

**Pursuant to Texas Education Code Chapter 13**

Filed with:

**Tom Bean Independent School District**

**Van Alstyne Independent School District**

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**PETITION FOR DETACHMENT OF TERRITORY FROM TOM BEAN ISD AND ANNEXATION  
INTO VAN ALSTYNE ISD**

**TO THE BOARD OF TRUSTEES OF TOM BEAN INDEPENDENT SCHOOL DISTRICT AND  
THE BOARD OF TRUSTEES OF VAN ALSTYNE INDEPENDENT SCHOOL DISTRICT:**

The undersigned Petitioner hereby submits this **Petition for Detachment and Annexation** pursuant to **Texas Education Code §13.051**, and respectfully requests that the Territory described below be **detached from Tom Bean Independent School District (“TBISD”)** and **annexed into Van Alstyne Independent School District (“VAISD”)**.

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**1. PETITIONER INFORMATION**

**Petitioner / Property Owner:**

Danny Jester, Rodney Wilson

Dreamline Cold Springs LLC

101 S White Oak Road

White Oak, Texas 75693

Email: [dannyjester@gmail.com](mailto:dannyjester@gmail.com)

Phone: 214-683-2256

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**2. DESCRIPTION OF TERRITORY TO BE DETACHED AND ANNEXED**

The Territory consists of 92.086 acres located in Grayson County, Texas.

Property Identification:

Grayson CAD Property ID: 132388

Owner: Dreamline Cold Springs LLC

Survey: William McCullough Survey, Abstract No. 805

Map ID: 276

**Current Legal Status:**

The Territory consists of a single, unified 92.086-acre tract under common ownership by Dreamline Cold Springs LLC. A final plat for a residential subdivision known as "Maverick Ranch Estates" containing 72 residential lots has been approved by the City of Van Alstyne and Grayson County. Site development work for infrastructure (roads, drainage, utilities) is currently underway. However, the property has not been subdivided for ownership purposes, no individual lots have been conveyed to separate owners, no residential structures have been constructed, no building permits for residential structures have been issued, no certificates of occupancy have been issued, and zero (0) persons currently reside within the Territory.

**Legal Description (Metes and Bounds):**

SITUATED in the State of Texas, County of Grayson, being part of the William McCullough Survey, Abstract No. 805, being part of a called 92.46 acre tract of land as recorded in Volume 2290, Page 649 of the Deed Records of Grayson County, Texas, and being part of a called 213.98 acre tract of land as recorded in Volume 5459, Page 355 of the Deed Records of Grayson County, Texas, with said premises being more particularly described as follows:

BEGINNING at a point in the approximate center of Knob Hill Road, same being the south line of a called 105.383 acre tract of land as recorded in Volume 1672, Page 437 of the Deed Records of Grayson County, Texas, same being the east line of said 92.46 acre tract marking the northwest corner of a called 31.107 acre tract of land as recorded under Instrument No. 2021-26576 of the Deed Records of Grayson County, Texas, the northeast corner of said 213.98 acre tract and the herein described premises, from which a 1/2" iron rod found bears North 19°29'57" West, 1.14 feet, and from said point of beginning a 1/2" iron rod found bears South 89°50'03" East, 1,314.28 feet marking the northeast corner of said 31.107 acre tract;

THENCE with the west line of said 31.107 acre tract, the west line of a called 54.440 acre tract of land as recorded under Instrument No. 2019-24208 of the Deed Records of Grayson County, Texas, the west line of a called 49.546 acre tract of land as recorded under Instrument No. 2021-27854 of the Deed Records of Grayson County, Texas, the east line of said 92.46 acre tract and an east line of said 213.98 acre tract as follows: South 00°06'47" West, 1,044.54 feet to a 60D Nail found in a concrete base of a fence corner post marking the southwest corner of said 31.107 acre tract and the northwest corner of said 54.440 acre tract; South 00°19'07" West, 1,404.99 feet to a 10" wood fence corner post found marking the southwest corner of said 54.440 acre tract and the northwest corner of said 49.546 acre tract; South 00°35'53" West, 312.58 feet to a 12" wood fence corner post found marking a southeast corner of said 213.98 acre tract, an interior corner of said 49.546 acre tract, the southeast corner of said 92.46 acre tract and said premises;

THENCE with the north line of said 49.546 acre tract, the north line of a called 11.203 acre tract of land as recorded under Instrument No. 2017-14346 of the Deed Records of Grayson County, Texas, the north line of a called 33.75 acre tract of land as recorded in Volume 2804, Page 37 of the Deed Records of Grayson County, Texas, a south line of said 92.46 acre tract and a south line of said 213.98 acre tract as follows: South 89°43'59" West, passing at 131.53 feet a 1/2" iron rod found marking the northwest corner of said 49.546 acre tract and the northeast corner of said 11.203 acre tract and continuing for a total distance of 819.90 feet to a 1/2" iron rod found marking the northwest corner of said 11.203 acre tract and the northeast corner of said 33.75 acre tract; North 89°54'24" West, 678.11 feet to a 11" wood fence corner post marking the northerly most northwest corner of said 33.75 acre tract, an interior corner of said 92.46 acre tract, an interior corner of said 213.98 acre tract and said premises;

THENCE with a common line between said 33.75 acre tract, said 92.46 acre tract and said 213.98 acre tract as follows: South 01°13'34" West, 21.53 feet to a 1/2" iron rod found marking an exterior corner of said 92.46 acre tract, an exterior corner of said 213.98 acre tract and said premises; North 88°47'16" West, passing at 678.6 feet a 11" wood fence corner post and continuing for a total distance of 689.09 feet to a 5/8" iron rod found marking a southeast corner of a called 20.676 acre tract of land as recorded under Instrument No. 2022-2089 of the Deed Records of Grayson County, Texas, the northwest corner of said 33.75 acre tract, the southerly most southwest corner of said 213.98 acre tract, the southwest corner of said 92.46 acre tract and said premises, (the previous deed calls for the center of Stone Marshall Road), the center of said Stone Marshall Road bears approximately North 89°48'06" West, 51.91 feet, from said 5/8" iron rod found a 1/2" iron rod found bears North 89°48'06" West, 729.45 feet;

THENCE with a west line of said 213.98 acre tract, a west line of said 92.46 acre tract and an east line of said 20.676 acre tract, North 01°12'54" West, 21.17 feet to a 1/2" iron rod found marking an interior corner of said 20.676 acre tract, the westerly most northwest corner of said 213.96 acre tract, the westerly most northwest corner of said 92.46 acre tract and said premises;

THENCE with a south line of said 20.676 acre tract, a north line of said 213.98 acre tract and a north line of said 92.46 acre tract, South 88°46'06" East, 609.61 feet to a 10" wood fence corner post found marking the southeast corner of said 20.676 acre tract, an interior corner of said 213.98 acre tract, an interior corner of said 92.46 acre tract and said premises;

THENCE with the east line of said 20.676 acre tract, the east line of a called 12.0 acre tract of land as recorded in Volume 5507, Page 24 of the Deed Records of Grayson County, Texas, the east line of a called 25.00 acre tract of land as recorded in Volume 1529, Page 511 of the Deed Records of Grayson County, Texas, the west line of said 92.46 acre tract and a west line of said 213.98 acre tract as follows: North 00°00'49" West, 654.73 feet to a 1/2" iron rod found marking the northeast corner of said 20.676 acre tract and the southeast corner of said 12.0 acre tract; North 00°09'07" East, passing at 378.68 feet a 1/2" iron rod found and continuing for a total distance of 743.84 feet to a 2" metal fence corner post marking a southeast corner of a called 18.167 acre tract of land as recorded in Volume 1542, Page 727 of the Deed Records of Grayson County, Texas, an exterior corner of said 213.98 acre tract, a northwest corner of said 92.46 acre tract and said premises;

THENCE with a south line of said 18.167 acre tract, a north line of said 92.46 acre tract and a north line of said 213.98 acre tract, South 89°46'29" East, 261.49 feet to a 2" metal fence corner post marking the southeast corner of said 18.167 acre tract, an interior corner of said 92.46 acre tract, an interior corner of said 213.98 acre tract and said premises;

THENCE with the east line of said 18.167 acre tract, a west line of said 92.46 acre tract and crossing through said 213.98 acre tract as follows: North 00°53'19" East, 517.36 feet to a 2" metal fence corner post marking the northeast corner of said 18.167 acre tract; North 00°28'07" East, 849.43 feet to a Roome capped iron rod set in the approximate center of Knob Hill Road, same being the south line of the aforementioned 105.383 acre tract and the north line of said 213.98 acre tract, marking the northerly most northwest corner of said 92.46 acre tract and said premises, from which a Rail road spike found bears North 89°58'27" West, 1,650.46 feet marking the northwest corner of a called 10 acre tract of land as recorded under Instrument No. 2021-30577, same being an angle break on the north line of said 213.98 acre tract;

THENCE with the approximate center of Knob Hill Road, the south line of said 105.383 acre tract, a north line of said 213.98 acre tract and crossing through said 92.46 acre tract, South 89°58'27" East, 1,306.17 feet to the place of beginning and containing 92.086 acres of land, more or less.

#### RESERVATIONS AND EXCEPTIONS:

1. Easement executed by James B. Armstrong, to South Grayson Water, dated January 18, 2000, filed March 14, 2000, recorded in/under Volume 2902, Page 601 of the Real Property Records of Grayson County, Texas;
2. Mineral and/or royalty interest, as described in instrument recorded in/under Volume 1047, Page 454 of the Real Property Records of Grayson County, Texas;

3. Mineral and/or royalty interest, as described in instrument recorded in/under Volume 2290, Page 649 of the Real Property Records of Grayson County, Texas; and
4. Mineral and/or royalty interest, as described in instrument recorded in/under Volume 5459, Page 355 of the Real Property Records of Grayson County, Texas.

**Geographic Location:** The territory consists of approximately 92 contiguous acres located in Grayson County, Texas, approved for development as a 72-lot residential subdivision. The tract is:

- Located entirely within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne
- Bordered on three sides by Van Alstyne Independent School District
- Currently located within Tom Bean Independent School District
- Geographically isolated from Tom Bean ISD's core population center

A complete legal description is attached as Exhibit A. A boundary map is attached as Exhibit B. A parcel-level ISD overlay map is attached as Exhibit C.

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### 3. REQUESTED ACTION

Petitioner respectfully requests:

1. **Detachment** of the 92.086-acre Territory from Tom Bean ISD; and
2. **Annexation** of the same Territory into Van Alstyne ISD;

all pursuant to **Texas Education Code Chapter 13**.

This petition is made in compliance with all statutory requirements.

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### 4. STATUTORY COMPLIANCE STATEMENT

This Petition complies with all requirements of Texas Education Code §13.051.

#### **A. Petition Requirements [§13.051(b)]**

1. **Signature of Surface Owner [§13.051(b)(1)(B)]**

Pursuant to TEC §13.051(b)(1)(B), because the Territory does not have residents, this petition must be signed by the surface owners of taxable property in the Territory. The Territory consists of a single 92.086-acre tract with sole ownership by **Dreamline Cold Springs LLC**. Although a final plat for "Maverick Ranch Estates" has been approved for 72 future residential lots, the property remains a unified tract under common ownership. No individual lots have been conveyed to separate owners. The authorized representative of Dreamline Cold Springs LLC signs this petition below, constituting signature by 100% of the surface owners of taxable property in the Territory.

## **2. Metes and Bounds Description [§13.051(b)(2)]**

Pursuant to TEC §13.051(b)(2), the complete legal description with metes and bounds of the Territory is provided in Section 2 above and in Exhibit A.

## **B. Eligibility Requirements [§13.051(c)] - Territory Without Residents**

The Territory meets all eligibility requirements for detachment and annexation under TEC §13.051(c):

### **1. Territory Does Not Have Residents [§13.051(c) - Introductory Language]**

The Territory has **zero (0) residents**.

Although a residential development plat has been approved and site infrastructure construction is underway: **(i) no residential structures have been constructed; (ii) no building permits for residential structures have been issued; (iii) no certificates of occupancy have been issued; (iv) no individual lots have been sold or conveyed to separate owners; (v) no persons currently reside within the Territory; and (vi) no voter registrations exist at addresses within the Territory.**

### **2. Five Percent (5%) Threshold Test [§13.051(c)(1)(A)]**

TEC §13.051(c)(1)(A) requires that "the total taxable value of the property in the territory according to the most recent certified appraisal roll for each school district is not greater than...five percent of the district's taxable value of all property in that district."

#### **Calculation:**

Territory taxable value (2025 certified roll): **\$4,755 (Per Grayson County CAD)**

Tom Bean ISD total taxable value (2024): **\$442,380,408 (Per Texas Comptroller)**

Percentage:  $\$4,755 \div \$442,380,408 = .00175\%$

**Result: .00175% is less than 5.0%**

(See Exhibit D - Taxable Value Documentation)

### **3. Per-Student Threshold Test [§13.051(c)(1)(B)]**

TEC §13.051(c)(1)(B) requires that the total taxable value not exceed "\$5,000 property value per student in average daily attendance as determined under §48.005."

#### **Calculation:**

Territory taxable value: **\$4,755**

Tom Bean ISD Average Daily Attendance (2023-24): **764 students**

Maximum allowable property value:  $764 \text{ students} \times \$5,000 = \$3,820,000$

**Result: \$4,755 is less than \$3,820,000**

### **4. No District-Owned Property [§13.051(c)(2)]**

TEC §13.051(c)(2) requires that "the school district from which the property will be detached does not own any real property located in the territory." Tom Bean Independent School District has confirmed that it owns no real property located within the Territory.

### **C. Agricultural Valuation and Rollback Taxes [§13.051(k)]**

The Territory currently receives agricultural use valuation under Texas Tax Code Chapter 23, Subchapter D (Productivity Appraisal), resulting in a taxable value of \$4,755. The market value without agricultural exemption is \$2,695,093 (2025 proposed value per Grayson County Appraisal District). Upon change of use from agricultural to residential development, rollback taxes will be owed under Texas Tax Code §23.55. Pursuant to TEC §13.051(k), any additional tax resulting from a change of use shall be paid to the school district that imposed the tax. Therefore, **regardless of whether this petition is approved, rollback taxes calculated based on the prior agricultural use valuation will be paid to Tom Bean Independent School District** as the district that originally assessed the property under agricultural valuation. The property owner acknowledges this rollback tax obligation to Tom Bean ISD.

### **5. STUDENT IMPACT STATEMENT**

#### **Current Student Population: ZERO**

At the time of this petition, **no school-aged children currently reside** in the 92.086-acre Territory. Therefore:

- No existing students would be displaced or reassigned
- No students would experience a mid-year campus change

- No current transportation routes would be disrupted
- No peer groups would be separated
- No academic programs would be interrupted
- No families would be affected by boundary changes

### **Future Student Projections:**

The Territory is approved for development as "Maverick Ranch Estates," a 72-lot single-family residential subdivision. Based on North Texas demographic patterns for new homes in the \$650,000-\$800,000 price range with minimum four-bedroom floor plans, the anticipated student yield at full build-out is approximately 86-108 students.

### **Best Interests of Future Students:**

Detachment from Tom Bean ISD and annexation into Van Alstyne ISD serves the best interests of future students by: (1) preventing capacity issues by assigning students to a district with available capacity; (2) providing transportation efficiency through integration into existing VAISD bus routes; (3) aligning school assignment with municipal governance and community identity; and (4) establishing school district assignment before any homes are built, providing certainty to prospective homebuyers. Because the Territory is currently undeveloped with zero residents, this detachment and annexation can be accomplished with **absolutely no disruption to any current student** in either Tom Bean ISD or Van Alstyne ISD.

## **6. BASIS FOR DETACHMENT FROM TOM BEAN ISD**

### **A. Immediate Capacity Constraints**

Tom Bean Elementary School currently faces significant capacity limitations:

- Current enrollment: 360 students
- Functional capacity at 90%: 446 students
- Remaining available seats: 86

Based on standard North Texas new homes with minimum four bedrooms and average price of \$650,000-\$800,000, student yield ratios of 1.2-1.5 elementary students per home, the proposed 72-lot subdivision will generate approximately 86-108 students.

**Impact:** Tom Bean Elementary will reach or exceed 100% capacity immediately upon subdivision build-out.

### **B. District's Own Projections Confirm Capacity Issues**

TBISD's 2025 bond presentation explicitly states:

- Tom Bean Elementary projected to exceed capacity by 2032/33
- Tom Bean Middle School projected to exceed capacity by 2028/29
- TBISD acknowledges rapid residential development with 3,000+ planned future homes

The district's bond proposal to address these capacity issues was not approved, leaving no funded solution to accommodate additional enrollment growth.

### **C. Operational Burden on TBISD**

Accommodating students from this subdivision would require TBISD to:

- Deploy portable classrooms
- Hire additional teaching staff
- Reassign intervention and special program rooms
- Potentially implement class size waivers
- Consider internal boundary redistricting

## **7. BASIS FOR ANNEXATION INTO VAN ALSTYNE ISD**

### **A. Sufficient Capacity and Long-Range Planning**

Van Alstyne ISD demonstrates robust capacity and future planning:

#### **Elementary Capacity:**

- Partin Elementary: 675 students
- Sanford Elementary: 800 students
- Total elementary capacity: 2,275 students
- Current enrollment (2024-25): Approximately 1,045 students
- Available capacity: Approximately 1,230 seats

VAISD's facilities planning includes:

- Planned new elementary schools
- Planned new junior high school
- High school capacity expansion
- Infrastructure aligned with growth corridor planning

## **B. Geographic and Municipal Alignment**

The tract's location strongly supports annexation into VAISD:

- Located entirely within the City of Van Alstyne's extraterritorial jurisdiction
- Surrounded on three sides by existing VAISD territory
- Adjacent to VAISD neighborhoods and developments
- Aligns with VAISD's documented growth corridor (10,350+ planned lots in district)

## **C. Transportation Efficiency and Bus Route Analysis**

Transportation logistics represent a critical factor in this petition. While automobile travel times to both districts are comparable, school bus routing efficiency—the relevant determinant for boundary planning—strongly favors Van Alstyne ISD.

### **1. Existing Bus Route Integration**

Van Alstyne ISD bus routes currently operate along:

- Stone Marshall Road (directly bordering the subdivision)
- Knob Hill Road (immediately adjacent to the property)
- FM 121 (major arterial providing primary access)

The subdivision lies within the natural flow of existing VAISD bus patterns, meaning buses would not require detours, route extensions, or new turning points. Integration into VAISD produces no routing inefficiencies.

In contrast, TBISD buses would require:

- Multiple turns on smaller, narrower county roads
- Extension beyond their normal service corridor
- Creation of an isolated spur route serving this development alone
- Travel through an area that does not connect naturally to existing TBISD neighborhoods

### **2. Safety Advantages**

VAISD routes rely more heavily on maintained arterials, particularly FM 121, which provides:

- Better visibility and sight distance
- Wider shoulder width for emergency stops
- Superior speed management and traffic control

- More consistent roadway maintenance

TBISD access requires travel along several lower-grade or indirect roads, which increases route complexity and exposure to transportation-related risks.

### **3. Operational Efficiency**

From a district operations perspective:

#### **VAISD:**

- Already serves surrounding areas with established routes
- Requires no new route creation or extension
- Produces seamless integration with existing transportation infrastructure
- Minimizes additional operational costs

#### **TBISD:**

- Would need to create or significantly extend a route specifically for this subdivision
- Would serve an area disconnected from existing TBISD neighborhoods
- Would incur additional routing costs for an isolated development

#### **Transportation Conclusion:**

While automobile travel times are comparable, the school-assigned bus experience—measured by safety, routing directness, access quality, and operational efficiency—clearly favors Van Alstyne ISD. This factor alone supports annexation as unequivocally in the best interest of future students.

### **D. Community Identity and Cohesion**

The subdivision naturally aligns with the Van Alstyne community:

- Municipal services (planning, permitting, utilities) provided by Van Alstyne
- Emergency services coordinated through Van Alstyne
- Commercial and civic infrastructure ties to Van Alstyne
- Neighboring residential developments all attend VAISD schools

## **8. LEGAL FRAMEWORK AND STATUTORY CRITERIA**

Texas Education Code §13.051(h) requires each board of trustees to consider the educational interests of students and the social, economic, and educational effects of the proposed boundary change. All statutory factors support this petition:

### **1. Educational Interests of Students:**

Students will attend schools that are geographically more convenient, with safer and more efficient bus transportation, reducing travel time and aligning with natural community patterns.

### **2. Geographic Boundaries:**

The tract lies within Van Alstyne's ETJ and is surrounded by VAISD territory, creating a logical and unified boundary.

### **3. Transportation Efficiency:**

VAISD bus routes currently serve adjacent roads (Stone Marshall, Knob Hill, FM 121), providing superior routing efficiency, safety, and operational integration compared to TBISD's need for isolated spur routes.

### **4. Facilities and Capacity:**

TBISD lacks capacity to accommodate additional students without operational strain, while VAISD has substantial available capacity and planned expansions.

### **5. Community Identity:**

The subdivision aligns with Van Alstyne's municipal governance, infrastructure, and residential development patterns.

### **6. Best Interests of Both Districts:**

Detachment prevents TBISD from exceeding capacity while allowing VAISD to serve its natural growth corridor with existing transportation infrastructure.

## **9. BENEFITS TO BOTH DISTRICTS**

### **Benefits to Tom Bean ISD:**

- Prevents immediate elementary school overcrowding
- Eliminates need for portable classrooms
- Avoids additional staffing requirements
- Reduces transportation costs and avoids need for isolated spur route
- Allows district to focus resources on core service area

### **Benefits to Van Alstyne ISD:**

- Aligns boundaries with municipal ETJ and natural growth patterns
- Strengthens long-term tax base in planned development corridor

- Utilizes existing capacity and transportation infrastructure
- Creates seamless integration with surrounding VAISD neighborhoods
- Leverages existing bus routes without additional operational costs

## 10. CONCLUSION AND REQUEST

For the reasons set forth above, detachment from Tom Bean ISD and annexation into Van Alstyne ISD:

- Creates logical, unified school boundaries aligned with municipal governance
- Prevents capacity strain and operational burden on TBISD
- Places students in schools with superior bus transportation safety and efficiency
- Aligns with Van Alstyne's extraterritorial jurisdiction and community identity
- Leverages existing VAISD transportation infrastructure without creating isolated routes
- Supports long-term planning and sustainable growth for both districts

**WHEREFORE**, the Petitioner respectfully requests that:

1. **Tom Bean ISD** approve detachment of the 92.086-acre Territory; and
2. **Van Alstyne ISD** approve annexation of the same Territory; and
3. **Both Boards** take all necessary actions to implement the approved boundary change in accordance with Chapter 13 of the Texas Education Code.

Respectfully submitted,

### SIGNATURE BLOCK

#### PETITIONER:

Name: Danny Jester, Rodney Wilson

Title: Principal

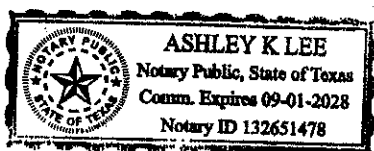
Entity: Dreamline Cold Springs LLC

Address: 101 S White Oak Road, White Oak Texas 75693

Phone / Email: 214-683-2256 / dannyjester@gmail.com

Signature: \_\_\_\_\_

Date: 12/4/2025



*Ashley K. Lee*

## EXHIBIT A

### LEGAL DESCRIPTION

- **Grayson CAD Property ID: 132388**
- **Legal Description:** *G-0805 MCCULLOUGH WM A-G0805, ACRES 92.086*
- **Map ID:** 276
- **Survey:** MCCULLOUGH WM Survey, Abstract No. 805

SITUATED in the State of Texas, County of Grayson, being part of the William McCullough Survey, Abstract No. 805, being part of a called 92.46 acre tract of land as recorded in Volume 2290, Page 649 of the Deed Records of Grayson County, Texas, and being part of a called 213.98 acre tract of land as recorded in Volume 5459, Page 355 of the Deed Records of Grayson County, Texas, with said premises being more particularly described as follows:

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THENCE with the west line of said 31.107 acre tract, the west line of a called 54.440 acre tract of land as recorded under Instrument No. 2019-24208 of the Deed Records of Grayson County, Texas, the west line of a called 49.546 acre tract of land as recorded under Instrument No. 2021-27854 of the Deed Records of Grayson County, Texas, the east line of said 92.46 acre tract and an east line of said 213.98 acre tract as follows: South 00°06'47" West, 1,044.54 feet to a 60D Nail found in a concrete base of a fence corner post marking the southwest corner of said 31.107 acre tract and the northwest corner of said 54.440 acre tract; South 00°19'07" West, 1,404.99 feet to a 10" wood fence corner post found marking the southwest corner of said 54.440 acre tract and the northwest corner of said 49.546 acre tract; South 00°35'53" West, 312.58 feet to a 12" wood fence corner post found marking a southeast corner of said 213.98 acre tract, an interior corner of said 49.546 acre tract, the southeast corner of said 92.46 acre tract and said premises;

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THENCE with the east line of said 20.676 acre tract, the east line of a called 12.0 acre tract of land as recorded in Volume 5507, Page 24 of the Deed Records of Grayson County, Texas, the east line of a called 25.00 acre tract of land as recorded in Volume 1529, Page 511 of the Deed Records of Grayson County, Texas, the west line of said 92.46 acre tract and a west line of said 213.98 acre tract as follows: North 00°00'49" West, 654.73 feet to a 1/2" iron rod found marking the northeast corner of said 20.676 acre tract and the southeast corner of said 12.0 acre tract; North 00°09'07" East, passing at 378.68 feet a 1/2" iron rod found and continuing for a total distance of 743.84 feet to a 2" metal fence corner post marking a southeast corner of a called 18.167 acre tract of land as recorded in Volume 1542, Page 727 of the Deed Records of Grayson County, Texas, an exterior corner of said 213.98 acre tract, a northwest corner of said 92.46 acre tract and said premises;

THENCE with a south line of said 18.167 acre tract, a north line of said 92.46 acre tract and a north line of said 213.98 acre tract, South 89°46'29" East, 261.49 feet to a 2" metal fence corner post marking the southeast corner of said 18.167 acre tract, an interior corner of said 92.46 acre tract, an interior corner of said 213.98 acre tract and said premises;

THENCE with the east line of said 18.167 acre tract, a west line of said 92.46 acre tract and crossing through said 213.98 acre tract as follows: North 00°53'19" East, 517.36 feet to a 2" metal fence corner post marking the northeast corner of said 18.167 acre tract; North 00°28'07" East, 849.43 feet to a Roome capped iron rod set in the approximate center of Knob Hill Road, same being the south line of the aforementioned 105.383 acre tract and the north line of said 213.98 acre tract, marking the northerly most northwest corner of said 92.46 acre tract and said premises, from which a Rail road spike found bears North 89°58'27" West, 1,650.46 feet marking the northwest corner of a called 10 acre tract of land as recorded under Instrument No. 2021-30577, same being an angle break on the north line of said 213.98 acre tract;

THENCE with the approximate center of Knob Hill Road, the south line of said 105.383 acre tract, a north line of said 213.98 acre tract and crossing through said 92.46 acre tract, South 89°58'27" East, 1,306.17 feet to the place of beginning and containing 92.086 acres of land, more or less.

#### RESERVATIONS AND EXCEPTIONS:

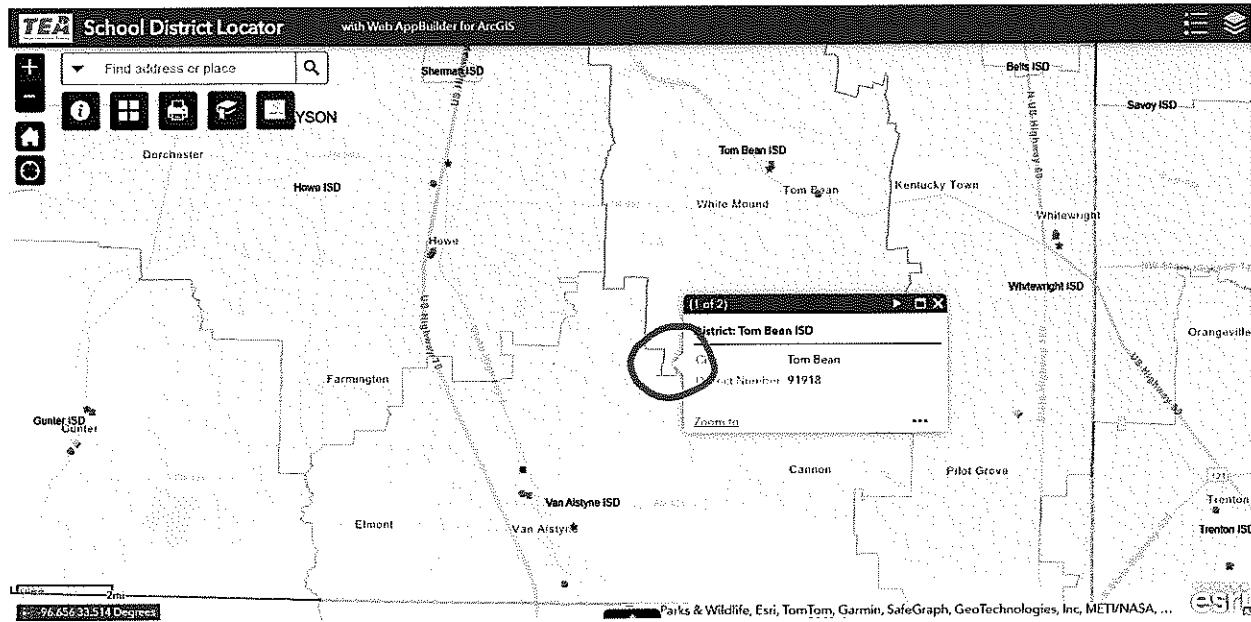
1. Easement executed by James B. Armstrong, to South Grayson Water, dated January 18, 2000, filed March 14, 2000, recorded in/under Volume 2902, Page 601 of the Real Property Records of Grayson County, Texas;
2. Mineral and/or royalty interest, as described in instrument recorded in/under Volume 1047, Page 454 of the Real Property Records of Grayson County, Texas;

3. Mineral and/or royalty interest, as described in instrument recorded in/under Volume 2290, Page 649 of the Real Property Records of Grayson County, Texas; and
4. Mineral and/or royalty interest, as described in instrument recorded in/under Volume 5459, Page 355 of the Real Property Records of Grayson County, Texas.

## EXHIBIT B

### TEA Official ISD Boundary Map

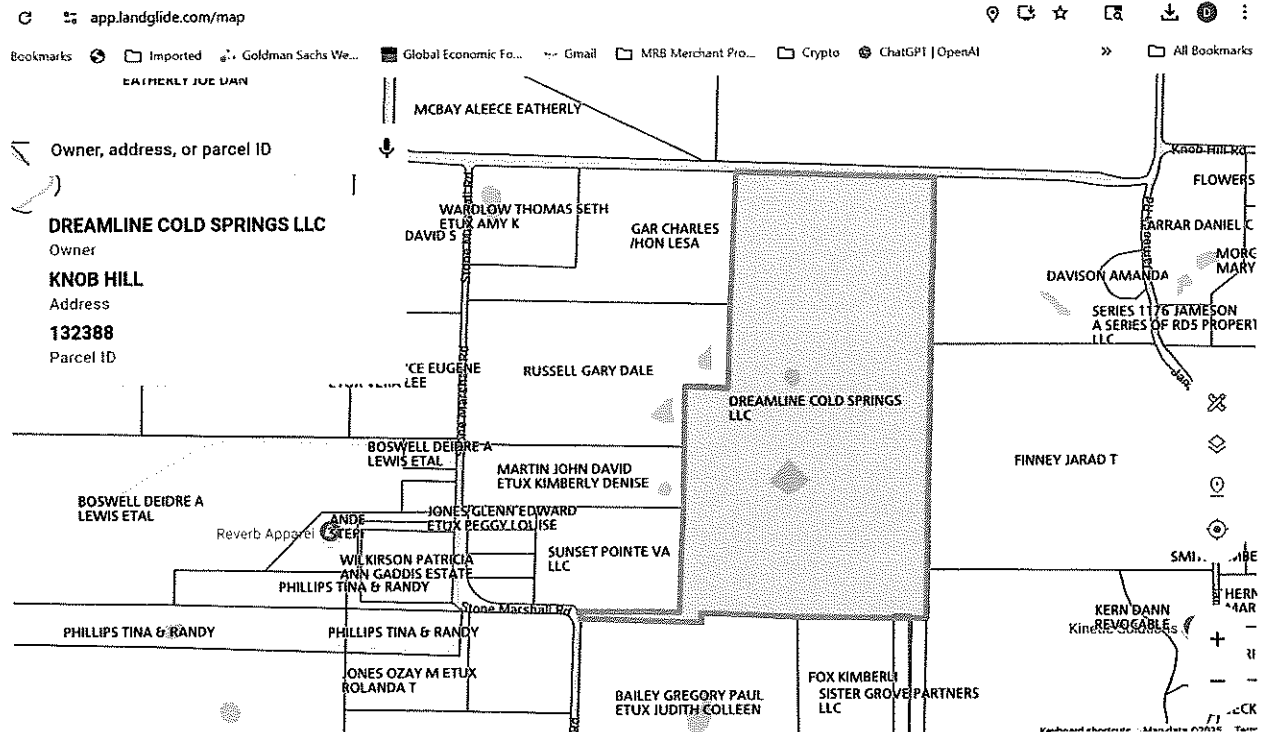
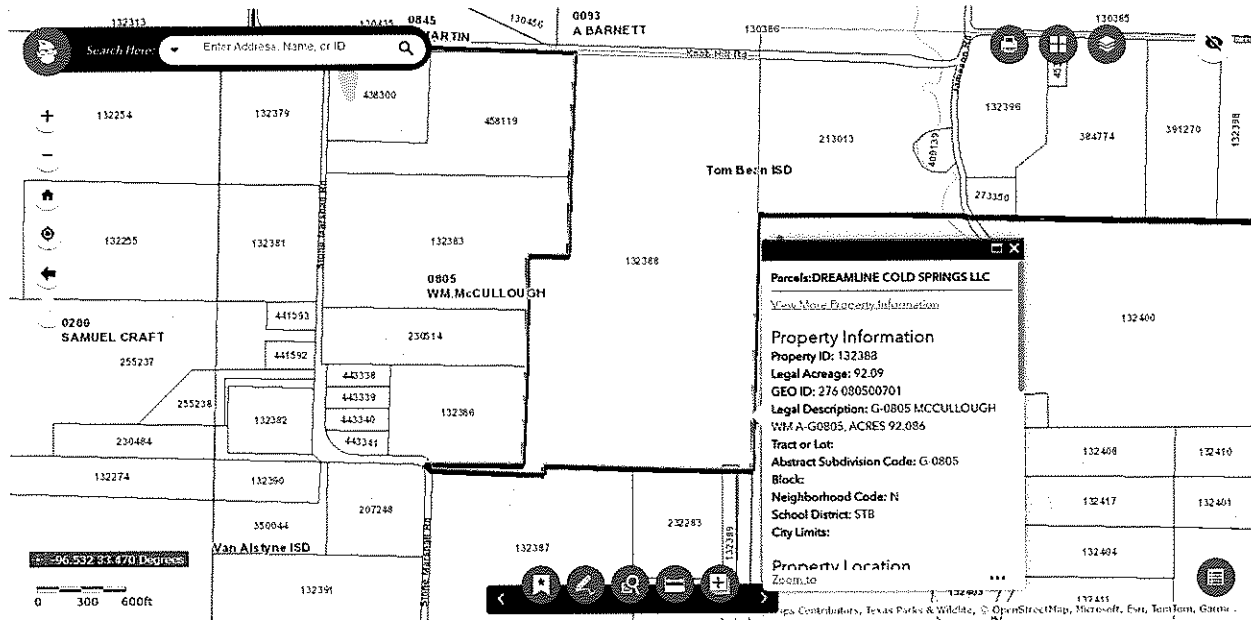
92.086-acre tract (circled in blue) surrounded on three sides by VAISD and entirely within Van Alstyne ETJ



## EXHIBIT C

### Grayson CAD School District Overlay Map

92.086-acre tract (traced in blue and highlighted below) surrounded on three sides by VAISD and entirely within Van Alstyne ETJ



## EXHIBIT D

### Taxable Value Certified Appraisal Roll

<http://www.graysonappraisal.org>  
 Phone: 903-893-9673 Fax: (903) 892-3835  
 DATE OF NOTICE: April 15, 2025

A-G0805, ACRES 92.086

Legal Acres: 92.086  
 Situs: KNOB HILL RD TOM BEAN, TX  
 Appraiser:  
 Owner ID: 502640

Property ID: 132388 - 276 080500701  
 DREAMLINE COLD SPRINGS LLC  
 101 S WHITE OAK RD  
 WHITE OAK, TX 75693 US

If you wish to file a protest, for the  
 fastest service, file ONLINE PROTEST at  
[www.graysonappraisal.org](http://www.graysonappraisal.org)

Dear Property Owner,

We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below:

| Appraisal Information                      |                          |                          | Last Year - 2024                    | Proposed - 2025             |                          |
|--|--------------------------|--------------------------|-------------------------------------|-----------------------------|--------------------------|
| Structure / Improvement Market Value       |                          |                          | 0                                   | 0                           |                          |
| Market Value of Non Ag/Timber Land         |                          |                          | 0                                   | 0                           |                          |
| Market Value of Ag/Timber Land             |                          |                          | 1,962,668                           | 2,695,093                   |                          |
| Market Value of Personal Property/Minerals |                          |                          | 0                                   | 0                           |                          |
| Total Market Value                         |                          |                          | 1,962,668                           | 2,695,093                   |                          |
| Productivity Value of Ag/Timber Land       |                          |                          | 4,452                               | 4,755                       |                          |
| Appraised Value                            |                          |                          | 4,452                               | 4,755                       |                          |
| HS Cap Value/Circuit Breaker Limitation    |                          |                          | 0                                   | 0                           |                          |
| Exemptions                                 |                          |                          |                                     |                             |                          |
| 2024<br>Exemption<br>Amount                | 2024<br>Taxable<br>Value | Taxing Unit              | 2025<br>Proposed<br>Appraised Value | 2025<br>Exemption<br>Amount | 2025<br>Taxable<br>Value |
| 0  | 4,452                    | Grayson County           | 4,755                               | 0                           | 4,755                    |
| 0  | 4,452                    | Jr College               | 4,755                               | 0                           | 4,755                    |
| 0  | 4,452                    | Tom Bean School District | 4,755                               | 0                           | 4,755                    |

## EXHIBIT E

### Tom Bean ISD 2025 Bond Presentation

# ENROLLMENT PROJECTIONS

| ENROLLMENT PROJECTIONS |                   |         |              |              |              |
|------------------------|-------------------|---------|--------------|--------------|--------------|
| CAMPUS                 | CAPACITY<br>(90%) | CURRENT | NEXT 3 YEARS | NEXT 5 YEARS | NEXT 7 YEARS |
|                        |                   | 2025/26 | 2028/29      | 2030/31      | 2032/33      |
| ELEMENTARY SCHOOL      | 446               | 360     | 375          | 409          | 482*         |
| MIDDLE SCHOOL          | 217               | 184     | 222*         | 227*         | 218*         |
| HIGH SCHOOL            | 444               | 220     | 271          | 330          | 375          |

\*Yellow = Exceeding Functional Building Capacity

**Tom Bean ISD Middle School is projected to EXCEED CAPACITY BY 2028/29, and the Elementary School will EXCEED CAPACITY BY 2032/33.**

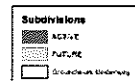
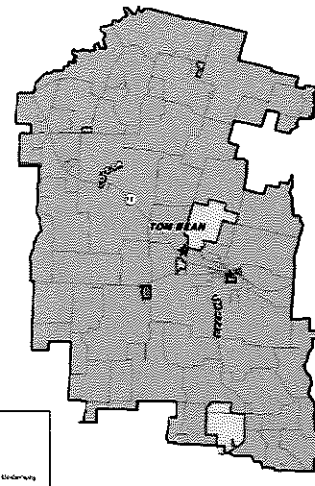
# HOUSING DEVELOPMENTS



→ TBISD has approximately **4 actively building subdivisions** with roughly **45 lots** currently available to build on

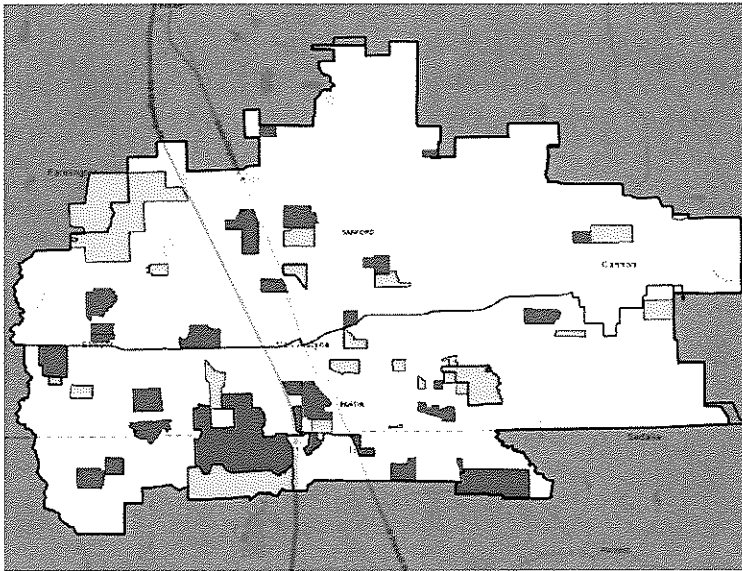


→ Within TBISD there are **5 future subdivisions planned, totaling more than 3,000 future homes**



## EXHIBIT F

### Van Alstyne ISD Fall 2025 Demographic Report



**Zonda.**  
Demographics

#### District Future Housing Overview

- The district has 26 active subdivisions with approximately 220 homes under construction and 980 lots ready to be built on
- Within VAISD there are currently 7 potential future subdivisions totaling appx. 850 single family lots
- Groundwork is underway on more than 1,700 lots within 7 subdivisions

#### Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

## Ten Year Forecast by Campus Level

Enrollment Forecast

**Zonda.**  
Demographics

| Campus                        | Capacity     | History      | Fall         | ENROLLMENT PROJECTIONS |              |              |              |              |              |              |              |              |              |
|-------------------------------|--------------|--------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                               |              | 2024/25      | 2025/26      | 2026/27                | 2027/28      | 2028/29      | 2029/30      | 2030/31      | 2031/32      | 2032/33      | 2033/34      | 2034/35      | 2035/36      |
| Partin Elementary School      | 675          | 483          | 541          | 602                    | 668          | 744          | 833          | 925          | 1,032        | 1,080        | 1,125        | 1,184        | 1,266        |
| Sanford Elementary School     | 800          | 562          | 626          | 671                    | 715          | 769          | 787          | 790          | 824          | 857          | 907          | 973          | 1,032        |
| <b>ELEMENTARY TOTALS</b>      | <b>2,275</b> | <b>1,045</b> | <b>1,167</b> | <b>1,273</b>           | <b>1,383</b> | <b>1,513</b> | <b>1,620</b> | <b>1,715</b> | <b>1,856</b> | <b>1,937</b> | <b>2,032</b> | <b>2,157</b> | <b>2,298</b> |
| Elementary Absolute Change    |              | -125         | 122          | 106                    | 110          | 130          | 107          | 95           | 141          | 81           | 95           | 125          | 141          |
| Elementary Percent Change     |              | -10.68%      | 11.67%       | 9.08%                  | 8.64%        | 9.40%        | 7.07%        | 5.86%        | 8.22%        | 4.36%        | 4.90%        | 6.15%        | 6.54%        |
| Van Alstyne Middle School     | 675          | 433          | 457          | 514                    | 586          | 625          | 676          | 760          | 825          | 884          | 947          | 948          | 971          |
| Van Alstyne Junior High       | 800          | 405          | 458          | 515                    | 533          | 602          | 685          | 731          | 792          | 891          | 965          | 1,036        | 1,098        |
| <b>MIDDLE SCHOOL TOTALS</b>   | <b>1,475</b> | <b>838</b>   | <b>915</b>   | <b>1,029</b>           | <b>1,119</b> | <b>1,227</b> | <b>1,361</b> | <b>1,491</b> | <b>1,617</b> | <b>1,775</b> | <b>1,912</b> | <b>1,984</b> | <b>2,069</b> |
| Middle School Absolute Change |              | 262          | 77           | 114                    | 90           | 108          | 134          | 130          | 126          | 158          | 137          | 72           | 85           |
| Middle School Percent Change  |              | 45.49%       | 9.19%        | 12.46%                 | 8.75%        | 9.65%        | 10.92%       | 9.55%        | 8.45%        | 9.77%        | 7.72%        | 3.77%        | 4.28%        |
| Van Alstyne High School       | 1,100        | 729          | 817          | 851                    | 945          | 1,035        | 1,107        | 1,251        | 1,365        | 1,492        | 1,654        | 1,816        | 1,968        |
| <b>HIGH SCHOOL TOTALS</b>     | <b>1,100</b> | <b>729</b>   | <b>817</b>   | <b>851</b>             | <b>945</b>   | <b>1,035</b> | <b>1,107</b> | <b>1,251</b> | <b>1,365</b> | <b>1,492</b> | <b>1,654</b> | <b>1,816</b> | <b>1,968</b> |
| High School Absolute Change   |              | 57           | 88           | 34                     | 94           | 90           | 72           | 144          | 114          | 127          | 162          | 162          | 152          |
| High School Percent Change    |              | 8.48%        | 12.07%       | 4.16%                  | 11.05%       | 9.52%        | 6.96%        | 13.01%       | 9.11%        | 9.30%        | 10.86%       | 9.79%        | 8.37%        |
| <b>DISTRICT TOTAL</b>         | <b>2,612</b> | <b>2,899</b> | <b>3,153</b> | <b>3,447</b>           | <b>3,775</b> | <b>4,088</b> | <b>4,457</b> | <b>4,838</b> | <b>5,204</b> | <b>5,598</b> | <b>5,857</b> | <b>6,335</b> | <b>6,335</b> |
| District Absolute Change      |              | 194          | 287          | 254                    | 294          | 328          | 313          | 369          | 381          | 366          | 394          | 359          | 378          |
| District Percent Change       |              | 8.02%        | 10.99%       | 8.76%                  | 9.32%        | 9.52%        | 8.29%        | 9.03%        | 8.55%        | 7.57%        | 6.41%        | 6.35%        |              |

Yellow box = over 100% capacity  
Green box = over 95% capacity

**EXHIBIT G**  
**FINAL PLAT**  
**MAVERICK RANCH ESTATES**

92.086 Acres

Grayson County, Texas

Property ID: 132388

**SCALE NOTATION**

Original Plat Size: 24 inches x 36 inches

Reduced to: 8.5 inches x 11 inches

Scale Factor: 30.6% of original size

Full-size 24" x 36" plat available upon request

Attached to: Petition for Detachment and Annexation

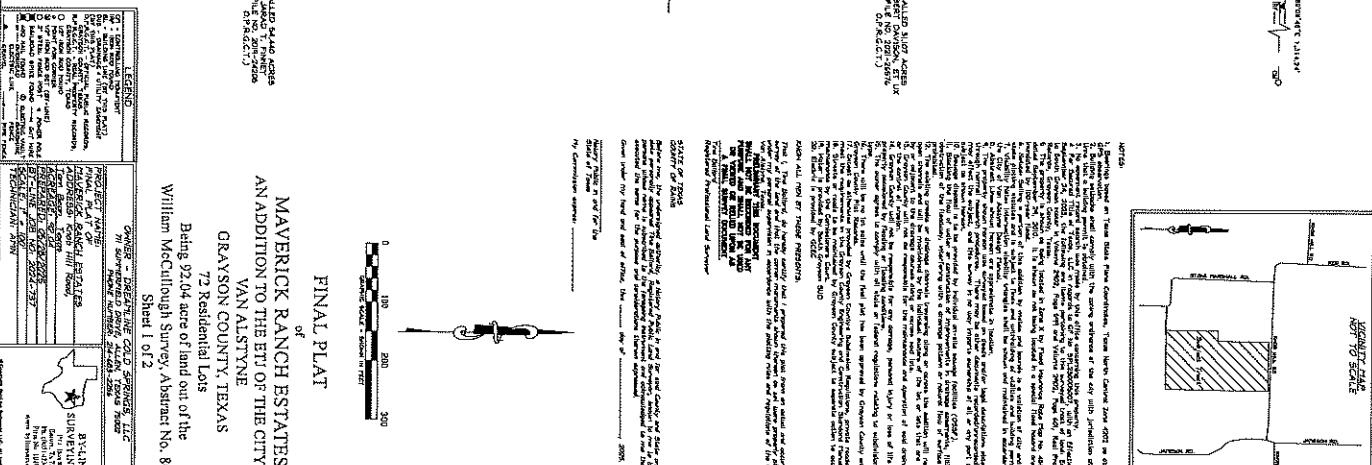
From Tom Bean ISD to Van Alstyne ISD

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| The _____ day of _____, 20____ | I hereby<br>do hereby certify that the foregoing was duly<br>approved by the City Council of the City of Los Angeles. |
| _____ Mayor                    | Attest:<br>City Secretary   |
| _____ Deputy Mayor             | Attest:<br>City Clerk   |

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PRELIMINARY THIS DOCUMENT  
SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED  
OR VIEWED OR RELIED UPON AS  
A FINAL SURVEY DOCUMENT