



BOARD OF SCHOOL TRUSTEES
KELLER INDEPENDENT SCHOOL DISTRICT

350 KELLER PARKWAY
KELLER, TEXAS 76248
PHONE: 817-744-1000
FAX: 817-337-3275

4B. Report

TO: BOARD OF SCHOOL TRUSTEES

DATE: May 24, 2004

REPORT: INFORMATION REGARDING POSSIBLE DETACHMENT AND ANNEXATION OF CERTAIN PROPERTIES BETWEEN KELLER ISD AND NORTHWEST ISD

The Northwest Independent School District and the Keller Independent School District will consider a petition to detach from Northwest ISD and annex to Keller ISD approximately 131.86 acres of land owned by various persons situated along State Highway 170, Alta Vista Road, and along State Highway 377, Tarrant County, Texas, and to detach from Keller ISD and annex to Northwest ISD approximately 142.01 acres of land owned in separate parts by DR Horton-Texas, Ft. Worth 109 L.P., and AIL Investment (Hillwood) situated in the northwest quadrant of the Keller ISD boundaries along/near the following thoroughfares: Old Denton Road, Alta Vista Road, and North Caylor Road, Tarrant County, Texas.

The following financial information and maps have been included for your viewing:

- (1) Excel spreadsheet detailing possible areas to detach/annex from each district along with:
 - A. Total acreage amounts
 - B. 2003 certified tax values (according to Tarrant County Appraisal District)
 - C. Property location
 - D. Survey data
 - E. Owner information
 - F. Mapsco information

(2) Tarrant County Appraisal District tax maps detailing the following:

- A. Property location
- B. Total acreage amounts
- C. Current KISD and NWISD school boundary lines

This potential annexation and detachment between the KISD and the NWISD provides a benefit to both school districts. The KISD will gain frontage and commercial property along State Highway 170 and Highway 377. Additionally, this allows the KISD to curb housing growth by detaching land that is zoned for single-family and some multi-family use.

Please note that the 7.231 acre tract of land with a 2003 certified tax value of \$255,600.00 located at 1449 North Caylor Road will complete the 2003 boundary swap completed between KISD and NWISD. This boundary swap involved what is now the McPherson Ranch and Vista Greens subdivisions along with this 7.231 acre tract of land.

+++++

Respectfully submitted,

Jeff Baker
Planning and Demographics Coordinator