJA		1512 GREEN VALLEY WAY	CELINA	TX	75009-6387	1512 GREEN VALLEY WAY CELINA, TX 75009
2826123	DONNA D MIKESCH		1516 GREEN VALLEY WAY	CELINA	TX	75009-6387	1516 GREEN VALLEY WAY CELINA, TX 75009
2826125	IRIS HOPE & JONATHAN THOMAS MENELEY		1513 GREEN VALLEY WAY	CELINA	TX	75009-6571	1513 GREEN VALLEY WAY CELINA, TX 75009
2826129	WILLIAM FRANK & JUDITH CATHERINE STROMGREN		1437 GREEN VALLEY WAY	CELINA	TX	75009-6570	1437 GREEN VALLEY WAY CELINA, TX 75009
2826132	GARRETT WADE & NICOLE THORNHILL		1425 GREEN VALLEY WAY	CELINA	TX	75009-6570	1425 GREEN VALLEY WAY CELINA, TX 75009
2826136	ADRIAN P & LINDA MORFIN		1409 GREEN VALLEY WAY	CELINA	TX	75009-6570	1409 GREEN VALLEY WAY CELINA, TX 75009
2826102	WENDELL L & SAUNDRA L WILSON		1505 TAPADERO LN	CELINA	TX	75009-6374	1505 TAPADERO LN CELINA, TX 75009
2826103	BILLY & EDMY WILSON		1501 TAPADERO LN	CELINA	TX	75009-6374	1501 TAPADERO LN CELINA, TX 75009
2826106	JASON BERNARD & BESSIE MICHELLE BOWIE		1408 GREEN VALLEY WAY	CELINA	TX	75009-6569	1408 GREEN VALLEY WAY CELINA, TX 75009
2826115	SHANE & SARAH MARTIN		18500 POLK CIR NW	ELK RIVER	MN	55330-2543	1444 GREEN VALLEY WAY CELINA, TX 75009
2826117	BRIAN & KASIE ERGISH		1452 GREEN VALLEY WAY	CELINA	TX	75009-6569	1452 GREEN VALLEY WAY CELINA, TX 75009
2826121	CALLIE RAE & BRYCE ALEXANDER BANKS		1508 GREEN VALLEY WAY	CELINA	TX	75009-6387	1508 GREEN VALLEY WAY CELINA, TX 75009
2826138	RABI ISA & ADEMOLA ADELEKE		2900 LOG CABIN DR	CELINA	TX	75009-1884	2900 LOG CABIN DR CELINA, TX 75009
2826141	SMRITHI RAJAGOPAL		2912 LOG CABIN DR	CELINA	TX	75009-1884	2912 LOG CABIN DR CELINA, TX 75009
2826127	FREDRICK BRANDON TYLER		1453 GREEN VALLEY WAY	CELINA	TX	75009-6570	1453 GREEN VALLEY WAY CELINA, TX 75009
2826128	FARAH VALI		1445 GREEN VALLEY WAY	CELINA	TX	75009-6570	1445 GREEN VALLEY WAY CELINA, TX 75009
2826131	ANDREW ROBERTS NELSON & ALLISON GAYLE LOPER		1429 GREEN VALLEY WAY	CELINA	TX	75009-6570	1429 GREEN VALLEY WAY CELINA, TX 75009
2826145	SHUJAAT ALI		2928 LOG CABIN DR	CELINA	TX	75009-1884	2928 LOG CABIN DR CELINA, TX 75009
2826148	CERAH MAE COLLARD		2940 LOG CABIN DR	CELINA	TX	75009-1884	2940 LOG CABIN DR CELINA, TX 75009
2826077	BRYAN ALEN MURRY & KRISTI SUZANNAH YOGESH PATEL		PO BOX 190	CELINA	TX	75009-0190	1524 GREEN VALLEY WAY CELINA, TX 75009
2826078	ROGER DALE & JUDY CAROLYN CALDWELL		PO BOX 1872	PROSPER	TX	75078-3219	1528 GREEN VALLEY WAY CELINA, TX 75009
2826083	KAREN DENISE CAMPBELL		2909 LOG CABIN DR	CELINA	TX	75009-1883	2909 LOG CABIN DR CELINA, TX 75009
2826086	ELIZABETH JOANNE WINLAND & RYAN JOSEPH SWINGLE		2921 LOG CABIN DR	CELINA	TX	75009-1883	2921 LOG CABIN DR CELINA, TX 75009
2826090	KIRSTEN BREANNE GARCIA		2937 LOG CABIN DR	CELINA	TX	75009-1883	2937 LOG CABIN DR CELINA, TX 75009
2826091	KIMBERLY YVETTE ELLIS		2941 LOG CABIN DR	CELINA	TX	75009-1883	2941 LOG CABIN DR CELINA, TX 75009
2826097	CAROL O JR & JUDY TAYLOR		1525 TAPADERO LN	CELINA	TX	75009-6374	1525 TAPADERO LN CELINA, TX 75009
2826098	BRANDON & LACRESHA ANDREWS RASBERRY		1521 TAPADERO LN	CELINA	TX	75009-6374	1521 TAPADERO LN CELINA, TX 75009
2826099	HAZEL HACKNEY		1517 TAPADERO LN	CELINA	TX	75009-6374	1517 TAPADERO LN CELINA, TX 75009
2826104	TREVOR & LEAH DAGGON		1400 GREEN VALLEY WAY	CELINA	TX	75009-6569	1400 GREEN VALLEY WAY CELINA, TX 75009
2826108	JENNY EDU & CLEMENT ISONG BASIL		1416 GREEN VALLEY WAY	CELINA	TX	75009-6569	1416 GREEN VALLEY WAY CELINA, TX 75009
2826111	DIANA HEINL		1428 GREEN VALLEY WAY	CELINA	TX	75009-6569	1428 GREEN VALLEY WAY CELINA, TX 75009
2826120	ROGER DALE & CYNTHIA FAY SELBY		1504 GREEN VALLEY WAY	CELINA	TX	75009-6387	1504 GREEN VALLEY WAY CELINA, TX 75009
2826130	JEREMY ALLEN & MOLLY ANN PAGE		1433 GREEN VALLEY WAY	CELINA	TX	75009-6570	1433 GREEN VALLEY WAY CELINA, TX 75009
2826134	IMRANKHAN KHUDABAKSH & LUBNA TARANNUM IMRANKHAN PANJEWALE		1417 GREEN VALLEY WAY	CELINA	TX	75009-6570	1417 GREEN VALLEY WAY CELINA, TX 75009
2826139	ADRIAN LAMONT & DANIELLE MARIE MARTIN		2904 LOG CABIN DR	CELINA	TX	75009-1884	2904 LOG CABIN DR CELINA, TX 75009
2826142	J JESUS LLAMAS		2916 LOG CABIN DR	CELINA	TX	75009-1884	2916 LOG CABIN DR CELINA, TX 75009
2826143	SANDEEP KUMAR BANKA		2920 LOG CABIN DR	CELINA	TX	75009-1884	2920 LOG CABIN DR CELINA, TX 75009
2826147	SHAHZAD & AMBREEN KHAN		2936 LOG CABIN DR	CELINA	TX	75009-1884	2936 LOG CABIN DR CELINA, TX 75009
2853841	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	CELINA, TX 75009
2853842	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	CELINA, TX 75009
2853805	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	3104 SAWBUCK LN CELINA, TX 75009
2853812	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1524 ROUGH RIDER CT CELINA, TX 75009
2853818	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1500 ROUGH RIDER CT CELINA, TX 75009
2853825	ANN TEKIN		1809 RANCH HOUSE RD	CELINA	TX	75009	1809 RANCH HOUSE RD CELINA, TX 75009
2853835	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1709 RANCH HOUSE RD CELINA, TX 75009
2853843	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	CELINA, TX 75009
2853810	VANPHAPHONE RICK & PAMELA S LINAVONG		1632 RODEO DR	CELINA	TX	75009	1632 RODEO DR CELINA, TX 75009
2853817	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1504 ROUGH RIDER CT CELINA, TX 75009
2853806	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1704 RODEO DR CELINA, TX 75009
2853807	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1700 RODEO DR CELINA, TX 75009
2853815	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1512 ROUGH RIDER CT CELINA, TX 75009
2853816	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1508 ROUGH RIDER CT CELINA, TX 75009
2853821	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1509 ROUGH RIDER CT CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2853822	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1513 ROUGH RIDER CT CELINA, TX 75009
2853819	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1501 ROUGH RIDER CT CELINA, TX 75009
2853828	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1621 RANCH HOUSE RD CELINA, TX 75009
2853840	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1729 RANCH HOUSE RD CELINA, TX 75009
2853845	ANAYO & VOLUNTAS FOMUNUNG CHUKWUEKE		1704 RANCH HOUSE RD	CELINA	TX	75009-6672	3105 SAWBUCK LN CELINA, TX 75009
2853847	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1721 RODEO DR CELINA, TX 75009
2853848	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1717 RODEO DR CELINA, TX 75009
2853823	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1601 RANCH HOUSE RD CELINA, TX 75009
2853824	BHAVIK & SWATI KORANNE SHAH		1605 RANCH HOUSE RD	CELINA	TX	75009-6671	1605 RANCH HOUSE RD CELINA, TX 75009
2853832	BOWALE CALEB & RAISSA SANDRA TCHOFFO NGWEK ADEPOJU		1637 RANCH HOUSE RD	CELINA	TX	75009	1637 RANCH HOUSE RD CELINA, TX 75009
2853834	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1705 RANCH HOUSE RD CELINA, TX 75009
2853839	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1725 RANCH HOUSE RD CELINA, TX 75009
2853877	BUFFALO RIDGE OWNERS ASSOCIATION INC.	C/O VCM, INC	5757 ALPHA RD STE 680	DALLAS	TX	75240-4785	CELINA, TX 75009
2853836	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1713 RANCH HOUSE RD CELINA, TX 75009
2853853	DURGA & HARIKA KALAVAKOLANU		1637 RODEO DR	CELINA	TX	75009-2303	1637 RODEO DR CELINA, TX 75009
2853856	NIRANJAN R & SOWJANYA SOMU TUMU		1625 RODEO DR	CELINA	TX	75009-2303	1625 RODEO DR CELINA, TX 75009
2853859	SAI KIRAN REDDY & SAHITHI GAGGANAPALLY LATTUPALLY		1613 RODEO DR	CELINA	TX	75009	1613 RODEO DR CELINA, TX 75009
2853861	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1608 RANCH HOUSE RD CELINA, TX 75009
2853868	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1636 RANCH HOUSE RD CELINA, TX 75009
2853854	PHUTTHASACK & INTHANONG SINGHARAJ SINGHARAJ		1633 RODEO DR	CELINA	TX	75009	1633 RODEO DR CELINA, TX 75009
2853855	GOPAL RAO & MADHAVI PATLORI JANAGAMA		1629 RODEO DR	CELINA	TX	75009	1629 RODEO DR CELINA, TX 75009
2853862	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1612 RANCH HOUSE RD CELINA, TX 75009
2853866	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1628 RANCH HOUSE RD CELINA, TX 75009
2853875	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1726 RANCH HOUSE RD CELINA, TX 75009
2853852	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1701 RODEO DR CELINA, TX 75009
2853863	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1616 RANCH HOUSE RD CELINA, TX 75009
2853867	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1632 RANCH HOUSE RD CELINA, TX 75009
2853869	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1640 RANCH HOUSE RD CELINA, TX 75009
2853870	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1700 RANCH HOUSE RD CELINA, TX 75009
2853871	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1704 RANCH HOUSE RD CELINA, TX 75009
2853800	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	3112 SAWBUCK LN CELINA, TX 75009
2853804	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	3108 SAWBUCK LN CELINA, TX 75009
2853808	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1640 RODEO DR CELINA, TX 75009
2853809	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1636 RODEO DR CELINA, TX 75009
2853811	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1628 RODEO DR CELINA, TX 75009
2853813	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1520 ROUGH RIDER CT CELINA, TX 75009
2853814	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1516 ROUGH RIDER CT CELINA, TX 75009
2853820	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1505 ROUGH RIDER CT CELINA, TX 75009
2853826	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1613 RANCH HOUSE RD CELINA, TX 75009
2853827	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1617 RANCH HOUSE RD CELINA, TX 75009
2853829	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1625 RANCH HOUSE RD CELINA, TX 75009
2853830	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1629 RANCH HOUSE RD CELINA, TX 75009
2853831	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1633 RANCH HOUSE RD CELINA, TX 75009
2853833	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1701 RANCH HOUSE RD CELINA, TX 75009
2853837	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1717 RANCH HOUSE RD CELINA, TX 75009
2853838	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1721 RANCH HOUSE RD CELINA, TX 75009
2853844	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	3109 SAWBUCK LN CELINA, TX 75009
2853846	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	3101 SAWBUCK LN CELINA, TX 75009
2853849	JANARDHANA REDDY & GEETHANJALI NAGULURI KORSIPATI		1713 RODEO DR	CELINA	TX	75009	1713 RODEO DR CELINA, TX 75009
2853850	SAI BHARGAV REDDY & SINDHU KUNTLA KOMATIREDDY		1709 RODEO DR	CELINA	TX	75009-2365	1709 RODEO DR CELINA, TX 75009
2853851	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1705 RODEO DR CELINA, TX 75009
2853857	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1621 RODEO DR CELINA, TX 75009
2853858	GERARD VIJAY CHANDRAN & UMASANKARI OULAGARATCHAGNE MUTHAYIAN		1617 RODEO DR	CELINA	TX	75009	1617 RODEO DR CELINA, TX 75009
2853860	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1609 RODEO DR CELINA, TX 75009
2853864	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1620 RANCH HOUSE RD CELINA, TX 75009
2853865	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1624 RANCH HOUSE RD CELINA, TX 75009
2853872	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1710 RANCH HOUSE RD CELINA, TX 75009
2853873	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1716 RANCH HOUSE RD CELINA, TX 75009
2853874	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1722 RANCH HOUSE RD CELINA, TX 75009
2853876	GRAND HOMES 2014 LP		15455 DALLAS PKWY STE 100C	ADDISON	TX	75001-6772	1730 RANCH HOUSE RD CELINA, TX 75009
2501429	CHRISTOPHER & KARA CROSS		9013 PRAIRIE MEADOW LN	CELINA	TX	75009-5009	9015 PRAIRIE MEADOW LN CELINA, TX 75009
2501431	VIJI YAP & SU-FEN LIU LIM		5961 W PARKER RD APT 1448	PLANO	TX	75093-7842	PRAIRIE MEADOW LN CELINA, TX 75009
2501432	JAMES & CHRISTY MOORE		9145 PRAIRIE MEADOW LN	CELINA	TX	75009-2601	9145 PRAIRIE MEADOW LN CELINA, TX 75009
2501433	ADAM & JOANNA WALDAL		9183 PRAIRIE MEADOW LN	CELINA	TX	75009-2601	9183 PRAIRIE MEADOW LN CELINA, TX 75009
2501434	TERRY DEAN SHARBER II		9219 PRAIRIE MEADOW LN	CELINA	TX	75009-2625	9219 PRAIRIE MEADOW LN CELINA, TX 75009
2501435	RONALD K & DIANA PRICE		9241 PRAIRIE MEADOW LN	CELINA	TX	75009-2625	9241 PRAIRIE MEADOW LN CELINA, TX 75009
2501437	MATT B & JENNIFER LOCKE		9295 PRAIRIE MEADOW LN	CELINA	TX	75009-2625	9295 PRAIRIE MEADOW LN CELINA, TX 75009
2501443	MARGARET & KEITH BARTON		9144 PRAIRIE MEADOW LN	CELINA	TX	75009-2626	9144 PRAIRIE MEADOW LN CELINA, TX 75009
2501445	LEO & MELISSA MAGSALIN		9050 PRAIRIE MEADOW LN	CELINA	TX	75009-2644	9050 PRAIRIE MEADOW LN CELINA, TX 75009
2501446	JOHN CHARLES JR & JEANNINE MARIE MCGOVERN		9020 PRAIRIE MEADOW LN	CELINA	TX	75009-2644	9020 PRAIRIE MEADOW LN CELINA, TX 75009
2501441	CHARLIE MILLER & RICHARD E HOWELL		9212 PRAIRIE MEADOW LN	CELINA	TX	75009-2624	9212 PRAIRIE MEADOW LN CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2501436	KURT WOZNIAK		9271 PRAIRIE MEADOW LN	CELINA	TX	75009-2625	9271 PRAIRIE MEADOW LN CELINA, TX 75009
2501438	MIHAI HERENYI		2533 BELMEADE DR	CARROLLTON	TX	75006-2008	9290 PRAIRIE MEADOW LN CELINA, TX 75009
2501439	BRIT ALLEN & MANDY PAINTER BRIGNON		9270 PRAIRIE MEADOW LN	CELINA	TX	75009-2624	9270 PRAIRIE MEADOW LN CELINA, TX 75009
2501440	BRYAN L & MISTY D WARRICK		9240 PRAIRIE MEADOW LN	CELINA	TX	75009-2624	9240 PRAIRIE MEADOW LN CELINA, TX 75009
2501442	RICHARD FLORES		9160 PRAIRIE MEADOW LN	CELINA	TX	75009-2626	9160 PRAIRIE MEADOW LN CELINA, TX 75009
2501444	SATYAPAL S & VALERIE CHHABRA		9110 PRAIRIE MEADOW LN	CELINA	TX	75009-2626	9110 PRAIRIE MEADOW LN CELINA, TX 75009
2715245	MARS PRESTON HIGH LLC		7341 BERANGER DR	IRVING	TX	75063-3517	
989700	MM CELINA 3200 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	
2866257	JOE E & JANICE K STALLING		9004 COUNTY ROAD 101	CELINA	TX	75009-2360	9004 COUNTY ROAD 101 CELINA, TX 75009
2827406	DAVID SCOTT & KELLY ANN SIMMONDS		8818 COUNTY ROAD 101	CELINA	TX	75009-2356	8818 COUNTY ROAD 101 CELINA, TX 75009
2871722	HFI CELINA REALTY LLC		4143 MAPLE AVE STE 350	DALLAS	TX	75219-3288	9379 COUNTY ROAD 132 CELINA, TX 75009
2120499	LEO DE LA CRUZ		8912 COUNTY ROAD 101	CELINA	TX	75009-2358	8912 COUNTY ROAD 101 CELINA, TX 75009
2120501	GSR COLLIN COUNTY LP		4541 LANCELOT DR	PLANO	TX	75024-4718	8786 COUNTY ROAD 132 CELINA, TX 75009
2770329	JOSEPH DUANE & LAURA FARIES CHAPPELL		4650 HIGH POINT DR	CELINA	TX	75009-2994	8772 COUNTY ROAD 101 CELINA, TX 75009
2627874	MARK A & CAROL MARTIN		8880 COUNTY ROAD 132	CELINA	TX	75009-2516	8880 COUNTY ROAD 132 CELINA, TX 75009
2717990	SASHI & TOBY VARGHESE VARANASI		3613 PERIVALE BLVD	FRISCO	TX	75034-8460	9000 COUNTY ROAD 132 CELINA, TX 75009
2849276	DAVID & KELLY SIMMONDS		8818 COUNTY ROAD 101	CELINA	TX	75009-2356	
992395	ST L & S F RR C/O MONTY GORDON		1700 FARNAM ST FL 10E	OMAHA	NE	68102-2022	11151 COUNTY ROAD 95 CELINA, TX 75009
13232	TYSON S & CHRISTINA M HARPER		2285 N LOUISIANA DR	CELINA	TX	75009-3856	2285 N LOUISIANA DR CELINA, TX 75009
2120677	RICHARD KEVIN O'BRIEN		2077 N LOUISIANA DR	CELINA	TX	75009-3852	N LOUISIANA DR CELINA, TX 75009
2506531	JOSEPH M GERRITY		9631 COUNTY ROAD 133	CELINA	TX	75009-2927	9631 COUNTY ROAD 133 CELINA, TX 75009
2664123	FIONA GARDINER & SAMUEL DOUGLAS MCCORD		6474 ONEIDA DR	FRISCO	TX	75034-1223	9061 COUNTY ROAD 128 CELINA, TX 75009
993866	PAUL K JR & KATHRYN PEARCE		2424 PRIVATE ROAD 5674	CELINA	TX	75009-2916	2424 PRIVATE ROAD 5674 CELINA, TX 75009
2016609	JOHN D HUSE		9107 COUNTY ROAD 133	CELINA	TX	75009-2901	COUNTY ROAD 133 CELINA, TX 75009
2506532	INGALLS TRUST		2320 PRIVATE ROAD 5674	CELINA	TX	75009-2912	COUNTY ROAD 128 CELINA, TX 75009
2146782	BLAKE & SHARON BICKHAM		9293 COUNTY ROAD 128	CELINA	TX	75009-2991	9293 COUNTY ROAD 128 CELINA, TX 75009
993900	RICK S & MADONNA J MOSLEY		2414 PRIVATE ROAD 5674	CELINA	TX	75009-2916	PRIVATE ROAD 5674 CELINA, TX 75009
993928	RICK S & MADONNA J MOSLEY		2414 PRIVATE ROAD 5674	CELINA	TX	75009-2916	2414 PRIVATE ROAD 5674 CELINA, TX 75009
993875	PAUL K & KATHY S PEARCE		2424 PRIVATE ROAD 5674	CELINA	TX	75009-2916	PRIVATE ROAD 5674 CELINA, TX 75009
993884	INGALLS TRUST		2320 PRIVATE ROAD 5674	CELINA	TX	75009-2912	2320 PRIVATE ROAD 5674 CELINA, TX 75009
2120724	BARRY KENNETH BROWN		PO BOX 1139	CELINA	TX	75009-1139	9263 COUNTY ROAD 133 CELINA, TX 75009
2619012	DAVID LEE & PATTI ANN HALE		9119 COUNTY ROAD 128	CELINA	TX	75009-2995	9119 COUNTY ROAD 128 CELINA, TX 75009
2664124	HOME PLACE LIVING TRUST		PO BOX 1118	PROSPER	TX	75078-1118	9055 COUNTY ROAD 128 CELINA, TX 75009
2760354	BRIAN RAY & HEATHER ANN HIX		PO BOX 1492	CELINA	TX	75009-1492	
2855588	HUJO LTD & SUTTON FIELD INVESTMENTS LLC		1 COWBOYS WAY	FRISCO	TX	75034-1962	
2871721	HFI CELINA REALTY LLC	dba LMI TREE FARM	4143 MAPLE AVE STE 350	DALLAS	TX	75219-3288	9260 COUNTY ROAD 132 CELINA, TX 75009
2840350	MM CELINA 3200 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	COUNTY ROAD 10 CELINA, TX 75009
2840554	MM CELINA 294 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	
2840571	DNT 455 CROSSING LLC	ATTN: KISHORE KANCHARLA	1295 CASA BELLA CT	WESTLAKE	TX	76262-5913	
1695943	CELINA D & T LLC		13533 BIGELOW LN	FRISCO	TX	75035-0789	FM 455 CELINA, TX 75009
2663170	CHRISTOPHER CORY & KELLIE BARRON		2310 PRIVATE ROAD 5674	CELINA	TX	75009-2912	2310 PRIVATE ROAD 5674 CELINA, TX 75009
2146783	CHARLES E & LYNN LENTSCHER		9303 COUNTY ROAD 128	CELINA	TX	75009-2913	9303 COUNTY ROAD 128 CELINA, TX 75009
2610033	MAUREEN MILLER		9012 COUNTY ROAD 128	CELINA	TX	75009-2914	COUNTY ROAD 128 CELINA, TX 75009
2631293	TONJIA L & BRIAN L OGLLESBY		9095 COUNTY ROAD 128	CELINA	TX	75009-2915	9095 COUNTY ROAD 128 CELINA, TX 75009
2663171	INGALLS TRUST		2320 PRIVATE ROAD 5674	CELINA	TX	75009-2912	CELINA, TX 75009
1003826	OWNSBY 1880 FARMS LTD		PO BOX 516	CELINA	TX	75009-0516	
985429	MARK O & MELISSA A TAGGART		9150 NORTHRIDGE TRL	CELINA	TX	75009-3767	9150 NORTHRIDGE TRL CELINA, TX 75009
2711100	COCO REALTY LLC - SERIES C - "BABY GOAT"	C/O TARLSON & ASSOCIATES	14902 PRESTON RD STE 404-217	DALLAS	TX	75254-9191	11566 PRIVATE ROAD 5401 CELINA, TX 75009
2120986	ANISH & NEERAJA SHETH		3520 ROBIN RD	PLANO	TX	75075-7818	11691 PRIVATE ROAD 5401 CELINA, TX 75009
2006698	ZHENGCHONG & HAICHEN LIU YANG		651 N WATTERS RD APT 1306	ALLEN	TX	75013-5598	CELINA, TX 75009
2705942	CHRISTOPHER & KIMBRE NEIDHART		11710 OLD PRESTON TRL	CELINA	TX	75009-3701	11710 OLD PRESTON TRL CELINA, TX 75009
2120982	CELINA DEVELOPERS LLC		6325 PLUM CREEK RD	FRISCO	TX	75036-1329	17676 W FM 455 CELINA, TX 75009
985303	ARIANA LLC		6850 TPC DR STE 104	MCKINNEY	TX	75070-3145	2686 N LOUISIANA DR CELINA, TX 75009
985401	JOE ELZIE & DESSIE IMOGENE GIBSON		2612 BROOKVIEW DR	PLANO	TX	75074-4906	N LOUISIANA DR CELINA, TX 75009
985456	SHAUN GANJI		3235 MERRIFIELD AVE	DALLAS	TX	75223-1925	COUNTY ROAD 946 CELINA, TX 75009
1584672	PETER S BOIDOCK REVOCABLE TRUST		1502 CONCORD CIR	PLANO	TX	75074-6328	CELINA, TX 75009
2120988	XUAN D & LOUISE R TRAN		11550 OLD PRESTON TRL	CELINA	TX	75009-3759	11550 OLD PRESTON TRL CELINA, TX 75009
2598475	RUPESH K & PREETHI V SUNKARA		2364 N LOUISIANA DR	CELINA	TX	75009-2177	2364 N LOUISIANA DR CELINA, TX 75009
2728056	BROOKS & JESSICA A PERRINE		11670 PRIVATE ROAD 5401	CELINA	TX	75009-2194	11670 PRIVATE ROAD 5401 CELINA, TX 75009
2767410	KIMBRE S & CHRISTOPHER T NEIDHART		11710 OLD PRESTON TRL	CELINA	TX	75009-3701	
985376	ANNA S MEYER & DENNIS R SHINPAUGH		2350 N LOUISIANA DR	CELINA	TX	75009-2177	2350 N LOUISIANA DR CELINA, TX 75009
985385	BESORT POLLISI		713 ROYAL CREST CT	MCKINNEY	TX	75072-4916	2560 N LOUISIANA DR CELINA, TX 75009
2607676	SCHMIDT RUSSELL E REVOCABLE TRUST		2500 N LOUISIANA DR	CELINA	TX	75009-2181	2500 N LOUISIANA DR CELINA, TX 75009
1584716	CHAYA INVESTMENTS LLC		4638 SAGINAW CT	PLANO	TX	75024-8503	241 PRIVATE ROAD 5524 CELINA, TX 75009
1584734	PETER S BOIDOCK REVOCABLE TRUST		1502 CONCORD CIR	PLANO	TX	75074-6328	CELINA, TX 75009
1696873	JERRY & FRANK BILLY		2410 N LOUISIANA DR	CELINA	TX	75009-2179	2410 N LOUISIANA DR CELINA, TX 75009
2120985	ANISH & NEERAJA SHETH		3520 ROBIN RD	PLANO	TX	75075-7818	11698 PRIVATE ROAD 5401 CELINA, TX 75009
2009340	PAUL D & SARI DELL MERRITT		3005 MARGOT CT	WYLLIE	TX	75098-8745	CELINA, TX 75009
2054403	RUSSELL SCHMIDT		9100 NORTHRIDGE TRL	CELINA	TX	75009-3767	9100 NORTHRIDGE TRL CELINA, TX 75009
2078170	ANISH & NEERAJA SHETH		3520 ROBIN RD	PLANO	TX	75075-7818	PRIVATE ROAD 5401 CELINA, TX 75009
2120984	RONALD A & TERYE DUBNER		3604 DANDELION DR	PLANO	TX	75093-7229	2260 N LOUISIANA DR CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
985465	ABRAHAM TRUST I	CHEMPITHERA V & MARY Z ABRAHAM TRUSTEES-LE	9812 PRESTON PL	FRISCO	TX	75035-5276	CELINA, TX 75009
1584681	MICHAEL D PERRINE		355 E VIS RDG MALL DR APT 5512	LEWISVILLE	TX	75067-4025	11670 PRIVATE ROAD 5401 CELINA, TX 75009
1839185	ANGELA DAWN & RYAN TOBY PETERS		393 PRIVATE ROAD 5524	CELINA	TX	75009-2193	393 PRIVATE ROAD 5524 CELINA, TX 75009
2675549	MICHELLE E WILSON		8110 RAWHIDE RD	CELINA	TX	75009-3590	9055 SANTA FE TRL CELINA, TX 75009
2019473	OTIE LEE WEATHERLY III		1512 RESTON DR	RICHARDSON	TX	75081-2652	OLD PRESTON TRL CELINA, TX 75009
2023866	DAVID W & BLAIRE D PLUNKETT		8955 SANTA FE TRL	CELINA	TX	75009-2255	CELINA, TX 75009
2045396	BRENDA S GRAVES		11788 OLD PRESTON TRL	CELINA	TX	75009-3701	11788 OLD PRESTON TRL CELINA, TX 75009
2050807	DARYL R & SARAH A DARNELL		9055 NORTHDRIDGE TRL	CELINA	TX	75009-3741	9055 NORTHDRIDGE TRL CELINA, TX 75009
2733919	KELLY D & TRICIA PERRINE		2704 RIDGEMERE DR	FLOWER MOUND	TX	75028-2530	
1004530	BNSF RAILWAY COMPANY, ST LOUIS SAN FRANCISCO TEXAS RR	PROPERTY TAX DEPARTMENT	MOB 2, 2650 LOU MENK DR	FORT WORTH	TX	76131-2838	11025 COUNTY ROAD 99 CELINA, TX 75009
2121060	DENISE LYNN WILLARD		724 BOUNDS RD	GUNTER	TX	75058-2000	2551 N LOUISIANA DR CELINA, TX 75009
1725752	DENISE LYNN WILLARD		724 BOUNDS RD	GUNTER	TX	75058-2000	COUNTY ROAD 99 CELINA, TX 75009
1725743	PRESTON ACREAGE LP & SPARTAN TEXAS SIX CELINA LTD		5145 LONGVUE DR	FRISCO	TX	75034-7560	COUNTY ROAD 100 CELINA, TX 75009
2653064	POWAY ENTERPRISE LP		5145 LONGVUE DR	FRISCO	TX	75034-7560	COUNTY ROAD 99 CELINA, TX 75009
1846480	MARGIE SHINPAUGH		621 E G A MOORE PKWY	CELINA	TX	75009-3955	10913 COUNTY ROAD 99 CELINA, TX 75009
1004567	CENTRAL FRISCO LTD		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	
1004549	DENISE LYNN WILLARD		724 BOUNDS RD	GUNTER	TX	75058-2000	COUNTY ROAD 99 CELINA, TX 75009
2595176	BASSIMA CONSTANTINE		5914 BOCA RATON DR	DALLAS	TX	75230-2920	
1992699	MARVIN T & RENETTA T WILSON		2287 N PRESTON RD	CELINA	TX	75009-2638	2287 N PRESTON RD CELINA, TX 75009
1004601	CENTRAL FRISCO LTD		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	CELINA, TX
1996528	MARVIN T & RENETTA T WILSON		2287 N PRESTON RD	CELINA	TX	75009-2638	N PRESTON RD CELINA, TX 75009
2804564	MINDY L KOEHNE & ROBIN D MCGUIRE & VAN D NICHOLS & ALLEN D FARRIS		14755 PRESTON RD STE 600	DALLAS	TX	75254-6825	
1005496	PORFIRIO & OJILVIA PAULINO		8659 COUNTY ROAD 128	CELINA	TX	75009-2907	8659 COUNTY ROAD 128 CELINA, TX 75009
2632475	E REAL ESTATE LLC		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	COUNTY ROAD 130 CELINA, TX 75009
2719615	E REAL ESTATE LLC		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	COUNTY ROAD 130 CELINA, TX 75009
1005799	BARRY KENNETH BROWN		PO BOX 1139	CELINA	TX	75009-1139	COUNTY ROAD 133 CELINA, TX 75009
1005815	LONG BRANCH CATTLE COMPANY LLC		2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	CELINA, TX 75009
2121094	E REAL ESTATE LLC		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	COUNTY ROAD 130 CELINA, TX 75009
2028166	PORFIRIO & OJILVIA PAULINO		8659 COUNTY ROAD 128	CELINA	TX	75009-2907	COUNTY ROAD 130 CELINA, TX 75009
2016608	JOHN D HUSE		9107 COUNTY ROAD 133	CELINA	TX	75009-2901	9107 COUNTY ROAD 133 CELINA, TX 75009
2760353	BRIAN RAY & HEATHER ANN HIX		PO BOX 1492	CELINA	TX	75009-1492	9081 COUNTY ROAD 133 CELINA, TX 75009
1005824	LONG BRANCH CATTLE COMPANY LLC		2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	COUNTY ROAD 133 CELINA, TX 75009
1005833	JOHN & MARY A ASHBY		PO BOX 132	CELINA	TX	75009-0132	COUNTY ROAD 133 CELINA, TX 75009
2121098	SANDRA ANTHONY GRIFFITH		9905 COUNTY ROAD 128	CELINA	TX	75009-2921	9905 COUNTY ROAD 128 CELINA, TX 75009
2734883	LONG BRANCH CATTLE COMPANY LLC		2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	
2760352	JOHN D HUSE		9107 COUNTY ROAD 133	CELINA	TX	75009-2901	
2735157	THE ROBERT E TESCH TRUST	C/O TESCH & ASSOCIATES INC	2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	8970 COUNTY ROAD 133 CELINA, TX 75009
2847781	MARS CELINA LAND HOLDINGS LLC		7341 BERANGER DR	IRVING	TX	75063-3517	
2719625	E REAL ESTATE LLC		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	9115 COUNTY ROAD 101 CELINA, TX 75009
2121119	CENTRAL FRISCO LTD		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	2323 N PRESTON RD CELINA, TX 75009
994712	COLLIN COUNTY		COLLIN CO COURTHOUSE BLDG	MCKINNEY	TX	75069	COUNTY ROAD 101 CELINA, TX 75009
2719614	E REAL ESTATE LLC		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	
2007090	TOM HARPER		9321 COUNTY ROAD 101	CELINA	TX	75009-2367	9321 COUNTY ROAD 101 CELINA, TX 75009
2121192	CITY OF CELINA		142 N OHIO ST	CELINA	TX	75009-6201	FM 455 CELINA, TX 75009
2848245	CELINA D & T LLC		13533 BIGELOW LN	FRISCO	TX	75035-0789	
2840556	MM CELINA 294 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	
995178	DNT 455 CROSSING LLC	ATTN: KISHORE KANCHARLA	1295 CASA BELLA CT	WESTLAKE	TX	76262-5913	FM 455 CELINA, TX 75009
2659629	JOEL C & CAROLYN A MOLINAR		9404 COUNTY ROAD 97	CELINA	TX	75009-2344	9404 COUNTY ROAD 97 CELINA, TX 75009
2659630	JOEL C & CAROLYN A MOLINAR		9404 COUNTY ROAD 97	CELINA	TX	75009-2344	COUNTY ROAD 97 CELINA, TX 75009
2663844	PETER & REBECCA MARTINEZ		9020 MYRTLE DR	CELINA	TX	75009-2597	9060 COUNTY ROAD 101 CELINA, TX 75009
2811509	GUS A & MONICA R WOLMAN		9284 MYRTLE DR	CELINA	TX	75009-2394	9284 MYRTLE DR CELINA, TX 75009
995212	CENTRAL FRISCO LTD		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	
2612973	ROGELIO & LORRAINE ARAGONEZ		9022 COUNTY ROAD 101	CELINA	TX	75009-2360	9022 COUNTY ROAD 101 CELINA, TX 75009
995221	CENTRAL FRISCO LTD		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	
995249	CENTRAL FRISCO LTD		16400 DALLAS PKWY STE 10C	DALLAS	TX	75248-2640	COUNTY ROAD 97 CELINA, TX 75009
2663843	ALFREDO & MARIA RANGEL		PO BOX 1014	CELINA	TX	75009-1014	9230 MYRTLE DR CELINA, TX 75009
2121255	HFI CELINA REALTY LLC		4143 MAPLE AVE STE 350	DALLAS	TX	75219-3288	9298 MYRTLE DR CELINA, TX 75009
2854778	NTEX FINANCIAL LLC		4541 LANCELOT DR	PLANO	TX	75024-4718	
995739	SHAUN GANJI		3235 MERRIFIELD AVE	DALLAS	TX	75223-1925	COUNTY ROAD 946 CELINA, TX 75009
995748	SHAUN GANJI		3235 MERRIFIELD AVE	DALLAS	TX	75223-1925	COUNTY ROAD 946 CELINA, TX 75009
2776327	ANDREW & SHANNON GARDINER		2820 FOUNTAIN PARK DR	CELINA	TX	75009-1866	7629 W FM 455 CELINA, TX 75009
2658465	BARCH INTERESTS LP		210 W UNIVERSITY DR STE F	MCKINNEY	TX	75069-1861	7494 W FM 455 CELINA, TX 75009
2857657	ANDREW & SHANNON GARDINER		2820 FOUNTAIN PARK DR	CELINA	TX	75009-1866	CELINA, TX 75009
2772757	WILLIAM FREDRICK & LINDA DEE & FAVIOLA SCHAFFER		1028 BLUEBIRD WAY	CELINA	TX	75009-1619	
996729	TJT SERVICES LLC & YAYA ELLATH LLC		4624 OLD POND DR	PLANO	TX	75024-4704	3090 N LOUISIANA DR CELINA, TX 75009
2834103	CCD - NORTH SKY LLC		4925 GREENVILLE AVE STE 604	DALLAS	TX	75206-4026	
996710	OWNSBY 1880 FARMS LTD		PO BOX 516	CELINA	TX	75009-0516	
996738	ARIANA LLC		6850 TPC DR STE 104	MCKINNEY	TX	75070-3145	N LOUISIANA DR CELINA, TX 75009
2575351	MM CELINA 3200 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	FM 455 CELINA, TX 75009
1010355	COW MOUNTAIN INVESTORS LP		12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	FM 455 CELINA, TX 75009
2840557	MM CELINA 294 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2848248	CELINA D & T LLC		13533 BIGELOW LN	FRISCO	TX	75035-0789	
2867922	CITY OF CELINA		142 N OHIO ST	CELINA	TX	75009-6201	
1010364	RUTLEDGE & HALL M HAGGARD	% PAT DURBIN-FOUR STAR DEV CO	800 CENTRAL PKWY E STE 100	PLANO	TX	75074-5578	FM 455 CELINA, TX 75009
1010505	DREAM LIFE VENTURES LLC		13163 TALL GRASS TRL	FRISCO	TX	75035-0853	17590 W FM 455 CELINA, TX 75009
1010373	MM CELINA 3200 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	
2121749	OWNSBY 1880 FARMS LTD		PO BOX 516	CELINA	TX	75009-0516	CELINA, TX 75009
2853525	CELINA INDEPENDENT SCHOOL DISTRICT	ATTN: SUPERINTENDENT	205 S COLORADO ST	CELINA	TX	75009-6441	FM 455 CELINA, TX 75009
1681424	M HUBBARD ESTATE	C/O STEPHEN ROBINSON	10401 COUNTY ROAD 58	CELINA	TX	75009-2119	
2715160	PRESTON 11 CELINA PARTNERS LLC	GUNTER WATER SUPPLY WELL HEAD #3	4528 KENTUCKY DR	PLANO	TX	75024-3986	
2831797	CELINA ISD		205 S COLORADO ST	CELINA	TX	75009-6441	2905 N LOUISIANA DR CELINA, TX 75009
2666410	BNSF RAILWAY COMPANY, ST LOUIS SAN FRANCISCO TEXAS RR	PROPERTY TAX DEPARTMENT	MOB 2, 2650 LOU MENK DR	FORT WORTH	TX	76131-2830	
2567267	MARS PRESTON HIGH LLC		7341 BERANGER DR	IRVING	TX	75063-3517	STATE HWY 289 CELINA, TX 75009
2121977	LOUIS & SHARRON R CAVE		7656 W FM 455	CELINA	TX	75009-4138	7656 FM 455 CELINA, TX 75009
2658551	THE MARK C REDNER LIVING TRUST		PO BOX 1457	CELINA	TX	75009-1457	FM 455 CELINA, TX 75009
2658468	THE CAVE LIVING TRUST		7656 W FM 455	CELINA	TX	75009-4138	FM 455 CELINA, TX 75009
2658557	THE MARK C REDNER LIVING TRUST		PO BOX 1457	CELINA	TX	75009-1457	FM 455 CELINA, TX 75009
986204	LONG BRANCH CATTLE COMPANY LLC		2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	FM 455 CELINA, TX 75009
2510781	RUSSELL MCCLELLAND JR		8277 W FM 455	CELINA	TX	75009-4151	8277 W FM 455 CELINA, TX 75009
986222	STELLA CORINE LE PORTER & NELLIE Y HEISTAND		8002 W FM 455	CELINA	TX	75009-4146	8066 W FM 455 CELINA, TX 75009
2533369	NELLIE YVONNE HEISTAND		8002 W FM 455	CELINA	TX	75009-4146	8010 W FM 455 CELINA, TX 75009
986179	JENNIFER MARIE LONG	EQUISCAPE	8814 COUNTY ROAD 133	CELINA	TX	75009-2964	8814 COUNTY ROAD 133 CELINA, TX 75009
986197	SAVERA MEADOWS LLC		6436 SUDBURY RD	PLANO	TX	75024-7410	9680 COUNTY ROAD 128 CELINA, TX 75009
2529560	THE ROCK INN TRUST		PO BOX 302	GUNTER	TX	75058-0302	7871 W FM 455 CELINA, TX 75009
2658466	LOUIS L & SHARRON R CAVE		7656 W FM 455	CELINA	TX	75009-4138	FM 455 CELINA, TX 75009
2028274	THE ROBERT E TESCH TRUST	C/O TESCH & ASSOCIATES INC	2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	COUNTY ROAD 133 CELINA, TX 75009
986286	STELLA CORINE LE PORTER & NELLIE Y HEISTAND		8002 W FM 455	CELINA	TX	75009-4146	8057 W FM 455 CELINA, TX 75009
2028275	TIMOTHY R PFEIFFER & JOHN A HOUGH		8858 COUNTY ROAD 133	CELINA	TX	75009-2964	8858 COUNTY ROAD 133 CELINA, TX 75009
2533370	SCOTT DAVID & BRANDY DAWN HEISTAND		8028 W FM 455	CELINA	TX	75009-4146	8028 W FM 455 CELINA, TX 75009
2655197	STELLA CORINE LE PORTER & NELLIE Y HEISTAND		8002 W FM 455	CELINA	TX	75009-4146	
2841637	MARS CELINA LAND HOLDINGS LLC		7341 BERANGER DR	IRVING	TX	75063-3517	FM 455 CELINA, TX 75009
2121983	HONEY CREEK VENTURES LLC		PO BOX 834	PROSPER	TX	75078-0834	8662 COUNTY ROAD 133 CELINA, TX 75009
2121984	BRIAN & KIMBERLY HOANG		8758 COUNTY ROAD 133	CELINA	TX	75009-2962	8758 COUNTY ROAD 133 CELINA, TX 75009
2734889	LONG BRANCH CATTLE COMPANY LLC		2001 AUBURN HILLS PKWY STE 704	MCKINNEY	TX	75071-3572	
2041420	OWNBY FAMILY TRUST		8838 COUNTY ROAD 133	CELINA	TX	75009-2964	8838 COUNTY ROAD 133 CELINA, TX 75009
2116659	CUTTER COMMUNICATIONS INC		PO BOX 2119	YAN ALSTYNE	TX	75495-2119	FM 455 CELINA, TX 75009
1011942	OTIE LEE WEATHERLY III		1512 RESTON DR	RICHARDSON	TX	75081-2652	OLD PRESTON TRL CELINA, TX 75009
2124346	ABRAHAM TRUST I	CHEMPITHERA V & MARY Z ABRAHAM TRUSTEES-LE	9812 PRESTON PL	FRISCO	TX	75035-5276	11670 PRESTON ESTATES DR CELINA, TX 75009
2814942	F & J DANNA FARM LLC	LANCASTER HILL STABLES	5960 SAWGRASS CT	PLANO	TX	75093-4348	8696 COUNTY ROAD 133 CELINA, TX 75009
2121985	ZHENGHONG & HAICHEN LIU YANG		651 N WATERS RD APT 1306	ALLEN	TX	75013-5598	2170 N LOUISIANA DR CELINA, TX 75009
986516	UMOJA ARDHI LP		6735 SALT CEDAR WAY STE 300	FRISCO	TX	75034-9676	COUNTY ROAD 128 CELINA, TX 75009
2122035	CLAUDIA MAURINE MILLER		9012 COUNTY ROAD 128	CELINA	TX	75009-2914	9012 COUNTY ROAD 128 CELINA, TX 75009
2674720	SAVERA MEADOWS LLC		6436 SUDBURY RD	PLANO	TX	75024-7410	COUNTY ROAD 128 CELINA, TX 75009
13685	DAVID PATRICK ROMANUS		8836 COUNTY ROAD 128	CELINA	TX	75009-2910	8836 COUNTY ROAD 128 CELINA, TX 75009
2753685	ANDREW PENNINGTON & MAGGIE HUDSON & ERIC HUDSON		1500 BUFFALO ST	VERNON	TX	76384-3221	COUNTY ROAD 128 CELINA, TX 75009
2698698	ANDREW CARVER & KRISTEN D WILKINS		8513 COUNTY ROAD 133	CELINA	TX	75009-2923	8513 COUNTY ROAD 133 CELINA, TX 75009
986534	ANDREW PENNINGTON & MAGGIE HUDSON & ERIC HUDSON		1500 BUFFALO ST	VERNON	TX	76384-3221	COUNTY ROAD 128 CELINA, TX 75009
2837457	JONATHAN ALLEN & HOLLY RENE FREIER		1860 TRANQUILITY CT	PROSPER	TX	75078-9786	
2862632	CELINA ISD		205 S COLORADO ST	CELINA	TX	75009-6441	
2133730	BRIGHT RE GROUP LLC		2240 NEW COLLEGE LN	PLANO	TX	75025-5511	8640 COUNTY ROAD 128 CELINA, TX 75009
2754400	TODD J & SARA E BIVINS		920 KINGS VIEW DR	PROSPER	TX	75078-7928	8800 COUNTY ROAD 128 CELINA, TX 75009
2762213	ANDREW PENNINGTON & MAGGIE HUDSON & ERIC HUDSON		1500 BUFFALO ST	VERNON	TX	76384-3221	
2121980	JOHN & MARY A ASHBY		PO BOX 132	CELINA	TX	75009-0132	8136 W FM 455 CELINA, TX 75009
2121981	YVONNE aka NELLIE Y HEISTAND		8002 W FM 455	CELINA	TX	75009-4146	8002 W FM 455 CELINA, TX 75009
2787875	ANGELA & DAVID HOWARD		8780 COUNTY ROAD 172	CELINA	TX	75009-4114	8780 COUNTY ROAD 172 CELINA, TX 75009
2063646	JOHN & MARY A ASHBY		PO BOX 132	CELINA	TX	75009-0132	FM 455 CELINA, TX 75009
2529561	SAM O'NEAL & YVONNE WHITE		7867 W FM 455	CELINA	TX	75009-4143	7867 W FM 455 CELINA, TX 75009
2837458	JONATHAN ALLEN & HOLLY RENE FREIER		1860 TRANQUILITY CT	PROSPER	TX	75078-9786	
2009333	PAUL D & SARI DELL MERRITT		3005 MARGOT CT	WYLIE	TX	75098-8745	
2748131	MARILEE SPECIAL UTILITY DISTRICT		PO BOX 1017	CELINA	TX	75009-1017	8905 COUNTY ROAD 128 CELINA, TX 75009
2864586	FR LEGACY HILLS LLC		11 DUPONT CIR NW STE 900	WASHINGTON	DC	20036-1202	
997201	MM CELINA 3200 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	
997283	THE DOUGLAS & SAUNDRA BARKER LIVING TRUST		553 ROLLING HILLS RD	COPPELL	TX	75019-4050	CELINA, TX 75009
997292	BRENDA S GRAVES		11788 OLD PRESTON TRL	CELINA	TX	75009-3701	CELINA, TX 75009
2122138	SANTA FE REAL PROPERTY LLC		11275 PATTISON DR	FRISCO	TX	75035-1132	8850 SANTA FE TRL CELINA, TX 75009
2122136	DAVID & SHANNON GOLDMAN		8855 SANTA FE TRL	CELINA	TX	75009-2254	8855 SANTA FE TRL CELINA, TX 75009
2028311	MICHELE L & THOMAS G THEURER		2300 MCDERMOTT RD STE 200	PLANO	TX	75025-7017	8811 SANTA FE TRL CELINA, TX 75009
2122135	EDITH ESQUENAZI - LE & ADI TORKIYA		8920 SANTA FE TRL	CELINA	TX	75009-2225	8920 SANTA FE TRL CELINA, TX 75009
2705941	CHRISTOPHER & KIMBRE NEIDHART		11710 OLD PRESTON TRL	CELINA	TX	75009-3701	CELINA, TX 75009
997274	THE DOUGLAS & SAUNDRA BARKER LIVING TRUST		553 ROLLING HILLS RD	COPPELL	TX	75019-4050	CELINA, TX 75009
2019475	OTIE LEE WEATHERLY III		1512 RESTON DR	RICHARDSON	TX	75081-2652	OLD PRESTON TRL CELINA, TX 75009
2680143	DAVID W & BLAIRE D PLUNKETT		8955 SANTA FE TRL	CELINA	TX	75009-2255	8955 SANTA FE TRL CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2122137	MARC J & DINA STEVENS		8800 SANTA FE TRL	CELINA	TX	75009-2224	8800 SANTA FE TRL CELINA, TX 75009
1014333	COW MOUNTAIN INVESTORS LP		12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	FM 455 CELINA, TX 75009
2847776	COW MOUNTAIN INVESTORS LP		12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	
2840340	MM CELINA 3200 LLC		1800 VALLEY VIEW LN STE 30C	FARMERS BRANCH	TX	75234-8945	FM 455 CELINA, TX 75009
2847777	COW MOUNTAIN INVESTORS LP		12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	
1014351	RAINTOWER INC		2390 KITTYHAWK DR	FRISCO	TX	75033-6694	17838 FM 455 CELINA, TX 75009
1014565	ARIANA LLC		6850 TPC DR STE 104	MCKINNEY	TX	75070-3145	CELINA, TX 75009
2122505	MARY LOU MAIER		13 EVELYN LN	HUNTSVILLE	TX	77340-2414	FM 455 CELINA, TX 75009
1014360	COW MOUNTAIN INVESTORS LP		12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	FM 455 CELINA, TX 75009
1014510	CHARLES RAY HUDDLESTON & JANET H CALVERT & LAURIE H BROOKS & MICHAEL B HUDDLESTON		17055 W FM 455	CELINA	TX	75009-2151	FM 455 CELINA, TX 75009
1014547	CCD - NORTH SKY LLC		4925 GREENVILLE AVE STE 604	DALLAS	TX	75206-4026	
1014556	OWNSBY 1880 FARMS LTD		PO BOX 516	CELINA	TX	75009-0516	
2530234	RONALD P & KIM R PROVOST		8905 SANTA FE TRL	CELINA	TX	75009-2255	8905 SANTA FE TRL CELINA, TX 75009
2530233	BOBBIE J BURKETT c/o SUCCESSOR TRUSTEE, R&B 1979 LIVING TRUST		7737 E QUILL LN	SCOTTSDALE	AZ	85255-4679	SANTA FE TRL CELINA, TX 75009
2627963	JOHN M II & WANDA D ALLEN		2003 TAPADERO LN	CELINA	TX	75009-0348	2003 TAPADERO LN CELINA, TX 75009
2627964	RAUL & VALERIE ESQUIBEL		1979 TAPADERO LN	CELINA	TX	75009-0320	1979 TAPADERO LN CELINA, TX 75009
2627979	NICHOLAS RANDALL HARDIN REVOCABLE TRUST		2960 BANDANA DR	CELINA	TX	75009-0079	2960 BANDANA DR CELINA, TX 75009
2627951	MICHAEL W & SHARLA M ROBERSON		1861 LARIAT TRL	CELINA	TX	75009-4013	1861 LARIAT TRL CELINA, TX 75009
2627982	CORY & HAILEY AUBUCHON		1915 LARIAT TRL	CELINA	TX	75009-4022	1915 LARIAT TRL CELINA, TX 75009
2627947	JIMMIE C & PAULINE M KLADIS-TETERS		1822 LARIAT TRL	CELINA	TX	75009-4003	1822 LARIAT TRL CELINA, TX 75009
2627955	CHAD A & ANGELA ADAMS		1860 LARIAT TRL	CELINA	TX	75009-4003	1860 LARIAT TRL CELINA, TX 75009
2627957	FOUR WINDS ENTERPRISES LTD		12377 MERIT DR STE 450	DALLAS	TX	75251-2343	LARIAT TRL CELINA, TX 75009
2627961	CORBY & MICHELLE REEVES		2014 LARIAT TRL	CELINA	TX	75009-4006	2014 LARIAT TRL CELINA, TX 75009
2627986	BRIAN C & STEPHANIE IMBLER		2011 LARIAT TRL	CELINA	TX	75009-4023	2011 LARIAT TRL CELINA, TX 75009
2627990	MATTHEW A & TONI M HANSON		1924 CANYON RD	CELINA	TX	75009-4021	1924 CANYON RD CELINA, TX 75009
2627992	JAMES B REEVES		1866 CANYON RD	CELINA	TX	75009-4002	1866 CANYON RD CELINA, TX 75009
2627996	DAVID DOW DAVIS & ALEXANDRA LARA BRADLEY		1929 CANYON RD	CELINA	TX	75009-4025	1929 CANYON RD CELINA, TX 75009
2628000	RENE W & EMILY DELGADO		1940 CATTLE ST	CELINA	TX	75009-0047	1940 CATTLE ST CELINA, TX 75009
2628006	KATY MCLEOD		1875 CATTLE ST	CELINA	TX	75009-0199	1875 CATTLE ST CELINA, TX 75009
2628009	STEVE THOMAS		1975 CATTLE ST	CELINA	TX	75009-0080	1975 CATTLE ST CELINA, TX 75009
2627949	LARRY N JR & REBECCA L LOUDENSLAGER		2056 LARIAT TRL	CELINA	TX	75009-4008	2056 LARIAT TRL CELINA, TX 75009
2627962	JATHAN & ALLISON MARR GURLEY		2029 TAPADERO LN	CELINA	TX	75009-0348	2029 TAPADERO LN CELINA, TX 75009
2627965	GREGORY A & TARA B MARTIN		1955 TAPADERO LN	CELINA	TX	75009-0320	1955 TAPADERO LN CELINA, TX 75009
2627967	RYAN & LISA EATMON		1885 TAPADERO LN	CELINA	TX	75009-0349	1885 TAPADERO LN CELINA, TX 75009
2627969	WALTER JR & HEATHER E KINSEY		1839 TAPADERO LN	CELINA	TX	75009-0349	1839 TAPADERO LN CELINA, TX 75009
2627974	RION & KATIE L WESTFALL		3090 BANDANA DR	CELINA	TX	75009-0020	3090 BANDANA DR CELINA, TX 75009
2627976	TYLER JAMES & WHITNEY HARDY		3040 BANDANA DR	CELINA	TX	75009-0020	3040 BANDANA DR CELINA, TX 75009
2628010	RUSSELL & BRENNAN LEWIS		2020 TAPADERO LN	CELINA	TX	75009-0347	2020 TAPADERO LN CELINA, TX 75009
2628012	ERIC & KIRSTEN SHAFFER		1960 TAPADERO LN	CELINA	TX	75009-0319	1960 TAPADERO LN CELINA, TX 75009
2627978	MARK C & SHELLIE M BENTON		2980 BANDANA DR	CELINA	TX	75009-0079	2980 BANDANA DR CELINA, TX 75009
2627983	MARLON B & CHERYL BOLAR		1933 LARIAT TRL	CELINA	TX	75009-4022	1933 LARIAT TRL CELINA, TX 75009
2627994	NATHAN S & OLIVIA M SOLOMON		1865 CANYON RD	CELINA	TX	75009-4020	1865 CANYON RD CELINA, TX 75009
2627995	SCOTT ERIC & EMILY CHEATHAM		1897 CANYON RD	CELINA	TX	75009-4020	1897 CANYON RD CELINA, TX 75009
2627997	AARON & MISTY HOLMAN		1961 CANYON RD	CELINA	TX	75009-4025	1961 CANYON RD CELINA, TX 75009
2628003	CARLA HART		1844 CATTLE ST	CELINA	TX	75009-0198	1844 CATTLE ST CELINA, TX 75009
2628013	CRAIG & KERRIE TURNER		1942 TAPADERO LN	CELINA	TX	75009-0319	1942 TAPADERO LN CELINA, TX 75009
2627956	FOUR WINDS ENTERPRISES LTD		12377 MERIT DR STE 450	DALLAS	TX	75251-2343	LARIAT TRL CELINA, TX 75009
2627958	FOUR WINDS ENTERPRISES LTD		12377 MERIT DR STE 450	DALLAS	TX	75251-2343	LARIAT TRL CELINA, TX 75009
2627959	RICHARD & PAULA BOGAN		1968 LARIAT TRL	CELINA	TX	75009-4006	1968 LARIAT TRL CELINA, TX 75009
2627977	AMANDA R PAYNE		3010 BANDANA DR	CELINA	TX	75009-0020	3010 BANDANA DR CELINA, TX 75009
2627981	AARON & KIM GRIFFIN		2922 BANDANA DR	CELINA	TX	75009-0079	2922 BANDANA DR CELINA, TX 75009
2627985	STEVEN RICHARD & WANDA FAYE KEELER		1981 LARIAT TRL	CELINA	TX	75009-4022	1981 LARIAT TRL CELINA, TX 75009
2627987	JESSICA SUMNER		2055 LARIAT TRL	CELINA	TX	75009-4023	2055 LARIAT TRL CELINA, TX 75009
2627989	CLINTON & JESSICA DANSBY REVOCABLE TRUST		1956 CANYON RD	CELINA	TX	75009-4021	1956 CANYON RD CELINA, TX 75009
2627952	SONNY & LINDSAY R TRAVLAND		1821 CANYON RD	CELINA	TX	75009-4020	1821 CANYON RD CELINA, TX 75009
2627998	NATALIE CHRISTINE SPANGLER & KRISTOPHER DIXON- SPANGLER		1977 CANYON RD	CELINA	TX	75009-4025	1977 CANYON RD CELINA, TX 75009
2628002	RAYMOND W & DOROTHY J TINGLE		1894 CATTLE ST	CELINA	TX	75009-0198	1894 CATTLE ST CELINA, TX 75009
2628005	ROBERT KEVIN & ANGIE BOYD ELLIOTT		1845 CATTLE ST	CELINA	TX	75009-0199	1845 CATTLE ST CELINA, TX 75009
2628008	STEVEN & AMY WRIGHT		1963 CATTLE ST	CELINA	TX	75009-0080	1963 CATTLE ST CELINA, TX 75009
2628014	DANE & VANESSA JENNIFER DEDMON		1900 TAPADERO LN	CELINA	TX	75009-0319	1900 TAPADERO LN CELINA, TX 75009
2628015	KRISHNAN & JAGAN MUTTASSERIL ASWATHY		1884 TAPADERO LN	CELINA	TX	75009-0168	1884 TAPADERO LN CELINA, TX 75009
2627954	CHRISTY L & CALVIN D INGLE		1840 LARIAT TRL	CELINA	TX	75009-4003	1840 LARIAT TRL CELINA, TX 75009
2627960	WILLIAM I & DOROTHY F BRIDGES		1990 LARIAT TRL	CELINA	TX	75009-4006	1990 LARIAT TRL CELINA, TX 75009
2627966	ROBERT ENSWORTH & PRISCILLA CLARK LIVING TRUST		5000 ELDORADO PKWY STE 150	FRISCO	TX	75033-8443	1927 TAPADERO LN CELINA, TX 75009
2627968	HOWARD W JR & FELICIA V CANTRELL		1875 TAPADERO LN	CELINA	TX	75009-0349	1875 TAPADERO LN CELINA, TX 75009
2627970	DC RANCH OWNERS ASSOC	C/O GUARDIAN ASSOCIATION MANAGEMENT	12700 HILLCREST RD STE 234	DALLAS	TX	75230-2157	TAPADERO LN CELINA, TX 75009
2627971	DOYLE R & HEATHER WEEMES		3156 BANDANA DR	CELINA	TX	75009-0050	3156 BANDANA DR CELINA, TX 75009
2627972	CHARLES E III & BEVERLY J BARNES		3144 BANDANA DR	CELINA	TX	75009-0050	3144 BANDANA DR CELINA, TX 75009
2627973	MICHAEL E & KELLY L JANSSON		3110 BANDANA DR	CELINA	TX	75009-0050	3110 BANDANA DR CELINA, TX 75009
2627975	CHAD & AMANDA GUETERSLOH		3060 BANDANA DR	CELINA	TX	75009-0020	3060 BANDANA DR CELINA, TX 75009
2627980	JOHN R TEKIN		2944 BANDANA DR	CELINA	TX	75009	2944 BANDANA DR CELINA, TX 75009
2627984	JEFFREY W & LUCINDA J HUNT		1969 LARIAT TRL	CELINA	TX	75009-4022	1969 LARIAT TRL CELINA, TX 75009
2627988	CORY WESTBROOK		1988 CANYON RD	CELINA	TX	75009-4021	1988 CANYON RD CELINA, TX 75009
2627991	BENJAMIN SR & BARBARA LYMAN		1898 CANYON RD	CELINA	TX	75009-4002	1898 CANYON RD CELINA, TX 75009
2627993	JOHN WILLIAM & RACHAEL JANE ARCHER		1818 CANYON RD	CELINA	TX	75009-4002	1818 CANYON RD CELINA, TX 75009
2627999	CARL ALAN ROBERTSON LIVING TRUST		1980 CATTLE ST	CELINA	TX	75009-0047	1980 CATTLE ST CELINA, TX 75009
2628001	BRADLEY JOHN & JENNIFER ANN MERRITT		1926 CATTLE ST	CELINA	TX	75009-0047	1926 CATTLE ST CELINA, TX 75009
2627953	DAVID W & KRISTIN D BUCHANAN		1815 CATTLE ST	CELINA	TX	75009-0199	1815 CATTLE ST CELINA, TX 75009
2628007	JEGRY & DIONNE CUELLO		1911 CATTLE ST	CELINA	TX	75009-0080	1911 CATTLE ST CELINA, TX 75009

Property ID	Owner Name - First Last	Owner Name 2	Owner Mailing Address	City	State	Zip	Property Address
2628011	LEON & REBECCA S MACE		1984 TAPADERO LN	CELINA	TX	75009-0319	1984 TAPADERO LN CELINA, TX 75009
2630098	CHRISTOPHER'S L&L CSTM KITCHENS	SOLID CUSTOM CABINETS	PO BOX 1596	CELINA	TX	75009-1596	2810 N LOUISIANA DR CELINA, TX 75009
2030327	DUANE A BARNES ETAL		9125 SANTA FE TRL	CELINA	TX	75009-2257	9125 SANTA FE TRL CELINA, TX 75009
2109799	MARK ROSENBLUM		9200 SANTA FE TRL	CELINA	TX	75009-2228	9200 SANTA FE TRL CELINA, TX 75009
2020404	JAMES ARTHUR & KELLY ROSE SCOTT		9155 SANTA FE TRL	CELINA	TX	75009-2257	9155 SANTA FE TRL CELINA, TX 75009
2084629	DWIGHT LEE & TRACIE LYNN WINNING WILSON		9169 SANTA FE TRL	CELINA	TX	75009-2257	9169 SANTA FE TRL CELINA, TX 75009
2031261	CARLOS PEDROZA		1221 DAKOTA ST	CARROLLTON	TX	75010-3308	9235 CHISHOLM TRL CELINA, TX 75009
985447	ERIC & LAUREN BRICKER		9290 CHISHOLM TRL	CELINA	TX	75009-2468	9290 CHISHOLM TRL CELINA, TX 75009
2866388	ALI SHAUN GANJI		2810 SAMUEL BLVD	DALLAS	TX	75223-1704	9177 SANTA FE TRL CELINA, TX 75009
2705871	SIMMY FISHER		9260 CHISHOLM TRL	CELINA	TX	75009-2468	9260 CHISHOLM TRL CELINA, TX 75009
2109800	MARK ROSENBLUM		9200 SANTA FE TRL	CELINA	TX	75009-2228	SANTA FE TRL CELINA, TX 75009
2063074	SIMMY FISHER		9260 CHISHOLM TRL	CELINA	TX	75009-2468	9230 CHISHOLM TRL CELINA, TX 75009



The public meeting notice was published in English in the *Dallas Morning News* and the *Celina Record* on June 5, 2023, and in Spanish in *Al Día Dallas* on June 14, 2023.

- Public Meeting Notice Mailout
- Newspaper Advertisements
- Keep It Moving Dallas Notice
- TxDOT Meetings and Hearings Website
  - City of Celina Website

# Shop owners fret over project

Continued from Page 1B

"We signed the lease in October or September and then right when we open, we hear the news. Just to know in two years we might have to start over — we might have name recognition, but it's terrifying," TJ Reilly said. "It was made to be a family business, a tribute to my late grandmother, and it going away so quickly would be devastating."

## Losing legacy

Teri's Gelato Cafe was named after TJ's late grandmother, who was Sicilian. The shop's exposed brick walls are painted her favorite shade of purple, and the ice cream, pastries and espresso are all made the Italian way.

A wall of Polaroid photos shows smiling customers and a picture of the Reillys' daughter with "The Real Terri's Boss" written in pink across the bottom.

Reilly used to work in construction but left to create something that the whole family could be a part of: The pastries are made from family recipes — Cousin Joanne's Rainbow Cookies, Cousin Joseph's Biscotti, TJ's Cannoli. In the freezer case a mint cookies and cream gelato is labeled "Ashley's favorite"; pistachio, "TJ's favorite"; and Baileys and caramel, "Terri's favorite."

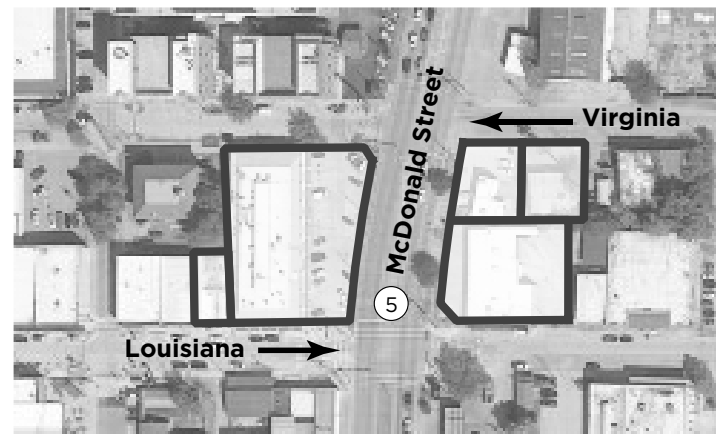
"She didn't drink that much, but when she did, it was Baileys with coffee and caramel," Reilly said.

Families walk through the door with children who sample flavors made on site with a \$60,000 gelato machine imported from Italy. Teens hang out in the lounge area and chat while they lick their spoons. Reilly said the shop serves 300 to 400 customers a week.

If they had to move, Reilly said he doesn't know if they'd be able to reopen right away, as the couple had to take out loans to open the shop and spent their life sav-

## Properties affected by inverted deck park plan

McKinney would need to acquire these five properties that house at least 12 businesses to implement a pedestrian connection across State Highway 5.



SOURCE: City of McKinney

Staff Graphic

ings on improvements. It took six months to renovate the 100-year-old building that used to be a comic book store with foundation issues.

Other businesses that would be impacted have been serving the community for decades.

At Kutz N Fadez, Benjamin Salas buzzes about 50 heads a week. People come to him for skin fades, bald fades and taper cuts. Youngsters sit in his chair asking for undercuts — long on the top, short on the bottom. Salas opened the shop in 2005. It's where he first started working as a barber.

"It's hard to find people who do these types of haircuts," Salas said, as he took a razor to Erika Herrera's short black hair. Herrera is one of many longtime customers. "I bring my son here and refer as many friends as I can," Herrera said. "These little downtown areas, as they bloom, it's like they forget what was all there at one point. It's nice to come into McKinney and get a sense of what it was to begin with."

Salas said he doesn't want to go anywhere.

"I like the location. I get a lot of traffic coming through here," he said. "It would be hard to find something else that would match

this. Finding a shop this size would be tough. I'd likely have to move to a suite if I were displaced."

## Why a deck park?

Mayor George Fuller said the deck park is an amenity that will encourage more development and "stitch together" the historic downtown footprint on the west side with the old mill district on the east side.

"If we're able to connect those two areas and have a continuity between them, that encourages exponential growth of that area, and that exponential growth produces jobs, it produces sales tax dollars, it produces community space," Fuller said. "The purpose behind it is to expand, to double and triple the footprint of our historic downtown."

The inverted park would cost \$40 million to \$45 million with annual operations and maintenance costing up to \$2.5 million. The North Central Texas Council of Governments has committed up to \$30 million for the inverted park option. The council steered away from the standard deck park option, as it would cost double the amount of the inverted park and

would require the acquisition of 27 properties.

Fuller said the five pieces of property that will be affected if the project moves forward are older and are going to be redeveloped at some point.

"As the city grows and matures and new infrastructure comes in, there's always going to be impacts on individuals, and we try to mitigate those, we try to compensate for those, but at the same time we're making decisions for the collective whole," Fuller said. "These are always tough decisions, and it's terrible, so why do we do it? Well, we do it because there's a benefit that's larger than this one impact."

Business owners will likely be compensated if they are moved, as eminent domain includes provisions for both property owners and tenants. However, the city exercises eminent domain only with council approval on a parcel-by-parcel basis, and the city has not gotten that far on this project yet, said Assistant City Manager Kim Flom.

Building the inverted park would require Highway 5 to be taken off the Texas Department of Transportation's maintenance and control system, according to a presentation at the April 18 work session.

In June, the city will begin coordination with TxDOT and NCTCOG on the recommended alternative, and NCTCOG has committed to taking the lead in discussing the phasing with TxDOT.

But there is no timeline on the project yet, Flom said.

"We are still communicating with TxDOT and NCTCOG to map out the schedule and agency responsibilities for this project," Flom said. "We will have a better understanding of what acquisition is needed, who is doing it and how it will occur when those discussions are complete."

Twitter: @haevengibbons

## ARLINGTON

# Former officer pleads guilty, gets probation

Bau Tran, 40, was accused of fatally shooting a motorist during a traffic stop

By ZAEEM SHAIKH  
Staff Writer  
zaeem.shaiikh@dallasnews.com

A former Arlington police officer who fatally shot a man as he drove away from a traffic stop in 2018 has pleaded guilty and was given six years of deferred adjudication.

Bau Tran, 40, accepted a plea agreement May 26 to a felony charge of criminally negligent homicide, according to court documents. Tran was placed on deferred adjudication probation for six years and was also ordered to pay a fine of \$600 and \$300 in court fees, records show.

Under the terms of the plea agreement, Tran will not be convicted of the crime if he completes the terms of his probation. His attorney declined to comment on the plea agreement.

A Tarrant County grand jury indicted Tran in 2019 on the felony charge. In the shooting, officer Julie Herlihy stopped O'Shae Terry, 24, on Sept. 1, 2018, in the 2200 block of California Lane to ask about an expired registration.

She then said she smelled marijuana and needed to search the SUV. Herlihy went back to the patrol car to run checks while Tran, a backup officer, stayed near the passenger side of the car.

Terry initially complied with the police request to turn off his SUV and roll down the windows. Minutes later, body camera footage of the incident showed him rolling up the windows and beginning to drive away.

Tran placed his left hand on the top of the window and reached his right arm inside the vehicle. He also stepped on the SUV's running board while asking Terry to stop.

Tran then pointed a gun into the SUV and fired multiple shots as the vehicle started moving. Terry, a Forest Hill resident, was shot four times. He died at a hospital.

Tran was an eight-year veteran of the Arlington Police Department and was fired two weeks after the indictment. He was cited several times for violating department policies, according to the *Fort Worth Star-Telegram*.

Staff writer Kelli Smith contributed to this report.

Twitter: @zaeemshake

**Notice of Public Meeting**  
**FARM TO MARKET ROAD (FM) 455 FEASIBILITY STUDY**  
From Dallas Parkway to Shady Brook Lane  
Project ID: A00188517  
Collin County, Texas

The Texas Department of Transportation (TxDOT) is conducting a feasibility study for improvements to FM 455 from Dallas Parkway to Shady Brook Lane in Collin County, Texas. This notice advises the public that TxDOT will be conducting an in-person public meeting on the feasibility study with an online virtual public meeting option. **The same information will be available at both the in-person and virtual meeting, including a pre-recorded video presentation with audio and visual components.**

**In-Person Meeting**  
Tuesday, June 20, 2023, 5:30 p.m. to 7:30 p.m.  
Two 29 on the Square  
229 W. Pecan St., Celina, TX 75009  
(Open house format)

**Virtual Meeting**  
Tuesday, June 20, 2023, 5:30 p.m. through  
Wednesday, July 5, 2023, at 11:59 p.m.  
[www.KeepItMovingDallas.com/projects/fm-roads/fm455FS](http://www.KeepItMovingDallas.com/projects/fm-roads/fm455FS)  
\*Not a live event

The in-person meeting will begin at 5:30 p.m. and will be an open house format where the public may come and go at their convenience. In-person attendees will be able to view the same presentation delivered in the online public meeting which will be playing on a screen, review hard copies of project materials, ask questions of TxDOT staff and/or consultants, and leave written comments. The virtual meeting can be viewed beginning Tuesday, June 20, 2023, starting at 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m. The virtual public meeting materials will be posted to the project website listed above and will consist of a pre-recorded video presentation that includes both audio and video components, along with other exhibits. **The virtual public meeting is not a live event.** If you do not have internet access, you may call (214) 320-4469 between the hours of 8 a.m. and 5 p.m. Monday through Friday, to ask questions and access study materials. Please note the materials will not be available until Tuesday, June 20, 2023, at 5:30 p.m.

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*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.*

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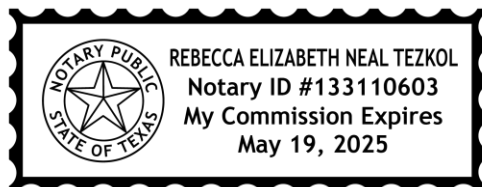
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COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared Mert Tezkol, advertising Representative for The Dallas Morning News, being duly sworn by oath, states the attached advertisement of

**TxDOT AD# 1850855**  
was published in The Dallas Morning News

DATE PUBLISHED  
June 5, 2023



A handwritten signature in blue ink, appearing to read "Mert Tezkol".

Mert Tezkol

June 5, 2023

A handwritten signature in blue ink, appearing to read "Rebecca E. Tezkol".

(Notary Public)

**JUNE HOMESTAND HIGHLIGHTS**

- 6/1: THIRSTY THURSDAY (DRINK SPECIALS IN THE BACKLASH)
- 6/2: FLOWERS FRIDAY (MILITARY APPRECIATION NIGHT)
- 6/3: LUCHA LIBRE NIGHT (KIDS RUN THE BASES POSTGAME)
- 6/4: KIDS SUNDAY FUNDAY (PREGAME CATCH ON THE FIELD, INCREDIBLE INDIA NIGHT, POSTGAME FIREWORKS)
- 6/22: THIRSTY THURSDAY (DRINK SPECIALS IN THE BACKLASH)
- 6/23: GAME NIGHT WITH COMPLEXITY (FLOWERS FRIDAY)
- 6/24: WHIRLWIND BURGER FOOD BARN NIGHT (KIDS RUN THE BASES POSTGAME)
- 6/25: KIDS SUNDAY FUNDAY (POSTGAME FIREWORKS, GRAYOLA EXPERIENCE, SOAR THIS QR CODE FOR A SPECIAL WEEKEND OFFER FOR THE 2023 FRISCO ROUNDHORNERS SEASON)

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SCAN ME

**MATT WELCH**  
mwelch@starlocalmedia.com

## NEXT MEN UP

Last season, the Celina football team advanced at least three rounds deep in the Class 4A playoffs for the third consecutive year. But in the wake of a regional semifinal loss to Anna, several seniors who played pivotal roles in that three-year run logged their final snaps with the Bobcats.

Replacing a talent-rich senior class is commonplace for a program that reloads on the gridiron as frequently as Celina, and this year's offseason tasks the team with filling voids left by several multi-year starters at a wealth of prominent positions.

"We're losing a lot of leaders and players that we've counted on for a long time," said Bill Elliott, Celina head coach. "We really needed to look at getting bigger, faster and stronger. Some guys had to step up, grow up and take on that leadership and ownership of the roles that they're going to have."

It has meant addressing positions that had been fortified for the past couple seasons, including during the team's run to the state semifinals in 2021—prominent contributors from quarterback Noah Bentley to running back Gabe Gayton, offensive lineman Hamish Mpofu, defensive lineman Jacob Vincent and kicker Kaden Lorick, plus a bevy of other seniors.

"They were such a huge part of our program over the last four years," Elliott said. "Just their leadership, attitude and work ethic, there were some huge contributors for us and guys who started for several years. Those are guys you can't just replace by grabbing someone off the shelf and sticking them in that spot."

Elliott lauded the gains Celina has made in the months since their offseason began, between morning and afternoon workouts plus an active spring on the track team for several student-athletes. An emphasis on football players running track is nothing new for the Bobcats, and the program had multiple student-athletes competing at last month's state track meet in Austin. That included sophomore running back Harrison Williams and junior edge rusher Ben Thomas — two contributors on Celina's fourth-place 4x400-meter relay who juggled that work while turning in productive springs on the gridiron.



Celina rising sophomore Logan Gutierrez is among the group of running backs looking to fill the void left by leading rusher Gabe Gayton.

MATT WELCH / STAFF PHOTO

### CELINA LOOKING TO RELOAD FOLLOWING GRADUATION OF KEY SENIOR CLASS

And while the Bobcats leaned plenty on their senior class throughout last year's 11-2 campaign, the nature of Celina's unbeaten run through District 7-4A Division I — during which the team won six games by an average of 45.8 points — afforded reps for plenty of backups who will be eyeing starting jobs this fall.

"There were a lot of guys who came on strong as the year went along that we have really high hopes for," Elliott said.

One way Celina has gone about building chemistry and leadership throughout the offseason in recent years has been through a summer draft organized by the team's coaches. At the end of spring workouts

over the past few seasons, coaches will draft players onto teams for the summer where they'll earn points based on their productivity in everything from strength and conditioning attendance, to results in the weight room, and a number of offshoot competitions that include sand volleyball, bowling, a home run derby, a 3-point shootout,

and others. "The kids have a lot of fun with it. It builds some team unity and is also a way for them to compete," Elliott said. "Right before we start up camp, we'll have a dinner and do something where the losing team will have to serve everybody, or even the winning team sometimes. They have a lot of fun with it."

The first pick in this year's draft was junior quarterback Knox Porter. Despite backing up Bentley behind center, Porter still earned a spot on the all-district second team last season after throwing for 565 yards, eight touchdowns and two interceptions.

"That's how our coaches and kids view him, and that's as a great leader," Elliott said. "His work ethic and leadership are unbelievable. He's here every morning, one of the first in and one of the last to leave. He's throwing with those receivers nonstop on his own. He's all in and he's worked his tail off to get to this point heading into his senior year."

In addition to Porter, Williams and freshman Logan Gutierrez impressed in backup roles at running back last season. The two averaged more than 6 yards per carry and will be among the candidates to take over for Gayton, who ran for 1,516 yards and 20 touchdowns.

Whereas graduation has plucked the Bobcats' receiving corps dry, Elliott anticipates names like juniors Cade Biagini and Jamisen Driver — a pair of all-district defensive backs — seeing more time on offense next season alongside junior Kaleb Hill and freshman Bowe Bentley out wide.

Sophomore Zadyn Dimas was voted as the district's offensive newcomer of the year following a breakout season at offensive tackle and returns alongside another all-district performer in junior Tyler Weeks. Elliott has also been encouraged by the progress up front from sophomore Ty Hughes.

The Bobcats will have plenty of new faces lurking within their front seven next season alongside a pair of returning all-district picks in sophomore Cooper Farrow at linebacker and Thomas putting his speed to use off the edge. Junior linebacker Ronnie Foreman built off a big year on junior varsity with a productive spring, while Elliott praised the strides made by junior

■ See **BOBCATS**, Page 6

## Getting it done in the classroom

*Golfers, track athletes land academic all-state honors*

For all the time student-athletes put into honing their crafts on the playing field, there's no competing for their high schools without taking care of business in the classroom first. The Texas High School Coaches Association has recognized several athletes who thrived at exactly that.



**MATT WELCH**  
mwelch@starlocalmedia.com

if they score high enough, are placed on either the elite, first or second teams, or honorable mention.

Across the state's golf and track programs, there were plenty of area athletes from Allen, Plano, Celina, Prosper, and McKinney who were represented.

The Allen boys are coming off a 10th-place team finish at the Class 6A state golf tournament, as well as a regional appearance by its girls, and totaled six academic all-state nods. Three earned a coveted elite selection in Matthew Rui, Abigail Inocian and Madison Wong, while Fletcher Tate, Andrew Toben and Natalie Quintana all landed on the second team.

On the track, McKinney ISD totaled 29 academic all-state selections. Boyd's Sydney Tucker was an elite honoree, while Landon Hammerle, Sebastian Fernandez, Zachary Martin and Luke Farrell were all second-team

picks. Honorable mentions went to Adam Toombs, Sheldon Torres-King, Joseph Dickson, Lucas Vizcaino and Cassidy Shelton.

McKinney's Julia Oesterreicher represented the Lionettes' track team with an elite selection, while Jordan Durst was named to the academic all-state first team, with Carlie Perez following on the second team, and Lord Odonkor, Ivana Odonkor and Christian Chapa receiving honorable mentions.

McKinney North's track and field team, which placed both its boys and girls squads in the top six in the team standings at the state meet, totaled 13 academic all-state selections. Ten came on the boys side with Dylan Baird, Ali Fawaz, Kiaan Doolabh, Lance Huliny, David Walker, Andrew McGee and Diego White all earning second-team spots, and Tavion Smith-Colbert, Abijah Harris and Kyle Stockwell receiving honorable mentions. Three-time state champion pole vaulter Sasha

■ See **ACADEMIC**, Page 6



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Project ID: A00188517  
Collin County, Texas

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# STAR LOCAL MEDIA

## Celina Record

### AFFIDAVIT OF LEGAL NOTICE

I, Nick Souders, Business Manager of the Celina Record a newspaper printed in the English language in Collin County, State of Texas, do hereby certify that this notice was Published in the Celina Record on the following dates, to-wit

Celina Record                      06/05/23              06/05/23              1

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FM 455 MEETING NOTICE	\$388.50
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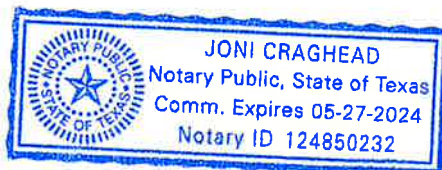
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*Nick Souders*

Business Manager of the Celina Record

Subscribed and sworn on this

8 day of June, 2023



*Joni Craghead*

Notary Public, State of Texas

DIVERSIÓN

# Actividades en familia para el verano

AL DÍA

Este verano, con los niños nuevamente de vacaciones, las familias buscan oportunidades para desconectarse.

Aquí les dejamos algunas opciones, gratuitas o a bajo precio, para disfrutar en el área de Dallas-Fort Worth.

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Urban Air Adventure Park ofrece un campamento lleno de aventuras y es la oportunidad para que los niños combatan el calor del verano y exploren el mejor parque infantil techado.

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El costo por día va de \$13.99 a \$25.99, dependiendo de las actividades que se elijan hacer.

Más información en <https://store.urbanairparks.com>.

## Dinosaurs en el Dallas Zoo

Una exhibición interactiva dentro del zoológico de Dallas centrada en dinosaurios, con más de 30 dinosaurios de tamaño real que se mueven, gruñen y rugen.

Estará abierta hasta el 30 de septiembre, de lunes a domingo de 9 a.m. a 5 p.m.

El costo va desde \$16 para niños de 3 a 11 años y desde \$36 para mayores de 12 años

Más información en [dallaszoo.com/destinationdinosaurs](https://dallaszoo.com/destinationdinosaurs).

## Campamentos de verano del YMCA

Con varios clubs afiliados en el Norte de Texas, esta puede ser una muy buena opción para que los pequeños de la casa pasen un verano divertido y seguro.

Hay diferentes tipos de campamentos en los que se aceptan niños de cuatro y hasta los 17 años de edad.

Más información en [ymcadas.org/](https://ymcadas.org/) o llame al (214) 880-9622.



ELÍAS VALVERDE II/DMN

**Destination: Dinosaurs** es una exhibición interactiva dentro del zoológico de Dallas, para disfrutar en familia.

## Sketchbook Club

Experimente una noche dedicada a dibujar donde los participantes pueden mejorar sus habilidades artísticas, dirigida por el ilustrador y diseñador Andrew Téllez.

El evento se lleva a cabo los segundos miércoles de cada mes de 7 a 8:30 p.m. en el Bath House Cultural Center, 521 E. Lawther Drive en Dallas. El costo es gratuito.

Más información en [bit.ly/3ZS6rr9](https://bit.ly/3ZS6rr9).

## Teatro musical

ArtsVision Summer Camp ha estado trayendo programas de artes escénicas y visuales a Dallas durante más de 10 años.

Los jóvenes entre los grados escolares de tercero a décimo pueden inscribirse al campamento que va del 10 al 21 de julio de 8 a.m. a 4:30 p.m. en Booker T. Washington High School for the Performing and Visual Arts.

Este año la puesta en escena será la producción *The Wiz Jr.*

Los estudiantes harán una audición antes de que comience el campamento y tendrán la oportunidad de asistir a un taller de audición antes de su audición final.

Todo estudiante que haga la audición se ganará un puesto en la obra.

Para más información en [dfwchild.com/directory/](https://dfwchild.com/directory/) o al teléfono 214-399-3307

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## Clases de costura para niños

Niños desde los cuatro años de edad pueden participar en un taller de costura en una de las bibliotecas de Grand Prairie.

Los niños aprenderán diferentes técnicas durante la clase gratuita que se llevará a cabo el martes 27 de junio a las 3 p.m.

Los niños de 4 a 7 años aprenderán a coser a mano mientras que los mayores de ocho años podrán usar la máquina de coser.

El taller de costura será en la Warmack Library ubicada en 760 Bardin Road. Visite [gptx.org/Community-Calendar/Kids-Beginner-Sewing-at-Warmack-Library](https://gptx.org/Community-Calendar/Kids-Beginner-Sewing-at-Warmack-Library) para más infor-

mación.

## Verano del Museo de Arte de Arlington

El museo de arte de Arlington tendrá un campamento de verano para niños de 6 a 12 años de edad.

Durante el campamento los niños aprenderán sobre diferentes estilos de arte y se podrán llevar sus obras de arte a casa.

Los materiales de arte, bebidas y bocadillos están incluidos en el precio de \$200 por campamento.

El campamento se llevará a cabo de lunes a viernes cada semana del 12 de junio al 12 julio, excepto en la semana del 4 de julio. El museo está ubicado en 201 W. Main Street en Arlington.

Más información en [arlington.org/event/ama-summer-art-camp](https://arlington.org/event/ama-summer-art-camp).

## The Elementary Experience

Los niños pueden participar en actividades de tecnología, juegos, arte y manualidades en la biblioteca principal de Grand Prairie.

Las actividades gratuitas para niños de escuela primaria estarán disponibles durante el verano en las siguientes fechas:

■ Miércoles 14 de junio a las 4:15 p.m.

■ Miércoles 12 de julio a las 4:15 p.m.

■ Miércoles 2 de agosto a las 4:15 p.m.

Más información en [gptx.org/Community-Calendar](https://gptx.org/Community-Calendar).

## Family Fun en el Arboretum

Actividades diseñadas para niños en el Dallas Arboretum durante el verano. Los niños tendrán la oportunidad de tocar animales en el petting zoo, leer libros durante la hora de cuentos y cantar canciones.

Cada viernes, hasta el 28 de julio, de 10 a.m. a 2 p.m., en el Dallas Arboretum, 8525 Garland Road en Dallas.

Más información en [dallasarboretum.org](https://dallasarboretum.org).



**Aviso de Reunión Pública**  
**Estudio de Factibilidad del FARM TO MARKET ROAD (FM) 455**  
 Desde Dallas Parkway hasta Shady Brook Lane  
 ID del Proyecto: A00188517  
 Condado de Collin, Texas

El Departamento de Transporte de Texas (TxDOT por sus siglas en inglés) está llevando a cabo un estudio de factibilidad para el estudio de mejoras al FM 455 desde Dallas Parkway hasta Shady Brook Lane en el condado de Collin, Texas. Este aviso informa al público en general que TxDOT llevará a cabo una reunión presencial con la opción de reunión pública virtual en línea. La misma información proveída durante las dos sesiones estará disponible para las dos modalidades, incluyendo un video pregrabado de la presentación con componentes audiovisuales.

**Reunión Presencial (Formato de puertas abiertas) Martes 20 de junio de 2023, de 5:30 p.m. a 7:30 p.m.**  
 Two 29 on the Square  
 229 W. Pecan St., Celina, TX 75009

**Reunión Virtual \*No es un evento en vivo**  
 De martes 20 de junio de 2023 a las 5:30 p.m., hasta miércoles 5 de julio de 2023 a las 11:59 p.m.  
[www.keepitmovingdallas.com/projects/fm-roads/fm455FS](https://www.keepitmovingdallas.com/projects/fm-roads/fm455FS)

La reunión presencial tendrá comienzo a las 5:30 p.m. y será de formato puertas abiertas, donde el público podrá ir y venir de acuerdo con su conveniencia. Los asistentes a la reunión presencial tendrán la posibilidad de ver la misma presentación publicada en línea (la cual será proyectada en el recinto), revisar material impreso del proyecto y hacer preguntas al staff de TxDOT y/o consultores, y dejar comentarios por escrito. El acceso a la reunión virtual será desde las 5:30 p.m. el martes 20 de junio de 2023 hasta el miércoles 5 de julio de 2023. Los materiales previstos en la reunión presencial serán publicados en la página web mencionada anteriormente y consistirá en un video pregrabado de la presentación que incluirá componentes audiovisuales, así como anexos varios. **La reunión virtual pública no será un evento en vivo.** Si usted no cuenta con acceso a Internet, puede llamar al número telefónico (214) 320-4469 entre las 8 a.m. y 5 p.m. de lunes a viernes, para hacer preguntas o tener acceso a materiales del estudio. Tome en cuenta que los materiales no se encontraran disponibles hasta el martes 20 de junio de 2023 a las 5:30 p.m.

El objetivo del estudio de factibilidad es el analizar opciones potenciales de vías de carretera para mejorar FM 455, incluyendo mejorar el cadenamiento existente o el desarrollar nuevos cadenamientos. El estudio propuesto podría resultar en proyectos que requieran derecho de vía (ROW por sus siglas en inglés) adicional e incluir construcción en humedales y acciones en una llanura aluvial. El área de estudio se encuentra dentro de la ciudad de Celina y termina al oeste de la ciudad de Weston.

Cualquier mapa o dibujo mostrando el área de estudio y alternativas preliminares, horarios tentativos u otra información relacionada con el estudio propuesto se encuentran en archivo y disponibles para su consulta de lunes a viernes entre las 8 a.m. y 5 p.m. en la Oficina del Distrito de Dallas de TxDOT con domicilio en 4777 E. Highway 80, Mesquite, Texas 75150. Los materiales del estudio también se encuentran en línea en el sitio web del estudio. La versión impresa de estos materiales podrá ser revisada durante la reunión presencial.

Las reuniones tanto presencial como virtual se llevarán a cabo en inglés. Si usted necesita un intérprete o traductor de documentos porque el inglés no es su idioma principal o tiene dificultades para comunicarse adecuadamente, se le proporcionará uno. Si usted cuenta con una discapacidad y necesita asistencia, se pueden hacer arreglos especiales para satisfacer la mayoría de sus necesidades. Si necesita servicios de interpretación o traducción o es una persona con una discapacidad que requiere de ayuda personalizada para asistir y participar tanto en la reunión presencial como la virtual, comuníquese con la Oficina de Información Pública de TxDOT por llamada telefónica al (214) 320-4480 a más tardar a las 4 p.m. del martes, 13 de junio del 2023. Tenga en cuenta que se requiere un aviso previo, ya que algunos servicios y ayudas personalizadas pueden requerir tiempo para que el Departamento de Transporte de Texas las organice.

Se solicita enviar comentarios por escrito sobre el estudio de factibilidad, los cuales pueden enviarse por correo a la Oficina del Distrito de Dallas, c/o Stephen Endres, P.E., RE: FM 455 Feasibility Study, 4777 E. U.S. Highway 80, Mesquite, TX o vía email al correo electrónico [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov). Comentarios orales pueden enviarse dejando un mensaje por correo de voz al (469) 920-2505. **Todos los comentarios deberán ser recibidos como fecha límite el miércoles 5 de julio del 2023.** Las respuestas a los comentarios recibidos estarán disponibles en línea en la página web del estudio una vez completadas. Si tiene preguntas o inquietudes generales con respecto al estudio de factibilidad o la reunión tanto virtual como presencial, comuníquese con el Gerente de Proyectos de TxDOT, Stephen Endres, P.E. al teléfono (214) 320-4469 o por correo electrónico a [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).

La revisión ambiental, la consulta y otras acciones requeridas para este proyecto están siendo, o han sido, llevadas a cabo por TxDOT de conformidad con la norma 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de diciembre de 2019, y ejecutados por FHWA Y TxDOT.

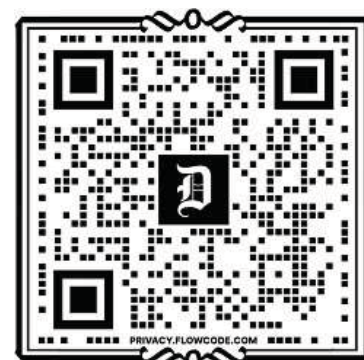
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Before me, a Notary Public in and for Dallas County, this day personally appeared Mert Tezkol, advertising Representative for The Dallas Morning News, being duly sworn by oath, states the attached advertisement of

**TxDOT AD# 1850856**  
was published in ALDIA

DATE PUBLISHED  
June 14, 2023



A handwritten signature in blue ink, appearing to read "Mert Tezkol".

Mert Tezkol

June 14, 2023

A handwritten signature in blue ink, appearing to read "Rebecca E. Tezkol".

(Notary Public)

The public meeting notice was posted on the Keep It Moving Dallas website on June 5, 2023.

- Public Meeting Notice Mailout
- Newspaper Advertisements
- Keep It Moving Dallas Notice
- TxDOT Meetings and Hearings Website
  - City of Celina Website







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## Notice of Public Meeting for FM 455 Feasibility Study from Dallas Parkway to Shady Brook Lane in Collin County

Tuesday, June 20, 2023

Project ID: A00188517

### Where and When:

A virtual public meeting will be held at [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS). The virtual meeting is not a live event and can be viewed at any time beginning at 5:30 p.m. on Tuesday, June 20, 2023 and will remain available online through 11:59 p.m. on Wednesday, July 5, 2023.

An in-person public meeting will be held in an open house format where the public may come and go at their convenience. The in-person meeting will be held on Tuesday, June 20 from 5:30 to 7:30 p.m. at Two 29 on the Square, 229 W. Pecan St, Celina, TX 75009.

Materials presented at the virtual public meeting and in-person public meetings will be identical.

All comments must be received on or before July 5, 2023.

### Description:

The purpose of the feasibility study is to analyze potential roadway options to improve FM 455, including improving an existing alignment or developing new alignments. The proposed study could potentially result in projects that require additional right of way and include construction in wetlands and an action in a floodplain. The study area is within the City of Celina and ends just west of the City of Weston.

### Special Accommodations:

The virtual public meeting and in-person options will be conducted in English. If you need an interpreter or document translator because English is not your primary language or you have difficulty communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you need interpretation or translation services or are a person with a disability who requires an accommodation to attend and participate in the virtual public meeting or in-person option, please contact the TxDOT Dallas District Public Information Officer at (214) 320-4480 no later than 4 p.m., Tuesday, June 13, 2023. Please be aware that advance notice is required as some services and accommodations may require time for TxDOT to arrange.

### Memorandum of Understanding:

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.


### Downloads:

- [Notice \(English\)](#)
- [Notice \(Spanish\)](#)
- [Venue Map](#)

### Contact:

TxDOT Dallas District  
 Public Information Office  
 (214) 320-4480

The public meeting notice was posted on the TxDOT Meetings and Hearings website on June 5, 2023.

- Public Meeting Notice Mailout
  - Newspaper Advertisements
  - Keep It Moving Dallas Notice
-  • TxDOT Meetings and Hearings Website
  - City of Celina Website

# FM 455 Feasibility Study from Dallas Parkway to Shady Brook Lane

## Virtual public meeting with in-person option

**Virtual: Tuesday, June 20, 2023, 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m.**

**In-person: Tuesday, June 20, 2023, 5:30 - 7:30 p.m.**

<b>Public comment deadline</b>	Comments must be received on or before Wednesday, July 5, 2023, to be part of the public meeting record.
<b>Virtual details</b>	<p>The <a href="#">virtual public meeting</a> will be posted on Tuesday, June 20, 2023, at 5:30 p.m. through Wednesday, July 5, 2023 at 11:59 p.m. Please note, this is not a live event. The materials can be viewed at your convenience.</p> <p>Additionally, TxDOT is providing an in-person meeting option for individuals who would like to participate in person instead of online. In-person attendees will be able to review the same materials and presentation as the online public meeting.</p>
<b>In-person details</b>	<p>Tuesday, June 20, 2023 5:30 - 7:30 p.m. Two 29 on the Square 229 W. Pecan Street Celina, TX 75009 (Open house format)</p>
<b>Purpose</b>	TxDOT is conducting a feasibility study for improvements to FM 455 from Dallas Parkway to Shady Brook Lane in Collin County, Texas.
<b>Description</b>	The purpose of the feasibility study is to analyze potential roadway options to improve FM 455, including improving an existing alignment or developing new alignments. The proposed study could potentially result in projects that require additional right of way and include construction in wetlands and an action in a floodplain. The study area is within the City of Celina and ends just west of the City of Weston.
<b>Accessibility</b>	The virtual public meeting and in-person option will be conducted in English. If you need an interpreter or document translator because English is not your primary language or you have difficulty communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you need interpretation or translation services or you are a person with a disability who requires an accommodation to attend and participate in the virtual public meeting or in-person option, please contact the TxDOT Public Information Office, at (214) 320-4480 no later than 4 p.m., Tuesday, June 13, 2023. Advance notice is required as some services and accommodations may require time for the Texas Department of Transportation to arrange.
<b>Meeting materials</b>	<ul style="list-style-type: none"> <li><a href="#">Notice</a></li> <li><a href="#">Notice (Español)</a></li> <li><a href="#">Venue map</a></li> </ul>
<b>How to make a comment</b>	Written comments from the public regarding the proposed project are requested. Comments can be mailed to: TxDOT Dallas District Office, c/o Stephen Endres, P.E., RE: FM 455 Feasibility Study, 4777 E. U.S. Highway 80, Mesquite, TX 75150 or by email as listed in the <a href="#">notice</a> . Verbal comments may be submitted by leaving a voicemail at (469) 920-2505. All comments must be received on or before Wednesday, July 5, 2023.
<b>Memorandum of Understanding</b>	The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by the Federal Highway Administration and TxDOT.

Posted: June 5, 2023

The public meeting notice was posted on the City of Celina website on June 5, 2023.

- Public Meeting Notice Mailout
  - Newspaper Advertisements
  - Keep It Moving Dallas Notice
- TxDOT Meetings and Hearings Website
  - City of Celina Website

Celina, Texas city website - <https://www.celina-tx.gov/>

Screen captures obtained: June 16, 2023

celina-tx.gov

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Notice of Public Meeting: FM 455 Feasibility Study

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Posted on: June 5, 2023

**Notice of Public Meeting: FM 455 Feasibility Study**

[CLICK HERE TO READ THE ENTIRE NOTICE OF PUBLIC MEETING](#)

The Texas Department of Transportation (TxDOT) is conducting a feasibility study for improvements to FM 455 from Dallas Parkway to Shady Brook Lane in Collin County, Texas. This notice advises the public that TxDOT will be conducting an in-person public meeting option. The same information will be available at both the in-person and virtual meeting, including a pre-recorded video presentation with audio and visual components.

**In-Person Meeting**  
Tuesday, June 20, 2023, 5:30 p.m. to 7:30 p.m.  
Two 29 on the Square  
229 W. Pecan St., Celina, TX 75009  
(Open house format)

**Virtual Meeting**  
Tuesday, June 20, 2023, 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m.  
[www.KeepItMovingDallas.com/projects/fm-roads/fm455FS](http://www.KeepItMovingDallas.com/projects/fm-roads/fm455FS)  
\* Not a live event

The in-person meeting will begin at 5:30 p.m. and will be an open house format where the public may come and go at their convenience. In-person attendees will be able to view the same presentation delivered in the online public meeting which will be playing on a screen, review hard copies of project materials, ask questions of TxDOT staff and/or consultants, and leave written comments. The virtual meeting can be viewed beginning Tuesday, June 20, 2023, starting at 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m. The virtual public meeting materials will be posted to the project website listed above and will consist of a pre-recorded video presentation that includes both audio and video components, along with other exhibits. The virtual public meeting is not a live event.

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delivered in the online public meeting which will be playing on a screen, review hard copies of project materials, ask questions of TxDOT staff and/or consultants, and leave written comments. The virtual meeting will be held on Tuesday, June 20, 2023, starting at 5:30 p.m. through Wednesday, July 5, 2023, at 11:59 p.m. The virtual public meeting materials will be posted to the project website listed above and will consist of a pre-recorded video presentation that includes both audio and video components, along with other exhibits. The virtual public meeting is not a live event.

If you do not have internet access, you may call (214) 320-4469 between the hours of 8 a.m. and 5 p.m. Monday through Friday, to ask questions and access study materials. Please note the materials will not be available until Tuesday, June 20, 2023, at 5:30 p.m.

The purpose of the feasibility study is to analyze potential roadway options to improve FM 455, including improving an existing alignment or developing new alignments. The proposed study could potentially result in projects that require additional right of way and include construction in wetlands and an action in a floodplain. The study area is within the City of Celina and ends just west of the City of Weston.

Any maps and drawings showing the study area and preliminary alternatives, tentative schedule, and other information regarding the proposed study are on file and available for inspection Monday through Friday between the hours of 8 a.m. and 5 p.m. at the TxDOT Dallas District Office located at 4777 E. Highway 80, Mesquite, Texas 75150. Study materials are also available online at the study website. These materials will also be available in hard copy form for review at the in-person option.

The virtual public meeting and in-person option will be conducted in English. If you need an interpreter or document translator because English is not your primary language or you have difficulty communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you need interpretation or translation services or you are a person with a disability who requires an accommodation to attend and participate in the virtual public meeting or in person option, please contact the TxDOT Public Information Office, at (214) 320-4480 no later than 4 p.m., Tuesday, June 13, 2023. Advance notice is required as some services and accommodations may require time for the Texas Department of Transportation to arrange.

Written comments from the public regarding the feasibility study are requested and may be submitted by mail to the TxDOT Dallas District Office, c/o Stephen Endres, PE., RE: FM 455 Feasibility Study, 4777 E. U.S. Highway 80, Mesquite, TX 75150 or by email to [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov). Verbal comments may be submitted by leaving a voicemail at (469) 920-2505. All comments must be received on or before Wednesday, July 5, 2023. Responses to comments received will be available online at the study website once they have been prepared. If you have any general questions or concerns regarding the feasibility study or virtual meeting or in-person option, please contact the TxDOT Project Manager, Stephen Endres, PE., at (214) 320-4469 or by email at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).

*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.*



Next ⇒  
City of Celina Wins 2023 Top Workplaces Culture Excellence Awards

**ATTACHMENT C**  
**SIGN-IN SHEETS**



- Agency/Consultant Team Sign-In Sheets
  - Elected Officials Sign-In Sheet
  - General Public Sign-In Sheets





AGENCY/CONSULTANT TEAM SIGN-IN SHEET (PLEASE PRINT)	
NAME NOMBRE	AFFILIATION AFILIACIÓN
Christine Polito	TxDOT
Michelle Cook	Garver
Thelma Imoukhome	Garver
Ekta Ray	Garver
Randy Gros	Garver
SEAN WRAY	GARVER
Michele Lopez	GARVER
Leigh Mercer	GARVER
PRATISHA ACHARYA	GARVER
Gabriel Wells	Garver
Merissa Myer	TxDOT
Stephen Endres	TxDOT
SkyLa Hudson	Txdot



**PUBLIC MEETING**  
**FM 455 Feasibility Study**

From Dallas Parkway to Shady Brook Lane  
Tuesday, June 20, 2023  
Project ID: A00188517

AGENCY/CONSULTANT TEAM SIGN-IN SHEET (PLEASE PRINT)	
NAME NOMBRE	AFFILIATION AFILIACIÓN
Kendall Kirkham Sloan	TXDOT
Margaret O'Brien	TXDOT
Brandon Bybee	TxDOT
Jennifer Houtmann	TxDOT
Kim Brooks	White Hawk
Nathan Taylor	Kimley-Horn
Madea Gony	TxDOT
Laura Keith	LAW-Dallas

- Agency/Consultant Team Sign-In Sheets
- Elected Officials Sign-In Sheet
- General Public Sign-In Sheets





<b>ELECTED OFFICIALS SIGN-IN SHEET (PLEASE PRINT)</b>		
<b>NAME</b>	<b>ELECTED POSITION</b>	<b>INITIALS</b>
Jerry Randall	City of Weston - Mayor	
Maria Whitworth	City of Weston - Alderman	
Jeff Metzger	City of Weston - Alderman	
Mike Hill	City of Weston - Alderman	<i>MH</i>
Heather Richardson	City of Weston - Alderman	
Tim Wilson	City of Weston - Mayor Pro Tem, Alderman	
Ryan Tubbs	City of Celina - Mayor	
Philip Ferguson	City of Celina - Councilmember Place 1	
Jay Pierce	City of Celina - Mayor Pro Tem, Councilmember Place 2	
Andy Hopkins	City of Celina - Councilmember Place 3	

*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.*

*La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo, o han sido, llevadas a cabo por TxDOT - en conformidad con la norma 23 USC 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, y ejecutado por la Administración Federal de Carreteras (FHWA por sus siglas en inglés) y TxDOT.*

- Agency/Consultant Team Sign-In Sheets
  - Elected Officials Sign-In Sheet
  - General Public Sign-In Sheets





**GENERAL PUBLIC SIGN-IN SHEET (PLEASE PRINT)**  
**Registro de participación del público (escriba con letra molde)**

NAME NOMBRE	ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL	EMAIL CORREO ELECTRÓNICO	HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?
John Ashby	8136 FM 455 Celina		letter
Epi Goldstein	8625 KR 172 Celina		
Trisha Bias	9785 CR 128 Celina		from mailing
Lynn Wutscher	Chuck 9303 CR 128		letter
Alm TWS	102 South St West		Hotmail
Suzanne Scott			las.com city of weston
Mark Rosenblay	9200 Santa Fe Trail		letter
Rusty Ozme	3016 Armstrong Ave Melissa TX 75454		
Dailyn Cruz	12268 Mikaela Dr Frisco TX		
Maria Rangel	9230 MYRTLE DR Celina		Letter

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.

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**PUBLIC MEETING**  
**FM 455 Feasibility Study**

From Dallas Parkway to Shady Brook Lane  
 Tuesday, June 20, 2023  
 Project ID: A00188517

<b>GENERAL PUBLIC SIGN-IN SHEET (PLEASE PRINT)</b>			
<b>Registro de participación del público (escriba con letra molde)</b>			
<b>NAME NOMBRE</b>	<b>ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL</b>	<b>EMAIL CORREO ELECTRÓNICO</b>	<b>HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?</b>
Cheryl Vines	9055 CR 128		com mail
Margaret Ingalls	2320 PRIVATE ROAD 5674		mail
Tanja: Mike Dickson	8102 Shady Brook Ln		
Ben White	1605 Tapadero Ln		com mail
Jim + Kelly Scott	9155 Santa Fe Trail		letter
MICHAEL HILL	P.O. Box 153 WESTON		email
Paul + Kathy Pearce	2424 PRIVATE RD 5674		email
ROGER + JUDY CROWELL	1528 Green Valley Way		EMAIL
DENISE WILLARD	724 BOUNDARY ROAD GUNTER TX 75058		LETTER
Al - Chyn	2071 Taylor Ln, TX 75071		4

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.

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**PUBLIC MEETING**  
**FM 455 Feasibility Study**

From Dallas Parkway to Shady Brook Lane  
 Tuesday, June 20, 2023  
 Project ID: A00188517

<b>GENERAL PUBLIC SIGN-IN SHEET (PLEASE PRINT)</b>			
<b>Registro de participación del público (escriba con letra molde)</b>			
<b>NAME NOMBRE</b>	<b>ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL</b>	<b>EMAIL CORREO ELECTRÓNICO</b>	<b>HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?</b>
Monica Wolman	9284 Myrtle Dr Celina 75709		letter
Colt Eckberger	1425 CLAYTON LN CELINA 75005		horn.com work
Alex Griffin	<del>7405</del> 6226 finisco Square Bldg 75034		com work
STEVEN HORN	8241 W. FM 455		mpa! work
<del>KIM BROCK</del>	<del>1215 Arbor Park, Allen, TX 75013</del>		<del>com work</del>
STEVE SHARPECK	9492 CR 97 CELINA		com LETTER
Linda Majewski	142 N. Ohio St, Celina Tx		work
Jennifer Locke	9295 Prairie Meadow Ln		com mail
Mat Locke	" "		com "
Laura Chappell	8712 CR 101, Celina		letter

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.

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**PUBLIC MEETING**

**FM 455 Feasibility Study**

From Dallas Parkway to Shady Brook Lane

Tuesday, June 20, 2023

Project ID: A00188517

**GENERAL PUBLIC SIGN-IN SHEET (PLEASE PRINT)**  
**Registro de participación del público (escriba con letra molde)**

NAME NOMBRE	ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL	EMAIL CORREO ELECTRÓNICO	HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?
Brandy Heistand	8020 W Fm 455		mail
Barry Brown	9203 CR 133		mail
Simmy T. Fisher	9260 Chisholm Trl		MAIL
CHRIS TUINSTR	4850 HIGH POINT		com EMAIL
VAN Nichols	1341 S. Preston Rd, Suite C, Celina <sup>75009</sup>		mail
Andy Glasgow	142 N. Ohio St, Celina, TX		N/A
Shelly Cave	7227 W Fm 455, Celina		com Mail
Sharron Cave	7656 W Fm 455, Celina		Mail
Debra Davis	1401 Tapscott Lane 75		com letter/mail
Kristen Wilkins	8513 CR 133 75009		mail

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NAME NOMBRE	ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL	EMAIL CORREO ELECTRÓNICO	HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?
Holly Fisher	815 Westerkirk Dr Celina TX 75009		neighbor
Joe Alexander	815 Westerkirk Dr Celina TX 75009		neighbor
Brandy Donovan	2067 LARKIN TRAIL CELINA, TX 75009		email mailing from TX
Tyla Anderson	2200 Honey Ln, Celina, TX 75009		in spouse mail.com
Melissa Isaacles	504 W. Main St Celina 11		mail.com Garver
Shome Isaacles	11		com Garver
Sandra Martinez	1616 Green Valley way		mail.com <del>letter</del> letter
Barbara Hall	16521 W FM 455		n
Regina Sylvester	4606 Church St Celina		com neighbor
DAVID HALE	9119 CR 128		mail

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<b>NAME NOMBRE</b>	<b>ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL</b>	<b>EMAIL CORREO ELECTRÓNICO</b>	<b>HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?</b>
Frank Abbott	6160 Warren Pkwy #210 Frisco, TX 75034	[REDACTED]	on.com word of mouth
Brent Manthro	4000-OK St., Celina	[REDACTED]	" email

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**PUBLIC MEETING**

**FM 455 Feasibility Study**

From Dallas Parkway to Shady Brook Lane

Tuesday, June 20, 2023

Project ID: A00188517

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<i>Registro de participación del público (escriba con letra molde)</i>			
<b>NAME NOMBRE</b>	<b>ADDRESS, CITY, STATE, ZIP CODE DOMICILIO, CIUDAD, ESTADO, CÓDIGO POSTAL</b>	<b>EMAIL CORREO ELECTRÓNICO</b>	<b>HOW DID YOU HEAR ABOUT THE MEETING? ¿CÓMO SE ENTERÓ DE LA REUNIÓN?</b>
Joel Molinar	9404 Co. Rd 97		mail
John Clark	367 Rene Ln.		word of mouth
Philip Thompson	201 S PRESTON		fi.com leaf

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<i>Registro de participación del público (escriba con letra molde)</i>			
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Mark + Kathleen Roseblum	9200 Santa Fe Trl Celina TX 75009	[REDACTED]	om net mail invitation
Dustin Donovan	2067 Luning Trl Celina Tx 75009	[REDACTED]	mail
Nathan Taylor	7309 Aberdeen Dr Rowlett TX 75084	[REDACTED]	consultant.
Stephen Robinson	10401 CR 58, celina, TX 75009	[REDACTED]	com mail
Peter Boidelle	PO Box 42091 Plano TX 75094	[REDACTED]	mail
Joe Chappell	8772 CR 101 CELINA	[REDACTED]	Mail
Connor Nichols	312 W main St Celina	[REDACTED]	Letter

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**ATTACHMENT D**  
**COMMENTS RECEIVED**



FM 455 Feasibility Study

COMMENTFORM ★ Formulario de Comentarios

VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Paula & Kathy Pearce

ADDRESS (Domicilio): 2424 P. R. 15674

EMAIL (Correo electrónico): [Redacted]

REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you: (De acuerdo con el Código de Transporte de Texas, §201.811(a)(5): marque las siguientes casillas que le correspondan:)

- I am employed by TxDOT (Soy empleado de TxDOT)
I do business with TxDOT (Hago negocios con TxDOT)
I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

COMMENTS (COMENTARIOS)

Option 1 + 2 would destroy our property, bird sanctuary, & hurt Army Corp of Eng. lake. Please look at options 4 or 7

Written comments submitted by mail must be postmarked by Wednesday, July 5, 2023, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)
Mail (Correo Postal): TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643
Email (Correo Electrónico): Stephen.Endres@txdot.gov

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)





FM 455 Feasibility Study
COMMENT FORM Formulario de Comentarios
VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION Reunión Pública Virtual con Opción Presencial
Tuesday, June 20, 2023 Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Jim Scott
ADDRESS (Domicilio): 9155 Santa Fe Trail

EMAIL (Correo electrónico): [Redacted]

REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

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COMMENTS (COMENTARIOS)

Alt 2, 3 and 4 go through the neighborhood Old Preston Trail. Please divert north.

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Opción Presencial  
Tuesday, June 20, 2023 ★ Martes, 20 de junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Janice Stalling  
ADDRESS (Domicilio): 9004 CR 101, Celina

EMAIL (Correo electrónico):

REPRESENTING (Representando a): \_\_\_\_\_

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COMMENTS (COMENTARIOS)

We are in favor of alternatives 1, 6, 5 and 4.

Alternative 2 & 3 go through my house. Wild life would be displaced as we live by a creek.

Why not go CR 134 as the road is already there?

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**Email (Correo Electrónico):** [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

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JOE & JANICE STALLING  
9004 COUNTY ROAD 101  
CELINA, TEXAS 75009



July 1, 2023

TxDOT Dallas District Office  
Attn: Stephen Endres, P.E.  
4777 E Highway 80  
Mesquite, TX 75150  
E: [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

Re: Farm to Market Road (FM) 455 Feasibility Study - From Dallas Parkway to Shady Brook Lane

Dear Stephen Endres:

Thank you for taking the time to visit with us on June 20, 2023 regarding the above-proposed road construction at the meeting in Celina.

We are opposed to the construction of this proposed project. We are, in particular, intensely and bitterly opposed to the construction of Alternative #2 and Alternative #3, as both would force us off the property on which we have resided for 30 years, and would put us out of our beef cattle business. Those routes would impose immense financial difficulty, as we are retired and on fixed income, as well as causing us considerable emotional stress. Notwithstanding that we may be offered what the government considers our property worth, we do not want to leave, and would resent being pushed off.

Moreover, a careful inspection of the maps and other materials provided show that the proposed road – if in fact it is truly needed – could easily be built down existing road rights-of-way without need of forcing citizens off their land and from their homes. In particular, this road could be built along several other routes – such as along CR 134 - without forcing people off their properties.

We hope that the decision as to where this road will go is being made fairly. However, we fear that the route will be chosen by developers, real estate investors, construction companies and other powerful, politically-connected persons or entities who will secure enormous financial windfalls from the road going where they want, at ruinous expense to those of us who will lose our property and homes if the road is built over us.

In conclusion, we oppose the construction of this project as currently proposed and, in particular, to losing our land and home if Alternatives #s 2 or 3 are used. We will have no choice but to employ whatever legal, political and/or other legitimate means there may be to oppose and prevent Alternatives #s 2 or 3 from being chosen and/or built.

We know that you will find it in your heart not to take our land and home from us by planning this road over our property.

Thank you for your consideration.

Sincerely,

Joe E Stalling and Janice K Stalling



FM 455 Feasibility Study

COMMENT FORM ★ Formulario de Comentarios

VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Regina Sylvester
ADDRESS (Domicilio): 4600 Church St
celina TX 75009
EMAIL (Correo electrónico): [Redacted]
REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

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COMMENTS (COMENTARIOS)

a few of the options #4 & #7 are extremely close to my home & will cut very close to water lines.

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Email (Correo Electrónico): Stephen.Endres@txdot.gov

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VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION \* Reunión Pública Virtual con Opción Presencial
Tuesday, June 20, 2023 \* Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Laura Chappell
ADDRESS (Domicilio): 8772 Co. Rd 101, Celina, TX
EMAIL (Correo electrónico): [Redacted]
REPRESENTING (Representando a):

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COMMENTS (COMENTARIOS)

Option 4 goes right through my property; therefore, I am opposed to Option 4.

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VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): MICHAEL HILL

ADDRESS (Domicilio): P.O. BOX 153 WESTON, TX 75097

EMAIL (Correo electrónico): [Redacted]

REPRESENTING (Representando a): WESTON CITY COUNCIL

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

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COMMENTS (COMENTARIOS)

Weston's interests that el have tried to represent do not seem to be addressed with these alignments. Weston has an official thoroughfare plan. By ending this study at Shady Brook Lane it ties into the existing 455 location and continues east into Weston which is exactly what we dont want. This lends itself to a possibility of going south of Weston which is equally objectionable

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Tuesday, June 20, 2023 \* Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Jon Freier
ADDRESS (Domicilio): 8513 CR 133 celina
EMAIL (Correo electrónico):
REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

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COMMENTS (COMENTARIOS)

I prefer alignments 1 & 2. I am building a home where the other options would put the road directly through my property.

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Tuesday, June 20, 2023 Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Carver & Krysten Wilkins
ADDRESS (Domicilio): 8513 County Rd 133
EMAIL (Correo electrónico): [Redacted]
REPRESENTING (Representando a): (SP/F)

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

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- I am employed by TxDOT (Soy empleado de TxDOT)
I do business with TxDOT (Hago negocios con TxDOT)
I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

COMMENTS (COMENTARIOS)

We like alternatives #1 and #2 which are the straightest and have the fewest displacements. All other options would impact our property directly.

Written comments submitted by mail must be postmarked by Wednesday, July 5, 2023, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)
Mail (Correo Postal): TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643
Email (Correo Electrónico): Stephen.Endres@txdot.gov

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)



**Cook, Michelle L.**

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**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:08 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Krysten

**Address, City, State, Zip Code:** 8513 County Rd 133

**Email Address:** [REDACTED]

**Representing:** Residents

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Looks to me like the best route with the least amount of disturbance to residents would be to take the new road down CR 134 and meet up with 455 near Weston. No need for the road to go so far south and cut through all the neighborhoods when 134 is already a working road. The outer loop will be the expansion for the south side of Celina so makes more sense to have the north side expansion be closer to 134 which is already an existing road. Plus we will still have the old FM 455 to use as well. Thank you





FM 455 Feasibility Study

COMMENTFORM ★ Formulario de Comentarios

VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Margaret Ingalls

ADDRESS (Domicilio): 2320 Private Road 5674  
Celina TX

EMAIL (Correo electrónico):

REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you: (De acuerdo con el Código de Transporte de Texas, §201.811(a)(5): marque las siguientes casillas que le correspondan:)

- I am employed by TxDOT (Soy empleado de TxDOT)
- I do business with TxDOT (Hago negocios con TxDOT)
- I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

COMMENTS (COMENTARIOS)

Prefer 455 Option # 4 or 7  
 DO NOT WANT # 1 # 2 # 3 # 5  
 Why? ① These options change our quiet back road to a noisy, dangerous <sup>4 lane</sup> road with light pollution  
 ② There is a Cove of Engineer Dams  
 ③ There is a Wildlife Conservatory  
 ④ Migrating birds rest in the lake and fields before moving on to their destination

Written comments submitted by mail must be postmarked by **Wednesday, July 5, 2023**, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)  
**Mail (Correo Postal):** TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643  
**Email (Correo Electrónico):** [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)



The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019 and executed by FHWA and TxDOT. (La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo, o han sido, realizadas por TxDOT en conformidad con la norma 23 USC 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, ejecutado por la Administración Federal de Carreteras (FHWA por sus siglas en inglés) y TxDOT.)

**From:** [PublicInvolvement@garverusa.com](mailto:PublicInvolvement@garverusa.com)  
**To:** [Public Involvement](#); [Lopez, Michele A.](#)  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.  
**Date:** Thursday, June 22, 2023 7:48:55 AM

---

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Jake & Nicole Roane

**Address, City, State, Zip Code:** 9871 County Road 128, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Self/Home Owner Directly affected by these proposed road changes

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** We formally object to Alternatives 1, 2, and 3 as they would devalue our property values and disrupt the peaceful standard of living which is why we bought and built here in the first place.

**From:** [PublicInvolvement@garverusa.com](mailto:PublicInvolvement@garverusa.com)  
**To:** [Public Involvement](#); [Lopez, Michele A.](#)  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.  
**Date:** Thursday, June 22, 2023 10:07:29 PM

---

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Garrison Brock Babb

**Address, City, State, Zip Code:** 11901 CR 58, Celina, Texas 75009

**Email Address:** [REDACTED]

**Representing:** The Cave Family

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I reject Alternate Routes 1 & 2. I dont like the end location 7656 W FM 455. Both option are not cost effective and also shouldnt go so close to an elementary school nor a Middle School. Too much flood going through at the end of these routes and over a massive section of honey creek. this also demolishes my family barn, gets danger close to my family home and also deems their entire property here useless as you are taking away the only land that is not in flood in their name on this side of the street. these routes are an abomination and i cant believe you and Celina would even consider doing this to us. me and my family of 50 strongly Vote NO to Alternate Routes 1 & 2.

**From:** [Gros, Randy L.](#)  
**To:** [Lopez, Michele A.](#)  
**Subject:** Fwd: Reg. From Dallas Parkway to Shady Brook Lane Collin County Project ID: A00188517  
**Date:** Friday, June 23, 2023 6:58:09 PM

---

**Randy L. Gros, PE, PTOE**  
Garver  
214-619-0114

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Friday, June 23, 2023 1:02:57 PM  
**To:** Gros, Randy L. <RLGros@GarverUSA.com>  
**Subject:** FW: Reg. From Dallas Parkway to Shady Brook Lane Collin County Project ID: A00188517

Who should I forward comments to at Garver?

---

**From:** Rupesh Kumar Sunkara [REDACTED]  
**Sent:** Friday, June 23, 2023 2:55 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** Reg. From Dallas Parkway to Shady Brook Lane Collin County Project ID: A00188517

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Stephen,

We incline towards Alternative-2, since it has no residential displacements. If not possible, we would like to prefer Alternative-1.

Regards,  
Rupesh Sunkara  
2364 N Louisiana Dr  
Celina, TX 75009



**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Monday, June 26, 2023 8:23 AM  
**To:** Ruth Dickson  
**Subject:** RE: Plans for moving FM455

Your comments will be added to our public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Ruth Dickson [REDACTED]  
**Sent:** Friday, June 23, 2023 11:28 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** Plans for moving FM455

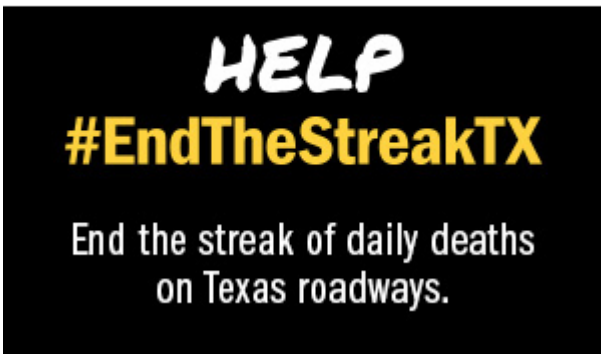
This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am deeply concerned with the plans that reroute FM455 to the current FM100 location. This would run this busy road just south of our quiet and peaceful Buffalo Ridge neighborhood. Please consider using the route further south and keep this thoroughfare away from our little community.

Ruth Dickson  
1505 Green Valley Wy, Celina, TX 75009

---

A Texas Department of Transportation message



**From:** [PublicInvolvement@garverusa.com](mailto:PublicInvolvement@garverusa.com)  
**To:** [Public Involvement](#); [Lopez, Michele A.](#)  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.  
**Date:** Friday, June 23, 2023 11:37:51 PM

---

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Lindsay price

**Address, City, State, Zip Code:** 1721 tapadero lane, celina TX 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Please do NOT place a 6 lane road on CR 100. There are countless homes here backing right up to it that would be forced out by traffic and noise.

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Monday, June 26, 2023 8:22 AM  
**To:** Lopez, Michele A.  
**Subject:** FW: FM 100 proposed 6ln rd

---

**From:** Stephen Endres  
**Sent:** Monday, June 26, 2023 8:20 AM  
**To:** Courtney Pesarini [REDACTED]  
**Subject:** RE: FM 100 proposed 6ln rd

Your comments will be added to the public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Courtney Pesarini [REDACTED]  
**Sent:** Saturday, June 24, 2023 7:34 AM  
**To:** Stephen Endres <[Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)>  
**Subject:** FM 100 proposed 6ln rd

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wanted to voice my opinion. I live on Tapadero that backs to FM100. It leads into our neighborhood. We have designed our entire home to back to nothing as we wanted to get away from the craze of the city and be able to relax. Please don't put in a road back there. I want this to be our forever home.

---

A Texas Department of Transportation message



**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:28 AM  
**To:** Courtney Robison  
**Subject:** RE: 455 expansion

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Courtney Robison [REDACTED]  
**Sent:** Friday, June 30, 2023 9:57 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** 455 expansion

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephen,

The road that would take over CR100, can that be excluded from the rerouting? It's such a short way and it leads directly into two residential neighborhoods. It would make more sense to reroute to Preston Rd and go from there on an already high traffic road. This road runs directly by my home and one of the reasons I bought and put in a pool here was because I wanted to see the sky unobstructed behind me. The road construction would absolutely ruin everything we have worked so hard to build. Please don't expand CR100 behind Tapadero Ln.

Thank you for listening,

-Courtney Pesarini  
1537 Tapadero Ln  
Celina, Texas 75009



**From:** [PublicInvolvement@garverusa.com](mailto:PublicInvolvement@garverusa.com)  
**To:** [Public Involvement](#); [Lopez, Michele A.](#)  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.  
**Date:** Saturday, June 24, 2023 8:37:05 AM

---

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Ashlie Donaldson

**Address, City, State, Zip Code:** 1708 Green Valley Way, Celina, TX, 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** After reviewing the proposed alternatives, I do not care for alternatives 1, 5, 6, and 7 because of the route going by the new middle school and that the roadway would back up to my little neighborhood of Buffalo Ridge. I do not have kids yet, but hope to soon and I do not like the idea of a major road running right in front of their school. I feel like those are not the best routes for the road in consideration of that being a common area for kids to be at and playing around. I think it would be better to keep major roadways as that further away from our schools or at least not directly in front of them.

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Monday, June 26, 2023 8:22 AM  
**To:** Lopez, Michele A.  
**Subject:** FW: FM 455 Feasibility Study Comment Form

-----Original Message-----

From: Stephen Endres  
Sent: Monday, June 26, 2023 8:17 AM  
To: Tim Pfeiffer [REDACTED]  
Cc: John Hough [REDACTED]  
Subject: RE: FM 455 Feasibility Study Comment Form

Your comments will be added to our public meeting summary.

Stephen Endres  
214-320-4469

-----Original Message-----

From: Tim Pfeiffer [REDACTED]  
Sent: Sunday, June 25, 2023 6:17 PM  
To: Stephen Endres <Stephen.Endres@txdot.gov>  
Cc: John Hough [REDACTED]  
Subject: Re: FM 455 Feasibility Study Comment Form

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Endres,

My partner, John Hough, & I have lived at 8858 CR133 since April of 1996. During these past 27 years we have enjoyed the quiet solitude that country living has brought us. And to be quite honest, it was a major factor in our decision to move to Celina!

We have thoroughly enjoyed raising our miniature donkeys, our chickens & our dogs. As a matter of fact, we walk with our dogs daily when we're home & during the course of our walks we have established wonderful relationships with our neighbors. We all call ourselves the Road Warriors.

While we understand and respect progress and growth are inevitable, we truly would much rather maintain the status quo.

Having said that, regarding the FM 455 Feasibility Study that's currently being considered, our thoughts are as follows:

Of the 7 Alternatives presented, we emphatically are against Proposed Preliminary Alternatives 1 & 2.

Our personal best case scenario would be either Proposed Preliminary Alternative

4 or 7.

Change is hard and as we approach our retirement years, we both would like to maintain the current infrastructure in our area with as minimal impact as possible.

Thank you ver much for your time & your consideration, Mr. Endres.

Respectfully,

John Hough



Tim Pfeiffer



8858 CR 133  
Celina TX 75009

Sent from my iPhone

[A Texas Department of Transportation (TxDOT)

message]<<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.txdot.gov%2Fsafety%2Ftraffic-safety-campaigns%2Fendthestreaktx.html&data=05%7C01%7CMALopez%40GarverUSA.com%7C303ac365bfec4d77bf2408db76484c0e%7C010ef57c44e0467981fca39704ee3f36%7C0%7C0%7C638233825118515797%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=zrOXHmaomT4drYGwQ1H4r9DONrCzqx%2BSkvpvF4t5gmk%3D&reserved=0>>

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Monday, June 26, 2023 4:46 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Jackson Hurst

**Address, City, State, Zip Code:** 4216 Cornell Crossing, Kennesaw, Georgia, 30144

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:** ["I could benefit monetarily from the project or other item about which I am commenting"]

**Comment(s):** I approve and support TxDOT's FM 455 Feasibility Study from Dallas Parkway to Shady Brook Lane Project. The alternative that I support is Alternative 6 because Alternative 6 will avoid impacting the Helms Cemetery.

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Monday, June 26, 2023 10:14 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Paula Moore

**Address, City, State, Zip Code:** 8055 County Road 172, Celina, TX, 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** There is no doubt that FM 455 needs improvement especially with the growth we have seen and will continue to see in the next several years. Unfortunately, there will be negative affects with any option. The worst of these negative affects would be residential displacement. Since alignment 2 would result in 0 residential displacements (and 0 business displacements), I feel it is the best option.

**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, June 28, 2023 10:35 AM  
**To:** Tyler Brookshire  
**Subject:** RE: Celina road project

Your comments will be added to and addressed in our public meeting summary report.

Stephen Endres  
214-320-4469

-----Original Message-----

From: Tyler Brookshire [REDACTED]  
Sent: Tuesday, June 27, 2023 8:24 PM  
To: Stephen Endres <Stephen.Endres@txdot.gov>  
Subject: Celina road project

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family and I recently found out about the possibility of moving FM 455. We live very near GA Moore Pkwy which is one of the proposed alternate routes. We, and most of our neighbors, are very opposed to GA Moore Pkwy becoming a major thoroughfare as it will greatly disturb the peace we have in our area. Not only would it disturb the neighborhood but it would bring noise, trash, and many other undesirables. Reduction of construction traffic would be a plus but bringing it by our houses would not be ok with us. Thank you for taking the time to hear our concerns.

Sent from my iPhone

[A Texas Department of Transportation (TxDOT) message]<<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.txdot.gov%2Fsafety%2Ftraffic-safety-campaigns%2Fendthreastx.html&data=05%7C01%7CMALopez%40GarverUSA.com%7Caed50ddab23e492b4f7108db77ed2f2d%7C010ef57c44e0467981fca39704ee3f36%7C0%7C0%7C638235632822979196%7CUnknown%7CTWFpbGZsb3d8eyJWljoic4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=udtc9764BqmGOMBvRiad2iHdheul3P1k1%2Fm9xLlxyTY%3D&reserved=0>>

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Thursday, June 29, 2023 11:04 AM  
**To:** Bias, Steve  
**Subject:** RE: FM455 Feasibility Study (Project ID: A00188517)

Your comments will be added and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Bias, Steve [REDACTED]  
**Sent:** Wednesday, June 28, 2023 10:52 AM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM455 Feasibility Study (Project ID: A00188517)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Stephen,

As residents at **9785 County Road 128** (east-west segment near CR 133), we STRONGLY OPPOSE FM455 Alternative Routes 1 and 2.

1. Contrary to your ‘Alternatives Evaluation Matrix’, Option 1 does NOT align “Good” with the Celina Thoroughfare Plan near County Road 128. Alternatives 3 and 5 are the closest match.  
Also, Option 1 does not align “Neutral” with the Collin County Thoroughfare Plan near County Road 128. Alternative 6 is the closest match for this one.

- We just purchased this new home late 2022, and we reviewed the Celina & Collin County Thoroughfare plans as part of this major decision. We would NEVER have purchased this home with a chance of our small 2 lane County Road becoming a 6 lane highway!

**- We request that TxDot honor the original thoroughfare plans!**

2. We are concerned about LOSS of Property Value. Again, made worse as we just moved here, so there is no time for the market price to go up as one would normally expect.  
- Our nice country home becomes an annoying house on a major 6 line highway – worthless.  
- All the other comments below contribute to loss of property value.

3. There are many houses in addition to ours with driveways that directly connect to County Road 128. We have several Safety and other concerns being SO CLOSE to a 6 lane highway.  
- We have teen drivers at home, and there is no room in our driveway to ensure that we can exit forward onto this new highway.  
- Pulling into our driveway from a 6 lane highway adds risks of being rear ended.  
- Much faster and at least 100X more traffic going by our house.

- Congestion with cars backing up to expected signal at CR 133.
- Accidents that could happen in front of our house.

4. We moved onto such a tiny County Road to get away from larger roads like this and enjoy being outside on our own property. We know development is coming – widen existing FM455 if you need to add capacity, or honor the existing Celina or Collin County throughfare plans.

Other concerns:

- Increased crime – more people will see our cars or property and be more likely to steal or rob our house.
- Increased noise pollution, plus exhaust fumes from auto pollution.
- Increased light pollution – many street lights, traffic signals will be added.
- Litter and trash thrown in our yard.
- Loss of trees at the front of our property, which are in the current easement, also moving the 6 lane highway even CLOSER to our home.

5. Changes to zoning would bring commercial businesses and ruin the country pastoral feel, plus impacts we can not even think of at this point.

We appreciate your consideration of the above comments, let us know if we can provide further information.

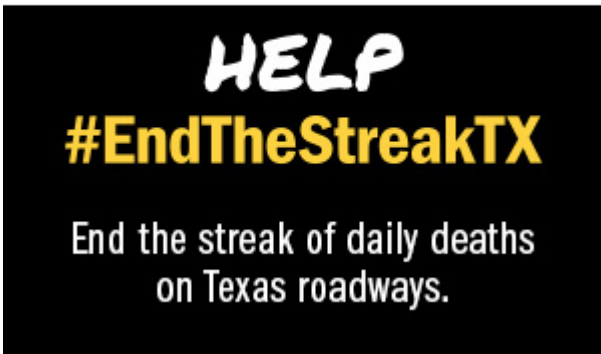
Best Regards,  
Steve & Trisha Bias

9785 County Road 128  
Celina, TX 75009




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A Texas Department of Transportation message





**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, June 28, 2023 10:35 AM  
**To:** Melli Hall  
**Subject:** RE: FM455 Study Feedback

Your comments will be added to and addressed in our public meeting summary report.

Stephen Endres  
214-320-4469

---

**From:** Melli Hall [REDACTED]  
**Sent:** Wednesday, June 28, 2023 9:56 AM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM455 Study Feedback

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Mr. Endres.

As a resident of Buffalo Ridge in Celina, Texas, I would like to provide my feedback to the FM455 Study.

I am against putting this road in the proposed site, close to our neighborhood for the following reasons:

- The proximity of this large thoroughfare to schools would create a lot more traffic around our children. This causes potential issues with kids who walk to and from events or home from school. Creating this much traffic where younger kids are active is likely higher risk.
- We have a small neighborhood at buffalo Ridge. I believe that moving this line further south will help to keep the construction traffic away from some of these other smaller roads, which in turn creates less need to do road repairs.
- Having this line of traffic further south also creates a way for more citizens to access more businesses. We do not have the businesses this far north. A road further south would help traffic to flow better where people want to go.
- Moving further south would allow for quicker access to other main roads such as State Highway 380.

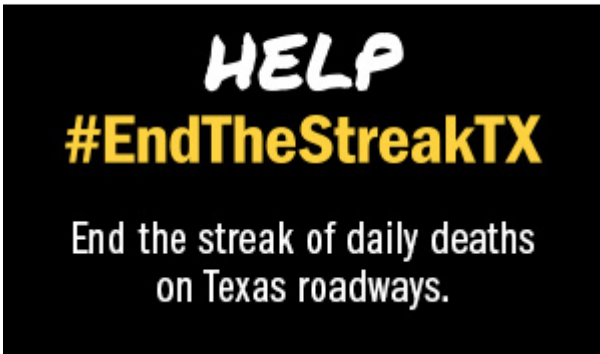
In conclusion, my family simply wants this road further south where it can be utilized in a more appropriate way, not causing further issues in our neighborhoods. We currently have terrible roads around this area due to construction trucks with overloaded trailers. I feel like they would easily want to travel off these major roads, like the one TXDOT is currently proposing, and continuing on with this destruction of our smaller FM roads so close to neighborhoods.

Please consider placing this road further south where it would be more beneficial.

Thank You.  
Melli Hall.

---

A Texas Department of Transportation message



**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Thursday, June 29, 2023 11:03 AM  
**To:** Porterhouse gmail  
**Subject:** RE: Regarding: FM 455 Feasibility Study

Your comments will be added and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

-----Original Message-----

From: Porter [REDACTED]  
Sent: Wednesday, June 28, 2023 2:21 PM  
To: Stephen Endres <Stephen.Endres@txdot.gov>  
Subject: Regarding: FM 455 Feasibility Study

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Misty Porter, and I live in Buffalo Ridge in Celina, Texas. I completely understand the need to re-route the big semi trucks from going through downtown Celina. But I am not in favor of FM 100 being used as a 4 to 6 lane road. Our neighborhood butts right up against FM 100. We already have a lot of noise pollution from Preston Road, and since we are tucked between Preston and Coit, the immediate area will just get busier and louder as well. Being surrounded on 3 sides by potentially busy roads is very discouraging, as many of us moved to Celina to get away from the congestion, noise and fray.

Thank you for your consideration.  
Misty Porter

Sent from my iPhone

[A Texas Department of Transportation (TxDOT) message]<<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.txdot.gov%2Fsafety%2Ftraffic-safety-campaigns%2Fendthestreaktx.html&data=05%7C01%7CMALopez%40GarverUSA.com%7C9c7cef75fee146bdb02c08db78ba410c%7C010ef57c44e0467981fca39704ee3f36%7C0%7C0%7C638236513610805829%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=3%2BEm0QMyAF562lw6cdgxqO2NSsOc%2FEODwM%2FHg4Aa81A%3D&reserved=0>>

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:27 AM  
**To:** Kara Cross  
**Subject:** RE: FM 455 Feasibility Study / Project ID: A00188517

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Kara Cross [REDACTED]  
**Sent:** Friday, June 30, 2023 10:59 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM 455 Feasibility Study / Project ID: A00188517

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I live on Prairie Meadow Lane in Celina, TX. Alternatives 2 & 3 run down a section of 101, right along our property. Our property is actually covered by the orange line on 1 of the maps. It looks like 3 other alternative routes run along the north end of our street, cutting through our neighbor's property on the north end of Prairie Meadow Lane. Alternative 4 (pink) appears to run through a portion of Kirk Ranch, where no one lives. As I understand it, that ranch has already been purchased by a developer. Obviously, I'm looking at this from the perspective of a Prairie Meadow Lane resident, and prefer the Alternative 4. It seems to affect less existing residents.

[REDACTED]

**Kara Cross**  
Lease Administration



[REDACTED]

**The Star** One Cowboys Way, Suite 350 | Frisco, TX 75034  
**Arts District** 2323 Ross Avenue, Suite 150 | Dallas, TX 75201



**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Sunday, July 2, 2023 10:56 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Chris Tuinstra

**Address, City, State, Zip Code:** 4850 high point drive Celina TX 75009

**Email Address:** [REDACTED]

**Representing:** homeowner / property owner

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I own my home and 2 acres near FM 455 and CR 128. I support alternative 1 or 5 considering the feasibility results, impact to owners and nature, 20 years living/commuting in the area. Good luck with the project.

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:21 AM  
**To:** Heather Johnson  
**Subject:** RE: FM 455 Feasibility Comments

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Heather Johnson [REDACTED]  
**Sent:** Monday, July 3, 2023 1:17 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>; [REDACTED]  
**Subject:** FM 455 Feasibility Comments

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

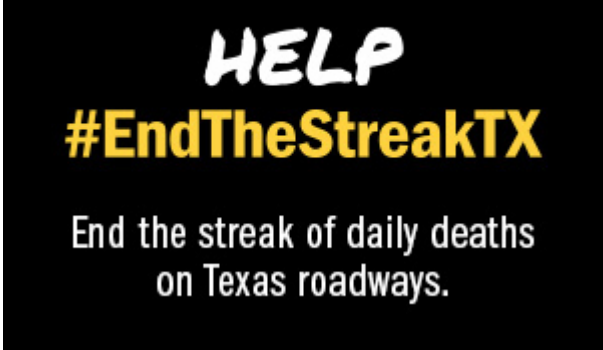
Thank you for taking the time to communicate about the FM 455 study. Brian and I live at 9081 CR 133 in Celina. We have reviewed the materials provided and are most closely aligned with options 4 or 7 of those provided.

Ultimately, we would like you to consider another option. This would tie 455 into the existing CR 134. This road exists already from Preston to Weston. It's a straight shot and seems like it's the least obtrusive to existing houses and neighborhoods. Just suggesting, as it was not presented as an option.

Thanks in advance!  
Heather and Brian Hix

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A Texas Department of Transportation message



**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:12 AM  
**To:** Jamie Ownby  
**Subject:** RE: FM 455 Feasibility Study

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Jamie Ownby [REDACTED]  
**Sent:** Monday, July 3, 2023 2:37 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM 455 Feasibility Study

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Endres,

I strongly discourage Alternative 1 and 2 and ask that you please consider Alternative 7 or 4.

I have lived at County Road 128/133 my entire life, residing at 8838 County Road 133, Celina, TX 75009. Celina has always been a small town quiet life until recently and this project will disrupt that benefitting factor of our home. I was born in 2003 and I grew up in this place and it is an excellent environment. I am at college now and I love coming home to this peaceful area. I look forward to being able to bring my kids here someday to spend time with their grandparents and to see what it was like where I grew up. It's the little things that make a difference in our lives, such as looking up at the stars at night. We are currently able to take a walk down Co Rd 128 in the morning times and golf cart rides in the evenings but if this project is put forth, this can't be done. This project could also ruin the friendly neighborhood feel. We know and love all the people we are surrounded by and this new road will disrupt that.

Once again I am asking you to reconsider Alternative 7 or 4 and do away with Alternative 1 and 2.

Thank you for your time and consideration,

Jamie Ownby

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:07 AM  
**To:** Kailey Ownby  
**Subject:** RE: FM 455 Feasibility Study

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Kailey Ownby [REDACTED]  
**Sent:** Monday, July 3, 2023 9:21 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM 455 Feasibility Study

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender -and know the content is safe.

Dear Mr. Endres

Please see my comments below regarding the FM455 Feasibility Study. I strongly discourage Alternative 1 and 2 and ask that you please consider Alternative 7 or 4.

I have lived @ CR 128/133 since I was born, 22 years, currently residing at [8838 Co Rd 133, Celina, TX 75009](#). This has been the only home I've know and I would love to be able to bring my kids to this home one day! This is a home full of love but also the area is amazing. I've grown up with amazing neighbors who are there for me when I need someone. I went off to college four years ago and I've been able to come home throughout my time away to the same home I left before college. If a road comes near our property it would forever change my home. I would no longer have the same home to return to.

Therefore I strongly discourage alternative 1 and 2 and ask that you please consider alternative 7 or 4.

Thank you for your time,  
Kailey Ownby



**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:23 AM  
**To:** Kim Ownby  
**Subject:** RE: FM 455 Feasibility Study

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Kim Ownby [REDACTED]  
**Sent:** Monday, July 3, 2023 11:11 AM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM 455 Feasibility Study

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Endres

Please see my comments below regarding the FM455 Feasibility Study. I strongly discourage Alternative 1 and 2 and ask that you please consider Alternative 7 or 4.

I have lived @ CR 128/133 since 1995, 28 years, currently residing at 8838 Co Rd 133, Celina, TX 75009. We chose Celina and this area in particular because of the peace and quiet. We have raised our kids here and look forward to their visits back to their childhood home and even bringing our grandkids for many years to come. I look forward to sharing with my grandkids all the things we've shared with our kids. I want them to be able to see the beautiful sunsets and sunrises, see the stars and look for the big dipper and the moon.

Our neighborhood may not look like your average neighborhood with a fancy entryway with a sign, and a name but we have developed friendships here in our neighborhood. We walk our dogs and ride our

golf carts just like other neighborhoods, and occasionally you may even see someone riding their horse down the road. When one of us is in need we are here for each other. Whether it be a meal chain, feeding each other's animals, even a neighborhood watch, alerting one another of a strange car or person.

Your proposed Alternative 1 or 2 would divide our neighborhood and take the peacefulness away. So, again I ask you to please consider alternative 7 or 4.

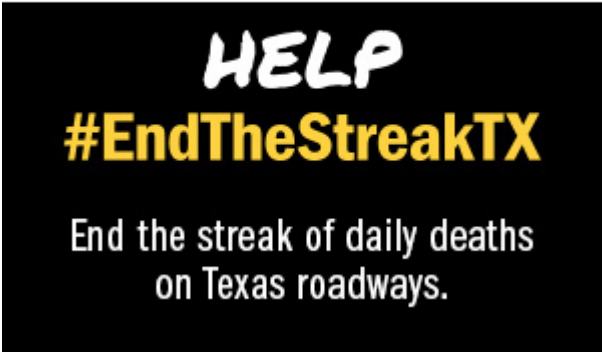
Thank you for your consideration.

Kim Ownby



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A Texas Department of Transportation message



**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 9:09 AM  
**To:** Thomas Pavletic  
**Subject:** RE: Comments on FM 455 from Dallas Parkway to Shady Brook Lane Feasibility Study – Project ID: A00188517  
**Attachments:** FM 455 from Dallas Parkway to Shady Brook Lane Feasibility Study Comments.docx

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Thomas Pavletic [REDACTED]  
**Sent:** Monday, July 3, 2023 6:24 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** Comments on FM 455 from Dallas Parkway to Shady Brook Lane Feasibility Study – Project ID: A00188517

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

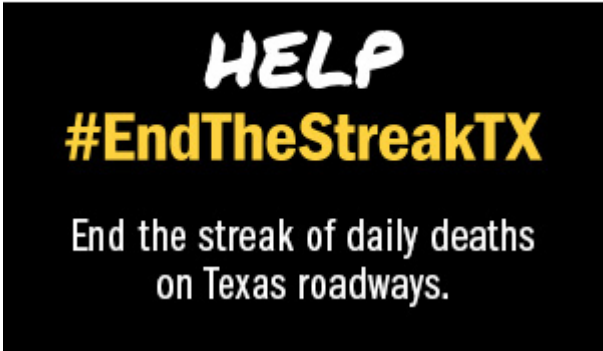
Please find comments on FM 455 from Dallas Parkway to Shady Brook Lane Feasibility Study – Project ID: A00188517 – in the attached, one-page document.

Please reply to confirm receipt of this email and the comments document. Please confirm that these comments will be part of the public record regarding this project. Thank you!

Tommy Pavletic and Nerissa Ramos, [REDACTED]  
2014 Mann Parkway, Celina, TX 75009

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A Texas Department of Transportation message



FM 455 from Dallas Parkway to Shady Brook Lane Feasibility Study – Project ID: A00188517  
<https://www.keepitmovingdallas.com/projects/fm-roads/fm455FS>  
Comments from Tommy Pavletic and Nerissa Ramos, July 4, 2023  
Sent to: TxDOT Project Manager, Stephen Endres, P.E. at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

**PREFERRED ALTERNATIVE: Alignment 2 (A2)**

Rationale and Comments

1. The number of skewed intersections - Cross Streets that intersect at a skew greater than 15 degrees – is at the lowest level (quantity 2) for A2.
2. Only A2 is nearly a straight-line west to east from CR 58 to CR 133.
3. A2 (and A1 and A4) DO NOT pass directly in front of Moore Middle School and the New Elementary School (a six-lane road in front of a school is a significant hazard in my opinion).
4. A2 has approximately the median number of Parcels Impacted – 88 – versus the other alignment alternatives which range from 74 – 99 parcels.
5. A2 has the lowest levels for Number of Major Utility Conflicts (1), Gas Pipeline Crossings (2), Residential Displacements (0), Business Displacements (0), Equestrian Facility with Potential Impacts (0), and Number of Adjacent Public School Properties (0).
6. A2 has the median amount of New Right-of-Way (ROW) Required – 138 acres – versus the other alignments which range from 127 – 149 acres.
7. A2 Estimated Total Project Costs in Millions (M) – \$123 M – is about the same as the other 6 alignment alternatives which range from \$121 M to \$124 M.

Source Data from <https://www.keepitmovingdallas.com/projects/fm-roads/fm455FS>  
fm455-evalmatrix-4x5 2023june (163 KB)  
fm455-allalternatives-4x3 (16 MB)  
fm455-constraints-4x3 (19 MB)  
fm455-thoroughfare&allalts-4x3 (20 MB)

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Monday, July 3, 2023 8:50 AM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Jenn Sharber

**Address, City, State, Zip Code:** 9219 Prairie Meadow Lane

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Reviewing all of the route options provided in the presentation, I am disappointed that they all appear to be targeted in a certain area. Option 1 which appears to be the one you are leaning towards is the least desirable option. Most of these routes are in an area that is already frequented by speeding new drivers headed to the high school. The only option that I can see that that would have minimal impacts is option 4. I hope that you will reconsider utilizing the existing route and stop any future plans of rerouting this between the area of 134 and 101.

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Tuesday, July 4, 2023 3:25 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Josh Babb

**Address, City, State, Zip Code:** 7233 W. FM 455, Celina, Tx, 75009

**Email Address:** [REDACTED]

**Representing:** Family

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** NO to option 1 and 2 concerning the 455/GA Moore pkwy. This will completely ruin our family farm and take all usable acreage we have for cattle and crops. This will also take out all of our working pins and barn for cattle.

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Tuesday, July 4, 2023 1:40 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Sharron Cave

**Address, City, State, Zip Code:** 7656 W FM 455, Celina, Texas 75009

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:** ["I could benefit monetarily from the project or other item about which I am commenting"]

**Comment(s):** I strongly oppose route alternatives 1 & 2. The land has been in the family for over 100 years. Our family founded Weston and this is outrageous that you would take all of my useable land with this road.

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Tuesday, July 4, 2023 6:33 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Kelly Cave Babb

**Address, City, State, Zip Code:** 4104 San Gabriel Ave

**Email Address:** [REDACTED]

**Representing:** Louis and Scooter Cave

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:** ["I could benefit monetarily from the project or other item about which I am commenting"]

**Comment(s):** 1 and 2 are the Worst routes. This would totally take my parents home out. This land has been in our family for over 100 years.



**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Tuesday, July 4, 2023 7:00 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Sean McCormick

**Address, City, State, Zip Code:** 4751 Lake Dr, Celina, TX, 75009

**Email Address:** [REDACTED]

**Representing:** Self (home owner in High Point Estates - currently off of 455 between Westin & Celina)

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I would prefer the current path of 455 be kept as-is; widening the existing alignment would be the number one preferred option. If it \*has\* to move, then of the other options presented in this study, alternative 1 would be the next preferred option. Alternative 2 would be the third best option in my eyes. Then alternatives 3 & 5 would be the 4th & 5th place options.

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Tuesday, July 4, 2023 7:04 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Kristy McCormick

**Address, City, State, Zip Code:** 4751 Lake Dr., Celina, Texas, 75009

**Email Address:** [REDACTED]

**Representing:** I am a homeowner in High Point Estates. The current path of 455 is on the southern border of our neighborhood.

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Why does it have to move at all? It shouldn't move. It should stay on it's current path. My choice would be to widen the existing alignment. My choices are ranked below, with #1 being my #1 choice, and #5 being my 5th place choice: #1 - Widen the Existing Alignment #2 - Alternative #1 #3 - Alternative #2 #4 - Alternative #3 #5 - Alternative #5

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 1:25 AM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Kali Roberts

**Address, City, State, Zip Code:** 4751 Lake Drive, Celina, Texas 75009

**Email Address:** [REDACTED]

**Representing:** I live in Highpoint estates with my parents.

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** You should not move the route of 455 - it should stay where it is for sure! You can just widen the existing route. Please do not move 455 to another route!

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 11:46 AM  
**To:** Office Solid Custom Cabinets; Dailyn Cruz  
**Cc:** Andy Glasgow; [REDACTED]  
**Subject:** RE: TxDOT FM 455 Feasibility Study - Update

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

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**From:** Office Solid Custom Cabinets <office@solidcustomcabinets.net>  
**Sent:** Wednesday, July 5, 2023 11:10 AM  
**To:** Dailyn Cruz <DCruz@celina-tx.gov>; Stephen Endres <Stephen.Endres@txdot.gov>  
**Cc:** Andy Glasgow <AGlasgow@celina-tx.gov>; [REDACTED]  
**Subject:** Re: TxDOT FM 455 Feasibility Study - Update

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Our building at 2810 N. Louisiana Drive was built in 2007, and we have always worked well with the city of Celina. We've been in business over 25 years, have moved three times, and moving further would likely mean the end of our business. Every time we have moved in the past, we lost weeks and weeks of work, and this caused much of our clientele to leave us, devastating our business. We wish to be an active part of Celina's growth, which is why we've located our building here. We are a family-owned and -operated business, and wish to remain a part of the larger Celina family.

That being said, the preferred alignment (Alternative 5 - the purple line) needs to avoid our building. We appreciate the foresight and care put into wanting to avoid impacting our business, and all we request is that going forward, any plans to build Alternative 5 **must** go around our property, not through it. We are always available by email or phone to talk about this development, and any future developments.

Thanks,

*Solid Custom Cabinets*



**Mailing Address**

PO Box 1596  
Celina, TX 75009

**Physical Address**

2810 N. Louisiana Dr.  
Celina, TX 75009

On Thu, Jun 29, 2023 at 7:55 AM Dailyn Cruz <[DCruz@celina-tx.gov](mailto:DCruz@celina-tx.gov)> wrote:

Good Morning Chris,

We wanted to reach out to let you know TxDOT held its first public meeting on 6/20 for the realignment of FM 455. A summary of the meeting can be found in the link below. The City is putting together an official letter commenting on our preferred alignment, which is Alternative 5 (purple alignment) since it follows future GA Moore per our thoroughfare plan. We will also be requesting for them to avoid impacting your business as well as other developments along future GA Moore that have established agreements with the City. We wanted to encourage you to express your concerns and send them your feedback too if you haven't already. The website below and the document attached has information on how to provide comments. The deadline is July 5<sup>th</sup>. Please feel free to call if you have any questions.

<https://www.keepitmovingdallas.com/projects/fm-roads/fm455FS>

Thanks!

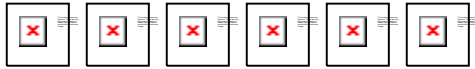


**Dailyn J. Cruz Crespo**  
**Civil Engineer**

T: 469-447-8952 | M: 903-990-0682

E: [dcruz@celina-tx.gov](mailto:dcruz@celina-tx.gov) | [www.celina-tx.gov](http://www.celina-tx.gov)

405 W Walnut St | Celina, TX 75009



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Solid Custom Cabinets



Mailing Address  
PO Box 1596  
Celina, TX 75009

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 11:47 AM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Holly Fisher

**Address, City, State, Zip Code:** 9230 Chisholm Trail, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** myself, homeowner

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** My comments are specifically for the section west of 289 (Alt. 2,3,4). I am appalled that your study would even consider running a 6-lane, 380-esque "death highway" right down the middle of an established residential neighborhood. The community of Old Preston Trail, west of BUS289, has 23 homeowners with estate homes on acreage. We have been living and farming and part of this community for 30 years. Our homes and land are a legacy for our families. The county appraisal value of the 6 homes ALONE on Old Preston Trail are valued at \$9.2M. That doesn't count the other 17 property owners whose neighborhood you're literally ripping in two and placing a death highway down the center. Your analysis matrix claims that 0 homes would be displaced. How many estate homes have survived the 6 lanes of traffic on 380? Your claim that 0 homes would be affected is a BALD FACED LIE. Please do not tear apart our established community with your death highway plans.

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 12:14 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Edith Torkiya

**Address, City, State, Zip Code:** 8920 Santa Fe Trail, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Myself, and my property, 8920 Santa Fe Trail, Celina, TX 75009

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** My comments are specifically for the section west of 289 (Alt. 2,3,4). I am appalled that your study would even consider running a 6-lane, 380-esque "death highway" right down the middle of an established residential neighborhood. The community of Old Preston Trail, west of BUS289, has 23 homeowners with estate homes on acreage. We have been living and farming and part of this community for 30 years. Our homes and land are a legacy for our families. The county appraisal value of the 6 homes ALONE on Old Preston Trail are valued at \$9.2M. That doesn't count the other 17 property owners whose neighborhood you're literally ripping in two and placing a death highway down the center. Your analysis matrix claims that 0 homes would be displaced. How many estate homes have survived the 6 lanes of traffic on 380? Your claim that 0 homes would be affected is a BALD FACED LIE. Please do not tear apart our established community with your death highway plans.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 12:58 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Melody White

**Address, City, State, Zip Code:**

**Email Address:** [REDACTED]

**Representing:** Old Preston Trail community

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Why on EARTH do we need ANOTHER major highway this close to 380?? The proposed routes will unnecessarily rip up long time farms & households that have been established for multiple decades. WHY is this needed in an area so close to 380? PLEASE consider a different route than those that currently run the risk of tearing apart established homesteads. Stop trying to TX into CA!! Do better!!



**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 1:21 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Dana Wright

**Address, City, State, Zip Code:** 1352 Bateman Ln

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I hope this can get u derway soon to help alleviate the east west congestion celina is already experiencing. Also please make a 455 overpass at Preston road so this can be somewhat an expressway, which is what yall should have done with the 380 vs the nightmare it is now

**Lopez, Michele A.**

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**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 1:38 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Rebecca Grimes

**Address, City, State, Zip Code:** 9535 Coyote Call Rd, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** Please DO NOT expand FM455 going toward Weston. We want to keep the small town feel!

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 1:53 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Simmy Fisher

**Address, City, State, Zip Code:** 9260 Chisholm Trail, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I am responding to your FM455 Feasibility Study, specifically alternates 2,3,and 4 which will situate a 6-lane divided highway RIGHT THROUGH THE MIDDLE OF MY NEIGHBORHOOD!! This will destroy our quiet community, all of us on 5 acres or more. To my knowledge, no other highway like this CUTS THROUGH a neighborhood. This death road will destroy us. It needs to be north of us, separating Celina and Gunter.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 1:55 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Justin Mersiovsky

**Address, City, State, Zip Code:** 1324 Caruth Lane, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I have a concern with alignments 1, 5, 6, and 7 due to their close proximity to Martin Elementary School and Moore Middle School. This area already has traffic concerns with the existing roadways, and construction of the new roadway would only serve to exacerbate the problem. After completion, the increased traffic on FM455 would likely result in even more traffic on Business 289. While I feel that the roadways around the school need to be enlarged to handle traffic, I do not feel that moving all traffic on FM455 so near the school is effective.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 1:57 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Denise Bisbocci

**Address, City, State, Zip Code:** 1820 bobcat trail

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** No to any expansion of 455

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 2:02 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Jane Willard

**Address, City, State, Zip Code:** 9559 County Road 98

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I do not think the G. A. Moore Parkway should be considered. That route is immediately by two schools and puts through traffic into an already busy and vulnerable area. As you know originally right of way for FM roads was donated and in my opinion they should stay as near as possible to original routes.

**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Wednesday, July 5, 2023 2:07 PM  
**To:** Smith, Doug  
**Subject:** RE: Comments to FM 455 Feasibility Study  
**Attachments:** FM 455 Feasibility Study Comments (E Real Estate LP and Central Frisco, Ltd)(July 5, 2023).pdf

We will add and respond to your comments in the public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Smith, Doug [REDACTED]  
**Sent:** Wednesday, July 5, 2023 2:05 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** Comments to FM 455 Feasibility Study

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Endres,

Please find attached a letter from E Real Estate LP and Central Frisco, Ltd. providing comments on the FM 455 Feasibility Study.

Thank you,

Doug Smith  
General Counsel  
Palmwood Capital LLC  
[REDACTED]

This electronic message and all attachments are confidential, and are intended only for the use of the individual to whom it is addressed. The information may also be legally privileged. This transmission is sent in trust for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, you are hereby notified that any use, dissemination, distribution or reproduction of this transmission is strictly prohibited and may be unlawful. If you are not the intended recipient, you must delete this message and any copy of it (in any form) without disclosing it. If you believe this message has been sent to you in error, please notify the sender by replying to this transmission, or by calling Palmwood Capital LLC at 214/368-6100. Unless expressly stated in this e-mail, nothing in this message should be construed as a digital or electronic signature. Thank you for your cooperation.

E Real Estate LP & Central Frisco, Ltd.

FM 455 Feasibility Study Comments

July 5, 2023

My name is Doug Smith, and I am the General Counsel for both E Real Estate, LP (formerly E Real Estate LLC) and Central Frisco, Ltd. (both entities indirectly owned by the same individual), which own 1390+- acres of properties (the "Property") that were assembled and are essentially contiguous as shown on the attached map. The Property was entitled through the City of Celina and the Texas Legislature by virtue of:

1. City of Celina PD Ordinance 2008-42;
2. City of Celina PD Ordinance 2008-43;
3. City of Celina Development Agreement recorded in the Official Public Records of Collin County, Texas # 20017052300658090; and
4. HB4268-Legislation Creating Celina Municipal Management #2 (the "MMD") was passed through the Texas legislature.

The MMD grants the owner/developer of the property certain rights, including reimbursements for infrastructure. Said reimbursement is based upon bonds sold and value established on the ground. Any diminution of entitlements/densities due to your proposed roadway alignment (other than one consistent with the City of Celina's Master Thoroughfare Plan ("MTP") (Route 1/Red)) will result not only in a loss of development options but also a loss in overall value. That in turn would lead to (i) a loss in the amount of proceeds for which the developer/owner could be reimbursed and (ii) additional damages due to the owners of the Property (the "Owners").

In cooperation with the City of Celina, the Owners recently granted a water line easement for an upsized water line to run parallel with future Coit Road. This alignment in infrastructure improvements was established using the City of Celina's MTP, including the G.A. Moore Pkwy (Route 1/Red alignment). The Owners have also worked hand-in-hand with the City of Celina in forming the City's latest Thoroughfare Plan, specifically establishing the route of future Custer Road and Coit Road (two major north-south roads running alongside of, or through, the Property) and G.A. Moore Pkwy, which was understood to be the FM 455 realignment (Route 1/Red). The Property is already moving forward for development and is currently under contract (the "Purchase and Sale Contract") to be sold.

In addition, the Owners' representatives have been meeting with the City of Celina on offsite development infrastructure for both water and sewer (sizing/routing), as well as potential street, lot platting and other plans. The Owners hired Kimley Horne & Assoc. to prepare offsite sewer plans, and those plans have been submitted to the City of Celina and are currently going through the City's review process. Any alteration to the alignment of the proposed G.A. Moore Pkwy (realigned 455/Route 1/Red) would negatively affect these ongoing infrastructure plans. The Owners have also engaged Alpha Testing and a utility locating company to assist in identifying any issues when the Owners reach the bidding process. Additionally, the Owners have enlisted the services of a ROW acquisition team to start that process as well, as the City of Celina (pending City Council Approval) sent a letter stating that it would assist the Owners with any necessary condemnation. Specifically, in regard to the routing of future FM 455, the Owners have a Development Agreement with the City of Celina whereby the City agreed to move the ROW off of existing CR 100 through the Property. In consideration for that, the City of Celina will assign to the Owners the ROW the City acquired on CR 100 in exchange for ½ the ROW (that the Owners would not have dedicated) that would be needed for G.A. Moore Pkwy (proposed 455 realignment) based on the City of Celina's current MTP. Any change to the proposed alignment of FM 455 that would cause a route to be located on



any of the Owners' Planned Development properties, other than the route shown on the current MTP, would cause irreparable damage by interfering with the Owners' rights under the above referenced documents and per the existing Purchase and Sale Contract. This is a major development for the future of Celina on the east side.

In the documentation package that was handed out at the Celina June 20, 2023 meeting, one of TXDOT's information boxes was titled "Preliminary Alignments and Considerations". The FM 455 Preliminary Alternatives are proposed to:

1. Accommodate other planned developments.
2. Provide a more direct connection through the study limits
3. Consider local government input.
4. Correspond with existing thoroughfare plans (denoted-reference to City thoroughfare plan) Note: those have already been through the public process.

Since you can check the box on all four of the above points with respect to our Property, our Property should not be a candidate for any route crossing the Property, other than the one the Owners have agreed to with the City of Celina (as shown on its adopted MTP). The Evaluation Matrix is also in our favor.

From a practical, environmental, and cost standpoint there is only one logical alternative for the FM 455 route, which is to follow the planned G.A. Moore Pkwy alignment identified on the City of Celina's MTP and codified with multiple developer agreements throughout the City's jurisdictional limits.

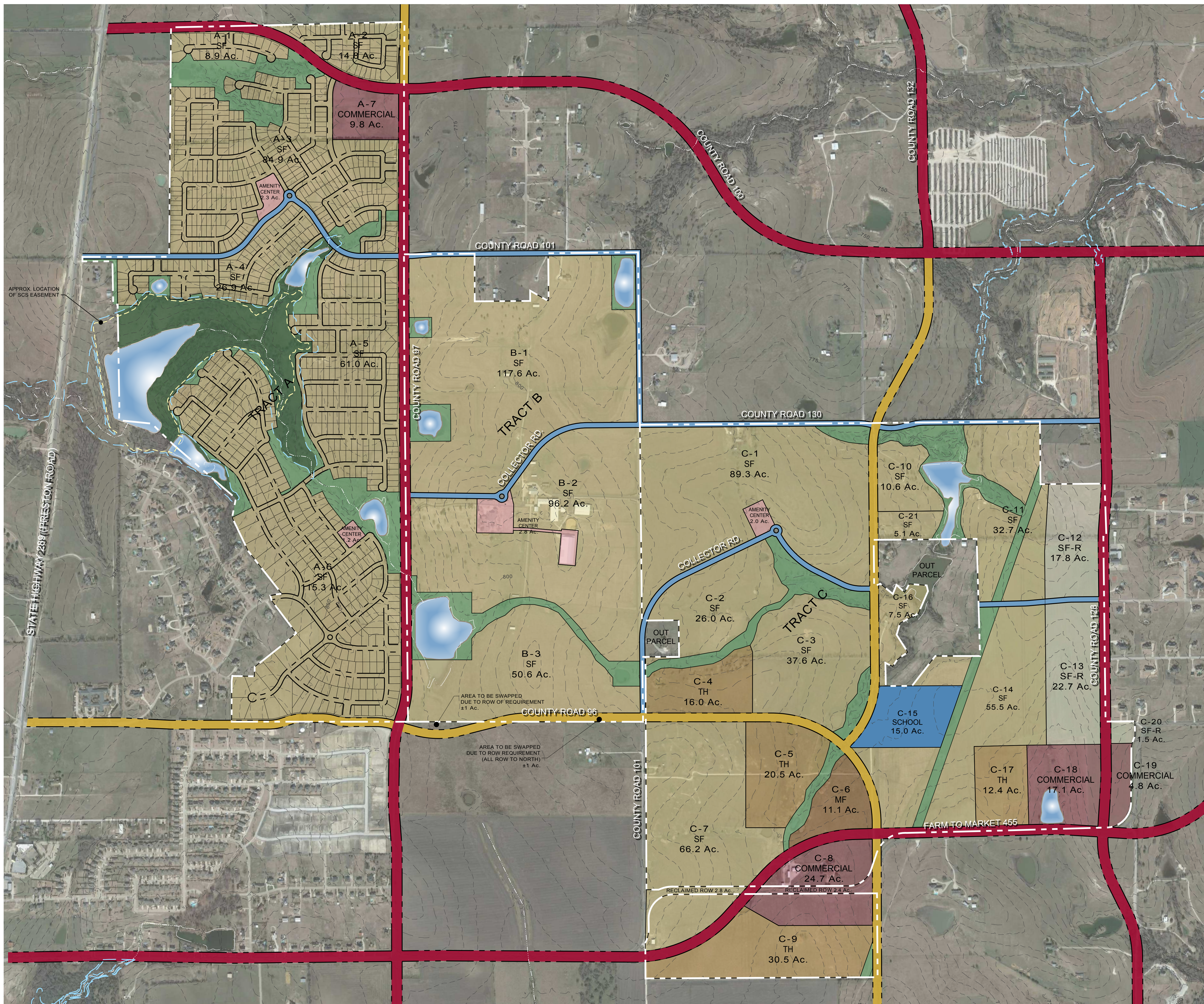
As made clear by the efforts described above, we have dedicated significant time and resources to assemble this Property and to get it to this stage. With our entitlements and Municipal Management District already in place, we will strongly and fully oppose any attempt to modify the planned alignment of G.A. Moore Pkwy. We specifically request TxDOT to honor the planned alignment by adopting Route 1/Red as it has been presented.

Sincerely,



Doug Smith

General Counsel, E Real Estate LP and Central Frisco, Ltd.



Tract A Land Use Acreage Summary		Tract B Land Use Acreage Summary	
Roadways	25.2	Roadways	17.7
Open Spaces	104.0	Open Spaces	34.3
Commercial	9.8	Commercial	0.0
Multi-Family Residential	0.0	Multi-Family Residential	0.0
Townhome Residential	0.0	Townhome Residential	0.0
Single Family Residential	311.8	Single Family Residential	263.7
<b>Total</b>	<b>450.7</b>	<b>Total</b>	<b>315.8</b>

Open Space Acreage Summary		Open Space Acreage Summary	
Open Space	41.4	Open Space	28.5
Amenity Centers	3.6	Amenity Centers	5.9
Detention / Flood Plain	59.0	Detention / Flood Plain	0.0
Power lines and other Easements	0.0	Power lines and other Easements	0.0
Total Open Spaces	104.0	Total Open Spaces	34.3
<b>Total Percent Open Space</b>	<b>4.3</b>	<b>Total Percent Open Space</b>	<b>10.9%</b>

Roadways		Roadways	
Major Arterials	17.2	Major Arterials	6.5
Secondary Arterials	2.9	Secondary Arterials	3.8
Collectors	5.0	Collectors	7.5
<b>Total</b>	<b>25.2</b>	<b>Total</b>	<b>17.7</b>

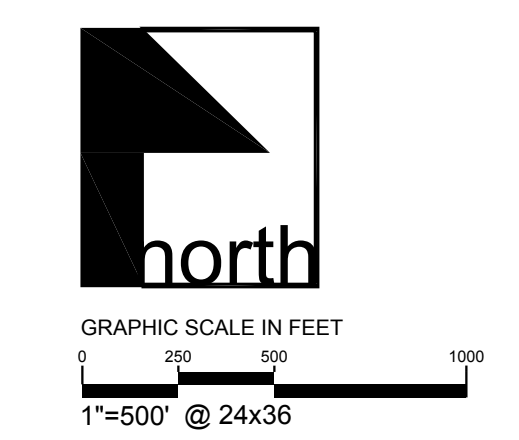
Density Summary (Units per Acre)		Density Summary (Units per Acre)	
Gross	2.1	Gross	2.5
Net of Roadways	2.2	Net of Roadways	2.7

Tract C Land Use Acreage Summary	
Roadways	44.5
Open Spaces	49.1
Commercial	46.6
Multi-Family Residential	11.1
Townhome Residential	79.4
Single Family Residential-Restricted	42.0
Single Family Residential	330.5
<b>Total</b>	<b>618.2</b>

Open Space Acreage Summary	
Open Space	37.0
Amenity Centers	2.0
Detention / Flood Plain	0.0
Power lines and other Easements	10.1
Total Open Spaces	49.1
<b>Total Percent Open Space</b>	<b>7.9%</b>

Roadways	
Major Arterials	19.1
Secondary Arterials	15.4
Collectors	10.1
<b>Total</b>	<b>44.5</b>

Density Summary (Units per Acre)	
Gross	3.3
Net of Roadways	3.5



LAND USE EXHIBIT  
**Eland Celina**  
 Celina, Collin County Texas  
 October 2016



5750 Genesis Court  
 Suite 200  
 Frisco, Texas 75034  
 972-335-3580  
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 3:01 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Juan Martinez

**Address, City, State, Zip Code:** 1824 Ann St, Celina Tx 75009

**Email Address:** [REDACTED]

**Representing:** Me

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** Just do this with the outer loop and just fix 455

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 3:53 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Vera McLeod

**Address, City, State, Zip Code:** 2728 Finsbury Court Celina Texas. 75009

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** This road should not cut through the Cambridge Crossing Subdivisions.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 4:01 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Todd Eades

**Address, City, State, Zip Code:** 1505 Green Valley Way, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I prefer routes 1, 5, 6 or 7. I live in Buffalo Ridge and like the idea of the road going along CR100. This will provide quick and easy access to the tollway. Thanks

**Lopez, Michele A.**

---

**From:** WHITE SAM [REDACTED]  
**Sent:** Wednesday, July 5, 2023 4:10 PM  
**To:** FM455 Feasibility Study Voicemail  
**Subject:** Shared Voicemail (FM455 Feasibility Study)  
**Attachments:** audio.mp3

Hi, I'm Ivonne White, 7867 W FM 455 Celina, there at Hunting Creek Bridge and my number is [REDACTED] My question is, is this bridge goes through from what I am seeing, are they gonna buy my whole property out or are they just buying to my sidewalk that is exactly in front of my house. So if you could just give me a call back so I can start planning if I need to move or if y'all need to, I don't know move my house back. I just or get y'all to move my house back from the road. I just don't think this is fair. We've already lost a portion of our property from when they widened the bridge. Thank you.

You received a voice mail from [WHITE SAM](#).

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 4:30 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Kelsey Hatten

**Address, City, State, Zip Code:** 1028 Lawndale Street

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Can you please make Outer Loop into a 6 lane highway before investing further up to prevent another 380 issue where a city has full on built (McKinney) on the path of a highway.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Wednesday, July 5, 2023 5:18 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Melissa Taggart

**Address, City, State, Zip Code:** 9150 Northridge Trail

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Please consider the impact of section west of 289 (Alt. 2,3,4). The quiet homes in Old Preston Trails have been part of the community for more than 25 years. The idea that anyone would route a major highway right through the middle of our neighborhood is appalling and disheartening for the 25 families that call our neighborhood home. Placing a 6 lane highway with the associated easements through here would decimate many of our homes and land. The remaining homes would be forever impacted by the construction, the traffic, the impending commercial developments, etc. Please do not destroy our homes and properties. There is so much value in our community and the open space that improves the quality of life of everyone in Celina. We pride ourselves for being good stewards of this land, and TxDOT should also consider the lives, land and livelihoods that will be destroyed by this.





FM 455 Feasibility Study
COMMENT FORM \* Formulario de Comentarios
VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION \* Reunión Pública Virtual con Opción Presencial
Tuesday, June 20, 2023 \* Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Ben White
ADDRESS (Domicilio): 1605 Tapadero Ln
EMAIL (Correo electrónico):
REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you: (De acuerdo con el Código de Transporte de Texas, §201.811(a)(5): marque las siguientes casillas que le correspondan:)

- I am employed by TxDOT (Soy empleado de TxDOT)
I do business with TxDOT (Hago negocios con TxDOT)
I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

COMMENTS (COMENTARIOS)

We feel best option is to stay away from impacting schools on GA Moore. As Celina grows the traffic around these schools will increase. More traffic around schools in addition to school traffic is not a draw to new parents. Safety for children and their parents should be top of list of topics to consider.

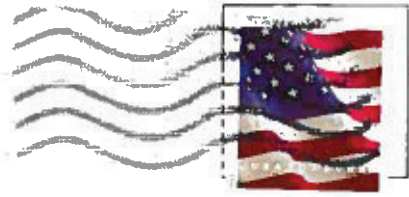
Written comments submitted by mail must be postmarked by Wednesday, July 5, 2023, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)
Mail (Correo Postal): TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643
Email (Correo Electrónico): Stephen.Endres@txdot.gov

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)



11605 Tapadero Ln  
Celina TX 75009

NORTH TEXAS TX. P&DC  
DALLAS TX 750  
28 JUN 2023 PM 3



**TxDOT DALLAS DISTRICT  
ATTN: STEPHEN ENDRES, P.E.  
4777 E. U.S. HIGHWAY 80  
MESQUITE, TX 75150 - 6643**

*Please fold in half and tape shut. Do not staple.  
Doblar por la mitad y sellar con cinta adhesiva. No engrapar.*

75150-6643000



Project: FM 455 FS

**Lopez, Michele A.**

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**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Thursday, July 6, 2023 8:18 AM  
**To:** Alfredo Rangel  
**Subject:** RE: FM 455 Feasibility Study from Dallas Parkway to Shady Brook Lane in Collin County

Your comments will be added to and responded to in our public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Alfredo Rangel [REDACTED]  
**Sent:** Thursday, July 6, 2023 12:36 AM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Subject:** FM 455 Feasibility Study from Dallas Parkway to Shady Brook Lane in Collin County

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Maria Rangel  
Address: 9230 Myrtle Dr, Celina

Comments:

The **newly** developed Outer Loop (Choate Parkway) in Celina will be a good route from Weston to Pilot Point. This route will take you directly to the North Texas Tollway and the Tollway extension to Pilot Point.

Secondly - suggest moving the study to route through CR134 from Weston to Pilot Point, which is a straighter route with less homes to be removed. This route is mainly ag fields that will save people's homes.

Other straighter route is CR130 through Eland Ranch, undeveloped area. Will also save people's homes.

Considering that CR101 has a low land area. There's lots of water that drains towards the curve, where the road changes directions from east/west to north/south. This corner currently floods at times. Plus, it goes right through the neighbor's home that has been there a long time before this ETJ area was developed. Why not utilize **undeveloped** areas instead of disrupting well maintained farmland and homes? With the planned Eland Ranch development there will be additional roof top water draining to this corner area. This could be a huge issue.

Please take into consideration the above point/suggestions.

Thank you.  
Maria Rangel

**Lopez, Michele A.**

---

**From:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Sent:** Thursday, July 6, 2023 8:21 AM  
**To:** Dailyn Cruz  
**Cc:** Kimberly Brawner; Andy Glasgow  
**Subject:** RE: FM 455 Feasibility Study - Official City Response

We received your letter and will add to our public meeting summary.

Stephen Endres  
214-320-4469

---

**From:** Dailyn Cruz <DCruz@celina-tx.gov>  
**Sent:** Wednesday, July 5, 2023 5:59 PM  
**To:** Stephen Endres <Stephen.Endres@txdot.gov>  
**Cc:** Kimberly Brawner <KBrawner@celina-tx.gov>; Andy Glasgow <AGlasgow@celina-tx.gov>  
**Subject:** FM 455 Feasibility Study - Official City Response

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Mr. Endres,

Please find attached the City’s official response letter to the first public meeting for the FM 455 Feasibility Study project held on June 20<sup>th</sup>, 2023. Let us know if you have any questions or need additional information.

Thank you,



**Dailyn J. Cruz Crespo**  
**Civil Engineer**  
T: 469-447-8952 | M: 903-990-0682  
E: [dcruz@celina-tx.gov](mailto:dcruz@celina-tx.gov) | [www.celina-tx.gov](http://www.celina-tx.gov)  
405 W Walnut St | Celina, TX 75009





July 5, 2023

Stephen Endress, PE  
TxDOT Dallas District Office  
4777 E. U.S. Highway 80  
Mesquite, TX 75150

**RE:** FM 455 Feasibility Study City Comments

Dear Mr. Endress,

The City of Celina is submitting our comments following the first FM 455 Feasibility Study public meeting held on June 20, 2023. Out of the seven potential roadway options presented at the meeting, the City strongly prefers Alternative 5, which follows future GA Moore Parkway as shown in the City of Celina Thoroughfare Plan adopted by City Council in August 2022. Alternative 1 is our second preferred option. The City also prefers a design speed that will allow for a tighter curve radius without superelevation, specifically at future Celina Parkway, Louisiana Drive, and County Road 101 to avoid impacting existing businesses and executed development agreements.

The specific business currently impacted by Alternative 5 is Solid Custom Cabinets located at the intersection of N. Louisiana Drive and GA Moore Parkway (2810 N. Louisiana Drive). The City proposes to shift the alignment south and add curves per the exhibit attached in Appendix 1 to avoid this conflict. The City has an agreement with the Ariana development which is located just west of Solid Custom Cabinets which secures the proposed right of way as part of the development process of this tract of land. The City proposes to adjust the alignment per Exhibit F in the development agreement document attached in Appendix 2.

Several developments along future GA Moore Parkway will be negatively impacted by the other alternatives. These developments include the following:

1. Legacy Hills located on the north and south side of GA Moore Parkway between Dallas North Tollway and Celina Parkway
2. Hubbard Tract located on the north side of GA Moore Parkway between BNSF Railroad and Preston Road
3. Eland Ranch located on the north and south side of GA Moore Parkway between County Road 97 and County Road 101
4. O'Donnell Tract (AKA Rainwater) located on the north and south side of GA Moore Parkway between County Road 101 and County Road 133

Appendix 3 through 6 include an exhibit of each of the proposed developments. The executed development agreements between the City and each of the developments listed above are available upon request.

In summary, the City officially supports Alternative 5 and Alternative 1 with a few adjustments to accommodate an existing business and several development agreements.

Sincerely,

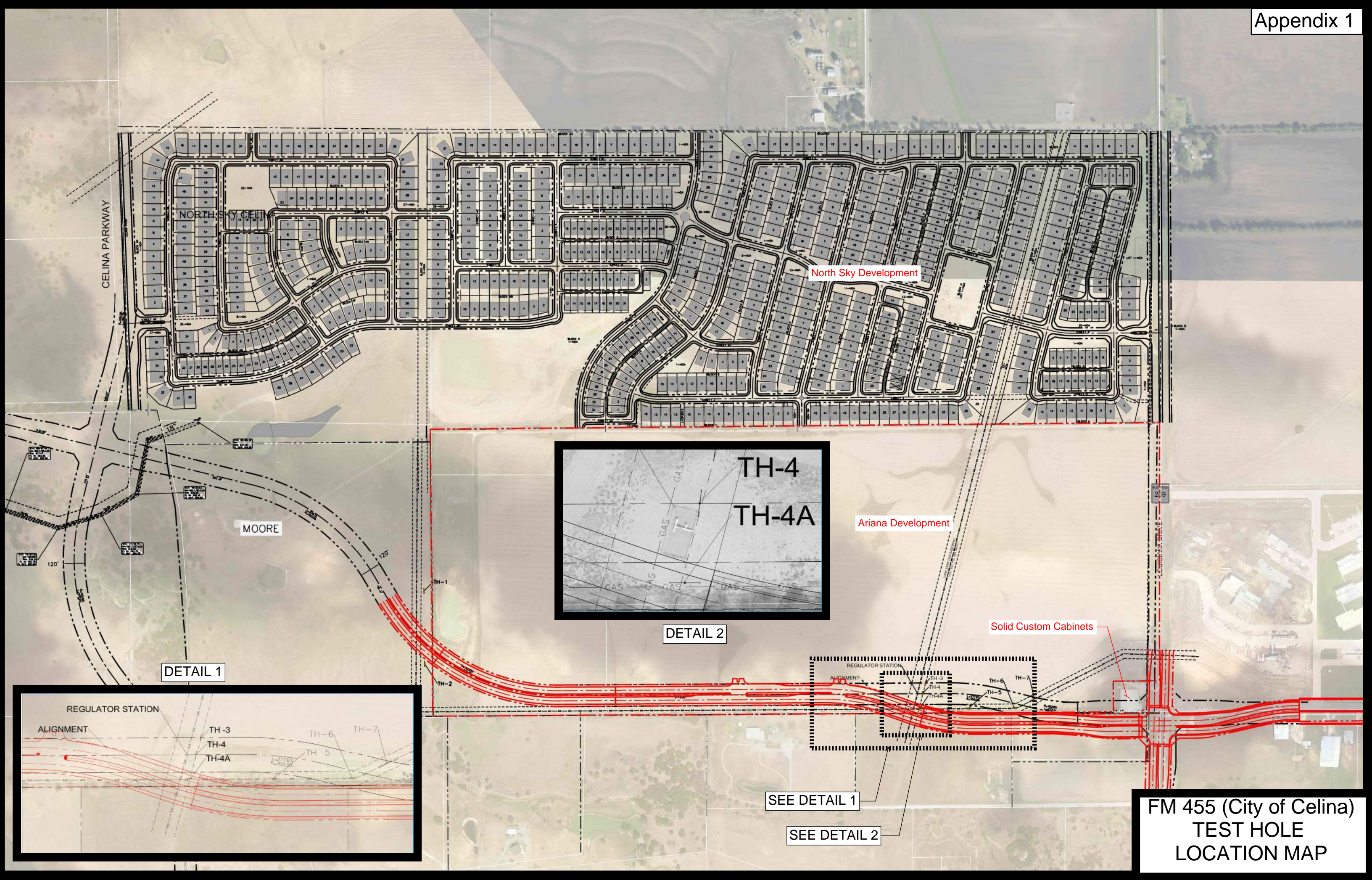
Kimberly Brawner

Kimberly Brawner, PE, PTOE  
Assistant City Manager

cc: Karla Stovall, Interim City Manager  
Lauren Vaughns, City Secretary  
Andy Glasgow, PE, PMP, CFM Director of Engineering

Appendix

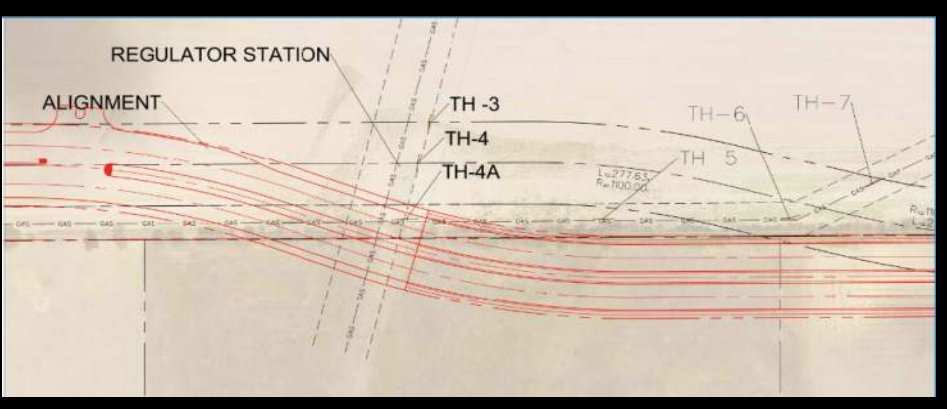
# Appendix 1



DETAIL 1

TH-4  
TH-4A

DETAIL 2



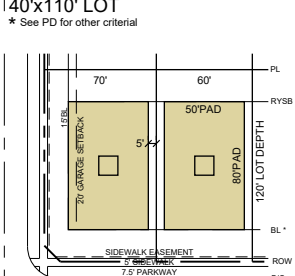
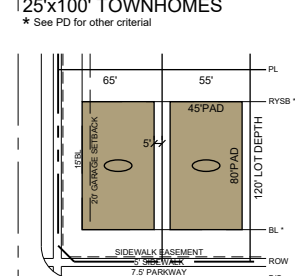
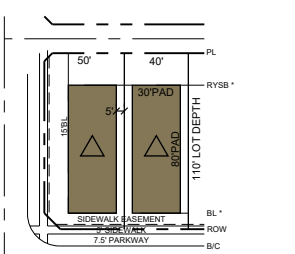
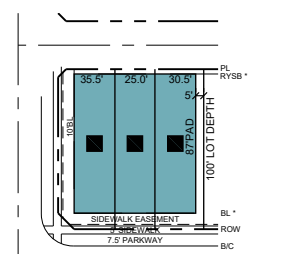
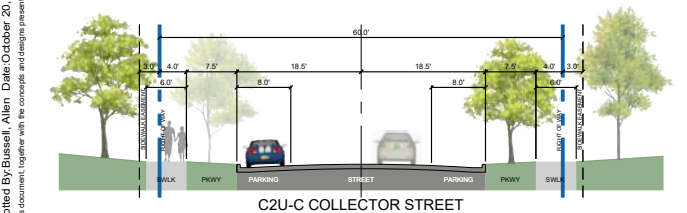
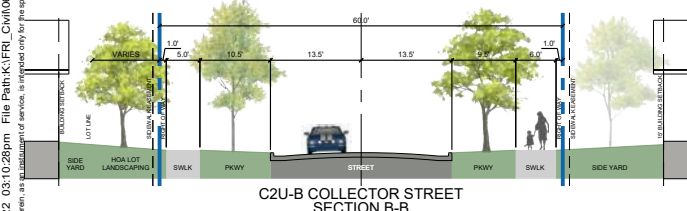
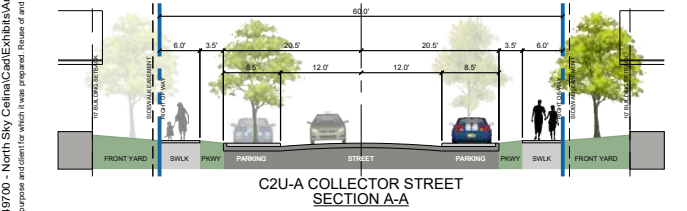
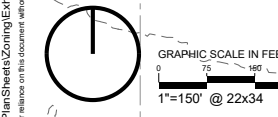
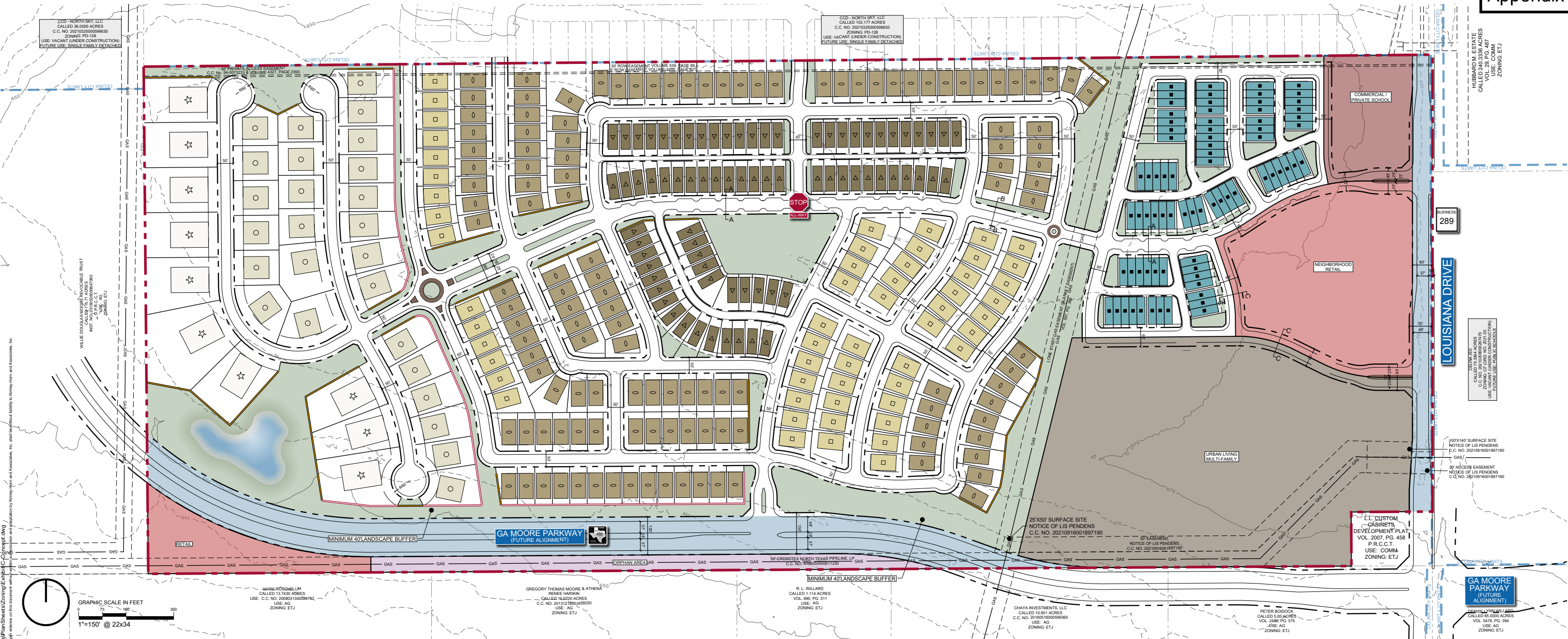
SEE DETAIL 1

SEE DETAIL 2

FM 455 (City of Celina)  
TEST HOLE  
LOCATION MAP



## Appendix 2



**Property Summary**

Perimeter Rights of Way (ROW)	9.6	6.5%
Single Family Landscape Buffer	2.5	1.7%
Commercial / School	2.6	1.7%
Neighborhood Retail	9.0	6.0%
Urban Multi-Family	17.6	11.8%
Orphaned	1.9	1.3%
Single Family Open Space & Detention	17.0	11.5%
Single Family Residential Area	88.5	59.5%
<b>Total</b>	<b>148.7</b>	

**Single Family Open Space Summary**

Open Space & Detention	17.0
Area (Net Buffer)	105.5
<b>Total Percentage of Open Space</b>	<b>16.2%</b>

**Density Summary (Units per Acre)**

Gross	4.8
Residential Areas	5.9

**LEGEND**

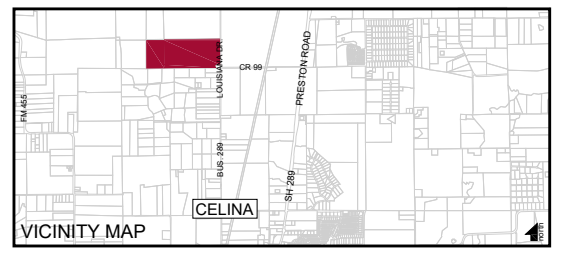
6' MASONRY WALL	
6' ARCHITECTURAL METAL FENCE	

**Single Family Lot Summary**

25' Townhomes	75	20.3%
40' Lots	76	20.5%
55' Lots	127	34.3%
60' Lots	56	15.1%
Minimum 1/4 Acre Lots	26	7.0%
Minimum 3/4 Acre Lots	10	2.7%
<b>Total Single Family Lots</b>	<b>370</b>	

**Urban Living Multi-Family**

Units	350	48.6%
<b>Total Residential Units</b>	<b>720</b>	



**EXHIBIT "C" - CONCEPT PLAN**

# North Sky ARIANA

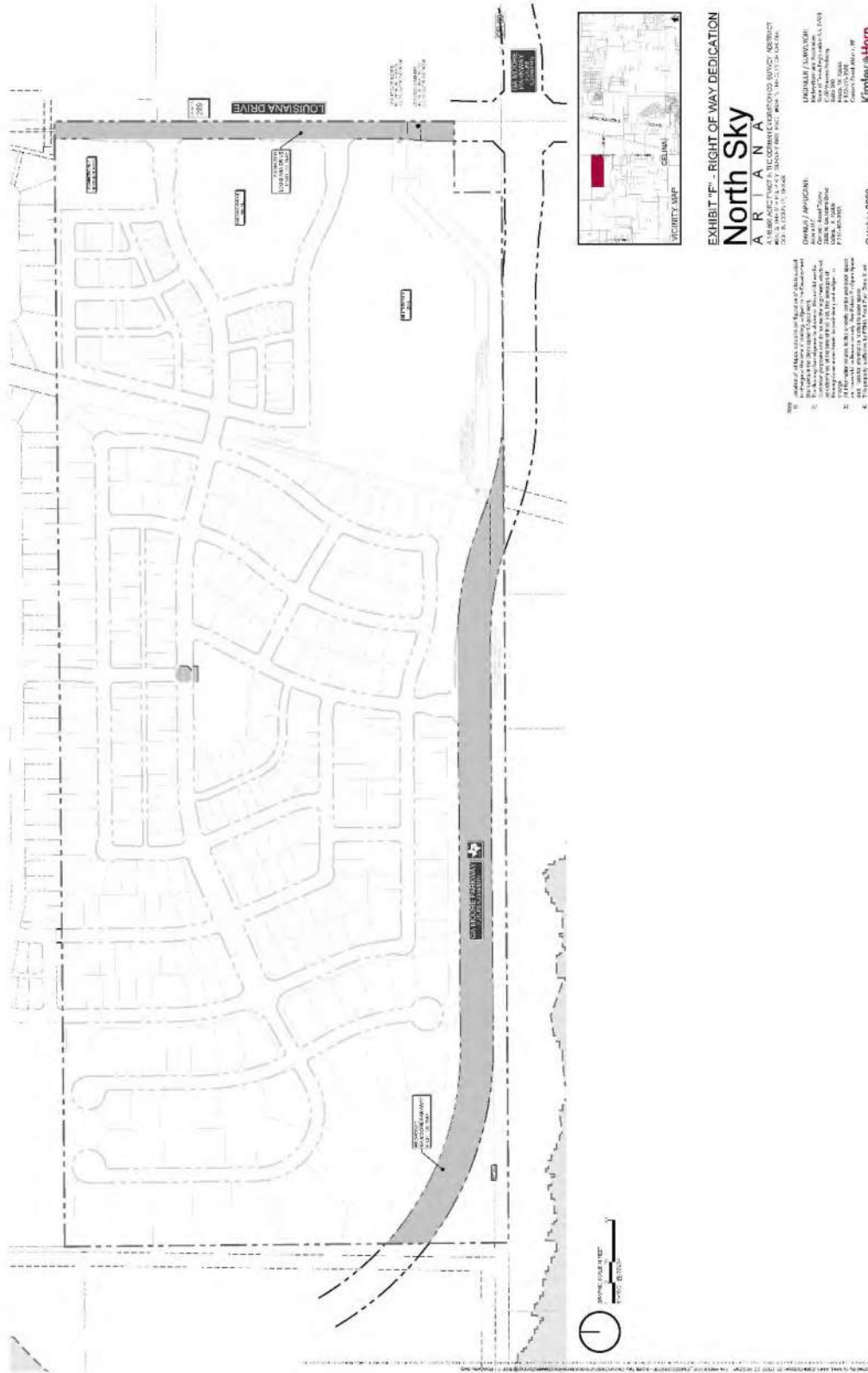
A 148.656 ACRE TRACT IN THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT #357 & THE M.E.P. & P.R.Y. SURVEY ABSTRACT #654 IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

**APPLICANT:** Corson Cramer Development, 4925 Greenville Ave. Ste.604 Dallas, TX 75206  
**OWNER:** Ariana LLC, 2686 N. Louisiana Drive Celina, TX 75009 P 214-402-0963  
**ENGINEER / SURVEYOR:** Kimley-Horn and Associates, State of Texas Registration No. F-928, 6160 Warren Parkway Suite 200 Frisco, TX 75034 P 972-335-3580 Contact: Frank Abbott, PE

**Lawrence A. Corson**  
 E lcorson@ccdevtx.com  
 P 214-505-8256

Plotted By: Buswell, Allen Date: October 20, 2022 03:10:28pm File Path: K:\FRU\_Civil\060249700 - North Sky Celina\Cad\Exhibits\Ariana\PlanSheets\Zoning\Exhibit C-Concept.dwg  
 This document, together with the concepts and design presented herein, is submitted for your review only for the specific purpose and intent for which it was prepared. No use of this information for any other purpose is intended. Kimley-Horn and Associates, Inc. shall be held harmless by the client for any and all consequences of any use of this information for any other purpose.

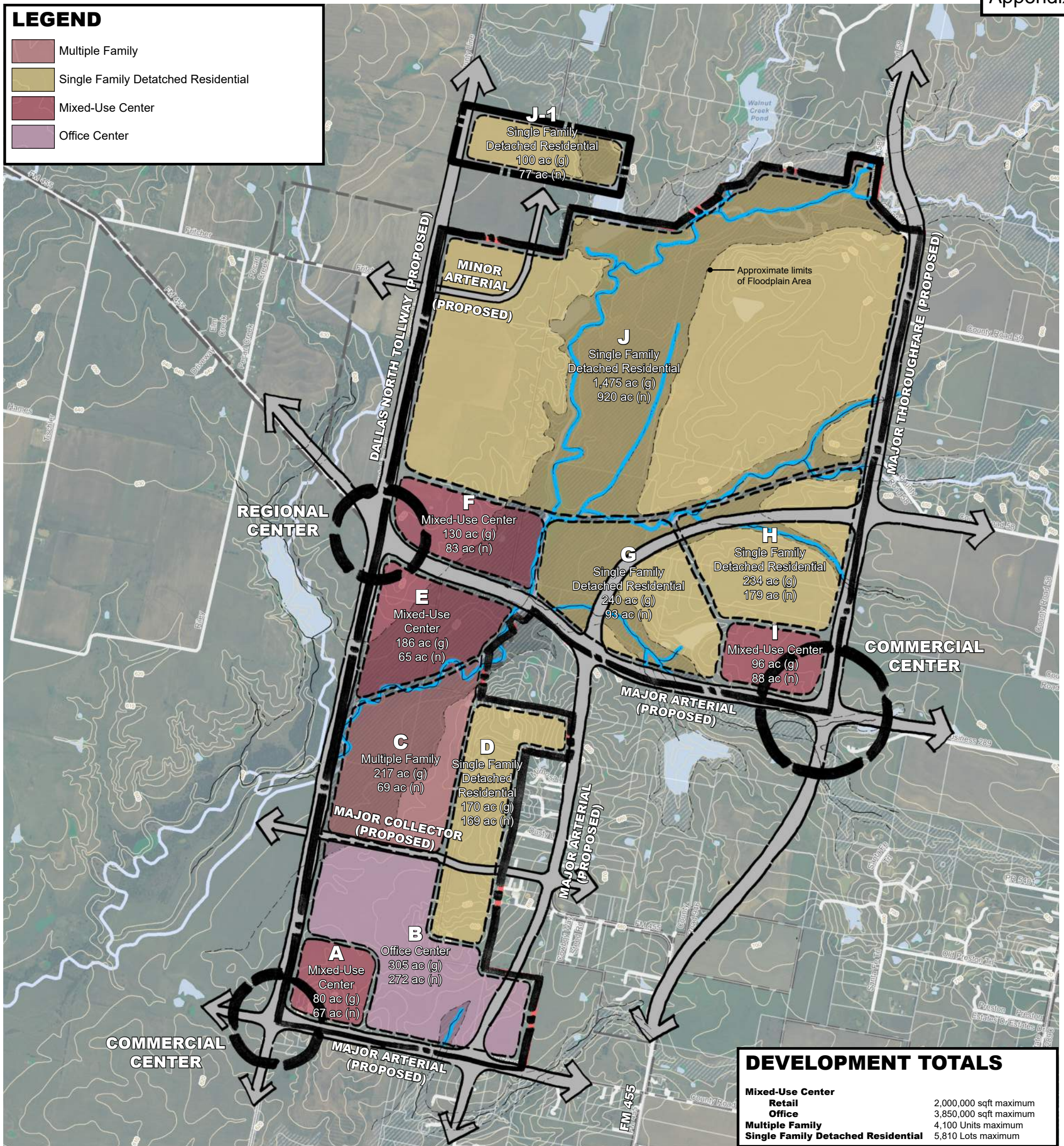
# EXHIBIT F ROADWAY IMPROVEMENTS



## Appendix 3

**LEGEND**

- Multiple Family
- Single Family Detached Residential
- Mixed-Use Center
- Office Center



<b>DEVELOPMENT TOTALS</b>	
<b>Mixed-Use Center</b>	
Retail	2,000,000 sqft maximum
Office	3,850,000 sqft maximum
<b>Multiple Family</b>	4,100 Units maximum
<b>Single Family Detached Residential</b>	5,810 Lots maximum

**DEVELOPMENT AREAS**

<p><b>AREA A - Mixed-Use Center</b></p> <p>Gross Area: 80 acres                      Floodplain Area: 0 acres                      Right-of-way Area: 13 acres                      Net Area: 67 acres                      Density: 1.1 million sqft commercial maximum                      Units: 1,250 residential units maximum</p>	<p><b>AREA E - Mixed-Use Center</b></p> <p>Gross Area: 186 acres                      Floodplain Area: 107 acres                      Right-of-way Area: 14 acres (ROW and Floodplain overlap)                      Net Area: 65 acres                      Density: 500,000 sqft commercial maximum                      Units: 400 residential units maximum</p>	<p><b>AREA H - Single Family Detached Residential</b></p> <p>Gross Area: 234 acres                      Floodplain Area: 50 acres                      Right-of-way Area: 5 acres (ROW and Floodplain overlap)                      Net Area: 179 acres                      Units: 895 residential lots maximum</p>
<p><b>AREA B - Office Center</b></p> <p>Gross Area: 305 acres                      Floodplain Area: 16 acres                      Right-of-way Area: 17 acres (ROW and Floodplain overlap)                      Net Area: 272 acres                      Density: 3.0 million sqft office maximum</p>	<p><b>AREA F - Mixed-Use Center</b></p> <p>Gross Area: 130 acres                      Floodplain Area: 38 acres                      Right-of-way Area: 9 acres (ROW and Floodplain overlap)                      Net Area: 83 acres                      Density: 550,000 sqft commercial maximum                      Units: 700 residential lots maximum                      Commercial setback of 300' minimum from DNT right-of-way</p>	<p><b>AREA I - Mixed-Use Center</b></p> <p>Gross Area: 96 acres                      Floodplain Area: 0 acres                      Right-of-way Area: 8 acres (ROW and Floodplain overlap)                      Net Area: 88 acres                      Density: 600,000 sqft commercial maximum                      Units: 500 residential units maximum</p>
<p><b>AREA C - Multiple Family</b></p> <p>Gross Area: 217 acres                      Floodplain Area: 148 acres                      Right-of-way Area: 0 acres (ROW and Floodplain overlap)                      Net Area: 69 acres                      Units: 1,250 residential units maximum</p>	<p><b>AREA G - Single Family Detached Residential</b></p> <p>Gross Area: 240 acres                      Floodplain Area: 143 acres                      Right-of-way Area: 4 acres (ROW and Floodplain overlap)                      Net Area: 93 acres                      Units: 465 residential lots maximum                      Commercial Option: Allow for commercial uses at the intersection of Major Arterials</p>	<p><b>AREA J - Single Family Detached Residential</b></p> <p>Gross Area: 1,475 acres                      Floodplain Area: 522 acres                      Right-of-way Area: 33 acres (ROW and Floodplain overlap)                      Net Area: 920 acres                      Units: 3,220 residential lots maximum                      Commercial setback of 300' minimum from DNT right-of-way</p>
<p><b>AREA D - Single Family Detached Residential</b></p> <p>Gross Area: 170 acres                      Floodplain Area: 0 acres                      Right-of-way Area: 1 acre (ROW and Floodplain overlap)                      Net Area: 169 acres                      Units: 845 residential lots maximum</p>	<p><b>AREA J-1 - Single Family Detached Residential</b></p> <p>Gross Area: 100 acres                      Floodplain Area: 18 acres                      Right-of-way Area: 5 acres                      Net Area: 77 acres                      Units: 385 residential lots maximum                      Commercial setback of 300' minimum from DNT right-of-way</p>	

## Appendix 4

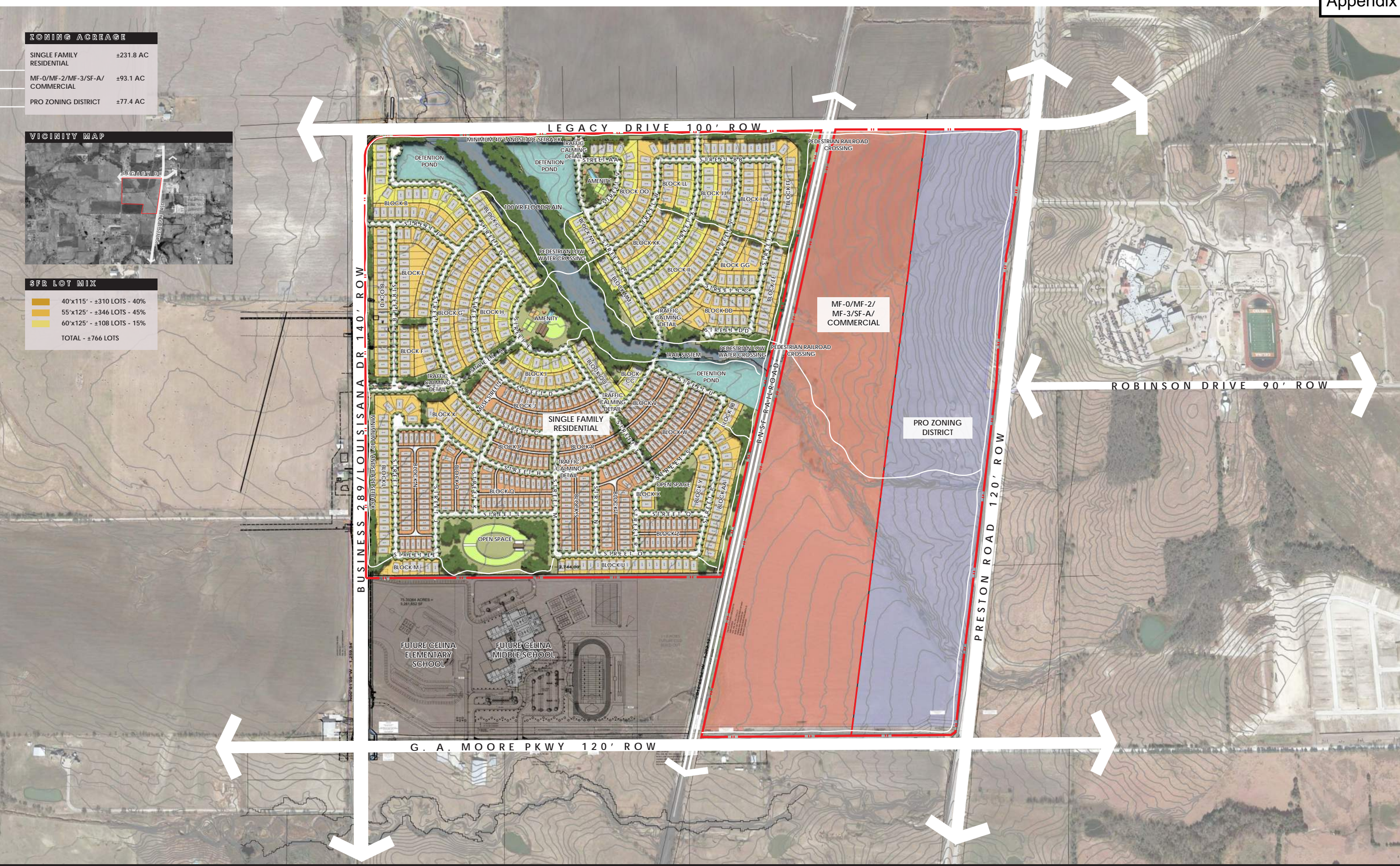
**ZONING ACREAGE**

SINGLE FAMILY RESIDENTIAL	±231.8 AC
MF-0/MF-2/MF-3/SF-A/COMMERCIAL	±93.1 AC
PRO ZONING DISTRICT	±77.4 AC



**SFR LOT MIX**

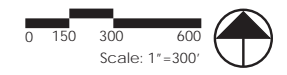
40'x115' - ±310 LOTS - 40%
55'x125' - ±346 LOTS - 45%
60'x125' - ±108 LOTS - 15%
<b>TOTAL - ±766 LOTS</b>



**OWNER:**  
 The Hubbard Trust C/O Stephen Robinson  
 10401CR 58 Celina, TX 75009  
 972.658.1773  
 robinsonfarm@gmail.com

**ENGINEER/PLANNER:**  
 KFM Engineering & Design  
 Jim Knight/Nate Parrott  
 3501 Olympus Blvd, Suite 100 Dallas, TX 75019  
 469.899.0536  
 nparrott@kfm-llc.com

**SURVEYOR:**  
 Landpoint, Inc.  
 Robert Maloy  
 6410 Southwest Blvd, Suite 127 Fort Worth, TX 76109  
 817.554.1805  
 rmaloy@landpoint.net

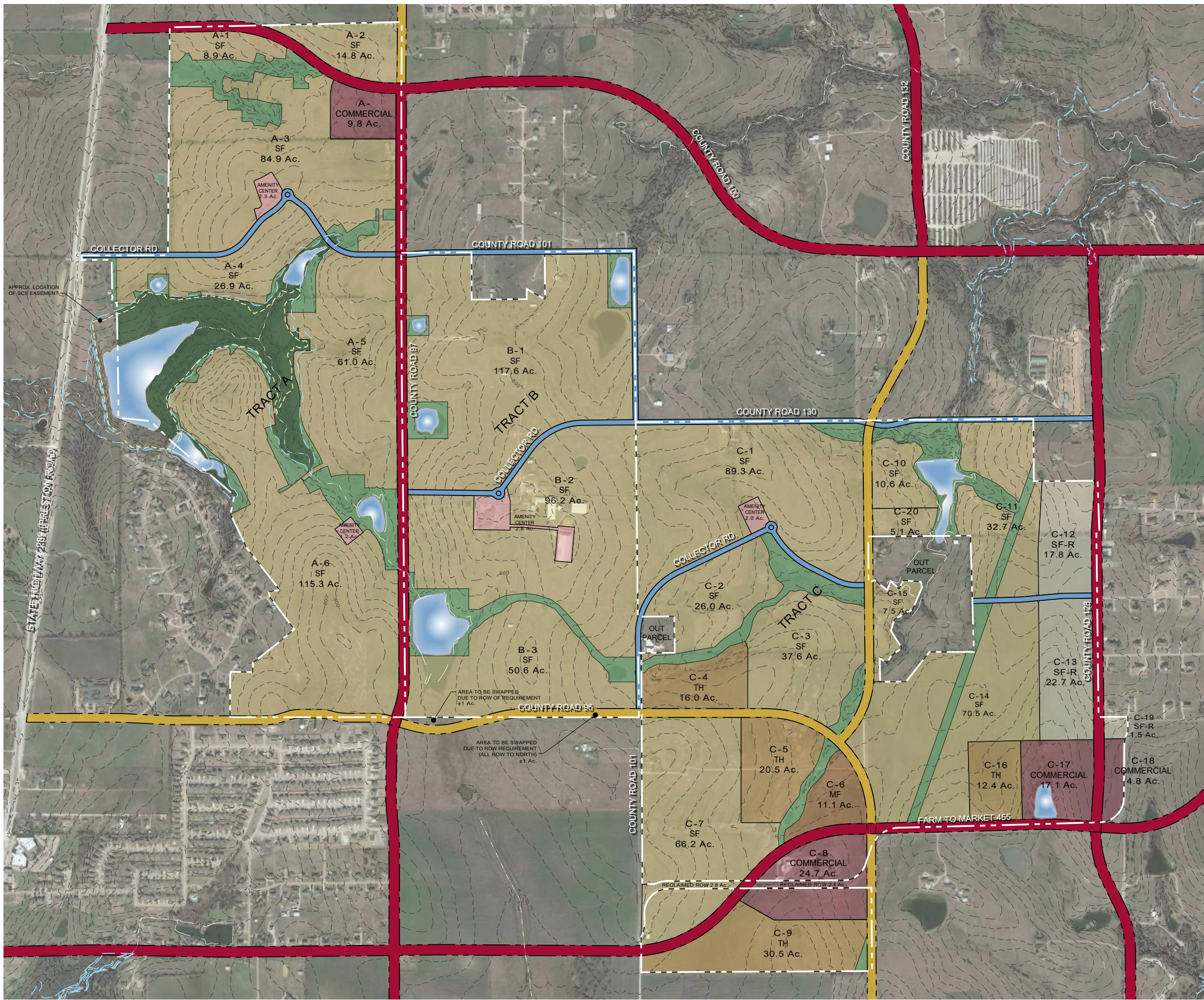


**HUBBARD TRUST**  
 CONCEPT PLAN - EXHIBIT C

OCTOBER 5<sup>TH</sup>, 2021  
 THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

## Appendix 5





Tract A Land Use Acreage Summary		Tract B Land Use Acreage Summary	
Roadways	25.2	Roadways	17.7
Open Spaces	104.0	Open Spaces	34.3
Commercial	9.8	Commercial	0.0
Multi-Family Residential	0.0	Multi-Family Residential	0.0
Townhome Residential	0.0	Townhome Residential	0.0
Single Family Residential	311.8	Single Family Residential	263.7
<b>Total</b>	<b>450.7</b>	<b>Total</b>	<b>315.8</b>

Tract A Open Space Acreage Summary		Tract B Open Space Acreage Summary	
Open Space	41.4	Open Space	28.5
Amenity Centers	3.6	Amenity Centers	5.9
Detention / Flood Plain	59.0	Detention / Flood Plain	0.0
Power lines and other Easements	0.0	Power lines and other Easements	0.0
<b>Total Open Spaces</b>	<b>104.0</b>	<b>Total Open Spaces</b>	<b>34.3</b>
<b>Total Percent Open Space</b>	<b>4.3</b>	<b>Total Percent Open Space</b>	<b>10.9%</b>

Tract A Roadways		Tract B Roadways	
Major Arterials	17.2	Major Arterials	6.5
Secondary Arterials	2.9	Secondary Arterials	3.8
Collectors	5.0	Collectors	7.5
<b>Total</b>	<b>25.2</b>	<b>Total</b>	<b>17.7</b>

Tract A Density Summary (Units per Acre)		Tract B Density Summary (Units per Acre)	
Gross	2.1	Gross	2.5
Net of Roadways	2.2	Net of Roadways	2.7

Tract C Land Use Acreage Summary	
Roadways	46.5
Open Spaces	48.3
Commercial	46.6
Multi-Family Residential	11.1
Townhome Residential	79.4
Single Family Residential-Restricted	42.2
Single Family Residential	345.5
<b>Total</b>	<b>619.5</b>

Tract C Open Space Acreage Summary	
Open Space	37.0
Amenity Centers	2.0
Detention / Flood Plain	0.0
Power lines and other Easements	9.4
<b>Total Open Spaces</b>	<b>48.3</b>
<b>Total Percent Open Space</b>	<b>7.8%</b>

Tract C Roadways	
Major Arterials	19.1
Secondary Arterials	17.7
Collectors	9.7
<b>Total</b>	<b>46.5</b>

Tract C Density Summary (Units per Acre)	
Gross	3.3
Net of Roadways	3.5

NOTE: RESIDENTIAL AREAS MAY INCLUDE, BUT ARE NOT REQUIRED TO INCLUDE, SCHOOL USES.

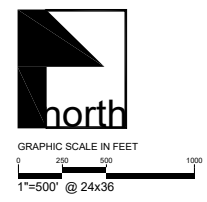
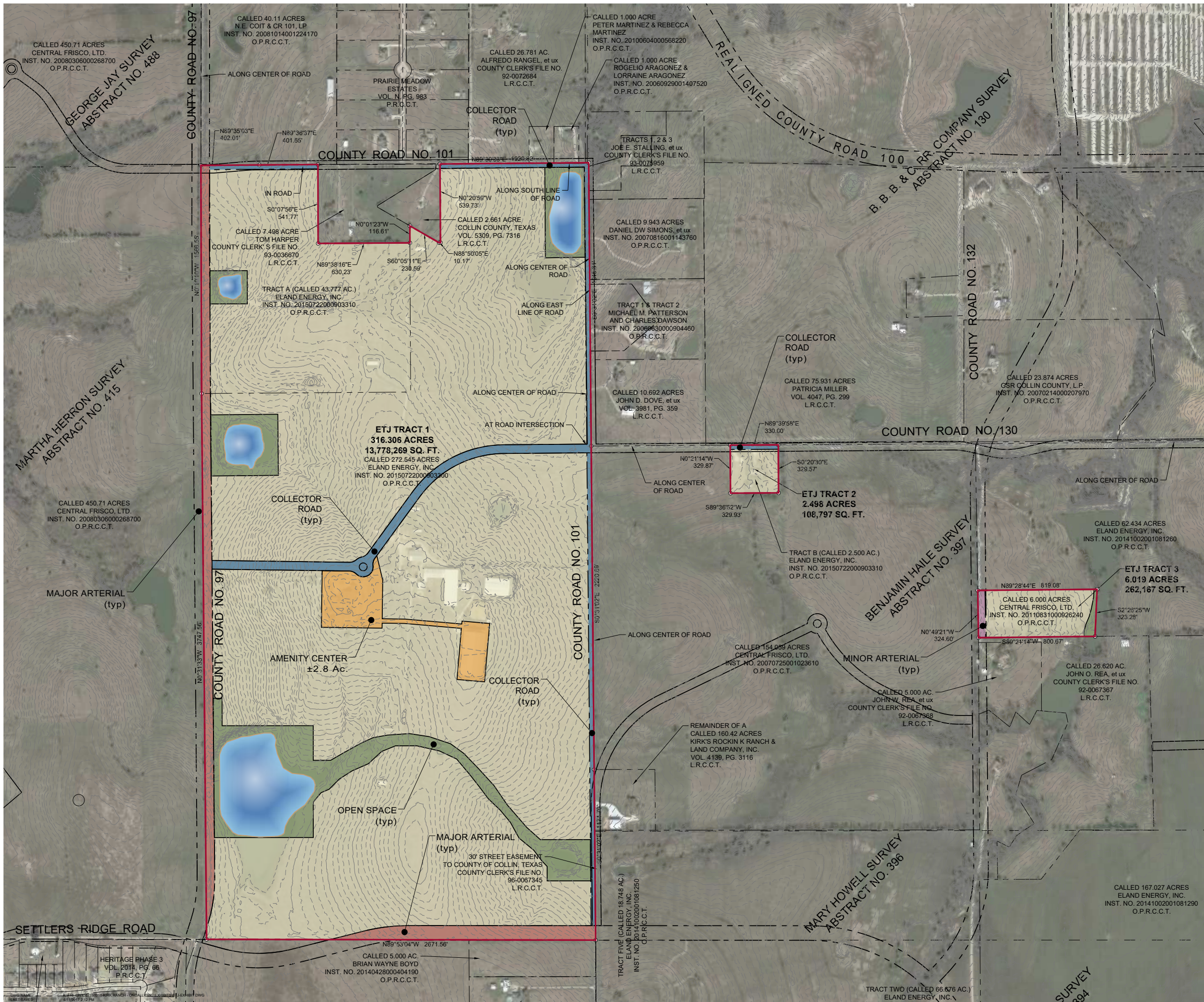


EXHIBIT "C" - CONCEPT PLAN  
**Eland Ranch**  
 Celina, Collin County, Texas  
 March 2017



5750 Genesis Court  
 Suite 200  
 Frisco, Texas 75034  
 972-335-3580  
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



**Land Use Acreage Summary**

Roadways	20.3
Open Spaces	28.7
Single Family Residential	275.8
<b>Total</b>	<b>324.8</b>

**Open Space Acreage Summary**

Open Space	28.7
Amenity Centers	5.9
Detention / Flood Plain	0.0
Power lines and other Easements	0.0
Total Open Spaces	34.6
<b>Total Percent Open Space</b>	<b>10.7%</b>

**Roadways**

Major Arterials	10.7
Secondary Arterials	0.4
Collectors	9.2
<b>Total</b>	<b>20.3</b>

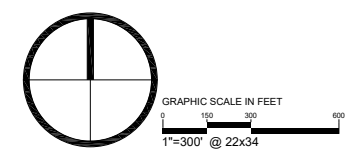


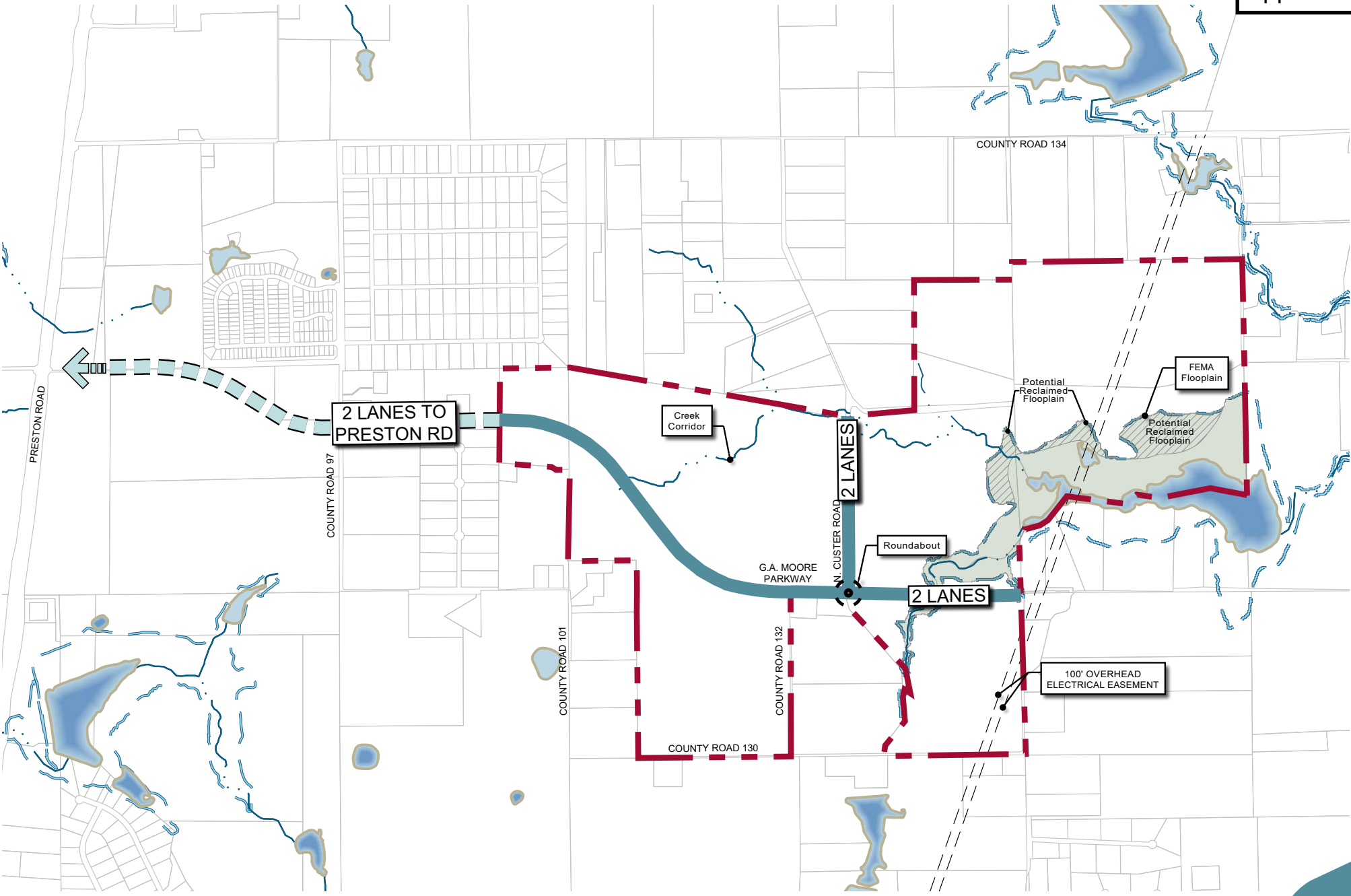
EXHIBIT "C" - ETJ CONCEPT PLAN  
**Eland Ranch**  
 Celina ETJ, Collin County, Texas  
 April 2017

**Kimley»Horn**

5750 Genesis Court  
 Suite 200  
 Frisco, Texas 75034  
 972-335-3580  
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

## Appendix 6



**EXHIBIT F**  
**Rainwater Crossing**  
 Celina, Texas 75009  
 33°21'8.52"N, 96°44'12.75"W  
 April 13, 2023

**ROADWAY IMPROVEMENTS**  
 SCALE: 1" = 1500'

\*Within Rainwater Crossing, developer shall deed the ultimate right of way and shall be responsible to construct 2 lanes of G.A. Moore Parkway and N. Custer Road through the subject property.

**Kimley»Horn**

400 North Oklahoma Drive, Suite 105  
 Celina, TX 75009  
 469-501-2200  
 State of Texas Registration No. F-928

NOTES:  
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.  
 2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

DWG NAME: K:\CCEL\_CIVIL\080206500 - HF1 RANCH\CD\EXHIBITS\DA EXHIBITS\PLANS\MASTER ROADWAY IMPROVEMENT PLAN.DWG  
 LAST SAVED: 4/12/2023 4:10 PM

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:19 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Shannon

**Address, City, State, Zip Code:** 730 Mulberry Ct Celina

**Email Address:** [REDACTED]

**Representing:** Resident

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** I think alternative 7 is the best option

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:38 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Sean Foglia

**Address, City, State, Zip Code:** 4800 lake drive Celina texas 75009

**Email Address:** [REDACTED]

**Representing:** Sean and Amber Foglia

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** I would prefer alignment 1

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:42 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Sharon Bickham

**Address, City, State, Zip Code:** 9293 County Rd 128 Celina,Tx 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I oppose alternatives 1 and 2 Thank you Sharon Bickham

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:44 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Blake Bickham

**Address, City, State, Zip Code:** 9293 County Rd 128 Celina Tx 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** I oppose alternatives 1 and 2 Blake Bickham



**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:46 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Susan M. Knapp

**Address, City, State, Zip Code:** 4651 Lake Dr.

**Email Address:** [REDACTED]

**Representing:** My family

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I would prefer you simply widen the existing road! Otherwise, we prefer options 1 or 2.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:49 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Olivia Wilkins

**Address, City, State, Zip Code:** Pilot point 76258

**Email Address:** [REDACTED]

**Representing:** Resident

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** I like alignment 1 and 2..

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:54 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Hank Wilkins

**Address, City, State, Zip Code:** 308 East Main Street, Pilot point texas 76258

**Email Address:** [REDACTED]

**Representing:** Resident

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** Alignment 1 Alignment 2

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:56 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Sparky Wilkins

**Address, City, State, Zip Code:** 308 East Main Street pilot point texas

**Email Address:** [REDACTED]

**Representing:** Resident

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** Alignment 1 and 2!!

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 6:57 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Robert Delgado

**Address, City, State, Zip Code:** 2172 Canyon Road Celina Tx

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I would prefer and like alignment 1 and alignment 2.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:16 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Kimberly Gault

**Address, City, State, Zip Code:** 549 Yellowstone Dr, Celina, Tx 75009

**Email Address:** [REDACTED]

**Representing:** Resident of Celina

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Please keep the path as far away from downtown Celina as possible to preserve as much of the small town feel as possible. Alternative 7 seems to be the farthest. Please only consider this or another alternative path going further north than alternative 7. I travel on 455 daily and these proposed routes will impact travel time and construction annoyances for quite a while. All would impact negatively on my daily travels. I can't imagine residents are pleased with any proposed plan. With gratitude, Kim Gault

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:23 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** David Hale

**Address, City, State, Zip Code:** 9119 CR 128, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** I am opposed to Alternate 1,2,3 and 5.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:24 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Merlyn Knapp

**Address, City, State, Zip Code:** 4661 Lake Drive, Celina, Texas 75009

**Email Address:** [REDACTED]

**Representing:** Home owner

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Support widening existing 455 route. Alternatively support alternatives 1 and 2. Alternatives 3,4,5,6,7 are routed too close to property located on Lake Drive resulting in potential property devaluation, create increased noise, additional vehicle traffic and danger to residents walking, bicycling, and pets on properties along Lake Drive.



**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:26 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Becky chretien caillier

**Address, City, State, Zip Code:** 1905 Shiloh Mews Celina, tx 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Please don't make 455 a multi lane hwy

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:39 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Patti Hale

**Address, City, State, Zip Code:** 9119 CR 128, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I am opposed to Alternatives 1,2,3 and 5. It only makes sense to not add more traffic around Coit Rd Custer rd and move it North around future Legacy near the Celina High School and for all the Huffine Developments. The town is growing all directions but the bulk of growth will be west and north of Preston until you get to Celina High School.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:47 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Tonjia Oglesby

**Address, City, State, Zip Code:** 9095 County Road 128, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** We are opposed to alternatives 1, 2, 3 and 5.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 7:49 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Brian Oglesby

**Address, City, State, Zip Code:** 9095 County Road 128, Celina, Texas 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** We are opposed to alternatives 1, 2, 3 and 5.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 8:06 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** David Plunkett

**Address, City, State, Zip Code:** 8955 Santa Fe Trail, Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** My name is David Plunkett and my wife Blaire and 3 boys moved to Celina about 10 years ago to get away from the rapid growth and lifestyle in Frisco, TX. We chose to buy a 12 acre ranch where we could live a different type of lifestyle, teach my boys how to do work a small ranch, raise and care for livestock, and build a strong work ethic. My wife and I also were very excited to be part of Celina's rich traditions and quickly became part of the Celina Quarterback Club (where I held a position for over 5-years), Bobcat Moms, PTA, and our kids played for the Bobcats in several sports). Last January we learned of a potential new development that would stretch Old Preston Trail from old Business 289 directly through our property and connect to Celina Parkway - taking several acres of land, hay for livestock, and our fresh water pond. I took time to meet with Jason Laumer in January who assured us that "if" this development would happen, it wouldn't happen for another 10-20 years since there are other roads around the area that would have a much higher chance of being used (I have email correspondence from Jason if needed). We understand that there are several other options that can be considered, and invite you to come visit our neighborhood and my property. I think you'd understand that there are better options out there that would not completely disrupt our property, agricultural rights, and my overall property value. I understand and respect the fact that growth is going to happen in Celina, however for those of us who moved to Celina to have a farm/ranch lifestyle, you would be putting all of that at risk for us. I really appreciate your time and hope that you truly research every option before making any decisions. Thank you.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 8:12 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Cheryl Vines

**Address, City, State, Zip Code:** 9055 CR 128, Celina TX 75078

**Email Address:** [REDACTED]

**Representing:** Self for Homeplace Living Trust

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I recommend the blended route of 4 and 7 be used as it would be the least impactful to the community and to be the most environmentally friendly.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 8:34 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Ryan Kelley

**Address, City, State, Zip Code:** 3401 N Preston Lakes Drive, Celina, TX, 75009

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** Considering all 7 of the alternatives, I think that options 1, 5, 6, and 7 are the least desirable. All four of these alternatives have residential displacement impact as well as routing directly past two schools. Alternatives 2, 3, and 4 are more desirable due to no impact to the two existing schools. Also, Alternative #2 is the most desirable of the three due to no residential displacement. Additionally, it is one of the least expensive options and one of the most direct options with fewer curves or turns.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 8:45 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Mark Davis

**Address, City, State, Zip Code:** 405 Christie Crossing

**Email Address:** [REDACTED]

**Representing:** Mark Davis

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** It is not necessary for 455 to be 6 lanes at this time. In keeping with the way the state is Texas and our county works, the need will have to arise to justify 6 lanes. The need is not there to disturb the the people that live there currently; the traffic does not dictate the need for it and the city if Celine does not need 6 lanes coming in from Aubrey when the Tollway doesn't do so already. This city doesn't need this until we reach the size of Frisco. We do not need to be the bypass for 380 traffic.



**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 8:58 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Mike Kimberly

**Address, City, State, Zip Code:** 4601 Lake Dr., Celina, TX 75009

**Email Address:** [REDACTED]

**Representing:** Self

**Per Texas Transportation Code, §201.811(a)(5):** check each of the following boxes that apply to you:

**Comment(s):** Keep the road as it is.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 9:09 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Carter Moore

**Address, City, State, Zip Code:** 8055 CR172 Celina, Texas 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I believe alignment 2 is the best because it does not displace any residence.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 9:19 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Roy McGill

**Address, City, State, Zip Code:** 13495 Dusty Lane

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:** ["I could benefit monetarily from the project or other item about which I am commenting"]

**Comment(s):** I live on FM 455and would be effected an expansion

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 10:20 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Joe Alexander

**Address, City, State, Zip Code:** 9230 Chisholm Trail. Celina Tx 75009

**Email Address:** [REDACTED]

**Representing:** Self & Holly Fisher (fiance)

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:** ["I am employed by Texas Department of Transportation (TxDOT)"]

**Comment(s):** I am employed at TxDOT in the SSD Security division. We live in Old Preston Trail community, west of BUS289. This is a quiet, rural, private neighborhood with only one entrance (Old Preston Trail). This gives this neighborhood very little traffic and a high degree of privacy and tranquility. Alternates 2, 3, 4 build your roadway right through the neighborhood, cutting it in half and in essence destroying the neighborhood. This would put these homes directly on the sides of the highway and completely destroy the home values. These are 23 homeowners (of which we are 1). We sincerely hope TxDOT chooses one of the other alternates that takes the new road north of our neighborhood.

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Wednesday, July 5, 2023 10:49 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Cassidy Barron

**Address, City, State, Zip Code:** 7594 cr 127 Celina, Tx 75009

**Email Address:** [REDACTED]

**Representing:**

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:** ["I could benefit monetarily from the project or other item about which I am commenting"]

**Comment(s):** I prefer Alternative 1 or 2

**Cook, Michelle L.**

---

**From:** Public Involvement  
**Sent:** Thursday, July 6, 2023 6:12 AM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Linda Hunter

**Address, City, State, Zip Code:** 120 drake lane celina tx 75009

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** I live where I can see 455 and hear 455. My neighborhood is quiet except 455. Trucks on 455 going too fast are incredibly loud in my quiet neighborhood. Expand a different east west road further Douthat. This is all still farm country and quiet living.

**Lopez, Michele A.**

---

**From:** PublicInvolvement@garverusa.com  
**Sent:** Thursday, July 6, 2023 6:27 PM  
**To:** Public Involvement; Lopez, Michele A.  
**Subject:** A new FM 455 Feasibility Study Comment Form has been submitted.

A new FM 455 Feasibility Study Comment Form has been submitted.

**Name:** Autumn Davis

**Address, City, State, Zip Code:** 75058

**Email Address:** [REDACTED]

**Representing:** Myself

**Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:**

**Comment(s):** This expansion is unnecessary!! Expand other roads first and spend your money elsewhere. Leave the country "country"!!! This expansion is stupid! As a native Texas!!

2001 Auburn Hills Pkwy  
Suite 704  
McKinney, Texas 75071

July 5, 2023

HAND DELIVERED      CERTIFIED # 7000 1530 0005 4587 1648

Stephen Endres, PE  
TxDOT Dallas District Office  
4777 E. US Highway 80  
Mesquite, Texas 75150Re:      Proposed Preliminary Alternatives  
         FM 455 Feasibility Study  
         Collin County, Texas  
         Dallas District

Dear Mr. Endres:

This is to protest your use of Alignments 1 or 2 of the proposed alignment of FM 455.

ALTERNATIVE 1 & 2 WILL DESTROY THE ESTATES OF LONG BRANCH, planned new upscale community of one acre plus home sites for \$1M - \$3M new homes, currently in the engineering stage (see attached).

Numerous prospective buyers of my sites will be forced to change their plans and go elsewhere. It will also diminish the value of my current home, located at 8970 CR 133, Celina.

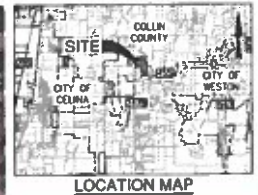
I STRONGLY OPPOSE THIS ALIGNMENT AS IT WILL DESTROY THIS PROJECT RESULTING IN MILLIONS OF DOLLARS IN DAMAGES. Please use one of the other alignments where the existing FM 455 right of way can be utilized with substantially less disruption to my home and this beautiful project.

Thank you for your consideration.

Very truly yours,

Robert E. Tesch, President  
Tesch Development & Management, LLC  
BTI, Capital, LLC  
Long Branch Cattle Co., LLC



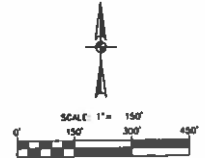


~~ALT 1 & 2 ALT 1 & 2~~



DESIGN CRITERIA- FM 455  
DESIGN SPEED = 55 MPH  
MIN. DRIVEWAY SPACING = 425'

**ESTATES OF LONG BRANCH  
DRIVEWAY SPACING EXHIBIT**  
COLLIN COUNTY, TEXAS



**PAPE-DAWSON  
ENGINEERS**



FM 455 Feasibility Study

COMMENT FORM ★ Formulario de Comentarios

VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Robert E. Tesch

ADDRESS (Domicilio): 8970 CR 133  
Celina, TEXAS 75009

EMAIL (Correo electrónico):

REPRESENTING (Representando a):

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you: (De acuerdo con el Código de Transporte de Texas, §201.811(a)(5): marque las siguientes casillas que le correspondan:)

- I am employed by TxDOT (Soy empleado de TxDOT)
- I do business with TxDOT (Hago negocios con TxDOT)
- I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

COMMENTS (COMENTARIOS)

7-5-23

Please See Attached  
LETTER

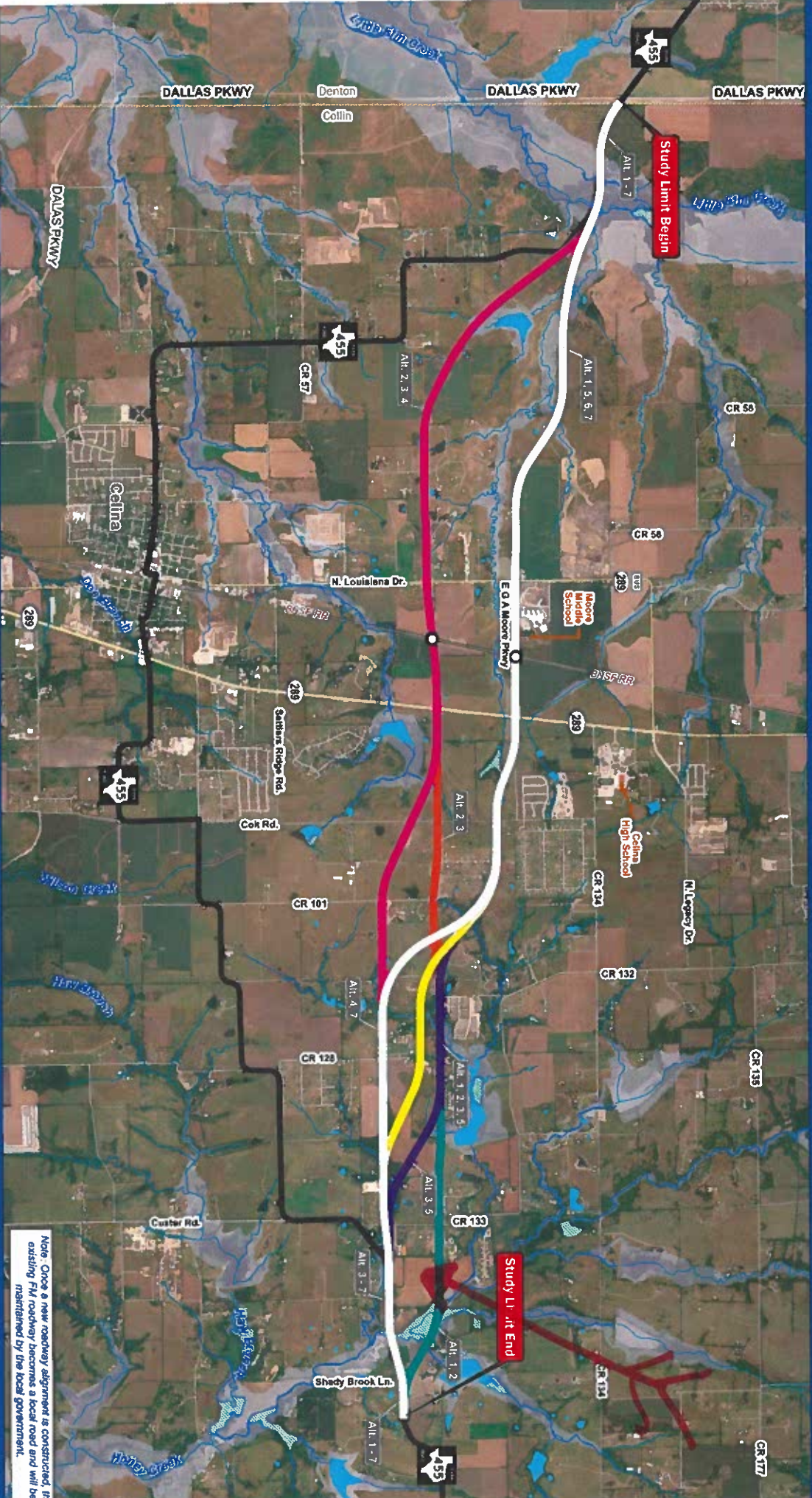
*[Signature]*

Written comments submitted by mail must be postmarked by **Wednesday, July 5, 2023**, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)  
**Mall (Correo Postal):** TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643  
**Email (Correo Electrónico):** [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)



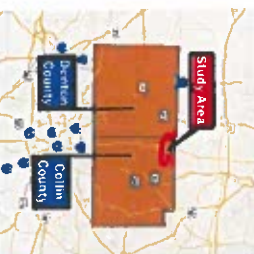
The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019 and executed by FHWA and TxDOT. (La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo, o han sido, realizadas por TxDOT en conformidad con la norma 23 USC 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, ejecutado por la Administración Federal de Carreteras (FHWA por sus siglas en inglés) y TxDOT.)



Note: Once a new roadway alignment is constructed, the existing FM roadway becomes a local road and will be maintained by the local government.



- Existing FM 455
- Alternative 1
- Alternative 2
- Alternative 3
- Alternative 4
- Alternative 5
- Alternative 6
- Alternative 7
- Proposed Grade Separated Crossing
- County Boundary
- 100 Year Floodplain
- Wetland
- Waterbody
- Rivers/Streams





## FM 455 Feasibility Study

# COMMENT FORM ★ Formulario de Comentarios

VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre): Barry K. Brown

ADDRESS (Domicilio): 9263 CR 133, P.O. Box 1139  
Celina, TX 75009

EMAIL (Correo electrónico): [REDACTED]

REPRESENTING (Representando a): Self

RECEIVED TXDOT-DAL

JUL 07 2023

DISTRICT MAILROOM

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you: (De acuerdo con el Código de Transporte de Texas, §201.811(a)(5): marque las siguientes casillas que le correspondan:)

- I am employed by TxDOT (Soy empleado de TxDOT)
- I do business with TxDOT (Hago negocios con TxDOT)
- I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

### COMMENTS (COMENTARIOS)

Route 7 preferred alternative for reducing environmental impact negatively.

Wildlife sanctuary must be preserved around corp of engineer lake and Long Branch creek on CR 128 and 133. My 16 acres are Agricultural and support wildlife.

*[Signature]*

Written comments submitted by mail must be postmarked by **Wednesday, July 5, 2023**, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)

**Mail (Correo Postal):** TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643

**Email (Correo Electrónico):** [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)





# FM 455 Feasibility Study

## COMMENT FORM ★ Formulario de Comentarios

VIRTUAL PUBLIC MEETING WITH IN PERSON OPTION ★ Reunión Pública Virtual con Opción Presencial

Tuesday, June 20, 2023 ★ Martes, 20 de Junio 2023

PLEASE PRINT (Escriba con letra molde)

NAME (Nombre):

Tamela Brown

ADDRESS (Domicilio):

9263 CR. 138 P.O. Box 1139  
Celina, Tx 75009-1139

EMAIL (Correo electrónico):

[REDACTED]

REPRESENTING (Representando a):

Self & Darryl K. Brown

RECEIVED TXDOT-DAL  
JUL 07 2023  
DISTRICT MAILROOM

PLEASE CHECK THE APPROPRIATE ITEMS BELOW (Por favor marque la(s) casilla(s) adecuada(s) a continuación)

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you: (De acuerdo con el Código de Transporte de Texas, §201.811(a)(5): marque las siguientes casillas que le correspondan:)

- I am employed by TxDOT (Soy empleado de TxDOT)
- I do business with TxDOT (Hago negocios con TxDOT)
- I could benefit monetarily from the project or other item about which I am commenting (Podría beneficiarme económicamente con este proyecto u otro asunto/tema del cual estoy comentando en este formulario)

### COMMENTS (COMENTARIOS)

Alternative 7 is the preferred Route I choose for environmental preservation necessity.

Wildlife sanctuary must be maintained between CR128 & CR133 along Long Branch Creek where eagles nest.

Tamela Brown

Written comments submitted by mail must be postmarked by **Wednesday, July 5, 2023**, and sent to: (Comentarios por escrito deben ser recibidos o matasellados a más tardar el miércoles, 5 de julio de 2023, y ser enviados a:)


**Mail (Correo Postal):** TxDOT Dallas District Attn: Stephen Endres P.E., 4777 E. U.S. Highway 80, Mesquite, Texas 75150-6643

**Email (Correo Electrónico):** [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)

You can also submit comments online by scanning the QR code. (También puede enviar comentarios en línea escaneando el código QR.)



**ATTACHMENT E**  
**FIGURES**

-  Project Website Analytics
  - Project Website
  - Presentation
    - Script
    - Exhibits
- Bilingual Comment Form
- Online Comment Form
  - Directional Signage
- Meeting Photographs

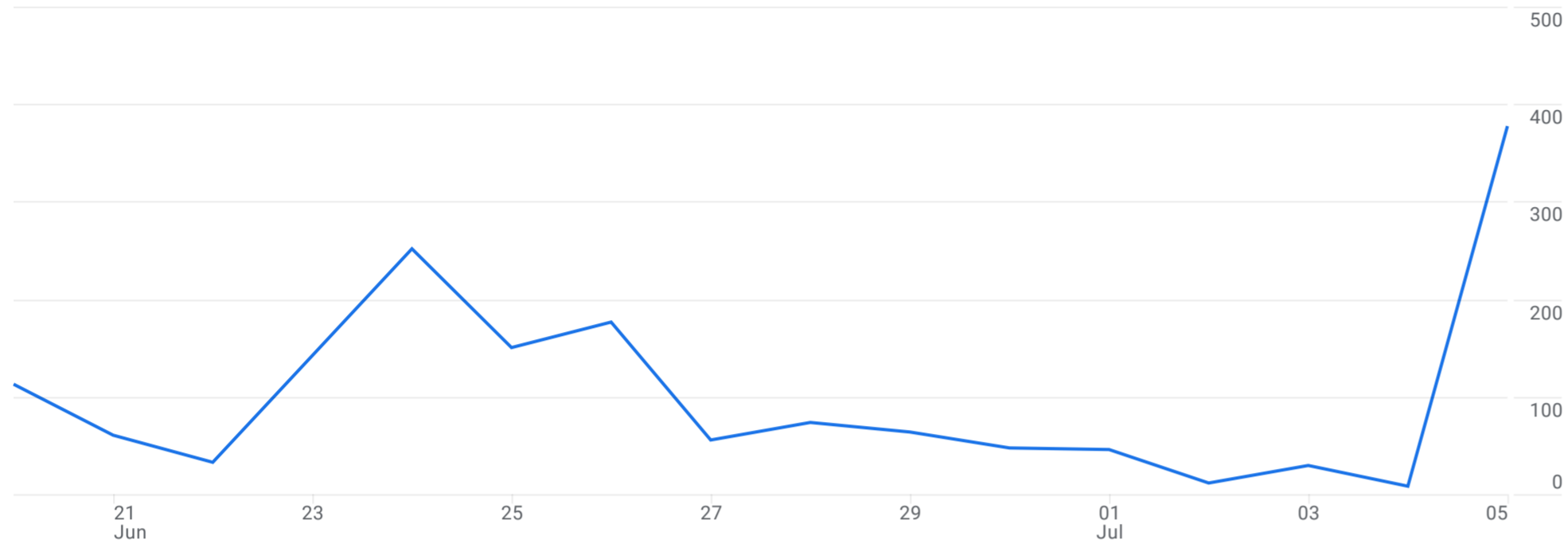
All Users [Add comparison](#)

Custom Jun 20 - Jul 5, 2023

Pages and screens: Page path and screen class

Page path and screen clas...

Views by Page path and screen class over time



Views by Page path and screen class



Search...

Rows per page: 10 1-1 of 1

Page path and screen class	Views	Users	Views per user	Average engagement time	Event count	Conversions	Total revenue
	1,636 100% of total	937 100% of total	1.75 Avg 0%	1m 22s Avg 0%	20,186 100% of total	0.00	\$0.00
1 /projects/fm-roads/fm455FS	1,636	937	1.75	1m 22s	20,186	0.00	\$0.00



- Project Website Analytics
- Project Website
  - Presentation
    - Script
    - Exhibits
- Bilingual Comment Form
- Online Comment Form
  - Directional Signage
- Meeting Photographs





<a href="#">Home</a>	<a href="#">Interstate Highways</a>	<a href="#">US Highways</a>	<a href="#">State Highways</a>	<a href="#">FM Roads</a>	<a href="#">Other Roads</a>	<a href="#">Public Hearings/Meetings</a>	<a href="#">Contact Us</a>	<a href="#">Business Diversity / CIP</a>	<a href="#">Key Projects (Dallas Planning)</a>	<a href="#">CityMAP</a>
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Home

## Virtual Public Meeting for FM 455 Feasibility Study

From Dallas Parkway to Shady Brook Lane

Collin County

Project ID: A00188517

Tuesday, June 20, 2023

The virtual meeting begins on Tuesday, June 20, 2023 at 5:30 PM and will remain available online through the comment period deadline of July 5, 2023. During this time, please view the project materials and other information provided on this site to learn about the project and provide your comments.



# Welcome

## to the Public Meeting for the FM 455 Feasibility Study

### Public Meeting Purpose

- 1 Inform the public of project status and present recommendations.
- 2 Describe the project so the public can determine how they may be affected.
- 3 Provide the public the opportunity to provide input.
- 4 Develop a record of public participation.





## PROJECT DESCRIPTION

The purpose of the feasibility study is to analyze potential roadway options to improve FM 455, including improving an existing alignment or developing new alignments. The study could potentially result in projects that require additional right of way and include construction in wetlands and an action in a floodplain.

## PRESENTATION



Presentation

Script

## TxDOT EXHIBITS

*You may click on any of the project exhibits below to view them at full size*

## Study Area



### STUDY LIMITS:

FM 455 from Dallas Parkway to Shady Brook Lane

### STUDY LENGTH:

Approximately 9 miles

The feasibility study analyzes potential roadway alignment options for the FM 455 corridor, including improving existing alignments and constructing possible new corridor alignment locations.



FM 455 Public Meeting - Project ID: A00188517

## Study Purpose and Need



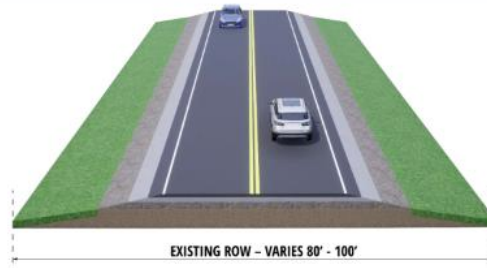
The study **purpose** is to identify and evaluate FM 455 roadway options to:

- ▶ Improve traffic operations
- ▶ Increase mobility and safety
- ▶ Enhance local and regional connectivity

The study is **needed** because local development and population growth continue to increase, resulting in higher traffic volumes, reduced mobility and safety conditions, and inefficient roadway connections.

FM 455 Public Meeting - Project ID: A00188517

## Existing Typical Section



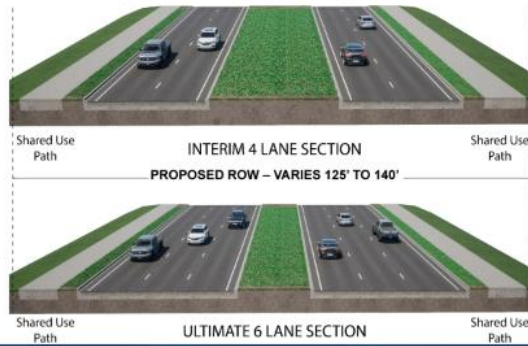
- Mainly consists of two 12-foot-wide rural lanes
- Two-foot-wide shoulders
- No center raised median
- No sidewalks and shared-use paths
- No grade separated intersections
- At-grade railroad crossings

FM 455 Public Meeting - Project ID: A00188517

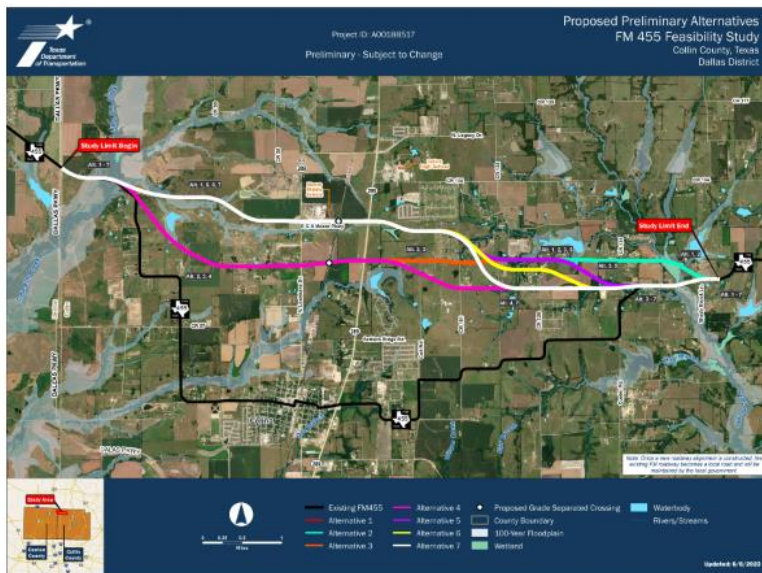
## Proposed Typical Section



- Construct an urban interim four-lane (ultimate six-lane) roadway
- Lane widths vary from 11-foot to 12-foot-wide lanes depending on ROW restrictions
- Proposed 10-foot shared use paths and a variable-width raised median
- Turn lanes, where applicable, at side streets and intersections
- New location roadway at portions of proposed alignments

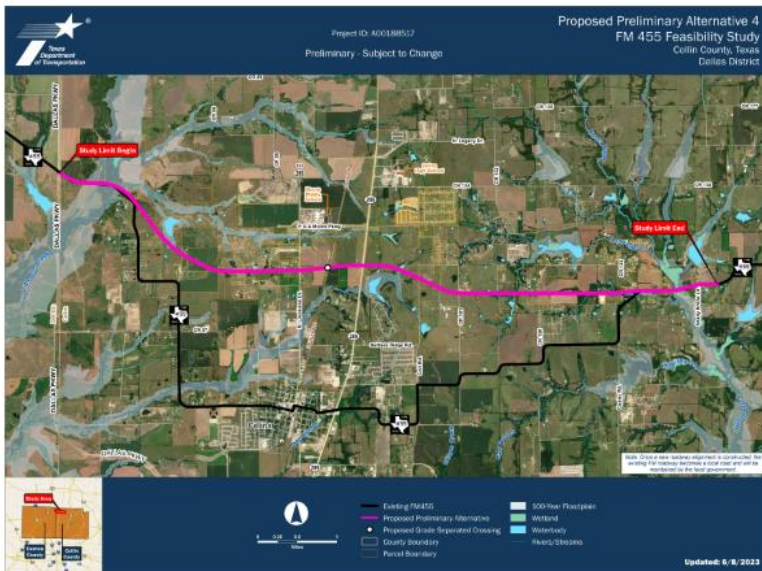
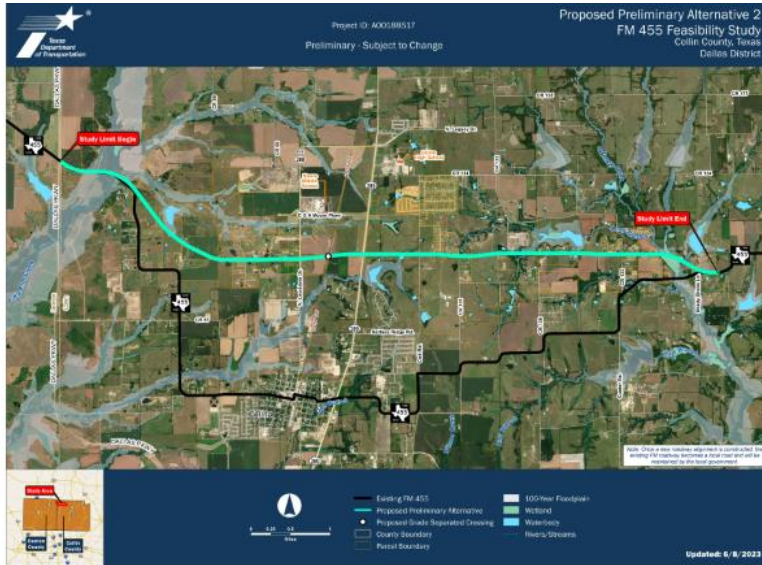


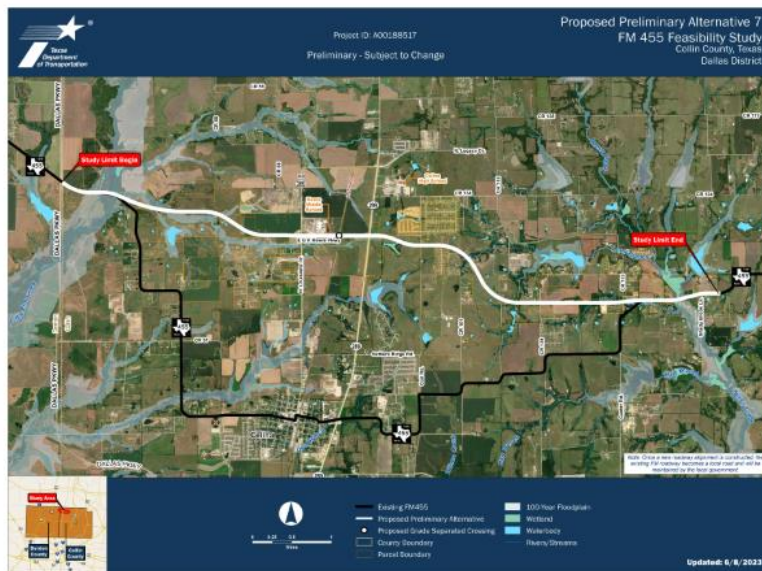
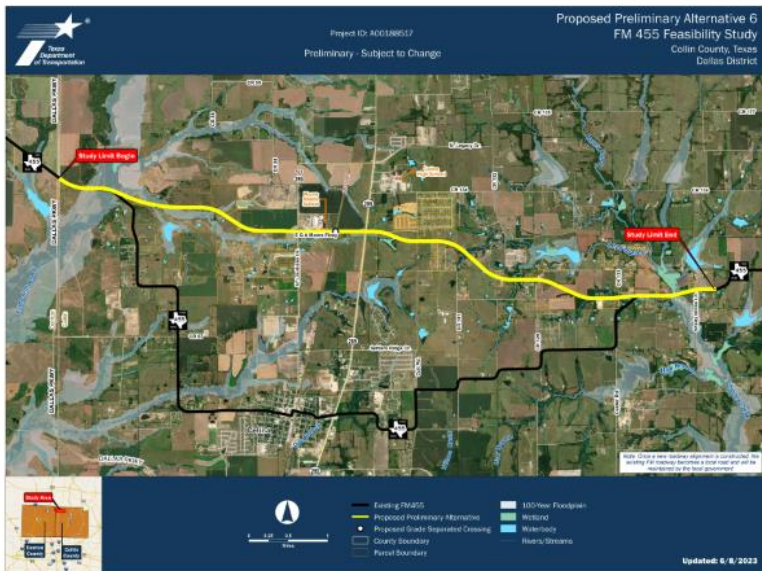
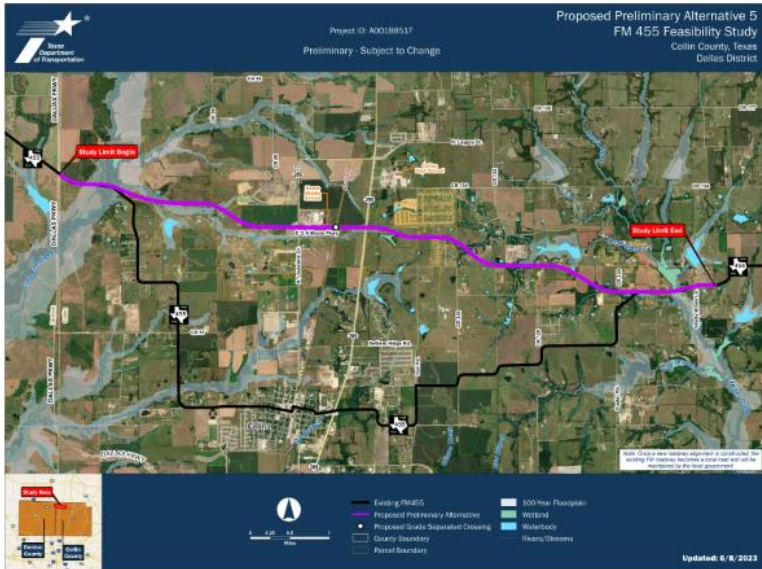
FM 455 Public Meeting - Project ID: A00188517

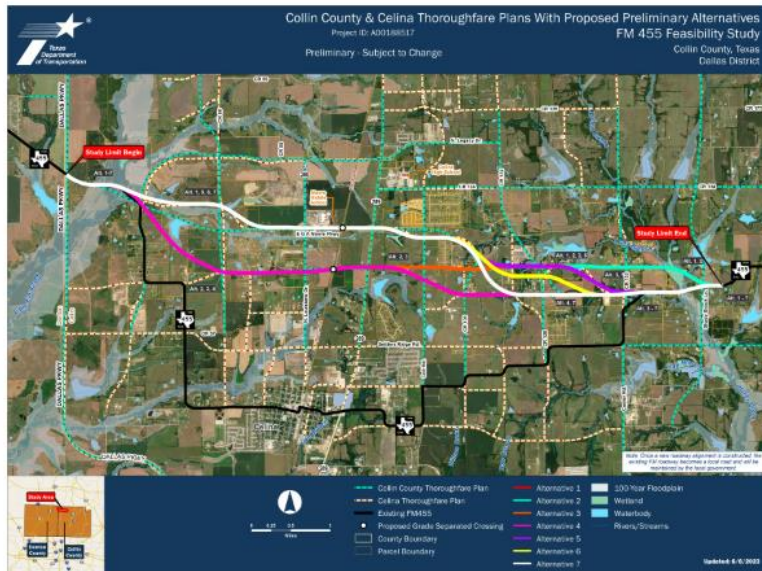


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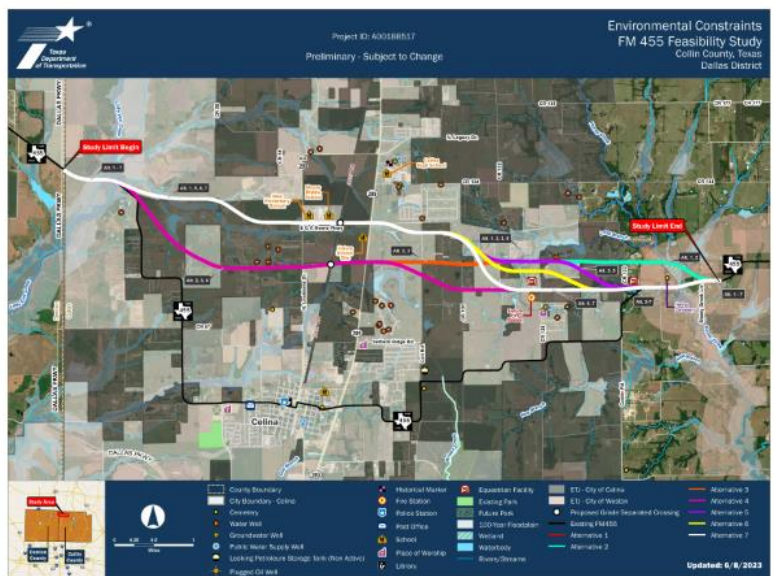


**National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation**

*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.*

*La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOT - en virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de dic. del 2019, y ejecutado por la FHWA y TxDOT.*

FM 455 Public Meeting - Project ID: A00188517

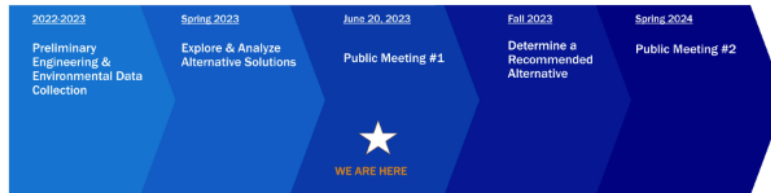




FM 455 Feasibility Study Alternatives Evaluation Matrix From Dallas Parkway to Shady Brook Lane ID: A00188517										
ANALYSIS MATRIX										
		Good			Neutral			Poor		
SCREENING/EVALUATION CATEGORY		No Build	Utilizing Existing Alignment	Alignment 1	Alignment 2	Alignment 3	Alignment 4	Alignment 5	Alignment 6	Alignment 7
Purpose & Need	Improve East West Mobility	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
	Improve Safety	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Engineering	Total Segment Length along OL (miles)	12.4	12.4	8.6	8.8	8.9	8.8	8.7	8.7	8.8
	Number of Shared Intersections: Cross Streets that Intersect at a skew greater than 85 degrees	3	3	2	2	2	4	2	5	4
	Number of Major Utility Crossings: Any location where we are on top of and are located by a utility line (not including gas lines)	0	16	2	1	1	1	2	2	2
	Box Joints Crossings (count)	0	2	4	2	2	2	4	4	4
	Box Joints Retention (feet)	0	0	8006	0	0	0	8006	8006	8006
	Storm Water Retention/Storage Capacity: Capacity that is not used to store storm water	25	25	0	0	0	0	0	0	0
	Storm Water Retention/Storage Capacity: Capacity that is not used to store storm water	25	25	0	0	0	0	0	0	0
Displacements & Right-of-Way Requirements	Private Properties	0	277	74	88	99	92	82	83	86
	Non-Residential Displacements	0	32	1	0	2	2	3	3	3
	Residential Displacements	0	19	1	0	0	0	1	1	1
	Other Displacements (includes farms, orchards, and wetlands)	0	3	4	5	4	3	3	0	1
	Potential Development Buildings: Any existing structures that are within 40 feet of ROW	0	21	5	7	7	6	8	9	11
	Amount of New Right-of-Way (ROW) Required (acres)	0	73	127	138	149	131	143	127	128
	Number of Rivers, Streams Crossed	12	12	14	14	14	13	14	12	12
Environmental & Natural Resources	Protected Land: Parks Along Corridor	2	2	0	0	0	0	0	0	0
	Private Farmland Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Number of Historical/Marketed Sites	0	0	0	0	0	0	0	0	0
	Oil and Gas Wells (count)	0	0	0	0	0	0	0	0	0
	Oil Wellhead Facilities (count)	0	7	6	9	12	12	8	9	8
	Quantified Facility with Potential Impacts (count): Legacy Economic Center and Executive Bldg Building	0	0	0	0	1	2	1	2	2
	Facilities within Proposed Right-of-Way (ROW) in view	0	13	26	24	26	18	24	20	20
Community Impacts & Cultural Resources	Future Development Impacts: All developments that are located on or near the ROW	0	4	6	5	5	5	6	6	7
	Presence of Disproportionate Justice Population (Yes, No)	No	No	No	No	No	No	No	No	No
	Number of Adjacent Public Meeting	1	1	0	0	0	0	0	0	0
	Impacts to Parks	0	3	3	3	4	3	4	2	2
	Number of Adjacent Public School Properties	1	1	2	0	0	0	2	2	2
	Archaeological Sites, Cemeteries, and Historic Properties	2	2	0	0	0	0	0	0	0
	Estimated Total Project Costs in Millions (\$)	\$0	\$174	\$121	\$123	\$124	\$124	\$121	\$121	\$123
Stakeholder, Agency, and Public Input	Adherence to Collin County Transportation Plan	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
	Adherence to Collin County Transportation Plan	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
	City of Dallas	TO BE DETERMINED BASED ON INPUT FROM PUBLIC MEETING #1								
	Collin County	TO BE DETERMINED BASED ON INPUT FROM PUBLIC MEETING #1								

## Timeline and Next Steps

### Feasibility Study Timeline\*



### Next Steps after this Feasibility Study



\* Subject To Change

FM 455 Public Meeting - Project ID: A00188517

## INTERACTIVE MAP

To view the interactive map with detailed information about each alignment, click [HERE](#)

## RIGHT OF WAY (ROW) INFORMATION

The proposed improvements would potentially require new ROW.

Information about the process for state purchase of ROW and relocation assistance may be found in the following pamphlets:

Relocation Assistance: English

Relocation Assistance: Spanish

State Purchase of ROW: English

State Purchase of ROW: Spanish

## HOW TO PROVIDE COMMENTS

*The deadline for providing comments is July 5, 2023.*

Comment in English

Comentario en Espanol

### We Request Your Feedback

Please submit your comments regarding the design modifications presented in this public meeting by using any of the four methods below by our deadline,

**Wednesday, July 5, 2023.**



#### Comment Online

Click the link provided on the project website.



#### Email Us

[Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)



#### Mail-in Comments

TxDOT Dallas District Office  
Attn: Stephen Endres, P.E.  
4777 E. Highway 80  
Mesquite, TX 75150



#### Leave a Voicemail

(469) 920-2505

For general questions about the presentation or the project, please contact TxDOT Project Manager, Stephen Endres, P.E. at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).


FM 455 Public Meeting – Project ID: A00188517

## QUESTIONS?

Contact the TxDOT project manager Stephen Endres, P.E. to ask questions about the project at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov) or (214) 320-4469.

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- Project Website Analytics
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  -  • Presentation
    - Script
    - Exhibits
- Bilingual Comment Form
- Online Comment Form
  - Directional Signage
- Meeting Photographs



# Public Meeting

Farm to Market Road (FM) 455  
Feasibility Study

From Dallas Parkway to Shady Brook Lane  
in Collin County, Texas

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HELP

# #EndTheStreakTX

End the streak of daily deaths on Texas roadways.

[TxDOT.gov](https://www.txdot.gov) (Keyword: #EndTheStreakTX)



#EndTheStreakTX Toolkit





**Inform the public of study status and present recommendations.**

**Describe the study so that the public can determine how they may be affected.**

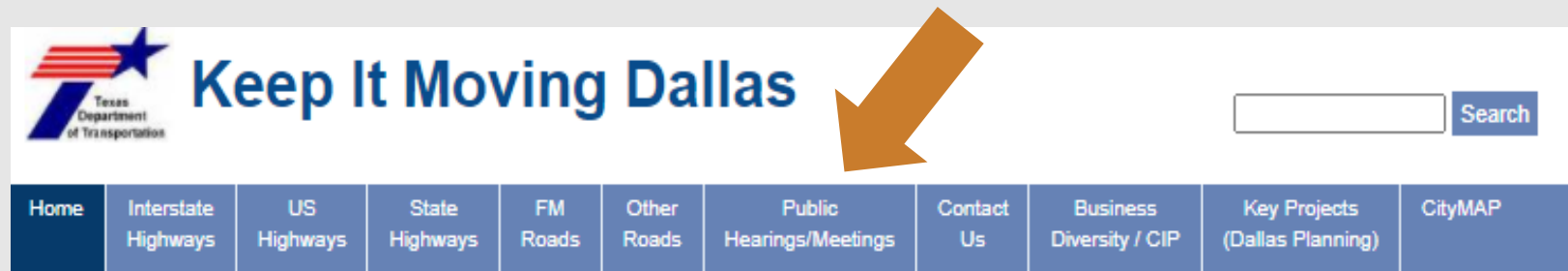
**Offer the public an opportunity to ask questions and provide input.**

**Develop a record of public participation.**



## WEBSITE:

- [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS)
- [www.keepitmovingdallas.com](http://www.keepitmovingdallas.com)  
Under “Public Hearings/Meetings”





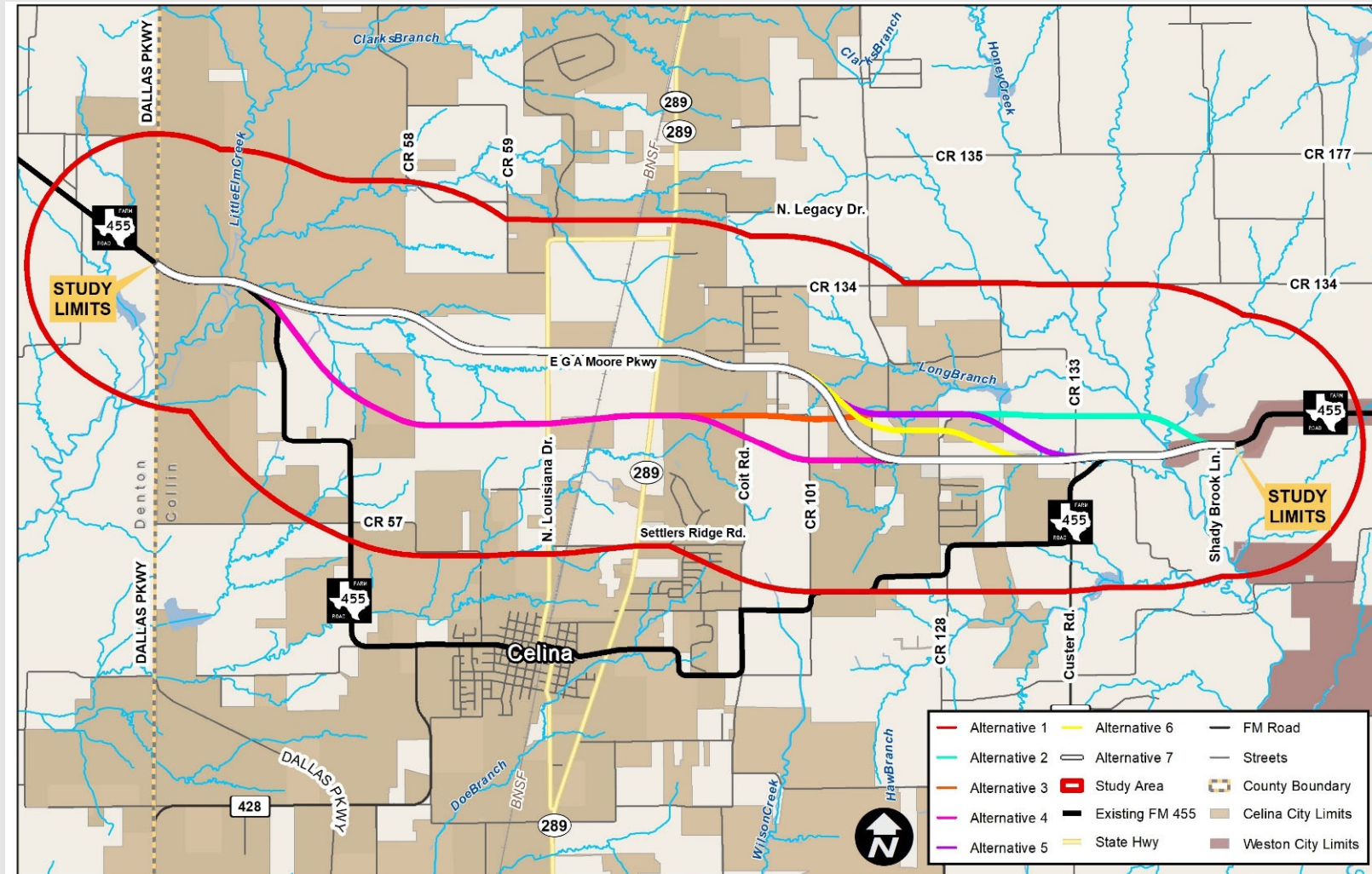
## STUDY LIMITS:

FM 455 from Dallas Parkway to Shady Brook Lane

## STUDY LENGTH:

Approximately 9 miles

The feasibility study analyzes potential roadway alignment options for the FM 455 corridor, including improving existing alignments and constructing possible new corridor alignment locations.



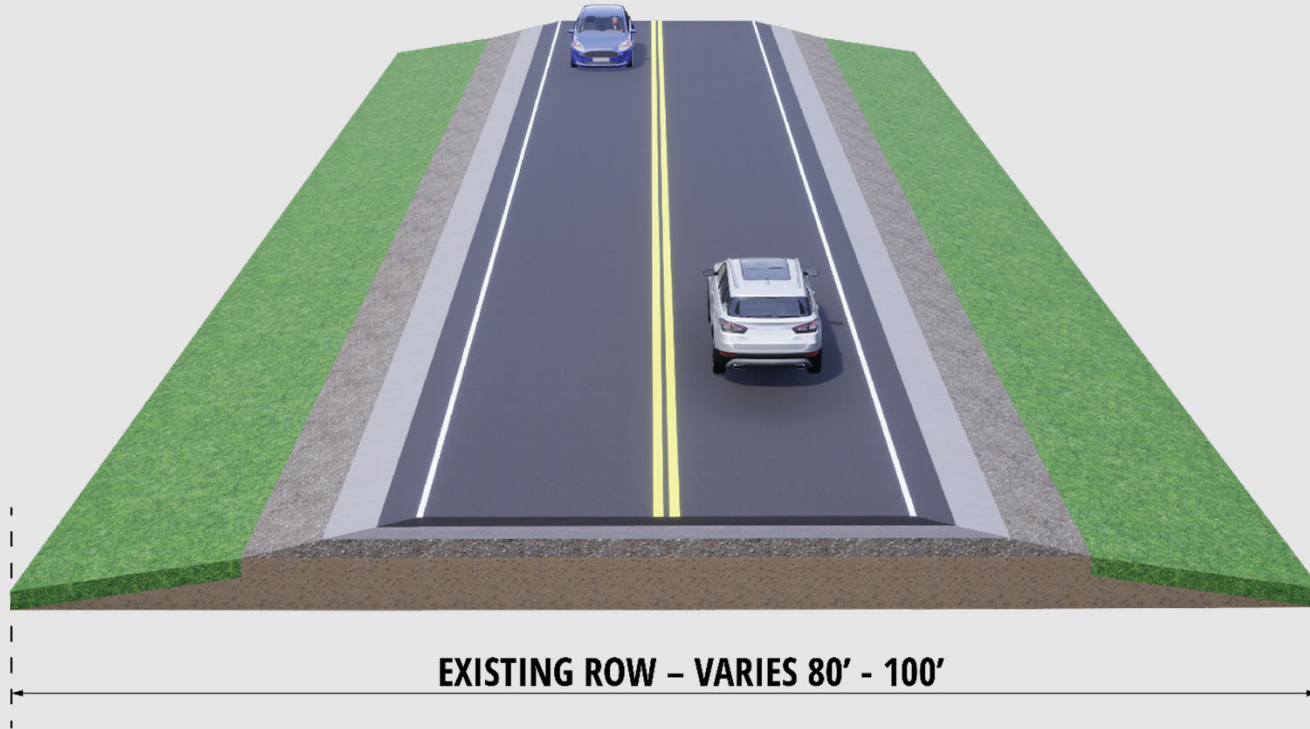




The study **purpose** is to identify and evaluate FM 455 roadway options to:

- ▶ Improve traffic operations
- ▶ Increase mobility and safety
- ▶ Enhance local and regional connectivity

The study is **needed** because local development and population growth continue to increase, resulting in higher traffic volumes, reduced mobility and safety conditions, and inefficient roadway connections.

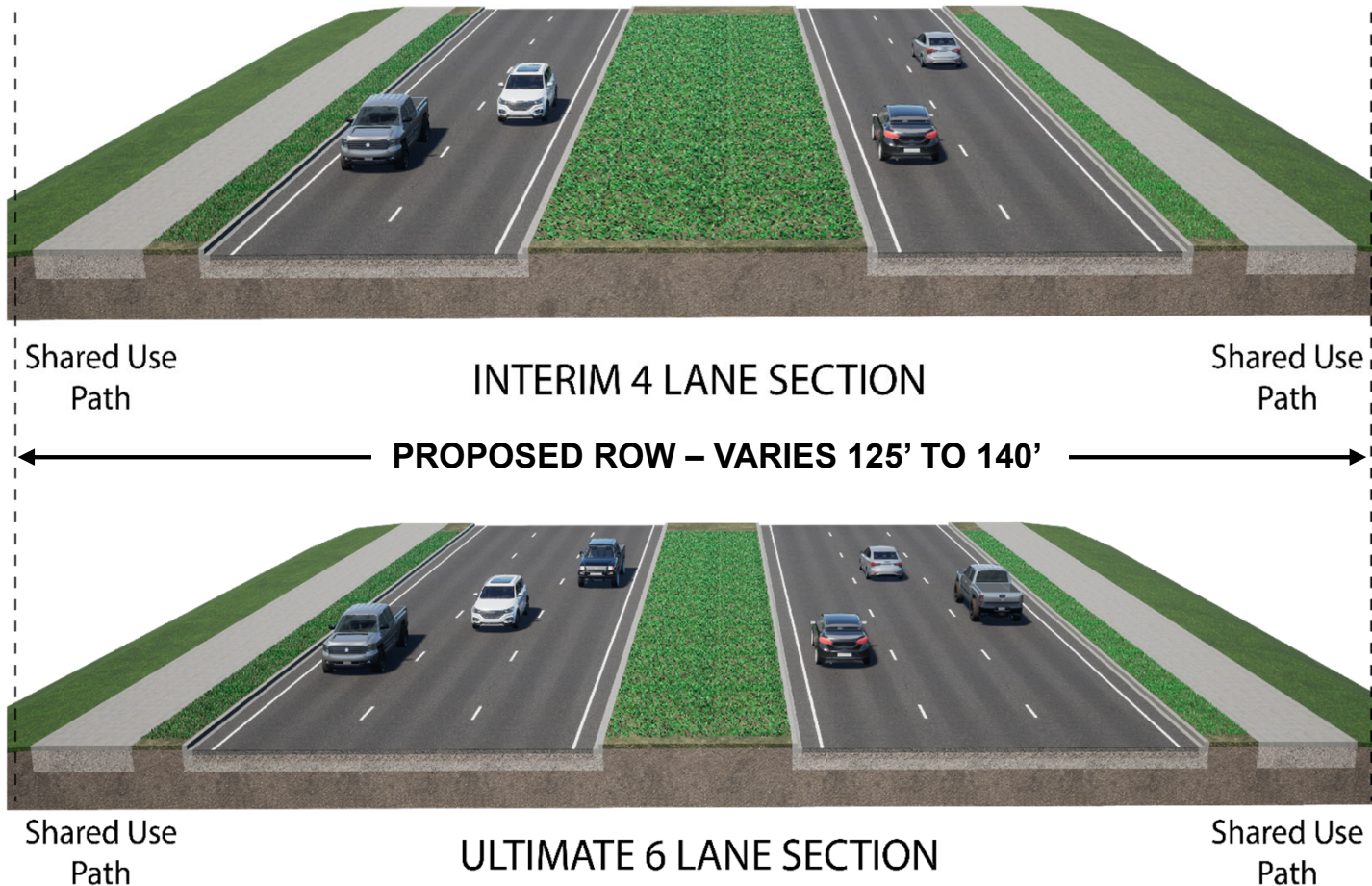


- Mainly consists of two 12-foot-wide rural lanes
- Two-foot-wide shoulders
- No center raised median
- No sidewalks and shared-use paths
- No grade separated intersections
- At-grade railroad crossings

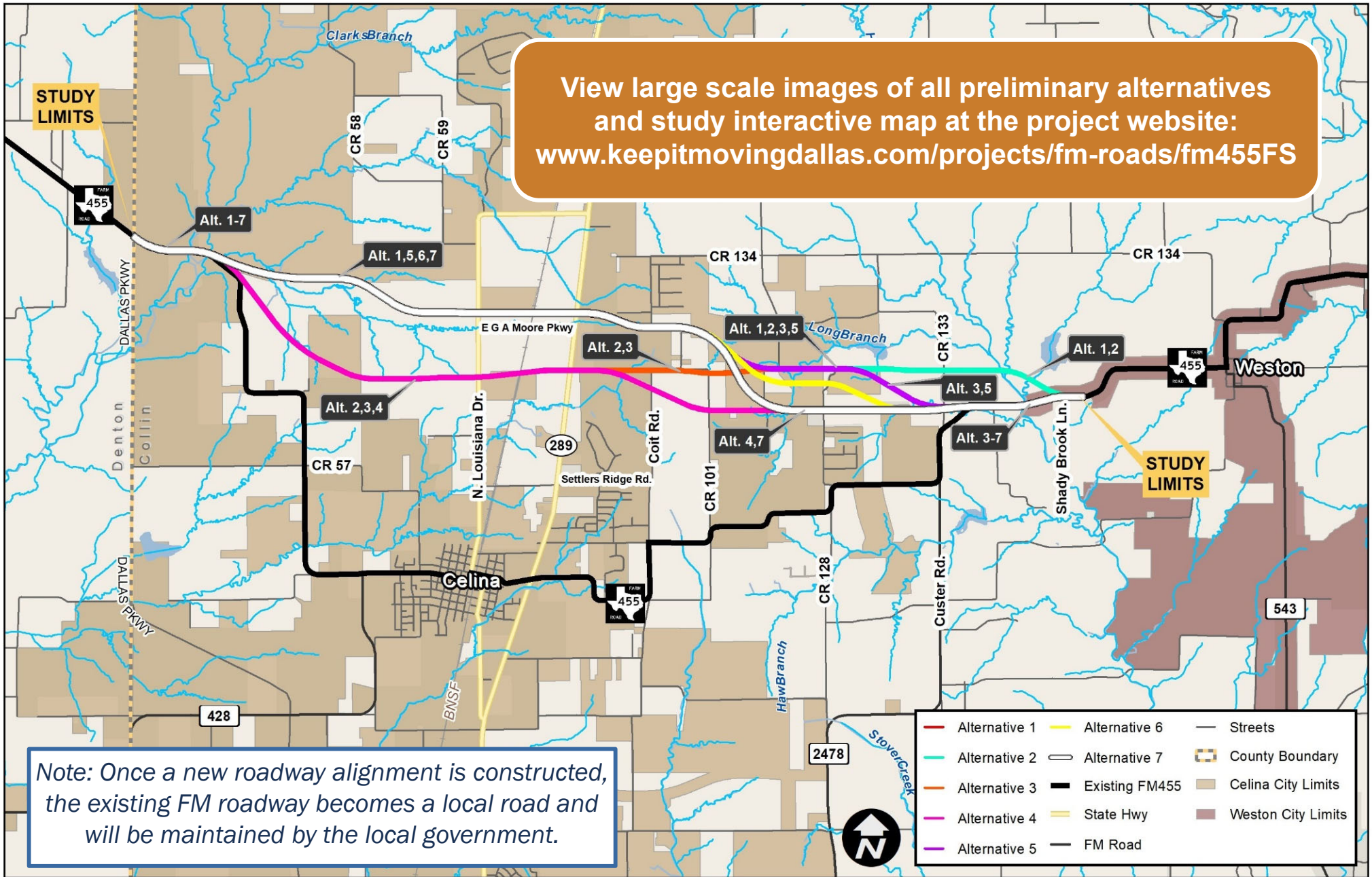
# Proposed Typical Section



- Construct an urban interim four-lane (ultimate six-lane) roadway
- Lane widths vary from 11-foot to 12-foot-wide lanes depending on ROW restrictions
- Proposed 10-foot shared use paths and a variable-width raised median
- Turn lanes, where applicable, at side streets and intersections
- New location roadway at portions of proposed alignments



# Preliminary Alternatives



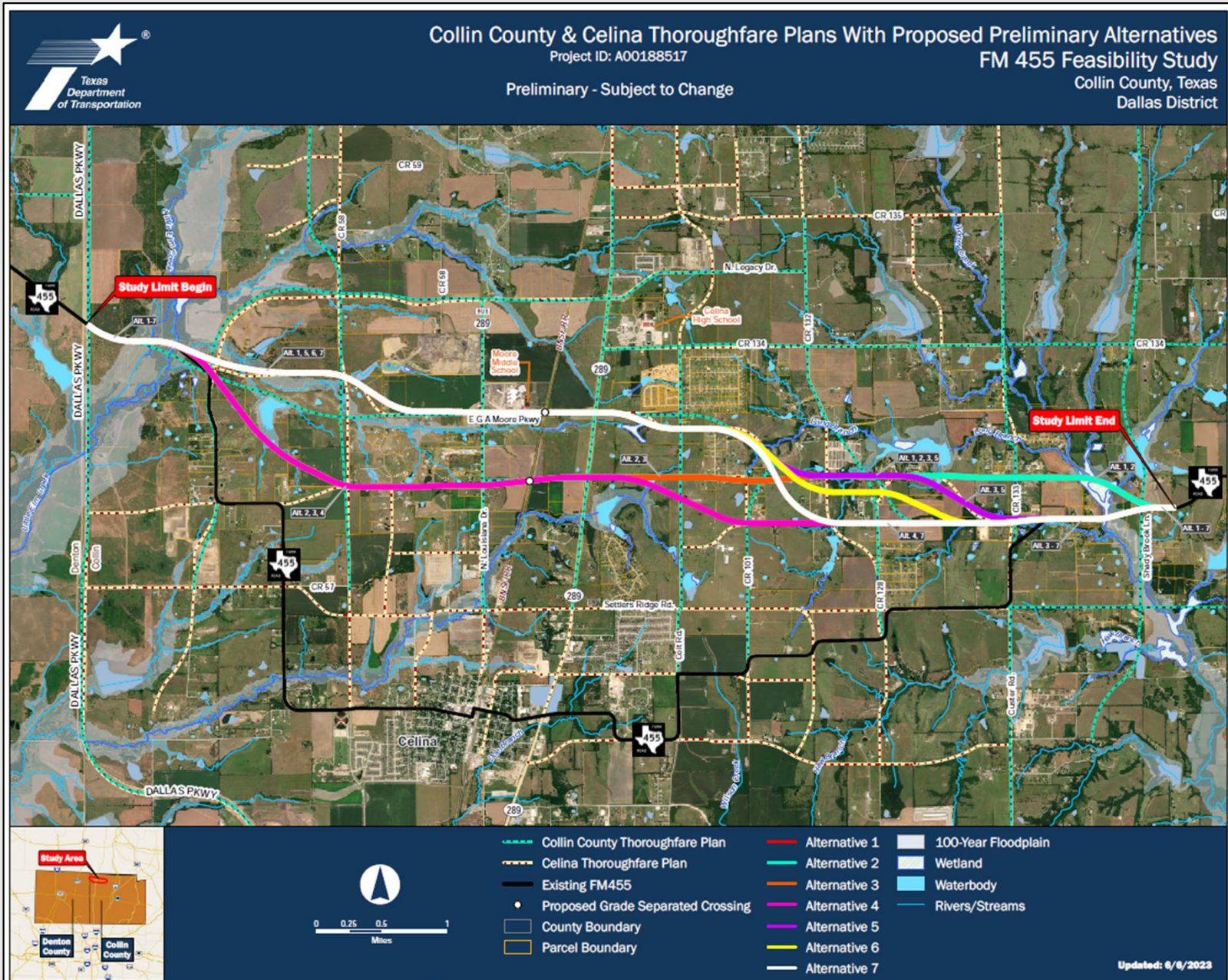


The FM 455 Preliminary Alternatives are proposed to:

- ▶ Accommodate other planned developments
- ▶ Provide a more direct connection through the study limits
- ▶ Consider local government input
- ▶ Correspond with existing thoroughfare plans\*

**\*Thoroughfare plans are prepared by local governments to help in the planning of future roads and developments for their cities and counties.**

# Celina and Collin County Thoroughfare Plans



This map can be viewed full size on the project website.



## Preliminary Alternatives were evaluated by several criteria under the following main categories:

- Purpose and Need
- Engineering Requirements
- Potential Property Impacts and Right of Way Requirements
- Environmental and Natural Resource Constraints
- Public, Stakeholder, and Agency Input

FM 455 Feasibility Study - Preliminary Alternatives Evaluation Matrix From Dallas Parkway to Shady Brook Lane ID: A00188517										
ANALYSIS MATRIX										
SCREENING / EVALUATION CATEGORY		No Build	Widening Existing Alignment	Alignment 1	Alignment 2	Alignment 3	Alignment 4	Alignment 5	Alignment 6	Alignment 7
		●	○	●	●	○	○	○	○	○
Purpose & Need	Improve East-West Mobility	○	○	●	●	●	●	●	●	●
	Improve Safety	○	○	●	●	●	●	●	●	●
Engineering	Total Segment Length along CI (miles)	12.4	12.4	8.6	8.8	8.9	8.8	8.7	8.7	8.8
	Number of General Intersections: Cross Streets that intersect at a skew greater than 15 degrees	3	3	2	2	2	4	2	5	4
	Number of Major Utility Conflicts: Any location where we are on top of and run parallel to a utility line. (Not including gas lines)	0	16	2	1	1	1	2	2	2
	Gas Pipeline Crossings (count)	0	2	4	2	2	2	4	4	4
	Gas Line Relocation (feet)	0	0	8006	0	0	0	8006	8006	8006
	Curves with Reduced Design Speed: Curves that do not meet the 55 MPH Criteria at Minimum	25	25	0	0	0	0	0	0	0
	Parcels Impacted	0	277	74	88	99	92	82	83	86
Displacements & Right-of-Way	Residential Displacements	0	32	1	0	2	2	3	3	3
	Business Displacements	0	18	1	0	0	0	1	1	1
	Other Displacements (includes barns, sheds, and outbuildings)	0	3	4	5	4	3	3	0	1
	Potential Damaged Buildings: Any existing structure that is within 40ft of ROW	0	21	5	7	7	6	8	9	11
	Amount of New Right-of-Way Required (acres)	0	73	127	138	149	131	143	127	128
Environmental & Natural Resources	Number of Rivers/Streams Crossed	13	13	14	14	14	14	14	13	13
	Protected Land/Parks Along Corridor	2	2	0	0	0	0	0	0	0
	Prime Farmland Present	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Number of Hazardous Materials Sites	0	0	0	0	0	0	0	0	0
	Oil and Gas Wells (count)	0	0	0	0	0	0	0	0	0
	NW Wetland Features (count)	0	7	6	9	12	12	8	9	8
	Equestrian Facility with Potential Impacts (count): Legacy Equestrian Center and Lancaster Hill Stables	0	0	0	0	1	2	1	2	2
Community Impacts & Cultural Resources	Floodplains within Proposed Right-of-Way (acres)	0	13	26	24	26	18	24	20	20
	Future Development Impacts: All developments that are east to or on top of the ROW	0	4	6	5	5	5	6	6	7
	Presence of EJ Population (Yes/No)	No	No	No	No	No	No	No	No	No
	Number of Adjacent Places of Worship	1	1	0	0	0	0	0	0	0
	Impacts to Ponds	0	3	3	3	4	3	4	2	2
Stakeholder, Agency, and Public	Number of Adjacent Public School Property(ies)	1	1	2	0	0	0	2	2	2
	Archaeological Sites, Cemeteries, and Historic Properties	2	2	0	0	0	0	0	0	0
	Estimated Total Project Costs in Millions (\$M)	50	\$174	\$121	\$123	\$124	\$124	\$121	\$121	\$123
	Adherence to Collin County Thoroughfare Plan	○	○	○	○	○	○	○	○	○
Adherence to Celina Thoroughfare Plan	○	○	●	○	○	○	●	○	○	
City of Celina	TO BE DETERMINED BASED ON INPUT FROM PUBLIC MEETING #1									
Collin County										
Public										

This matrix can be viewed full size on the project website.

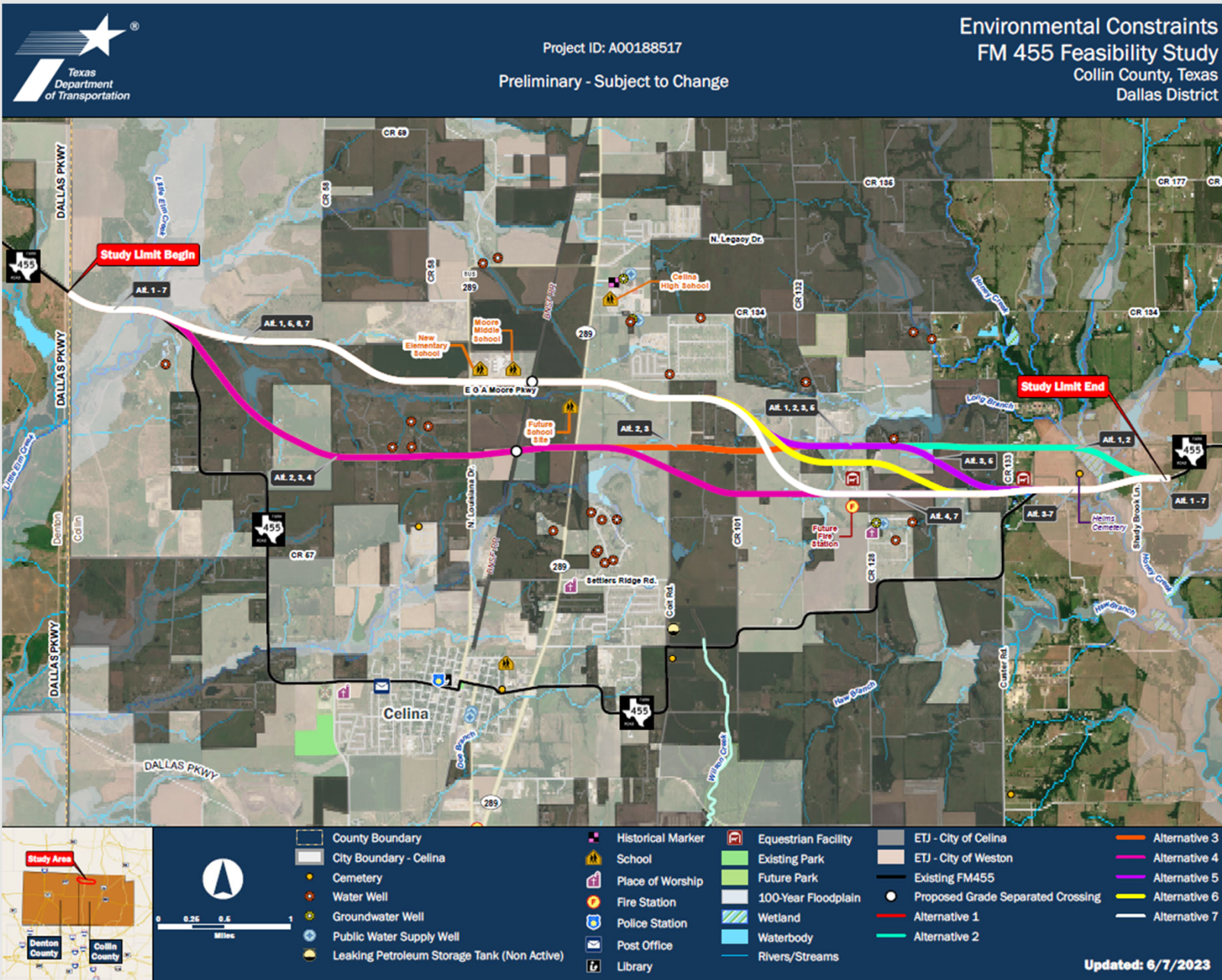


***The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.***

***La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOT - en virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de dic. del 2019, y ejecutado por la FHWA y TxDOT.***



# Environmental Constraints



This map can be viewed full size on the project website.



## Feasibility Study Timeline\*

2022-2023

Preliminary Engineering & Environmental Data Collection

Spring 2023

Explore & Analyze Alternative Solutions

June 20, 2023

Public Meeting #1



WE ARE HERE

Fall 2023

Determine a Recommended Alternative

Spring 2024

Public Meeting #2

## Next Steps after this Feasibility Study



\* Subject To Change



Please submit your comments regarding the design modifications presented in this public meeting by using any of the four methods below by our deadline,  
**Wednesday, July 5, 2023.**



### Comment Online

Click the link provided on the project website.



### Email Us

[Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)



### Mail-in Comments

TxDOT Dallas District Office  
Attn: Stephen Endres, P.E.  
4777 E. Highway 80  
Mesquite, TX 75150



### Leave a Voicemail

(469) 920-2505

For general questions about the presentation or the project, please contact TxDOT Project Manager, Stephen Endres, P.E. at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).



# Thank you for your interest in the FM 455 Feasibility Study



- Project Website Analytics
  - Project Website
    - Presentation
    - Script
    - Exhibits
- Bilingual Comment Form
- Online Comment Form
  - Directional Signage
- Meeting Photographs



# FM 455

## Public Meeting Script

### **SLIDE 1 – Welcome Slide**

Hello and welcome to the public meeting for Farm-to-Market Road (FM) 455 Feasibility Study from Dallas Parkway to Shady Brook Lane. This public meeting has been convened by the Texas Department of Transportation and is being held to receive and consider comments from the public. We appreciate your interest in this study and thank you for your participation.

Please note, you may pause this presentation at any point to allow more time to review the information.

### **SLIDE 2 – End the Streak**

November 7, 2000 was the last deathless day on Texas roadways. That means for over 22 years, at least one person has died every single day. We all have a part to play to change that. This message is that reminder – to End the Streak of deaths on Texas highways. We need drivers and passengers to act more responsibly and help us reach our goal of zero deaths by 2050. Texans can play a major role in ending fatal crashes with a few simple driving habits: wear seatbelts, drive the speed limit, put away the phone and other distractions, and never drive under the influence of alcohol or drugs. So please do your part and share this message with your friends and family.

### **SLIDE 3 – Public Meeting Purpose**

You may have attended previous public meetings conducted by TxDOT. However, for the benefit of those of you who have never attended one, we will explain why and how the Department conducts a public meeting.

A public meeting has four essential purposes:

1. To inform the public of the status of planning efforts on the study and present the recommendations based on technical analysis performed to date.
2. To describe the study to the public including known and potential impacts to the human and natural environment.
3. To provide the public an opportunity to view information and express their ideas.
4. And finally, to develop a record of public views and participation to accompany recommendations for subsequent decisions.

This public meeting is being held in compliance with both federal and state laws. Following this meeting, the Department will proceed with completing the feasibility study and evaluating the preliminary alternatives. Your statements and comments will be addressed and will be given full consideration in the preparation of the final recommendation for the FM 455 Feasibility Study.



# FM 455

## Public Meeting Script

### **SLIDE 4 – Viewing Study Information**

The preliminary alternatives being evaluated for the FM 455 feasibility study are available for inspection and reproduction at the TxDOT Dallas District Office, located at 4777 East US Highway 80 in Mesquite, Texas 75150. In addition, other study information for FM 455 may be viewed at [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS). The information on this website is the same information being shown in this presentation.

### **Slide 5 – Study Area**

The FM 455 study limits are from Dallas Parkway to east of Shady Brook Lane. The study corridor is approximately 9 miles and is located within the City of Celina in Collin County, Texas. The alignments being shown on the screen are the seven preliminary alternatives being evaluated and presented for public comment. The feasibility study analyzes potential roadway alignment options for the FM 455 corridor, including improving existing alignments and constructing possible new corridor alignment locations.

### **SLIDE 6 – Study Purpose and Need**

The purpose of the study is to identify and evaluate FM 455 roadway options to increase mobility and safety, improve traffic operations, and to enhance local and regional connectivity.

The study is needed because local development and population growth continue to increase, resulting in higher traffic volumes, reduced mobility and safety conditions, and inefficient roadway connections.

### **SLIDE 7 – Existing Typical Section**

The existing FM 455 facility mostly consists of two undivided 12-foot-wide lanes and 2-foot-wide shoulders. No center median, sidewalks, shared-use paths and no grade separated intersections currently exist along the corridor. The existing right of way width within the corridor varies between 80 and 100 feet.

### **SLIDE 8 – Proposed Typical Section**

The proposed project would include widening to an interim 4-lane urban roadway with a wide raised median to accommodate for a future lane in each direction for an ultimate 6-lane roadway.

The interim improvements would consist of two lanes in each direction and the ultimate configuration would consist of three lanes in each direction. Lane widths would vary from 11-foot to 12-foot wide depending on ROW restrictions, 10-foot shared use paths in each direction, and intersection improvements, with turn lanes where applicable, at side and cross streets. The preliminary alternatives would require portions following existing roadways and portions constructing new location roadway. The typical proposed right of way width would range from 125 feet to 140 feet.



# FM 455

## Public Meeting Script

### **SLIDE 9 – Preliminary Alternatives**

There are seven proposed alignments being considered for evaluation. These preliminary alternatives extend from Dallas Parkway to tie back into the existing FM 455 just east of Shady Brook Lane. Many of these preliminary alternatives overlap and run east-west within the northern portion of the City of Celina. Note that once a new roadway alignment is constructed, the existing FM roadway becomes a local road and will be maintained by the local government.

Large scale images of each preliminary alternative are available to be viewed on the project website as well as a link to an interactive map to zoom into specific areas of interest.

### **SLIDE 10 – Preliminary Alternatives and Considerations**

The preliminary alternatives are proposed to accommodate other planned developments, provide a more direct connection through the study limits, consider feedback received through coordination with local governments, and be consistent with existing thoroughfare plans. Thoroughfare plans are produced by local governments to help plan future roads and developments for their cities and counties. These plans were considered in the location of the preliminary alternatives to make sure they align well with the future roadway network anticipated in the area.

### **SLIDE 11 – Celina and Collin County Thoroughfare Plans**

The City of Celina and Collin County have thoroughfare plans that were considered and incorporated in determining the proposed preliminary alignments and locations. Celina made updates to their thoroughfare plan in 2020 and Collin County's latest thoroughfare plan was also updated in 2020. The map on the screen shows the latest potential roadways reflected on the City of Celina and Collin County thoroughfare plans along with the FM 455 preliminary alternatives. This map can be viewed full size on the project website.

### **SLIDE 12 – Evaluation Matrix**

The preliminary alternatives were evaluated using several criteria that fall under the major categories of purpose and need, which is the purpose of the study and why improvements are needed, engineering requirements, potential property impacts and right of way requirements, environmental and natural resource constraints, public stakeholder and agency input. This matrix can be viewed full size on the project website.

### **SLIDE 13 – NEPA Assignment to the TxDOT**

Prior to December 16, 2014, the Federal Highway Administration, or FHWA, reviewed and approved documents prepared under the National Environmental Policy Act, known as NEPA; however, on December 16, 2014, the Texas Department of Transportation assumed responsibility from FHWA through a





# FM 455

## Public Meeting Script

Memorandum of Understanding to review and approve certain assigned NEPA environmental documents. This Memorandum of Understanding between TxDOT and FHWA was updated on December 9, 2019. The review and approval process applies to this study.

Notices for this public meeting were advertised in *The Dallas Morning News*, *Celina Record*, and *Al Dia* and on [www.keepitmovingdallas.com](http://www.keepitmovingdallas.com) under "Public Hearings and Meetings." The TxDOT Public Information Office also prepared a news media release to advertise the public meeting. The TxDOT preliminary alternatives are available on the project website at [www.keepitmovingdallas.com/projects/fm-roads/fm455FS](http://www.keepitmovingdallas.com/projects/fm-roads/fm455FS).

### **SLIDE 14 – Environmental Constraints**

The Environmental Constraints Map is used to help planners and engineers determine the least impactful method to fulfill the purpose of the study. Representative environmental constraints such as residential structures, businesses, parks, streams, schools, floodplains, wetlands, historical markers, cemeteries, fire stations and other community facilities were evaluated to determine if any sites are located along or near the study corridor. The assessment of adjacent sites and potential impacts is included as part of the overall evaluation of the preliminary alternatives. This map can be viewed at full size on the project website.

### **SLIDE 15 – Study Timeline and Next Steps**

The study timeline is shown on the screen and can also be viewed on the project website. Following this meeting, the Department will proceed with the feasibility study and evaluating the preliminary alternatives. Public comments and additional agency and stakeholder coordination and feedback will be addressed and will be given full consideration in preparing the study recommendations for the FM 455 Feasibility Study. A second public meeting will be held to present a recommended alternative and provide a second opportunity for the public to provide feedback and comments.

### **SLIDE 16 – We Request Your Feedback**

Comments will be accepted in a variety of ways as listed on the screen. Comments must be received or postmarked by Wednesday, July 5, 2023, to be included in the official public meeting record. Following this public meeting, the study team will proceed with the completion of the feasibility study. Your comments will be addressed and will be given full consideration in the preparation of the final recommendations for FM 455.

### **SLIDE 17 – Thank You**

We sincerely appreciate your participation and interest concerning proposed improvements to FM 455. Your questions, comments, and concerns will receive careful consideration. Thank you, this concludes the presentation.

- Project Website Analytics
  - Project Website
    - Presentation
      - Script
      - Exhibits
- Bilingual Comment Form
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  - Directional Signage
- Meeting Photographs



# Welcome

## to the Public Meeting for the FM 455 Feasibility Study

---

### Public Meeting Purpose

- 1 Inform the public of project status and present recommendations.
- 2 Describe the project so the public can determine how they may be affected.
- 3 Provide the public the opportunity to provide input.
- 4 Develop a record of public participation.





***The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated Dec. 9, 2019, and executed by FHWA and TxDOT.***

***La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOT - en virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de dic. del 2019, y ejecutado por la FHWA y TxDOT.***

# Study Area



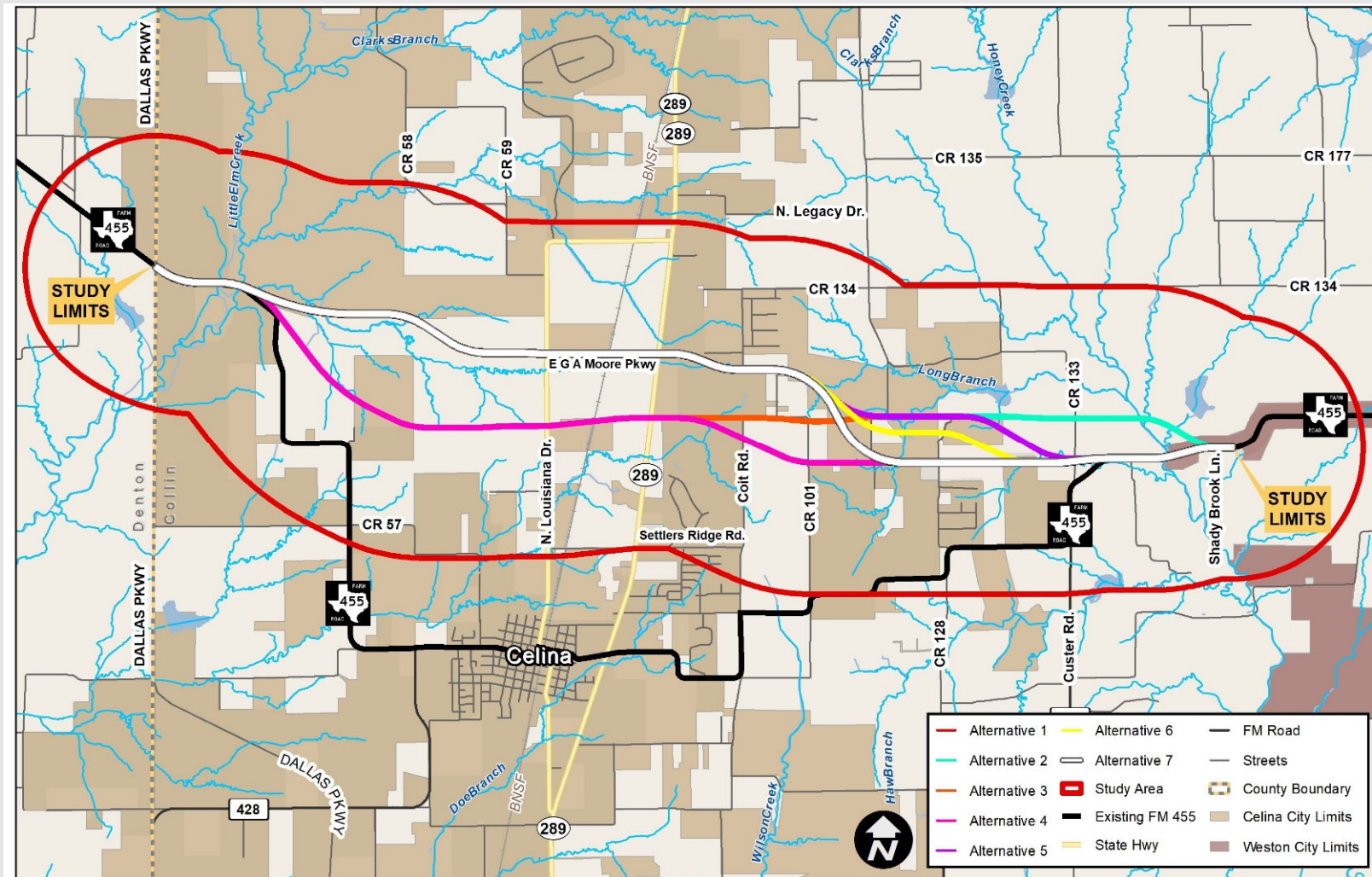
## STUDY LIMITS:

FM 455 from Dallas Parkway to Shady Brook Lane

## STUDY LENGTH:

Approximately 9 miles

The feasibility study analyzes potential roadway alignment options for the FM 455 corridor, including improving existing alignments and constructing possible new corridor alignment locations.

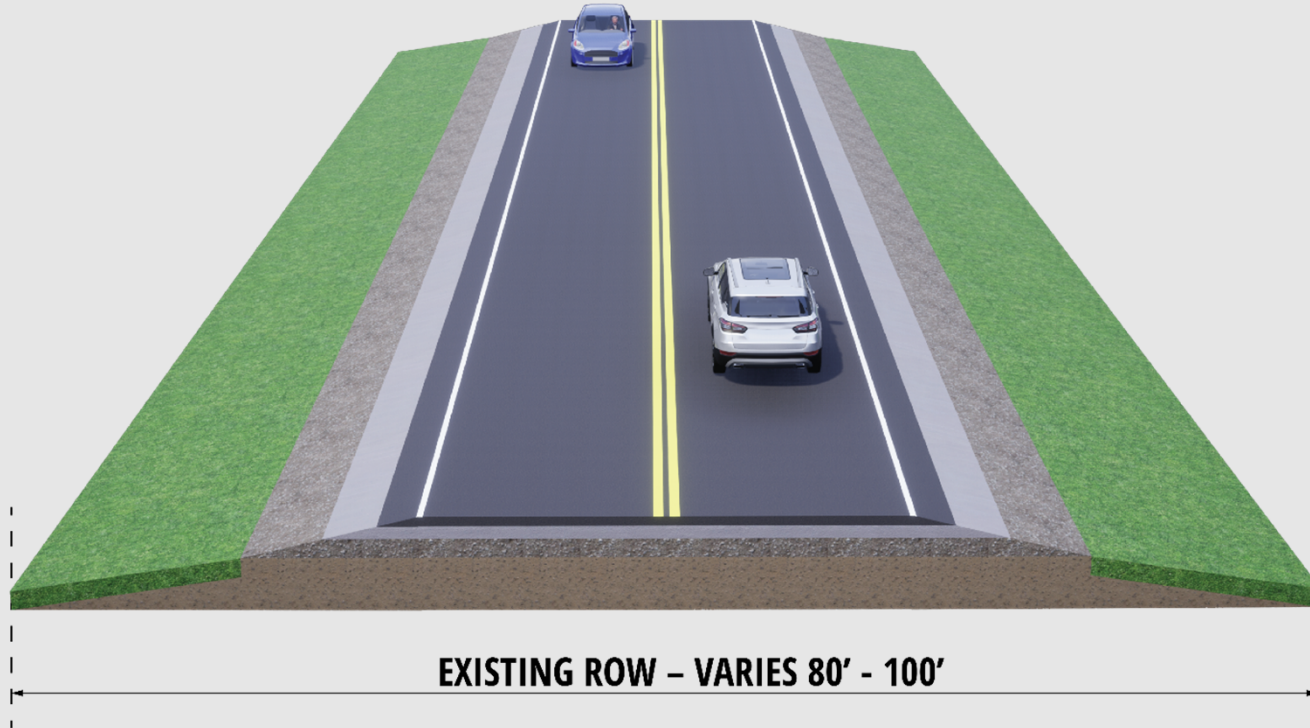




The study is **needed** because local development and population growth continue to increase, resulting in higher traffic volumes, reduced mobility and safety conditions, and inefficient roadway connections.

The study **purpose** is to identify and evaluate FM 455 roadway options to:

- ▶ Improve traffic operations
- ▶ Increase mobility and safety
- ▶ Enhance local and regional connectivity

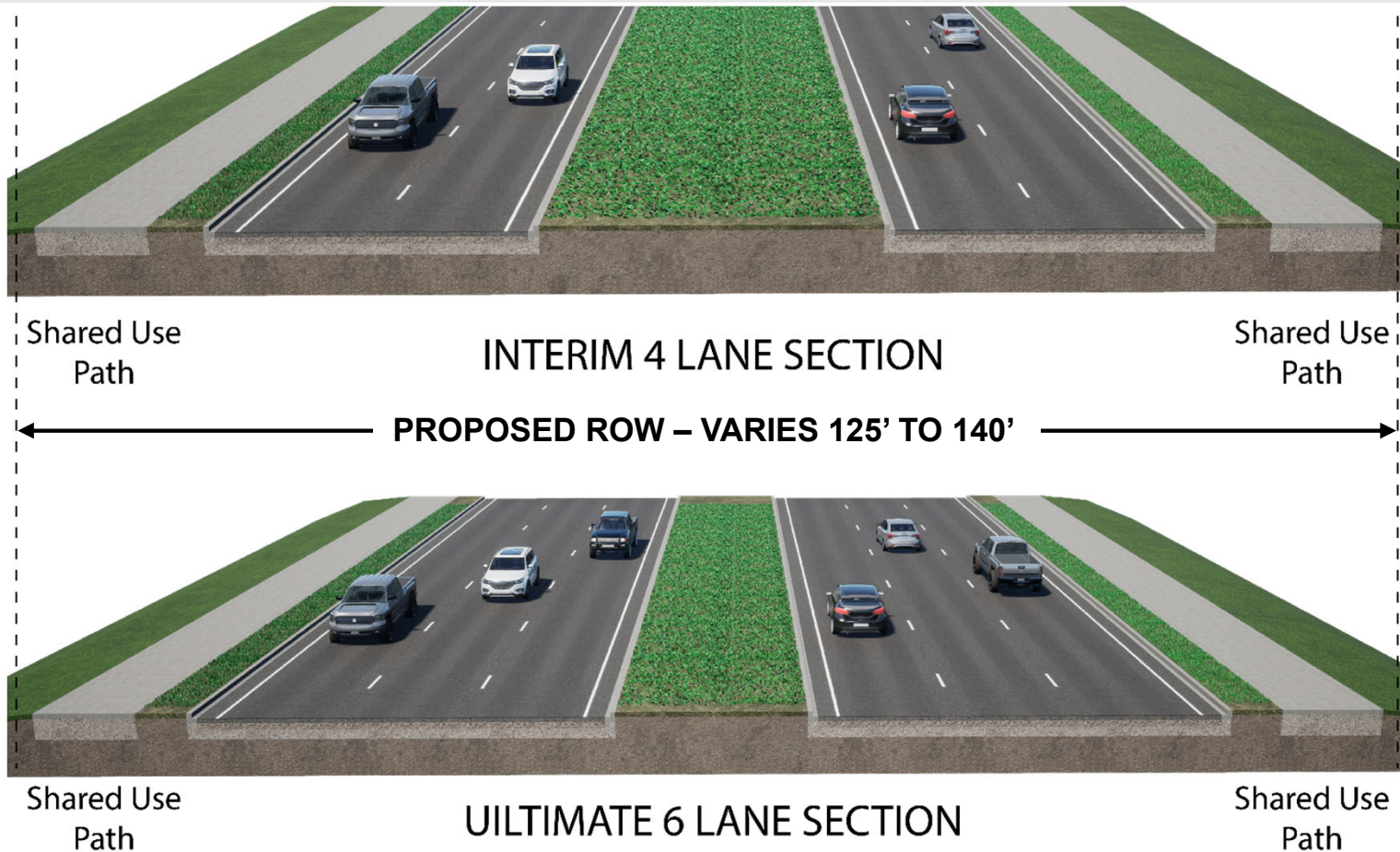


- Mainly consists of two 12-foot-wide rural lanes
- Two-foot-wide shoulders
- No center raised median
- No sidewalks and shared-use paths
- No grade separated intersections
- At-grade railroad crossings

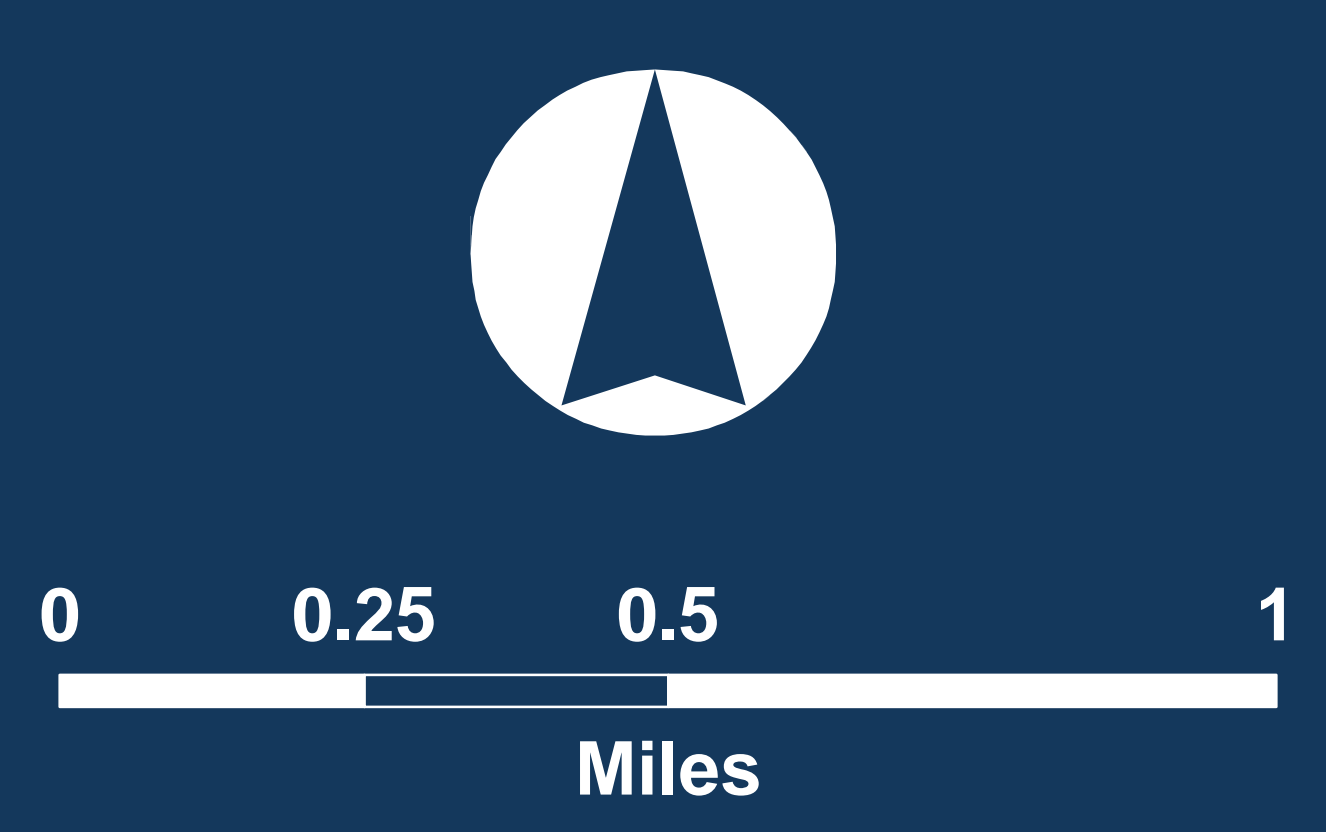
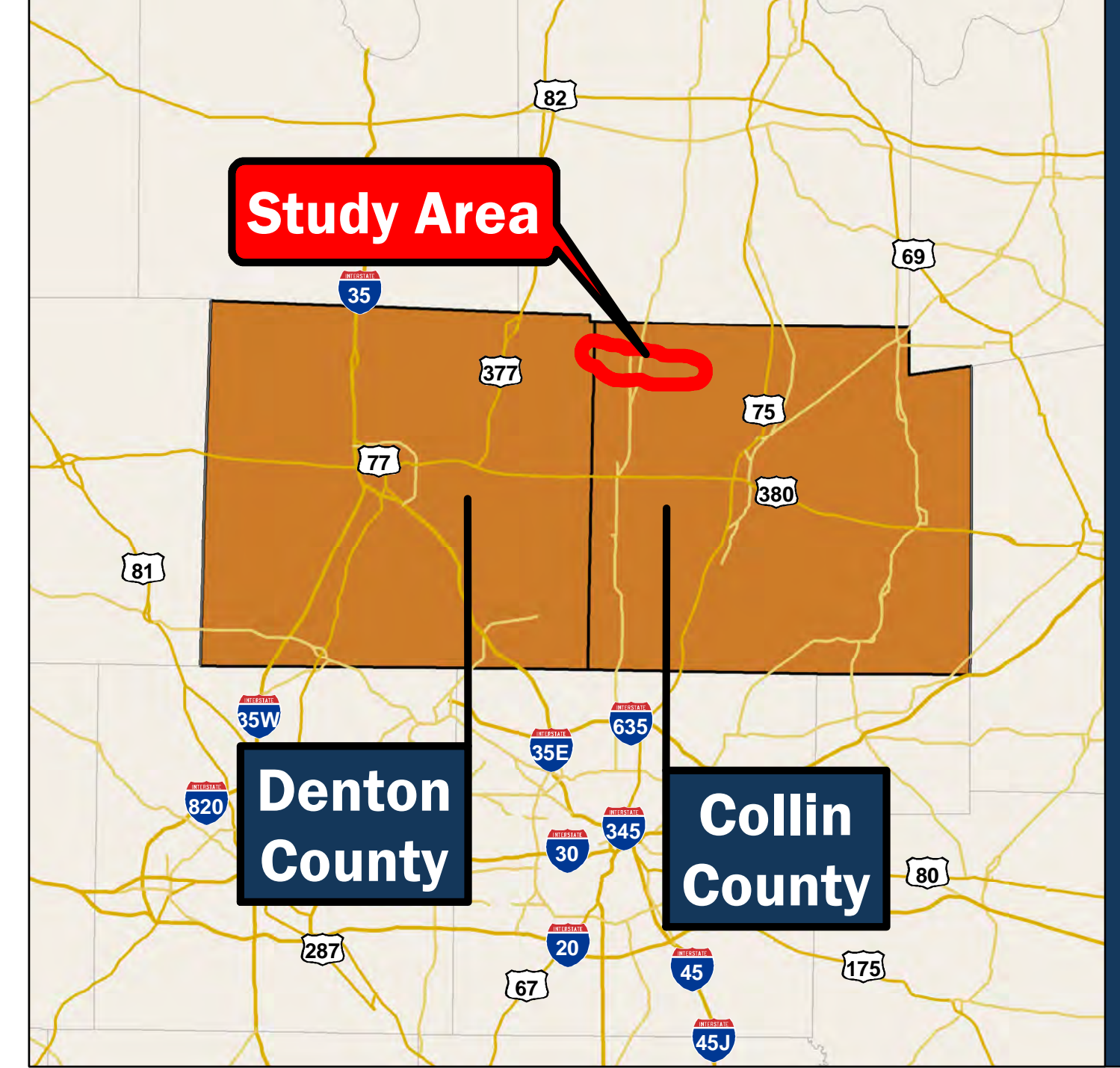
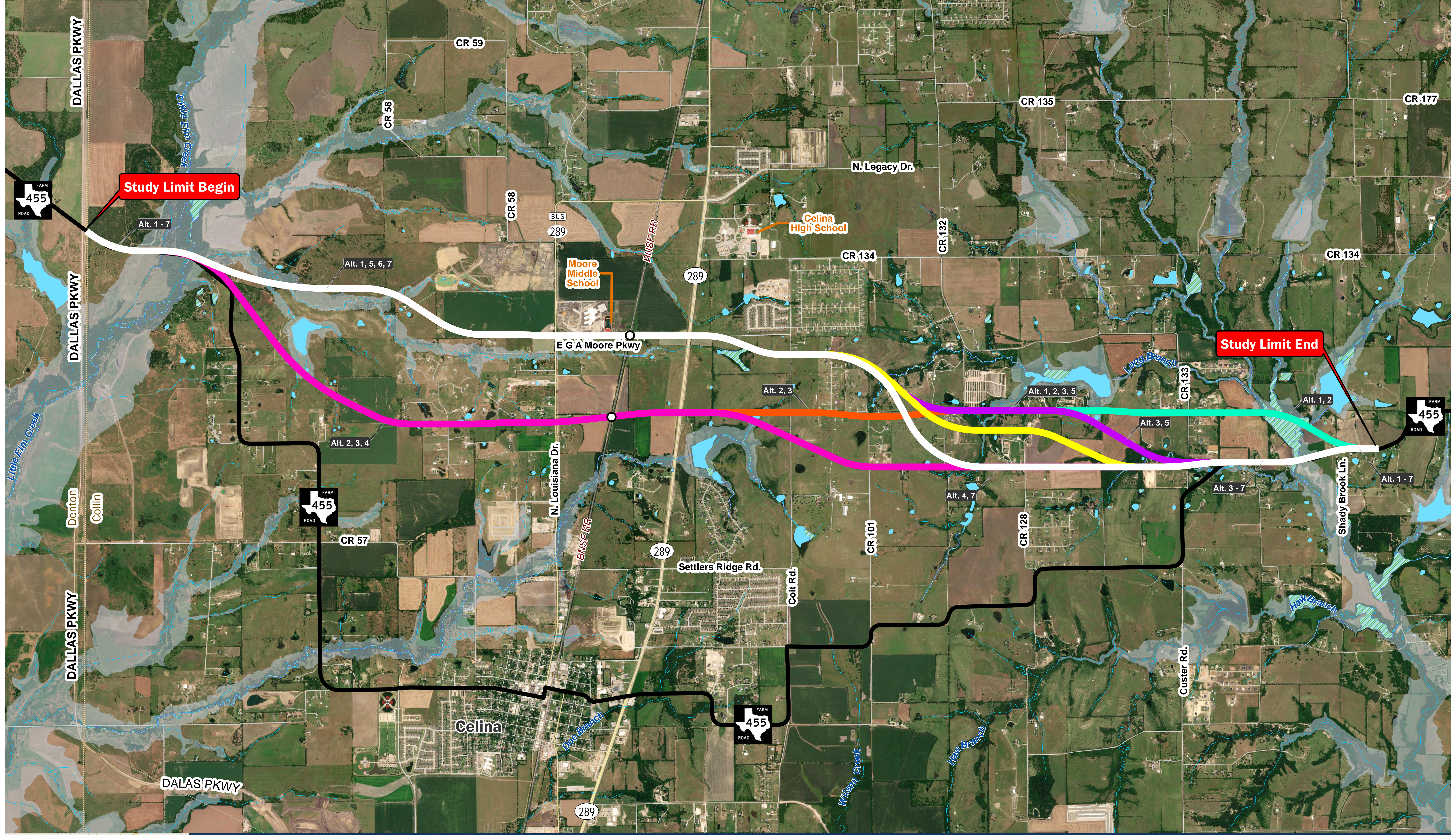
# Proposed Typical Section



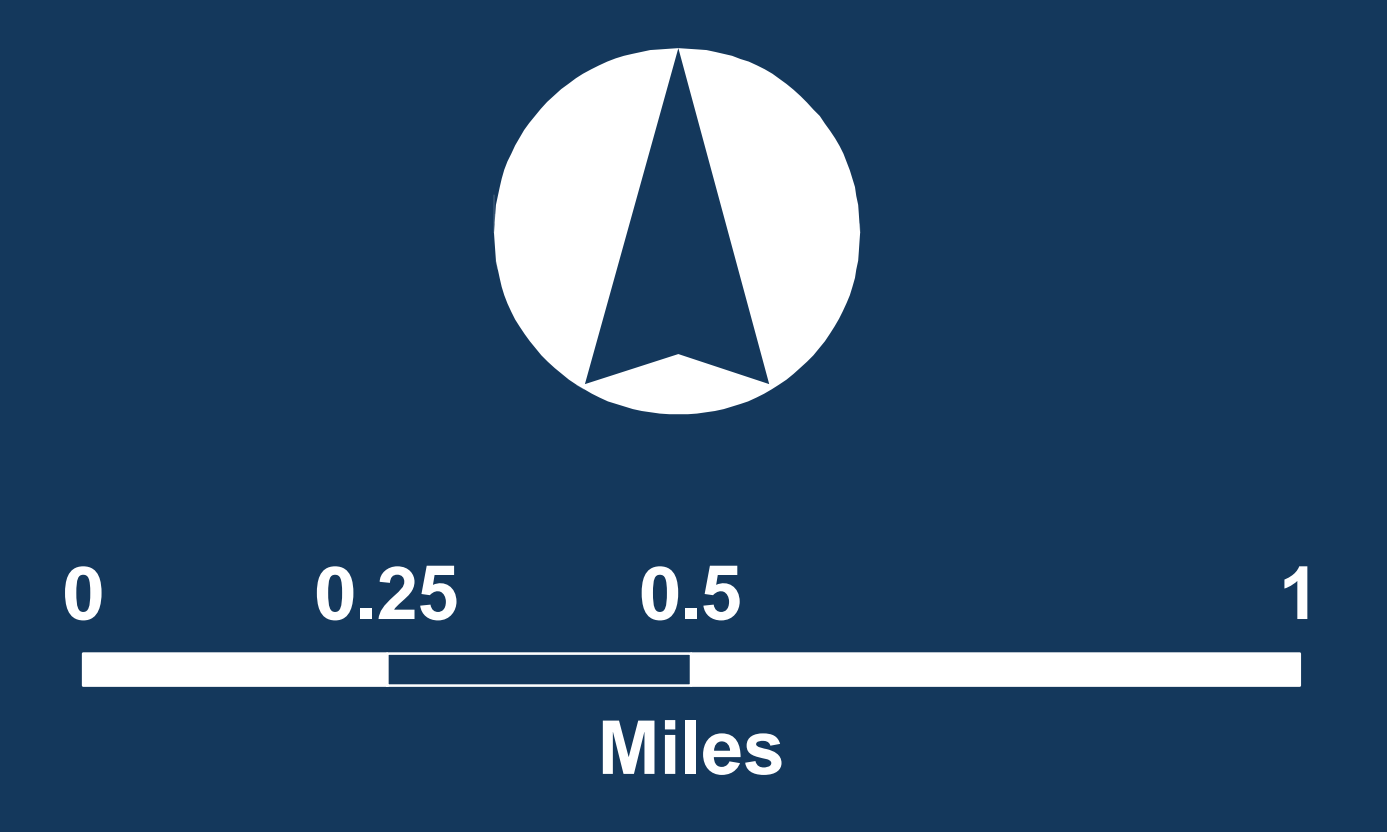
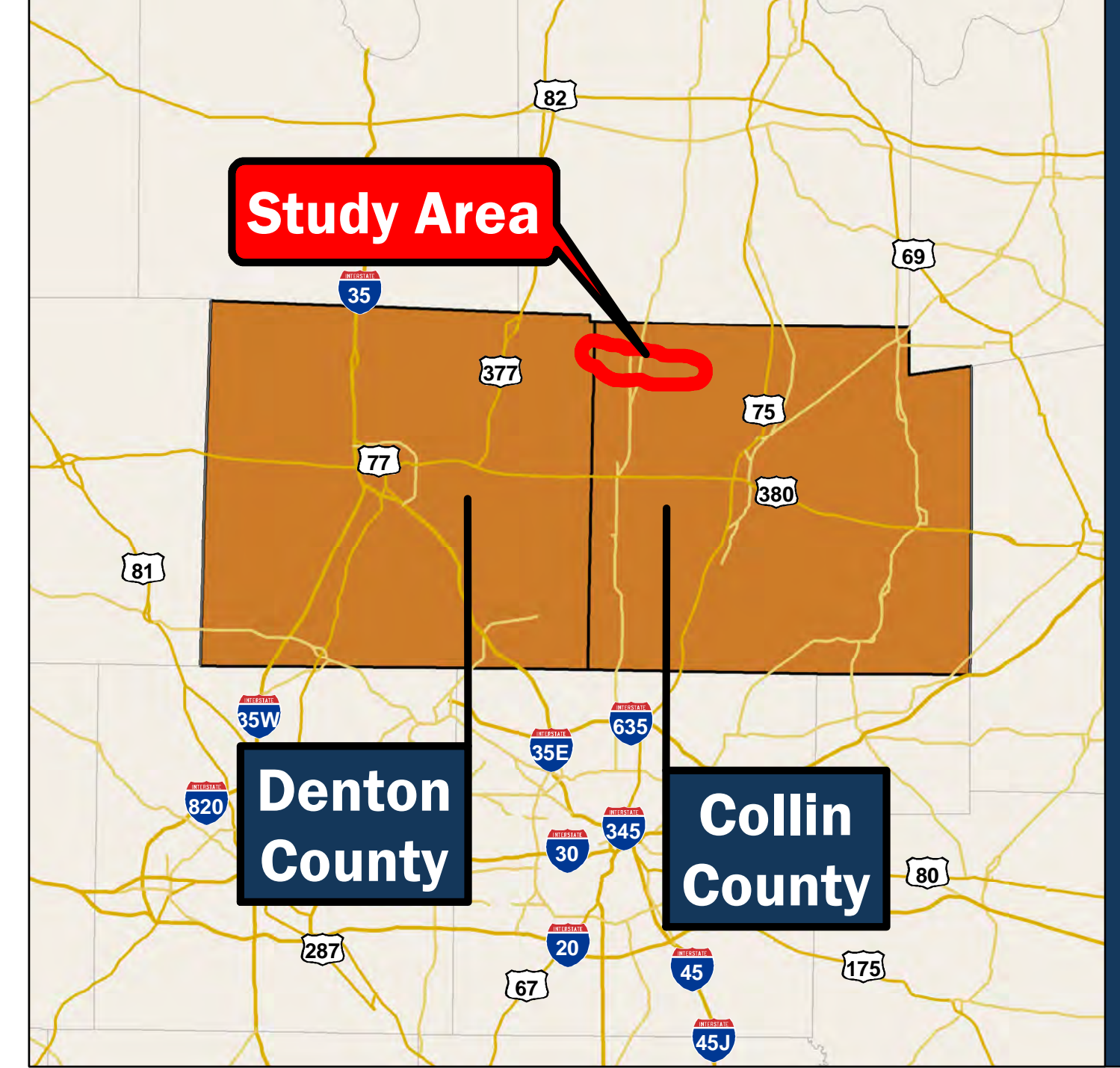
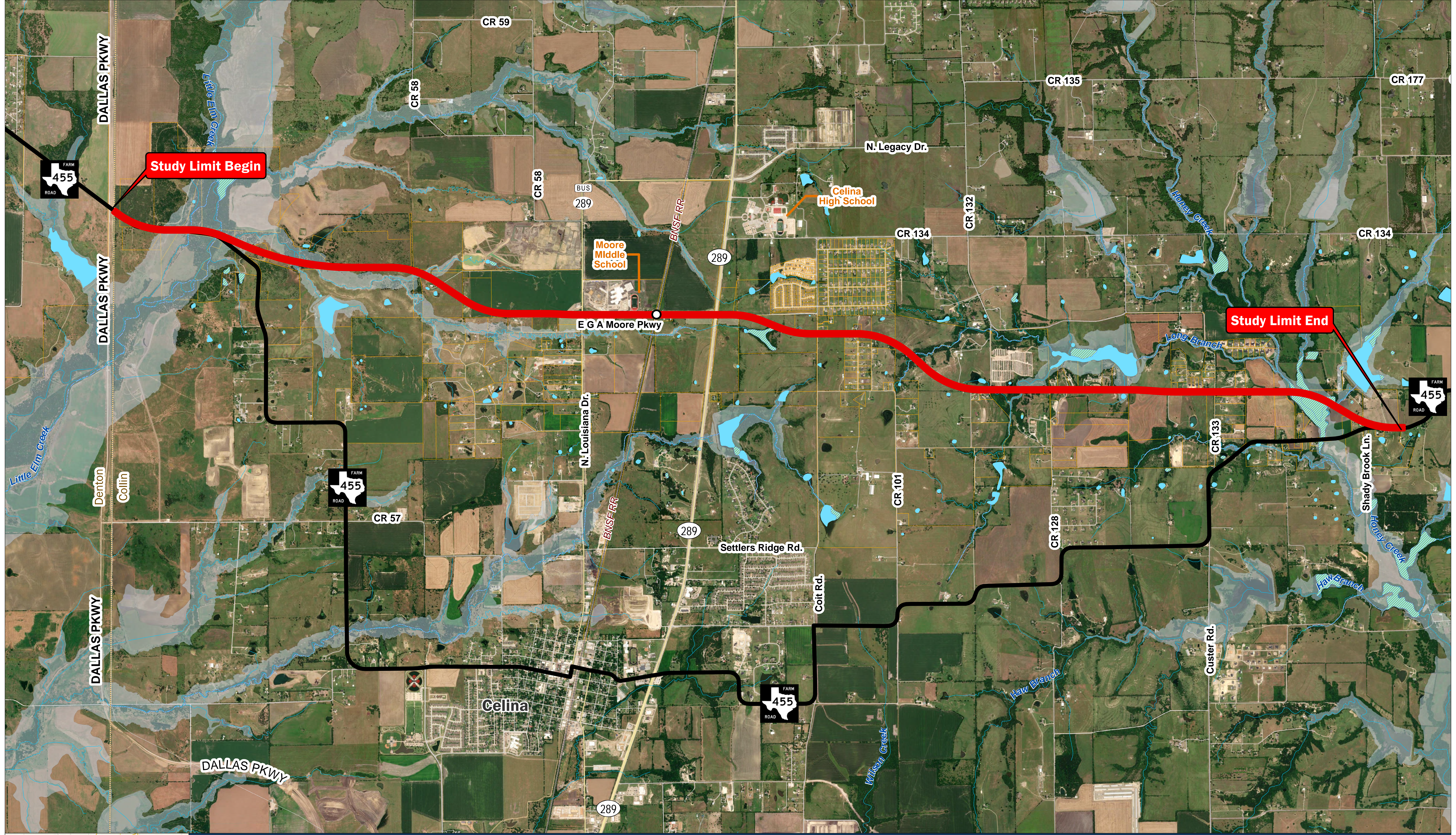
- Construct an urban interim four-lane (ultimate six-lane) roadway
- Lane widths vary from 11-foot to 12-foot-wide lanes depending on ROW restrictions
- Proposed 10-foot shared use paths and a variable-width raised median
- Turn lanes, where applicable, at side streets and intersections
- New location roadway at portions of proposed alignments



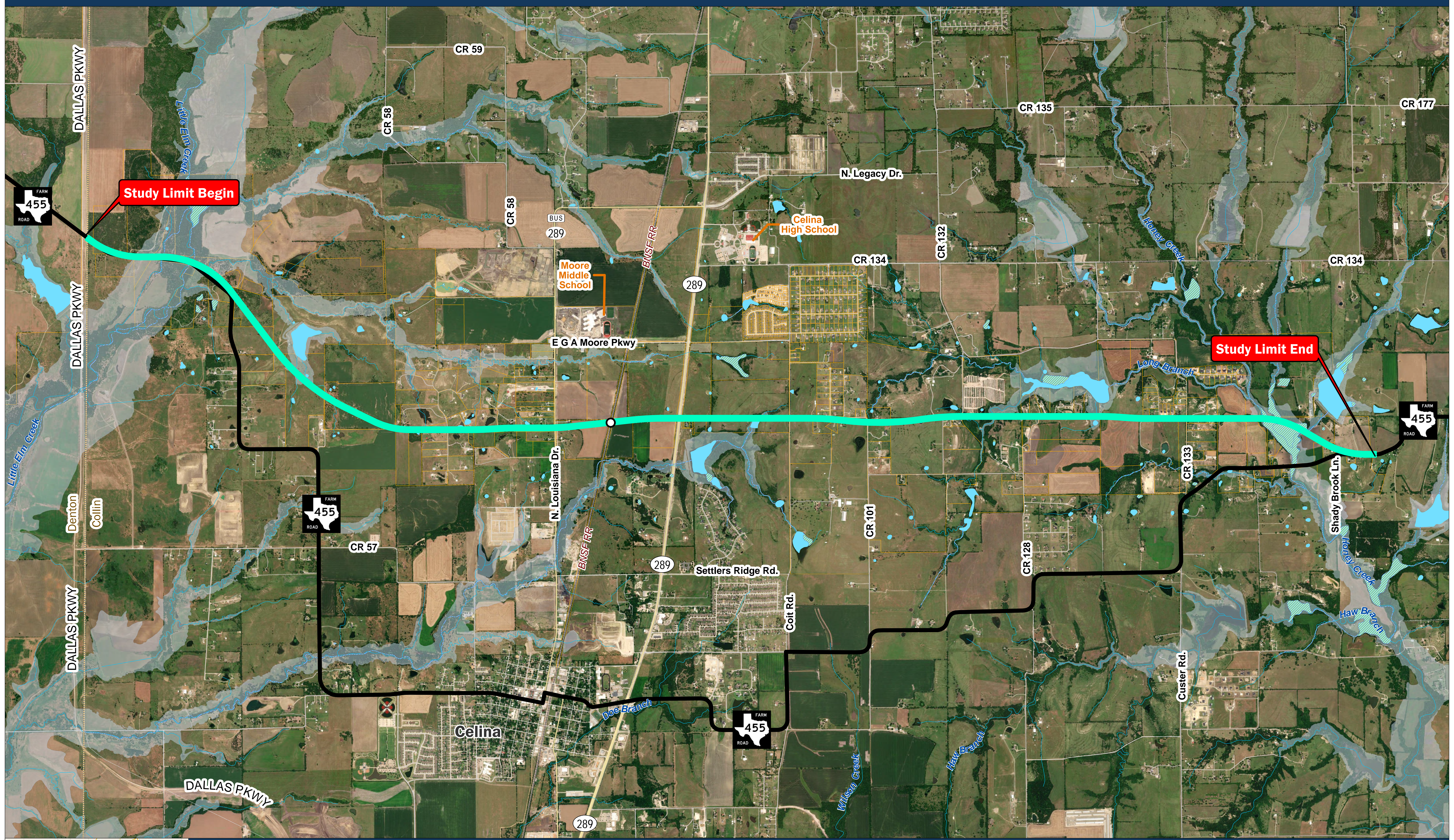




- Existing FM455
- Alternative 1
- Alternative 2
- Alternative 3
- Alternative 4
- Alternative 5
- Alternative 6
- Alternative 7
- Proposed Grade Separated Crossing
- County Boundary
- 100-Year Floodplain
- Wetland
- Waterbody
- Rivers/Streams

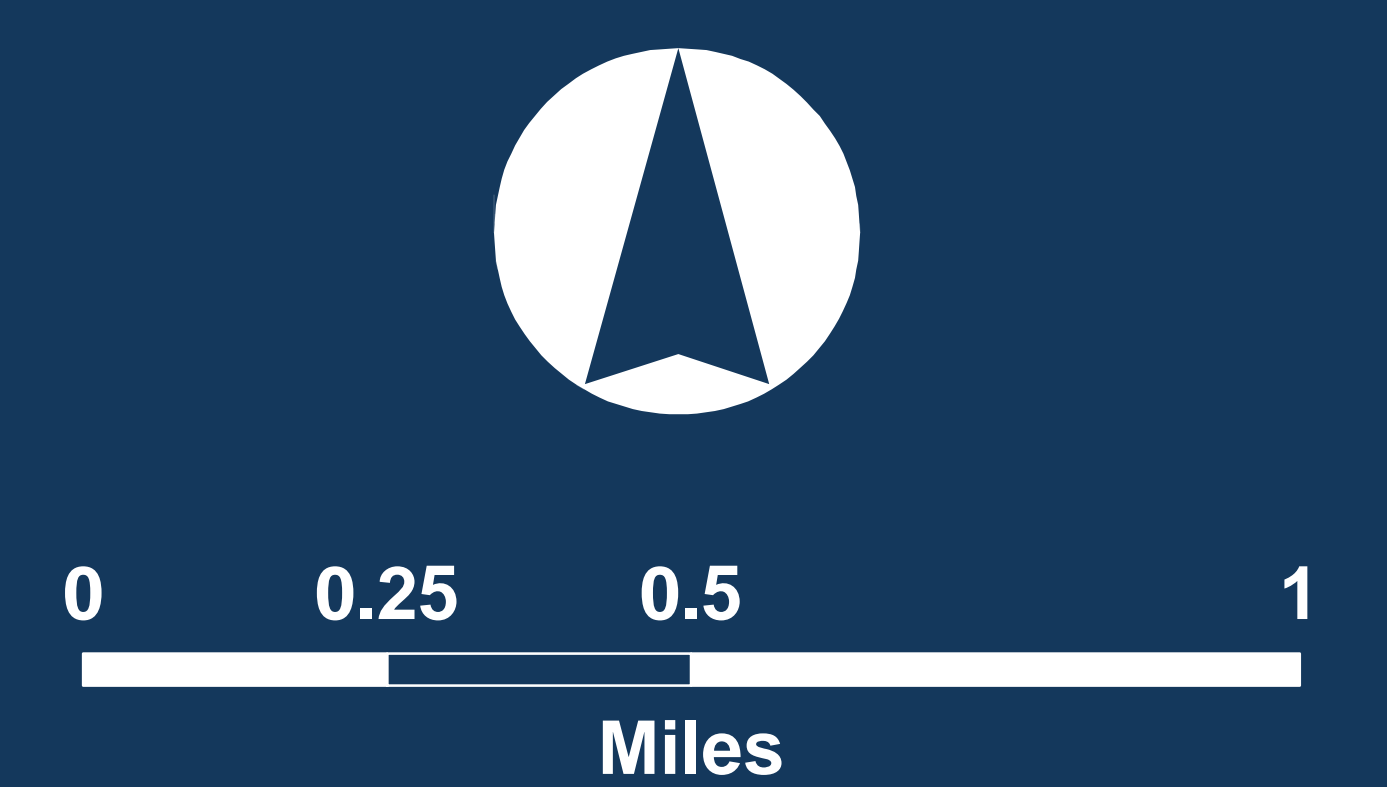
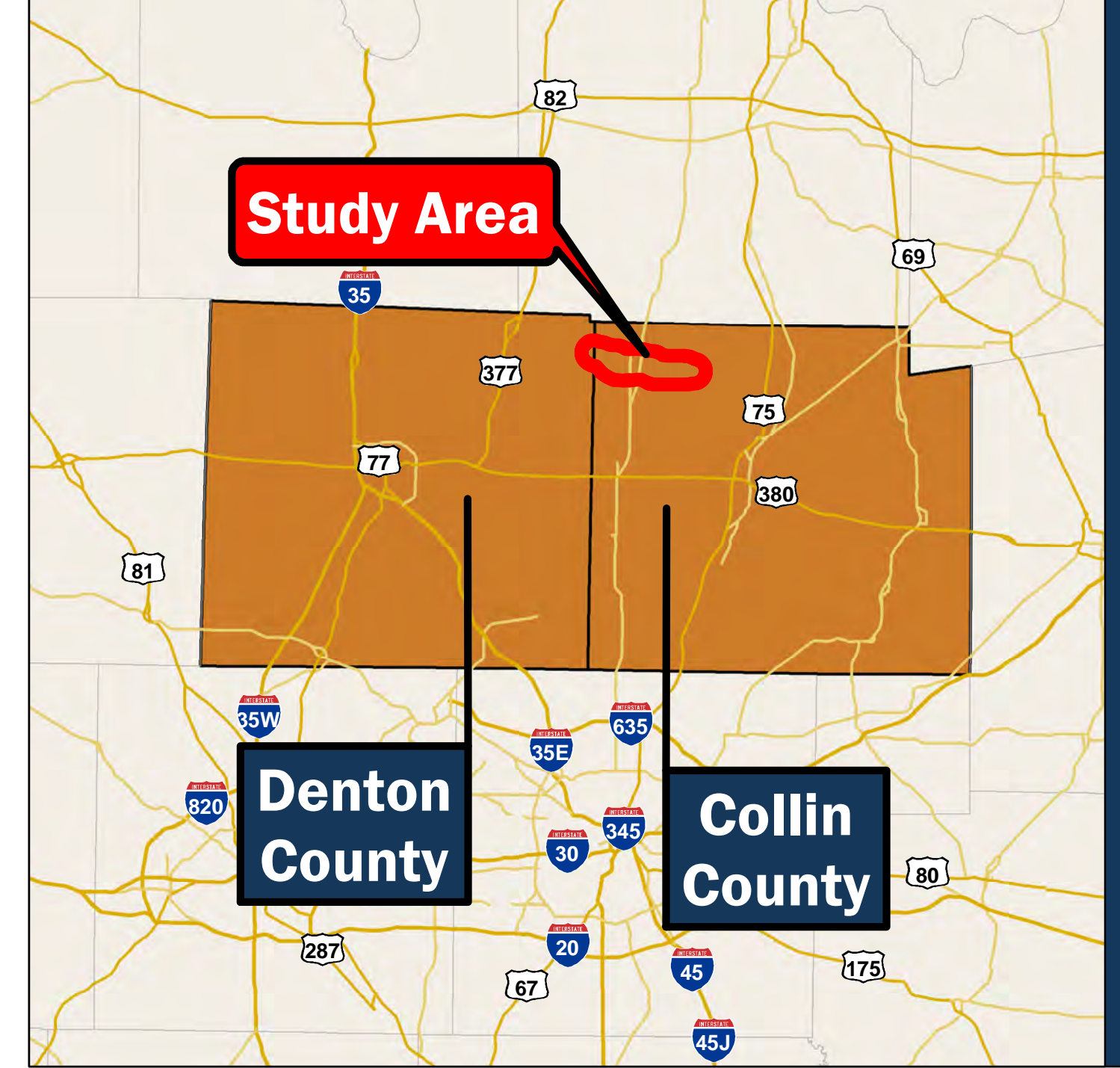


- Proposed Preliminary Alternative
- Existing FM455
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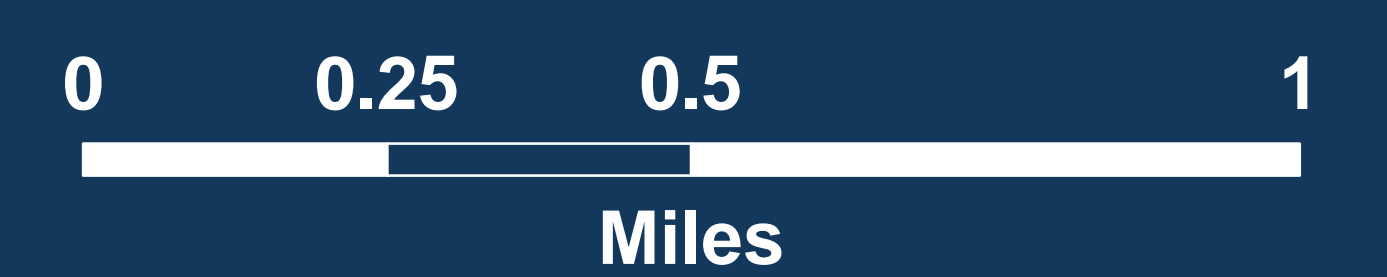
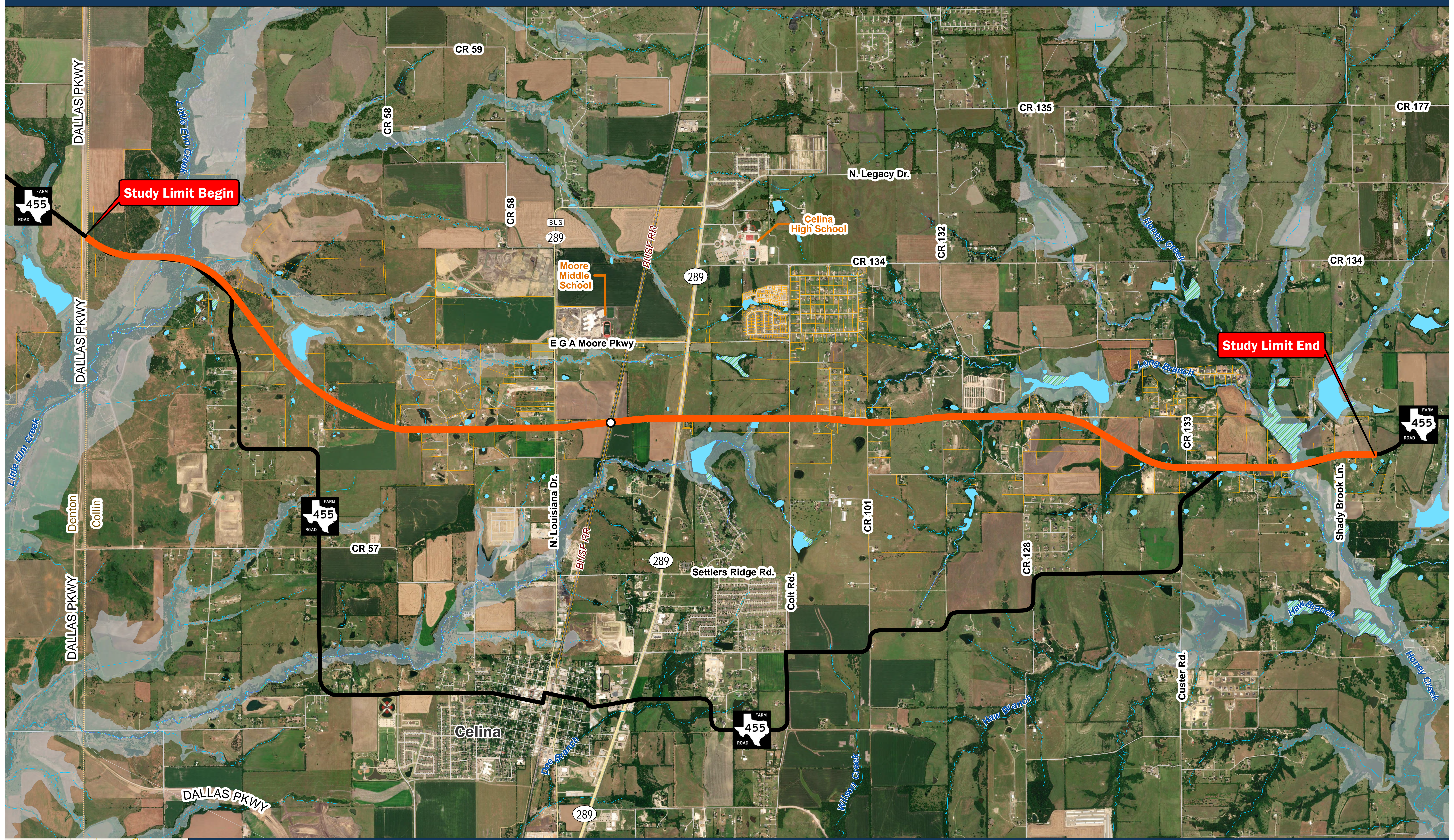


Study Limit Begin

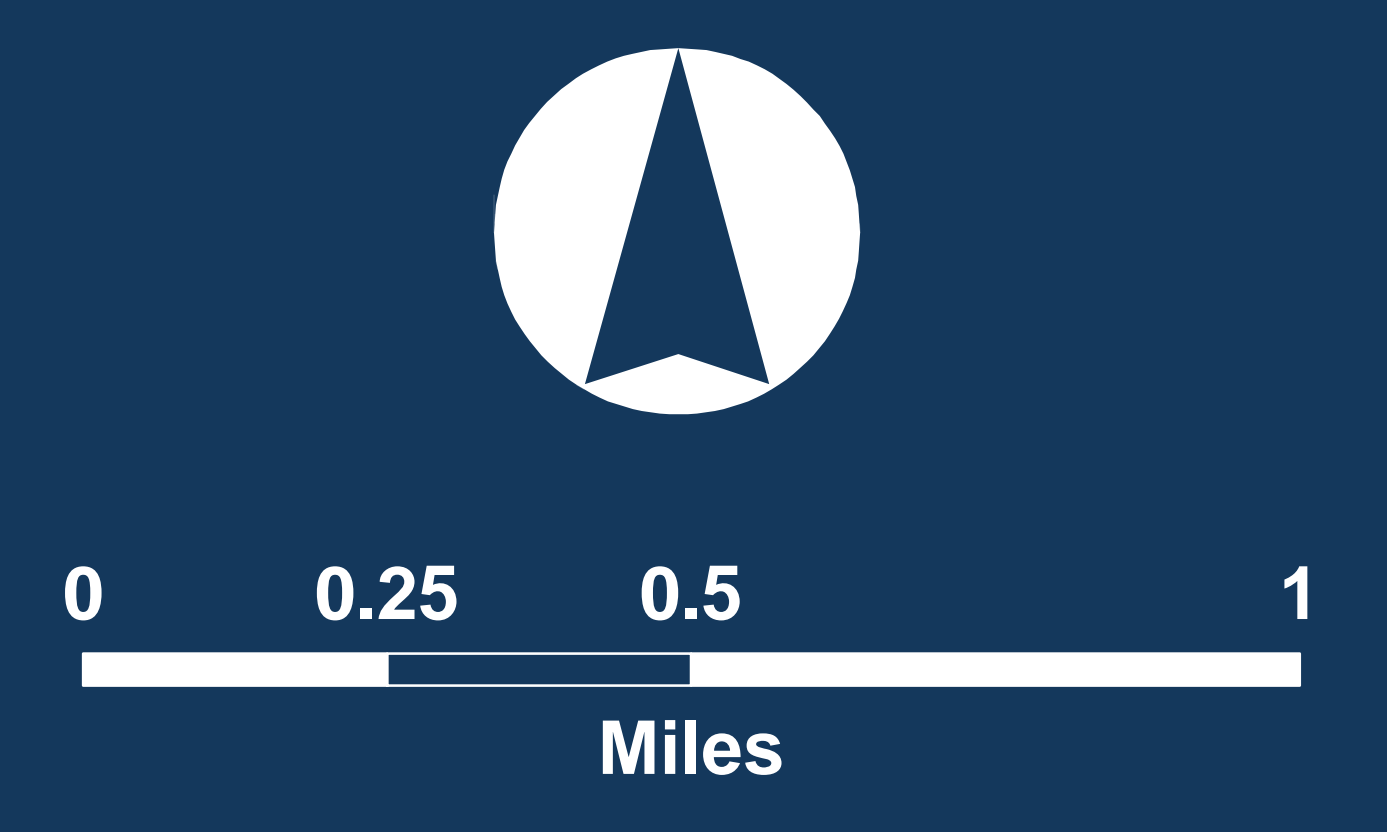
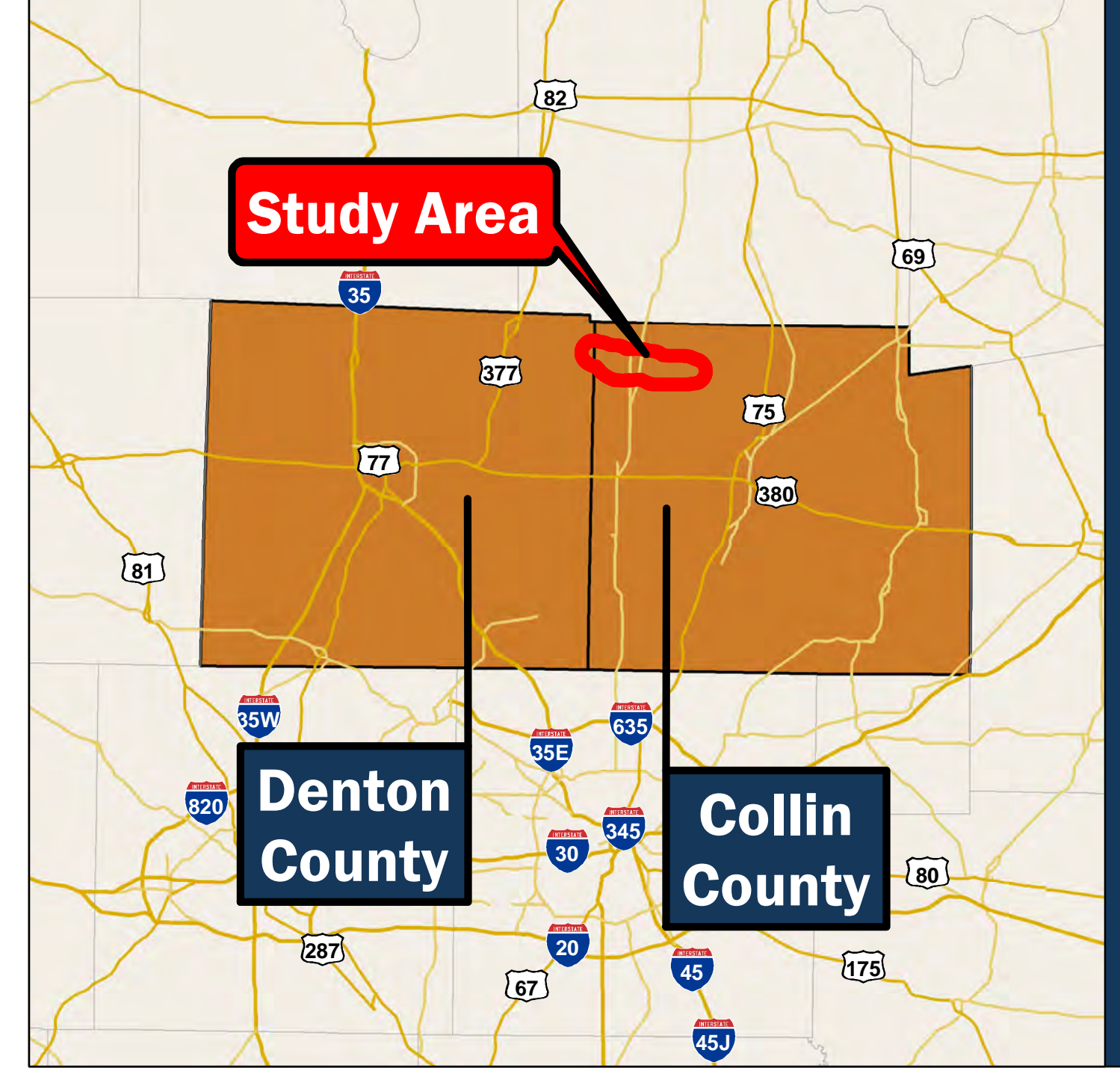
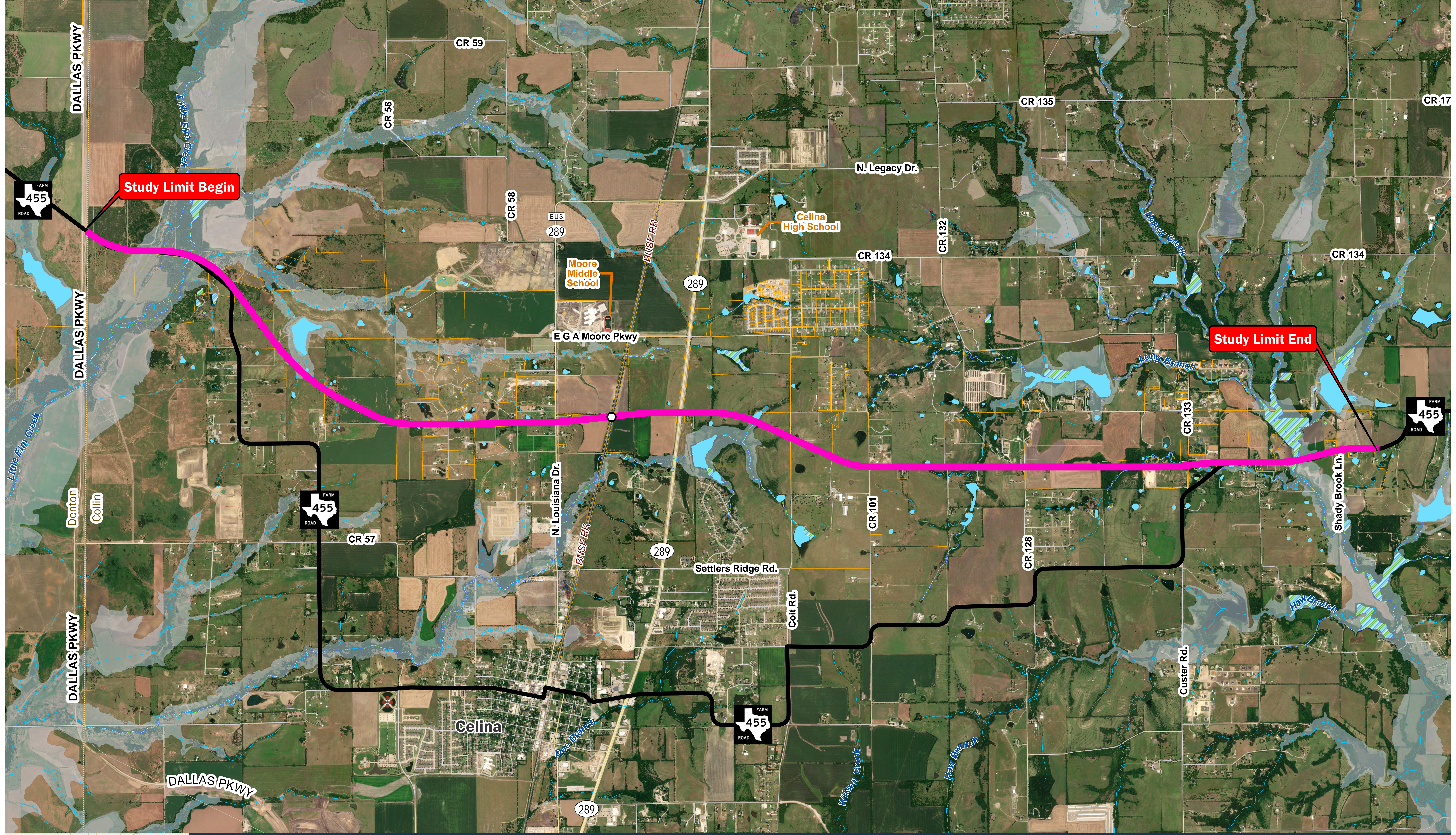
Study Limit End



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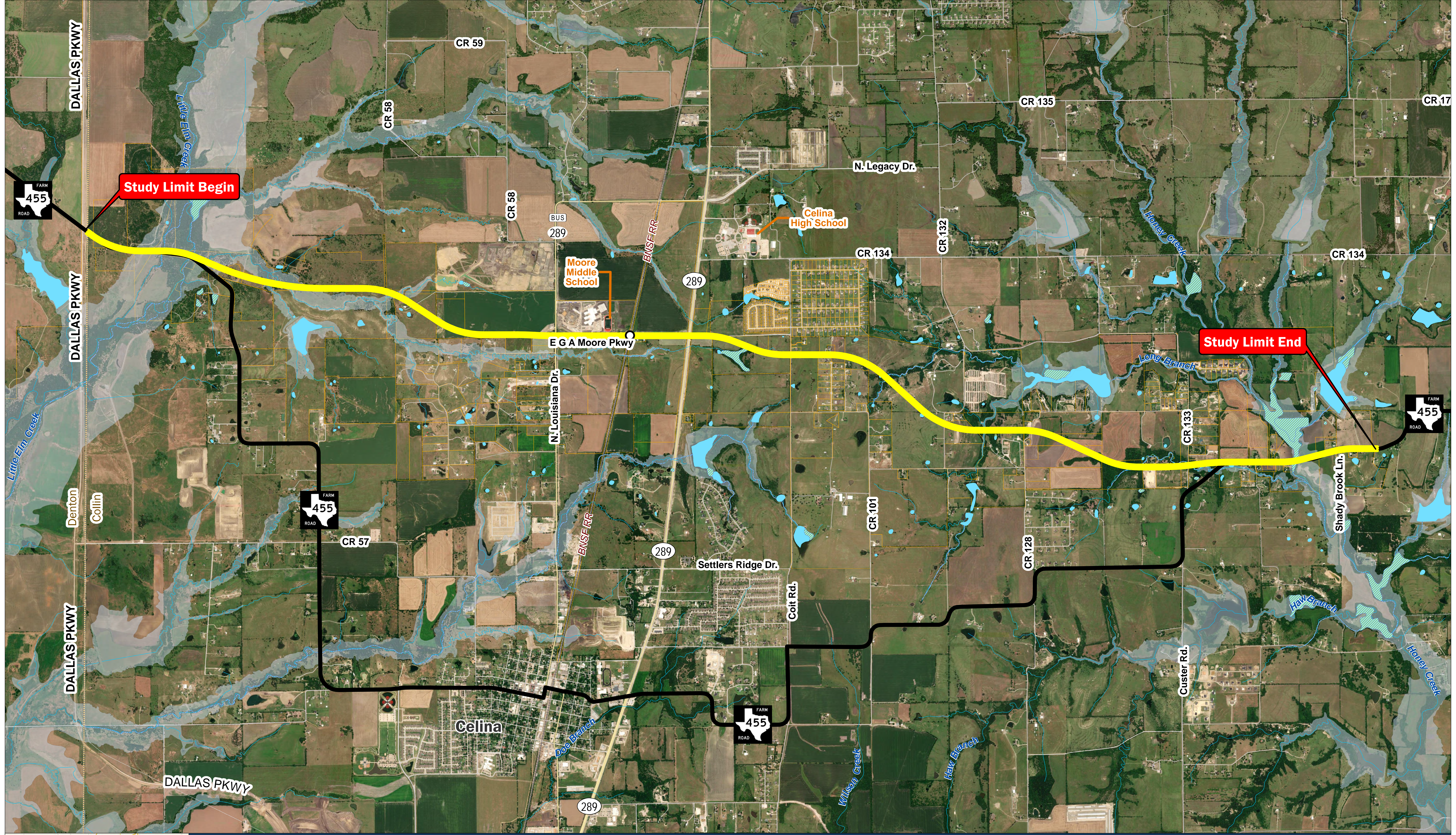


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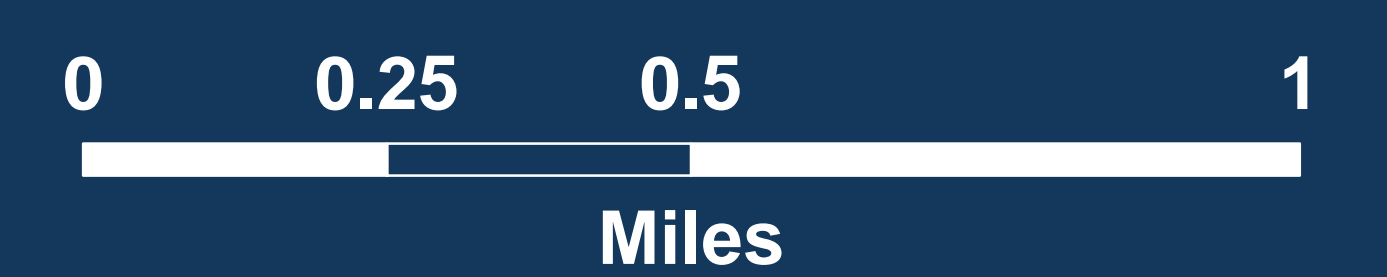
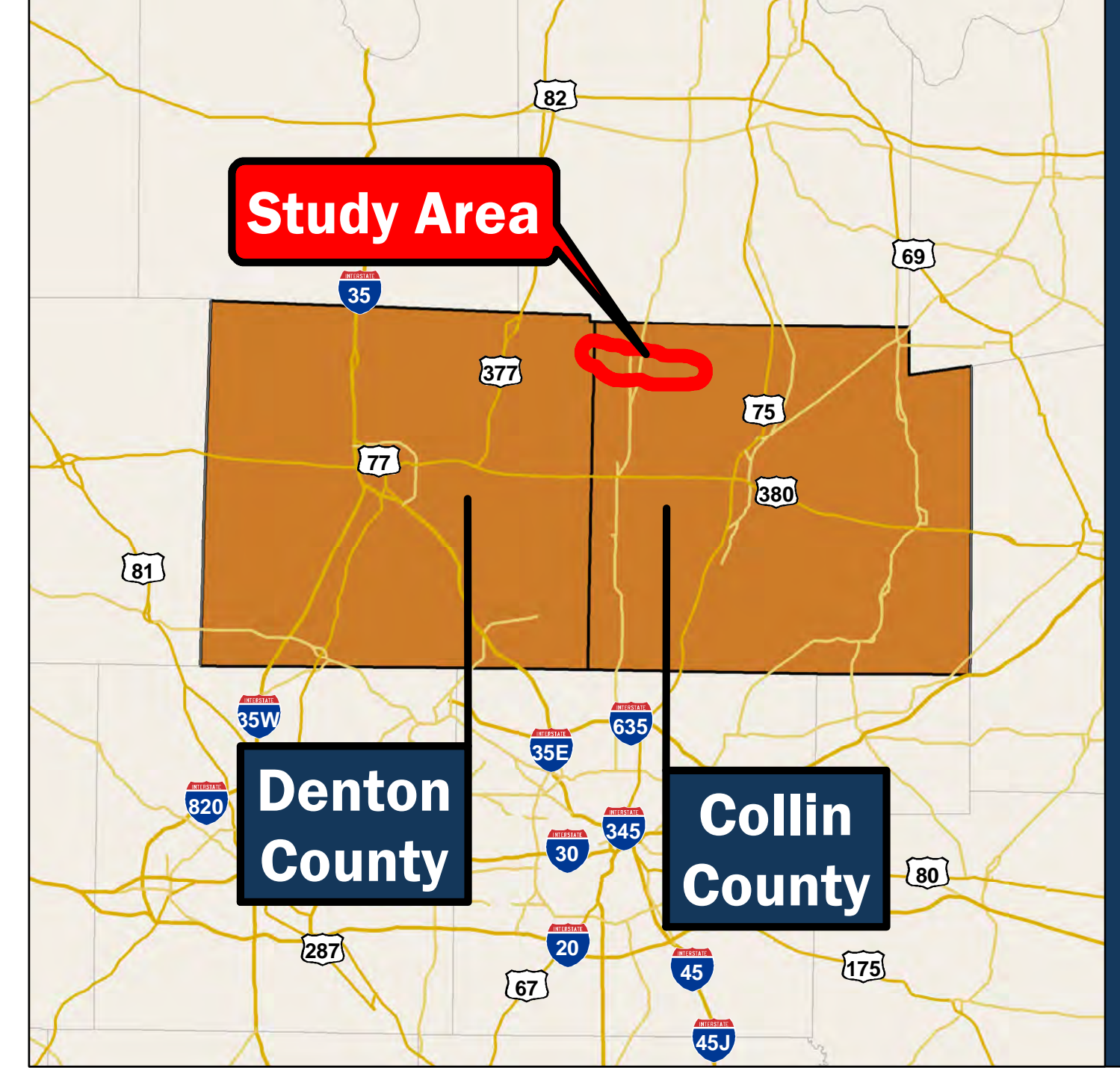
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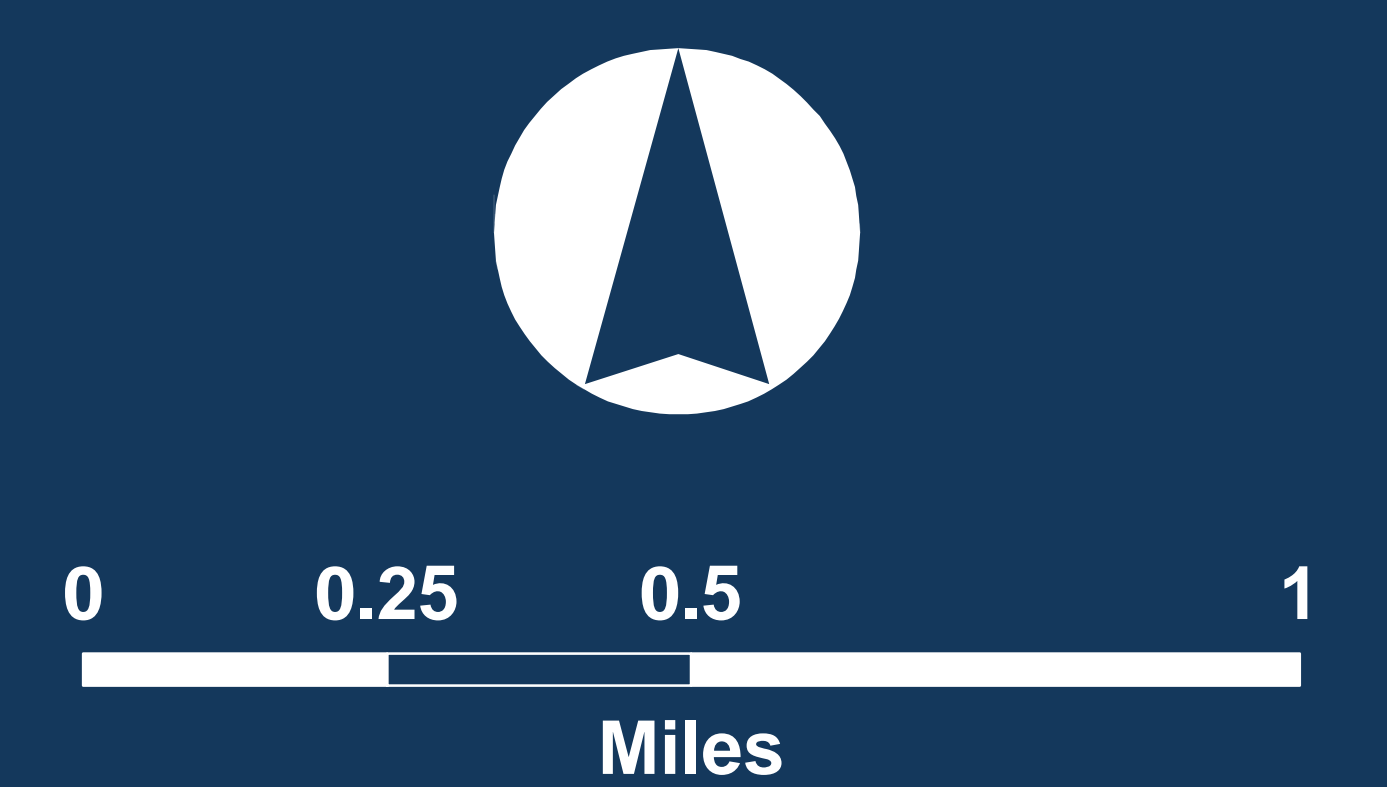
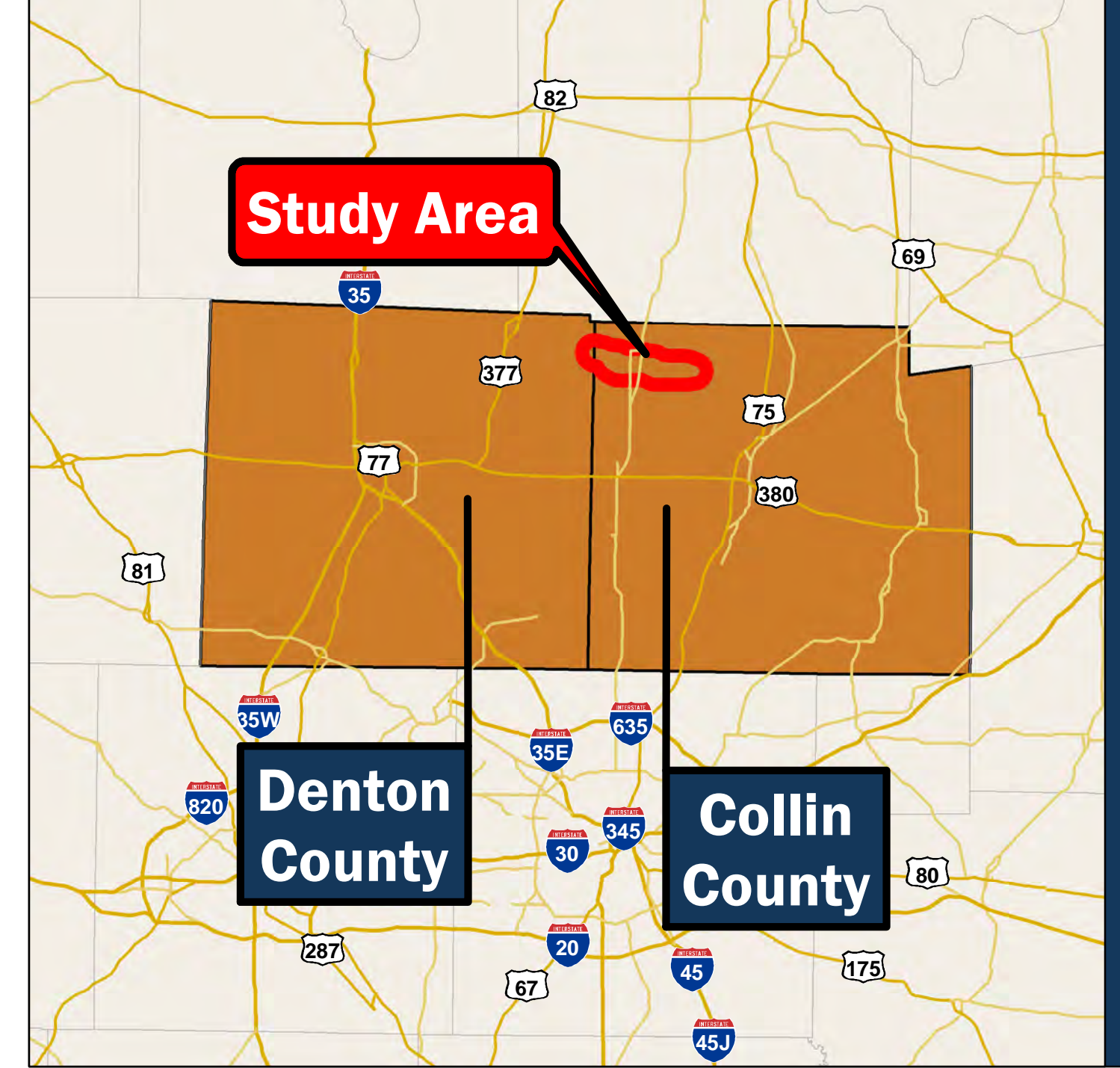
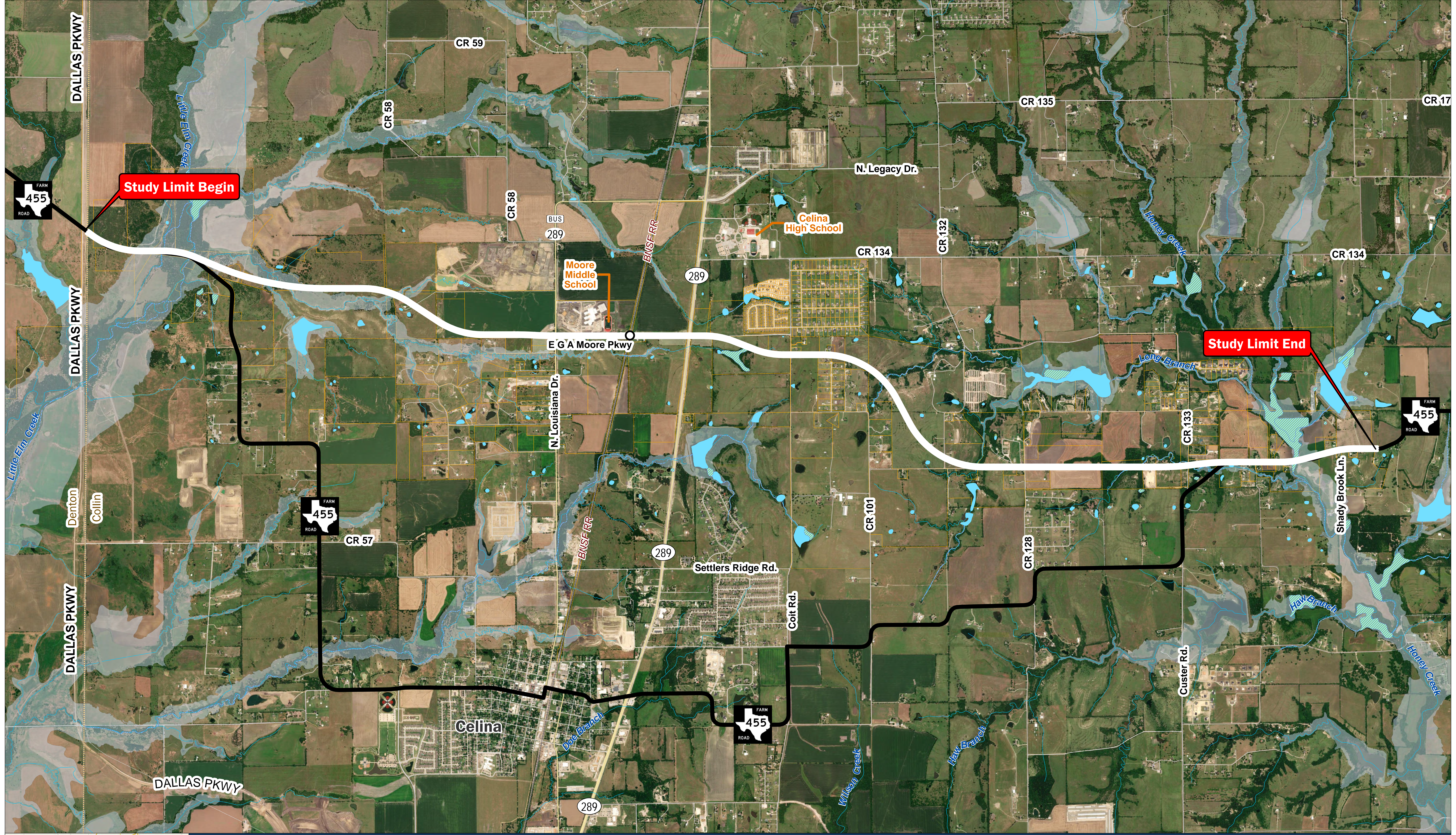


Study Limit Begin

Study Limit End



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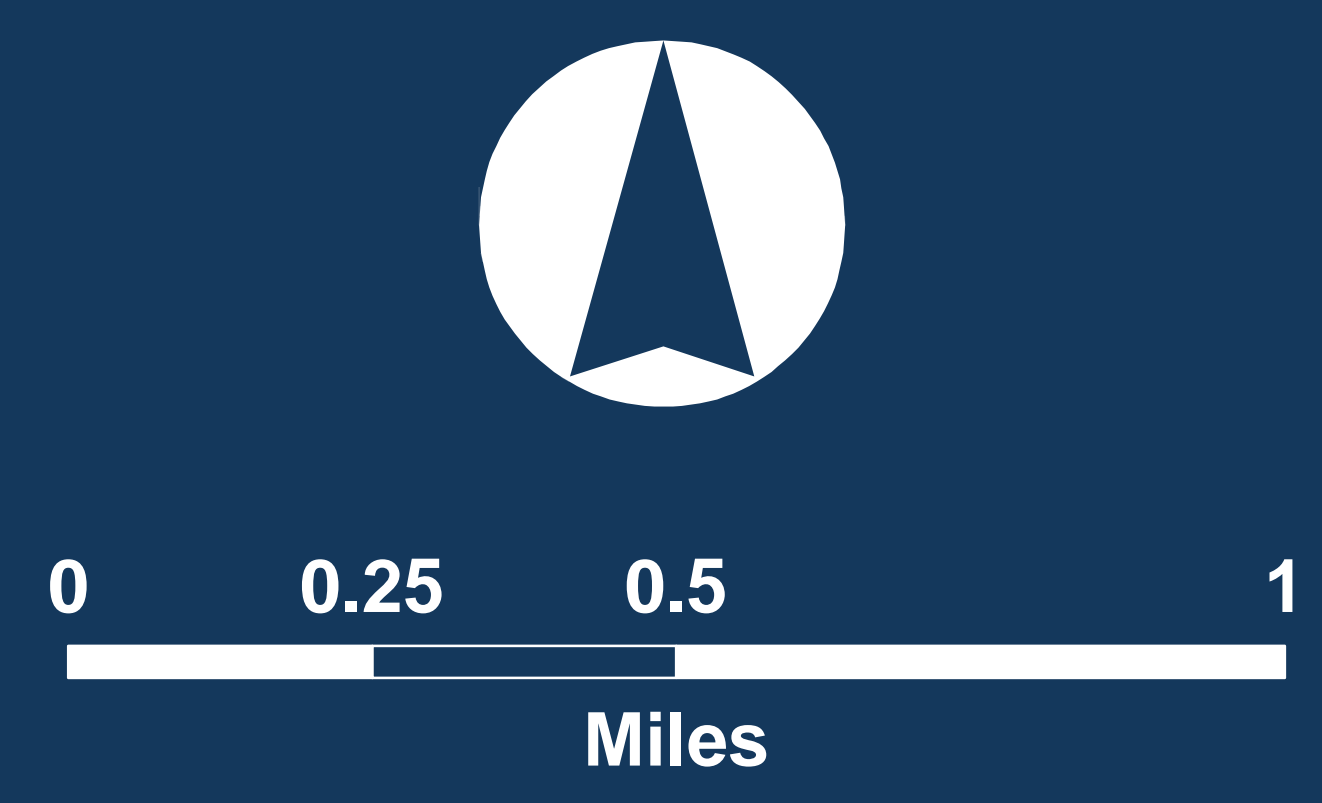
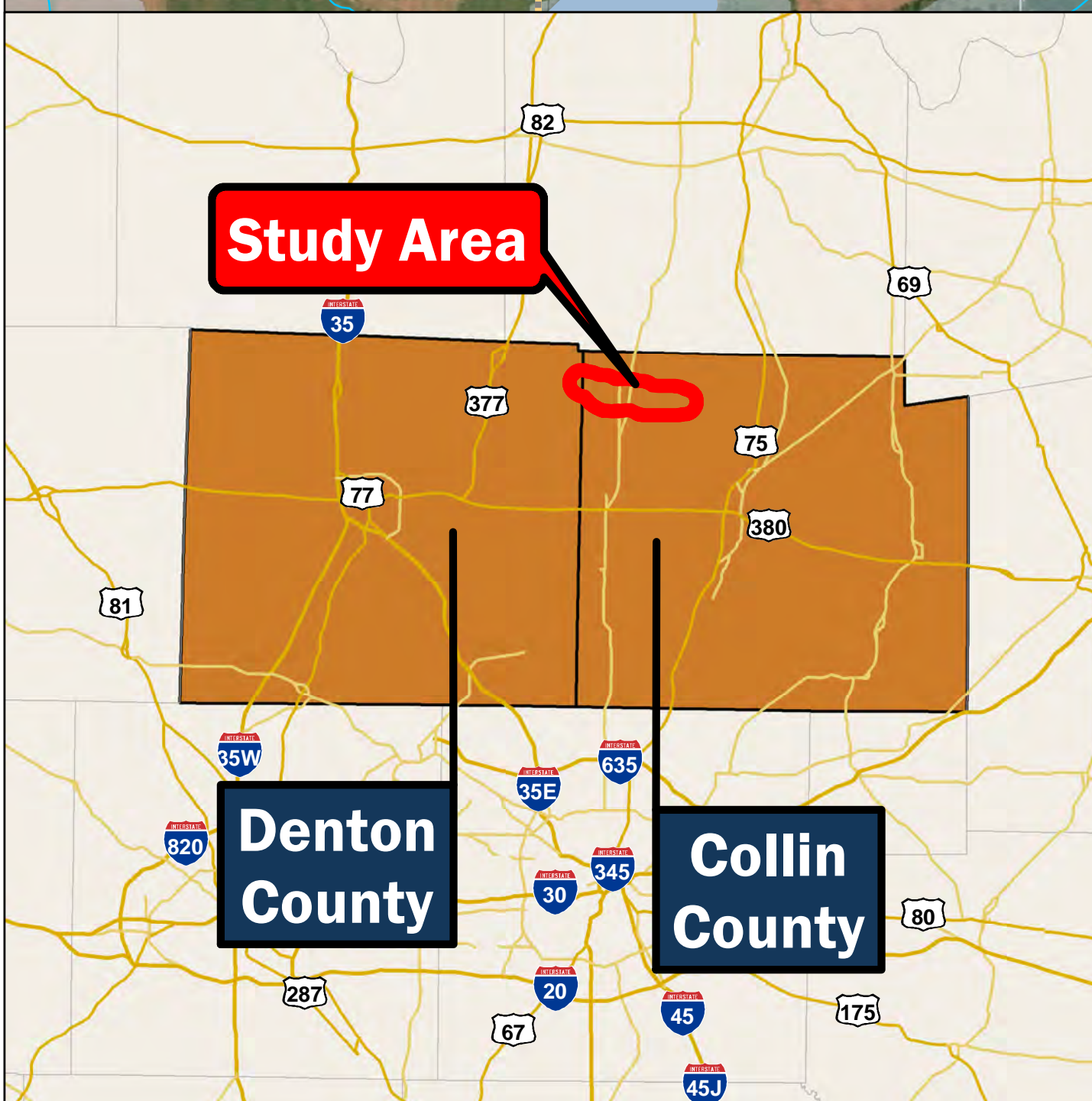
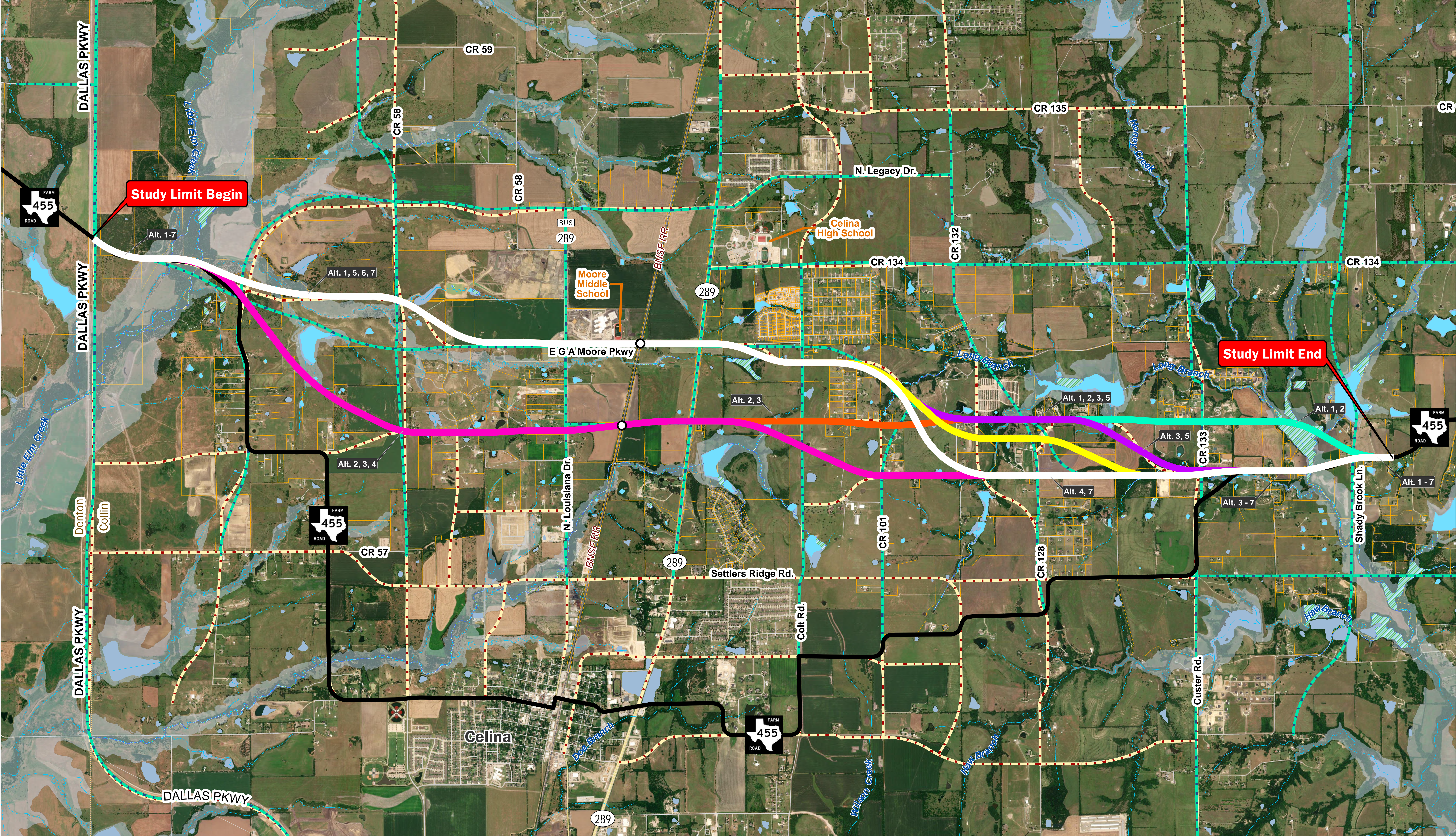


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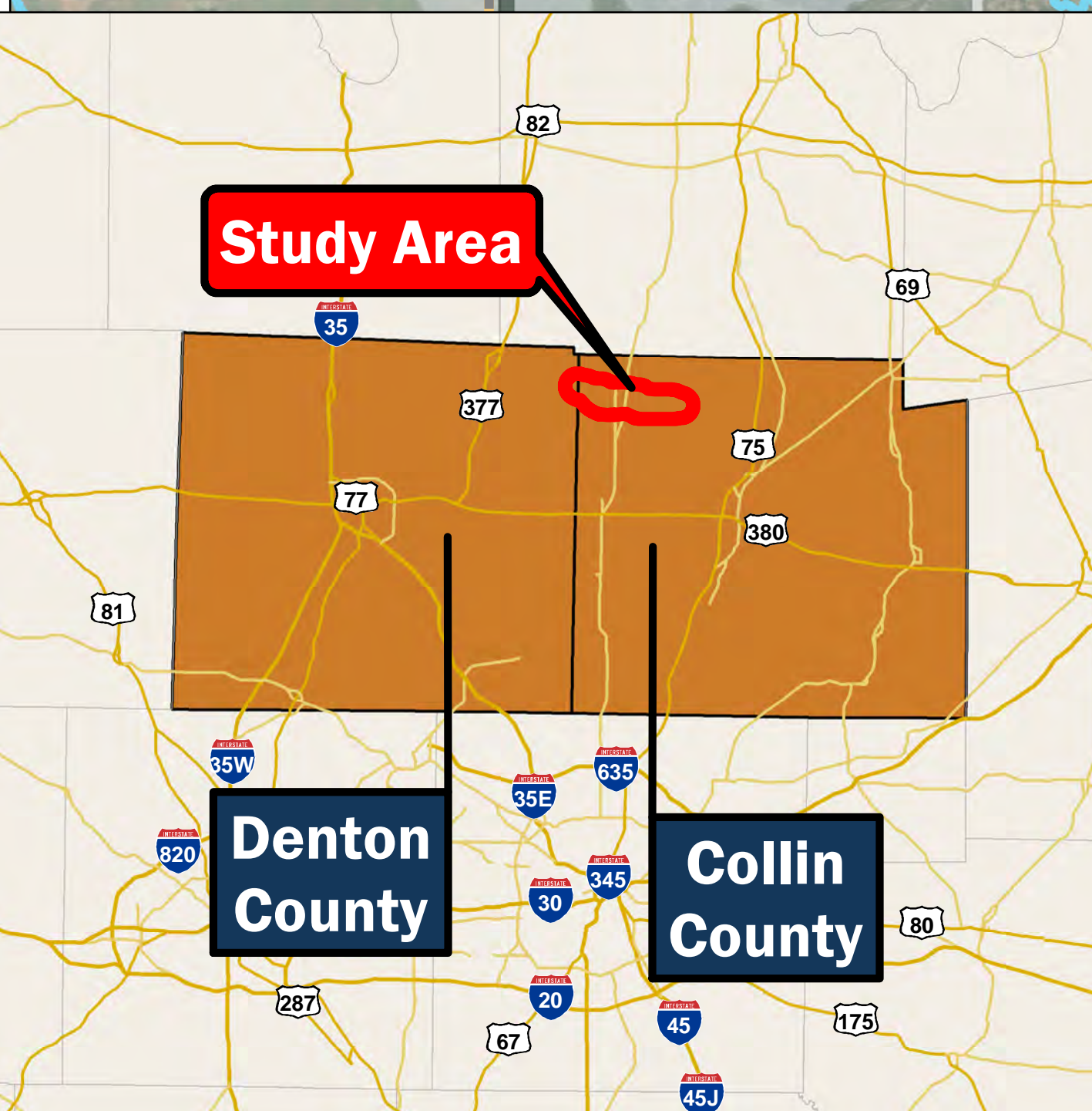
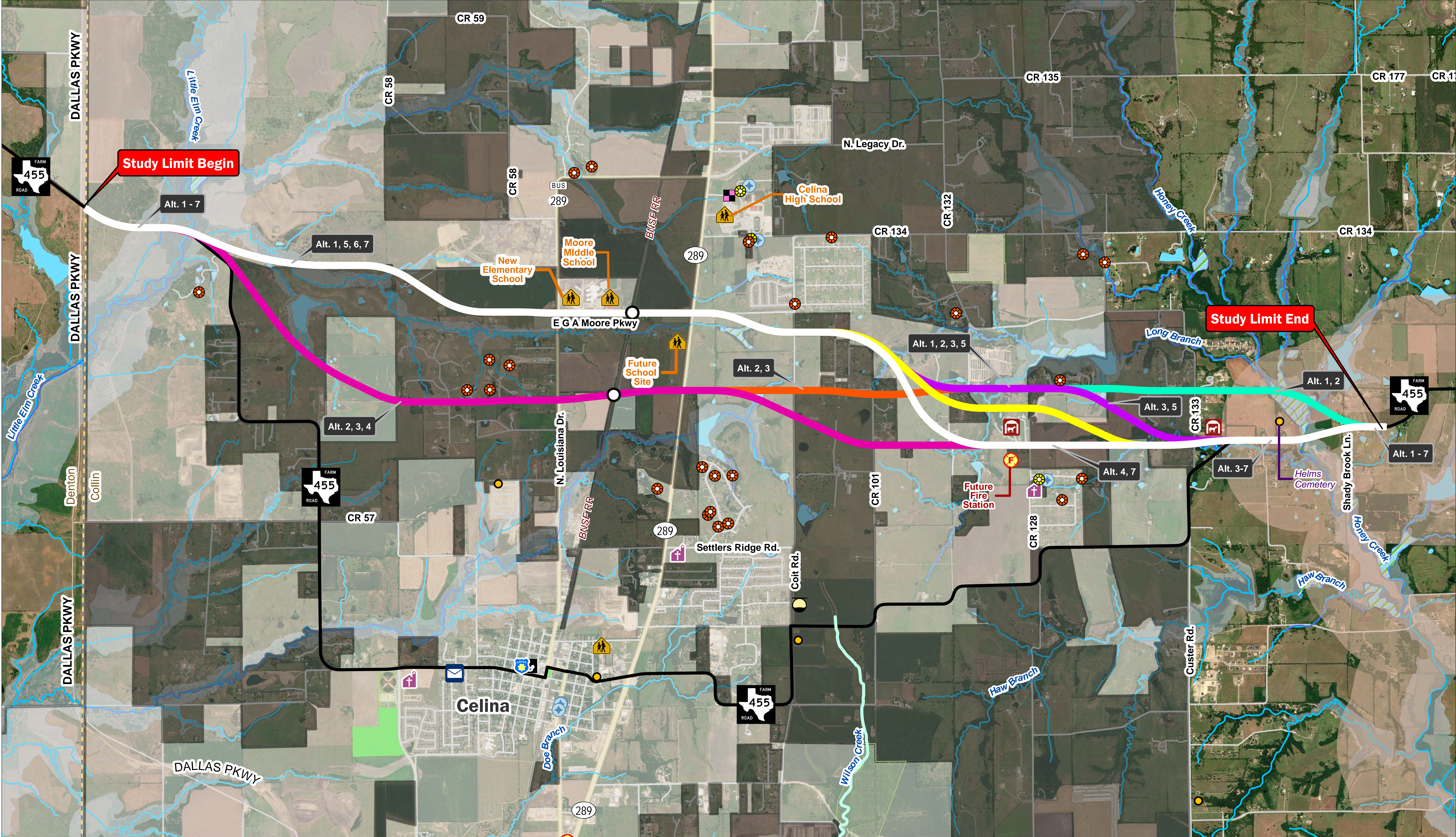


**FM 455 Feasibility Study Alternatives Evaluation Matrix**  
**From DNT to Shady Brook Lane**  
**ID: A00188517**

ANALYSIS MATRIX		● GOOD	● NEUTRAL	○ POOR				
SCREENING / EVALUATION CATEGORY	Alignment 1	Alignment 2	Alignment 3	Alignment 4	Alignment 5	Alignment 6	Alignment 7	
Purpose & Need	Improve East-West Mobility	●	●	●	●	●	●	
	Improve Safety	●	●	●	●	●	●	
Engineering	Total Segment Length along CL (miles)	8.6	8.8	8.9	8.8	8.7	8.8	
	Number of Skewed Intersections: Cross Streets that intersect at a skew greater than 15 degrees	2	2	2	4	2	4	
	Number of Major Utility Conflicts: Any location where we are on top of and run parallel to a utility line. (Not including Gas lines)	2	1	1	1	2	2	
	Gas Pipeline Crossings (count)	4	2	2	2	4	4	
	Gas Line Relocation (feet)	8006	0	0	0	8006	8006	
	Curves with Reduced Design Speeds: Curves that do not meet the 55 MPH Criteria at Minimum	0	0	0	0	0	0	
Displacements & Right-of-Way Requirements	Parcels Impacted	74	88	99	92	82	86	
	Residential Displacements	1	0	2	2	3	3	
	Business Displacements	1	0	0	0	1	1	
	Other displacements (includes barns, sheds, and outbuildings)	4	5	4	3	3	0	
	Potential Damaged Buildings: Any existing structure that is within 40ft of ROW	5	7	7	6	8	9	
	Amount of New Right-of-Way Required (acres)	127	138	149	131	143	127	
Environmental & Natural Resources	Number of Rivers/Streams Crossed	60	39	36	31	57	52	
	Protected Lands/Parks Along Corridor	0	0	0	0	0	0	
	Prime Farmland Present	Yes	Yes	Yes	Yes	Yes	Yes	
	Number of Hazardous Materials Sites	0	0	0	0	0	0	
	Oil and Gas Wells (count)	0	0	0	0	0	0	
	NWI Wetland Features (count)	6	9	12	12	8	9	
	Equestrian Facility with Potential Impacts (count): Legacy Equestrian Center and Lancaster Hill Stables	0	0	1	2	1	2	
Floodplains within Proposed Right-of-Way (acres)	26	24	26	18	24	20		
Community Impacts & Cultural Resources	Future Development Impacts: All developments that are next to or on top of the ROW	6	5	5	5	6	7	
	Presence of EJ Population (Yes/No)	No	No	No	No	No	No	
	Number of Adjacent Places of Worship	0	0	0	0	0	0	
	Impacts to Ponds	3	3	4	3	4	2	
	Number of Adjacent Public School Property(ies)	2	0	0	0	2	2	
	Archeological Sites, Cemeteries, and Historic Properties	0	0	0	0	0	0	
	Estimated Total Project Costs in Millions (M): 3.5 million per mile per lane	181	185	186	186	182	182	
Stakeholder, Agency, and Public Input	Adherence to Collin County Thoroughfare Plan	●	○	○	○	●	●	
	Adherence to Celina Thoroughfare Plan	●	○	○	○	●	●	
	City of Celina	TO BE DETERMINED BASED ON INPUT FROM PUBLIC MEETING #1						
	Collin County							
	Public							



- Collin County Thoroughfare Plan
- Celina Thoroughfare Plan
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County Boundary	Historical Marker	Equestrian Facility	ETJ - City of Celina	Alternative 3
City Boundary - Celina	School	Existing Park	ETJ - City of Weston	Alternative 4
Cemetery	Place of Worship	Future Park	Existing FM455	Alternative 5
Water Well	Fire Station	100-Year Floodplain	Proposed Grade Separated Crossing	Alternative 6
Groundwater Well	Police Station	Wetland	Alternative 1	Alternative 7
Public Water Supply Well	Post Office	Waterbody	Alternative 2	
Leaking Petroleum Storage Tank (Non Active)	Library	Rivers/Streams		



## Feasibility Study Timeline\*

2022-2023

Preliminary Engineering & Environmental Data Collection

Spring 2023

Explore & Analyze Alternative Solutions

June 20, 2023

Public Meeting #1



WE ARE HERE

Fall 2023

Determine a Recommended Alternative

Spring 2024

Public Meeting #2

## Next Steps after this Feasibility Study



\* Subject To Change



Please submit your comments regarding the design modifications presented in this public meeting by using any of the four methods below by our deadline,  
**Wednesday, July 5, 2023.**



### Comment Online

Click the link provided on the project website.



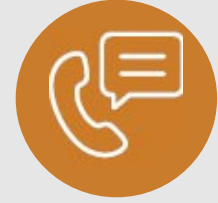
### Email Us

[Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov)



### Mail-in Comments

TxDOT Dallas District Office  
Attn: Stephen Endres, P.E.  
4777 E. Highway 80  
Mesquite, TX 75150



### Leave a Voicemail

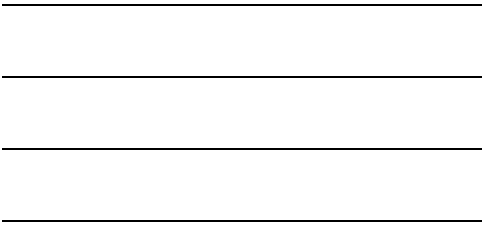
(469) 920-2505

For general questions about the presentation or the project, please contact TxDOT Project Manager, Stephen Endres, P.E. at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).

- Project Website Analytics
  - Project Website
  - Presentation
    - Script
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- Bilingual Comment Form
- Online Comment Form
  - Directional Signage
- Meeting Photographs








STAMP HERE  
(ESTAMPILLA  
AQUÍ)

TxDOT DALLAS DISTRICT  
ATTN: STEPHEN ENDRES, P.E.  
4777 E. U.S. HIGHWAY 80  
MESQUITE, TX 75150 - 6643

*Please fold in half and tape shut. Do not staple.  
Doblar por la mitad y sellar con cinta adhesiva. No engrapar.*



- Project Website Analytics
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- 

# FM 455 Feasibility Study (June 2023) Comment Form

Thank you for your interest in this project and taking the time to provide us with your written comments. Putting your comments in writing is one of the most effective ways to have your concerns addressed. Comments will be accepted until 11:59 p.m. on July 5, 2023.

1. Name

Enter your answer

2. Address, City, State, Zip Code

Enter your answer

3. Email Address

Enter your answer

4. Representing:

Enter your answer

5. Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:

- I am employed by Texas Department of Transportation (TxDOT)
- I do business with TxDOT
- I could benefit monetarily from the project or other item about which I am commenting

6. Comment(s):  
(4000 Character Limit)

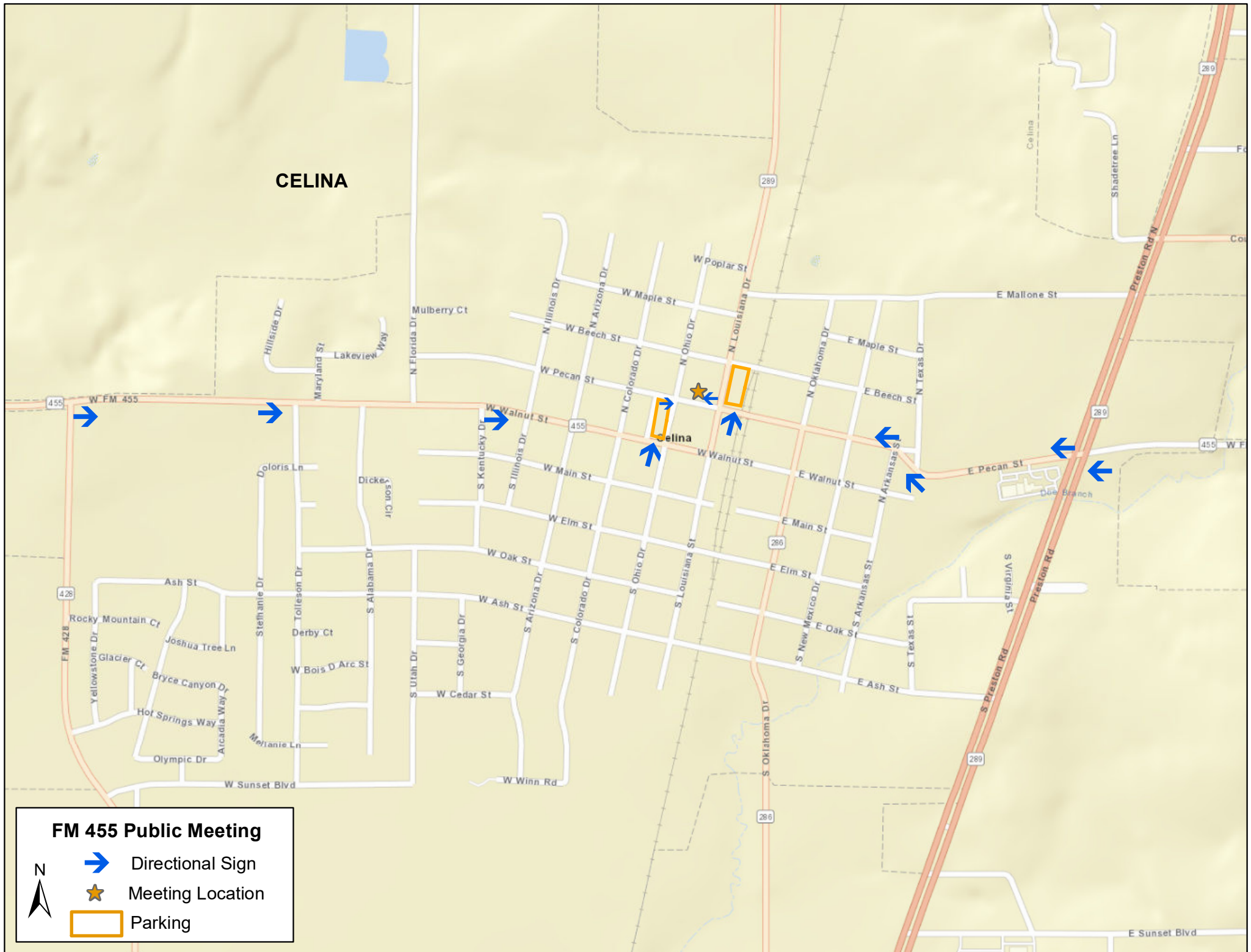
**Submit**

Never give out your password. [Report abuse](#)




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# CELINA



**FM 455 Public Meeting**

-  Directional Sign
-  Meeting Location
-  Parking









- Project Website Analytics
  - Project Website
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