District adapts to help students with rising college costs

Grapevine-Colleyville ISD’s Collegiate Academy gives more students access to higher education

BY MIRANDA JAIMES

A building located on the Northeast Campus of Tarrant County College houses a select group of Grapevine-Colleyville ISD high school students who are earning not only their high school diplomas but also their associate degrees.

Established in 2014, Collegiate Academy began with 113 high school freshmen. This school year, the academy has 342 students between ninth and 12th grades.

The school is designed to help students who would not normally attend college, Director Bobbe Knutz said. However, anyone in GCISD is welcome to attend.

Collegiate Academy helps these students achieve their college goals and gives them the chance to graduate with a high school diploma in one hand and an associate degree in the other—completely free of charge.

“We’re really trying to prepare kids to be successful,” Knutz said. Between 2003 and 2018, the average

CONTINUED ON 26

Tarrant County task force fights scams targeting seniors

BY MIRANDA JAIMES

When Lori Varnell launched the Tarrant County Elder Financial Fraud Unit in 2017, she started with about 40 cases, she said. Two years later, she said she now has more than 200 cases.

Seniors are among the groups most targeted for financial fraud, she said.

“I always knew that the elder fraud was a problem, but when I got to this unit, I realized it is an absolute epidemic,” Varnell said. “Every sort of fraud that hits the normal public—it’s hitting seniors worse.”

In 2018, there were 38 validated reports of financial

CONTINUED ON 22
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A senior living focus wraps up this year

I can hardly believe it’s the end of the year, and I have an even harder time wrapping my mind around how much life happens in just 12 short months.

This year, I found myself unexpectedly looking for skilled nursing facilities and in-home health care for someone in my immediate family. To say I was lost is an understatement. It is a world that is difficult to navigate, and the options feel endless, yet scarce. However, I am thankful for the resources in this community that helped me through this difficult time. I am also thankful that our team has compiled a Senior Living Guide (see Pages 14-21) that will hopefully help you, whether you are in the same boat or want to plan ahead.

This issue also covers the unfortunately common topic of scams mostly targeted toward our senior population. On Pages 22-23, Editor Miranda Jaimes gathers information about what to look for and what local law enforcement is doing to combat and prevent this issue.

We hope you find this information and the rest of our editorial content useful.

Speaking of useful, make sure to pay attention to the offers and coupons that our advertisers are offering to our readers this holiday season!

What is the difference between a tornado watch and a tornado warning?

The multiple tornadoes that ripped through the Dallas-Fort Worth area on Oct. 20 serve as a good reminder to always be prepared.

When severe weather hits, the weather service may issue a tornado watch or a tornado warning. A tornado watch means that tornadoes are possible, but they are not confirmed. People should identify a safe room, get supplies ready and prepare to take cover.

A tornado warning means a tornado has either been sighted or confirmed by radar. The weather service suggests people take cover in an interior room on the lowest floor of a sturdy building.

Colleyville and Grapevine have both instituted CodeRED for weather-related emergency notifications. Residents of both cities can sign up for these notifications on their respective city websites. Southlake has its own notification system called ALERTSouthlake. Residents can sign up for the alert system on the city’s website.

Do you have a question about how local government works or something going on in town? Send it to gcsfeedback@communityimpact.com.

STATEMENT OF OWNERSHIP, MANAGEMENT, AND CIRCULATION

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Businesses that have recently opened, are coming soon, relocating or expanding

**NOW OPEN**

1. **Retro-themed novelty candy and soda retailer Rocket Fizz** opened Nov. 23 at 317 S. Main St., Grapevine, in the former location of One Posh Place. The store offers 400 different types of bottled soda and nearly 1,000 different types of candy, co-owner Jason Risley said. The business also sells specialty gifts and pop culture items. 817-421-8400. www.rocketfizz.com

2. **Taco Casa** opened a new location in November at 2150 E. SH 114, Southlake.

3. **The Texas Gun Experience** opened its new facility in October at 1901 S. Main St., Grapevine. The 35,000-square-foot facility includes 26 lanes and 7,500 square feet of retail space for firearms, knives and accessories as well as training rooms and on-site gunsmithing. The business is owned by Dorothy Warda and her family. 817-966-6676. www.dessertsrcx.com

4. **DessertsRx** opened Nov. 22 at 8300 Precinct Line Road, Ste. 104, Colleyville. DessertsRx offers healthy desserts and snack options made with organic, non-GMO ingredients. Customers can find gluten- and dairy-free snacks that are also free of refined sugars, chemicals and dyes. Snacks can also be used as meal replacements. The business is expected to open in the first quarter of 2020. 817-410-7722. www.dessertsrcx.com

**COMING SOON**

5. **Ozuki Ramen & Sushi Izakaya** had its soft opening Nov. 5. The restaurant is a ramen izakaya concept, or a Japanese pub. In addition to ramen, Ozuki serves premium sushi and Japanese bar food. Chef Aden Eom—a longtime cook of sushi and Japanese cuisine—and his team are leading this experience. The restaurant is located at 432 W. Grand Ave., Southlake. 817-410-7722. www.facebook.com/ozukiramen-sushi-izakaya-110489880358370/

6. **CV Local Juicery** opened Nov. 21 in Tara Village at 1101 Cheek Sparger Road, Ste. 103, Colleyville. Owner Kyle Ramirez said the shop offers organic, fresh-made, cold-pressed juices; cleanse packages; superfood smoothies; bowls and snacks. 323-240-7124. www.cvlocaljuicery.com

7. **Texas State Optical** will open a location at 5605 Colleyville Blvd., Colleyville, in Colleyville Town Center. The business is doctor-owned and -operated and provides eye care and competitively priced eyewear. The business is expected to open in the first quarter of 2020. www.tso.com/about-tso

8. **Patti Allen relocated the showroom for her business, Cabinet Savie, from downtown Main Street in Grapevine to 600 W. Northwest Hwy., Ste. D, Grapevine, next to Old West Cafe. The business officially reopened at its new location Nov. 15. The business sells cabinets and offers design, layout, delivery and installation services. 817-527-7093. www.cabinetsavie.com

9. **Shangri-La World Travel** relocated from 100 N. Kimball Ave., Ste. 102, Southlake, to the second floor of the Spaces Granite Place at 550 Reserve St., Ste. 190,
Southlake, on Dec. 1. The business offers travel planning for cruises and vacations to locations that include Great Britain, Italy, Alaska, Greece and Fiji. 817-421-7447. www.shangri-laworldtravel.com

ANNIVERSARIES
11 Mary Beth Annas celebrated the first anniversary of her business, Prime Chiropractic, on Nov. 5. Prime Chiropractic provides chiropractic services for family wellness, including pediatric, prenatal and corrective care. The business is at 590 N. Kimball Ave., Ste. 140, Southlake. 817-778-9200. www.primechirotx.com

12 Girligirl Boutique hit its 15th anniversary this November. Owner Kim Strickland offers women’s clothing and accessories for all ages. Customers can order products online or visit Girligirl Boutique at 1001 Glade Road, Ste. 110, Colleyville. 817-849-1202. www.shopgirligirl.com

13 St. John Church celebrated its 20th anniversary in October. The church is at 800 S. Kimball Ave., Southlake. The Baptist church holds Sunday morning worship services and Tuesday evening Bible studies. 817-442-5646. www.sjcfamily.org

NAME CHANGE
14 Minh Dang took over Grapevine restaurant Pho in the Box in October and renamed it The Daily Pho. Customers can visit the eatery at 437 E. Northwest Hwy., Grapevine, for pho and other Vietnamese entrees and appetizers. The menu remains the same at this time, but more items may be added later, Dang said. 682-223-1479. www.dailypho.net

CLOSINGS
15 After being in business for almost two years, Soulman’s Bar-B-Que closed its location at 125 Davis Blvd., Southlake, in October. The restaurant served a variety of barbecued meats. www.soulmans.com

16 Tio Carlos recently closed its location at 4843 Colleyville Blvd., Colleyville. The restaurant served Latin American dishes, including fajitas, tacos and enchiladas. A sign on the door directed people to explore Tio Carlos’ other locations in Irving/Las Colinas and Keller. www.tiocarlos.com

17 Pilates Mixology closed its location at 1241 E. SH 114, Ste. 120, Southlake, in October. The business offered group fitness workouts and a Pilates studio. www.pilatesmixology.com

18 Owners Matthew and Danielle Scott will close their restaurant, Great Scott, in January 2020. Danielle Scott said they reached an amicable agreement with the landlord to close. The restaurant offered prepared meals, wines, cocktails and local craft beers and is at 1701 Cross Roads Drive, Grapevine. 817-717-7701. www.greatscottrestaurant.com

FEATURED IMPACT—NOW OPEN

Crumbl Cookies opened at 1516 E. Southlake Blvd., Southlake, on Nov. 22. Crumbl Cookies is a bakery and cookie delivery business with a presence in seven states. Customers can send boxes to friends and family for all occasions. Crumbl Cookies includes a rotating menu. Flavors previously featured online include chocolate chip, snickerdoodle, blueberry granola, s’mores brownie, oatmeal trail mix and birthday cake. This is the company’s second Texas store. 817-601-8162. www.crumblcookies.com
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26 THROUGH 30
TAKE A TRAIN RIDE TO WIND DOWN FROM FESTIVITIES

The Grapevine Vintage Railroad is offering after-Christmas rides to end the holiday season. Passengers will depart from Grapevine and spend the afternoon at the Fort Worth Stockyards. 1 p.m. (departure from Grapevine), 4:15 p.m. (departure from Fort Worth). $18-$26 (per person). Grapevine Vintage Railroad, 705 S. Main St., Grapevine. 817-410-3185. www.gvrr.com

Dec. 14
ENJOY SEASONAL FUN
Nash Farm’s annual Farmstead Christmas celebration offers family fun activities, such as making ornaments, listening to seasonal music and enjoying refreshments. 1-4 p.m. $5 (per person). Nash Farm, 626 Ball St., Grapevine. 817-410-3558. www.grapevinetexasusa.com/nash-farm

Dec. 14
SPREAD HOLIDAY CHEER
This year marks the 32nd anniversary of the Grapevine Opry Christmas, a yuletide event that offers traditional and new holiday music. Local residents and visitors can see the spectacle at the Palace Theatre. 7:30 p.m. $25 (per person). Palace Theatre, 300 S. Main St., Grapevine. 817-410-3558. www.grapevinetexasusa.com/palace-theatre

Dec. 15
HEAR ABOUT MR. ROGERS
Tim Madigan will discuss his book “I’m Proud of You: My Friendship with Fred Rogers” at the Colleyville Public Library. Madigan was a Fort Worth Star-Telegram journalist in 1995 when he first met and interviewed the eponymous icon of “Mister Rogers’ Neighborhood.” A light lunch will be served for the event. Registration is required, and the event is intended for individuals age 18 and older. Noon-1:30 p.m. Free. Colleyville Public Library, 110 Main St., Colleyville. 817-503-1155. www.colleyvillelibrary.com

Dec. 15
WORTH THE TRIP
EXPERIENCE HISTORY

Historian Bruce Ralston will don a uniform and become Sgt. Josiah Ballou of the Union Cavalry, telling stories about life as a Civil War soldier. Props during the presentation will include replica weapons. Free. 2 p.m. Keller Public Library, 640 Johnson Road, Keller. 817-743-4800. cityofkeller.com

Dec. 31
CELEBRATE THE NEW YEAR
CAMBRIA HOTEL

Runway Theatre is hosting a casino night-themed gala at the Cambria Hotel. Guests can have snacks at food stations while playing games. The Sound Doctor will deejay the event. 6 p.m. $110-$125 (per person through Dec. 15), $140 (per person beginning Dec. 16). Cambria Hotel, 2014 E. SH 114, Southlake. 817-488-4842. www.runwaytheatre.com

TO-DO LIST
DECEMBER

Find more or submit events at communityimpact.com/event-calendar. Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.
North White Chapel Boulevard widening, Phase 2

Phase 1 of the project to expand White Chapel Boulevard in Southlake is wrapping up, and Phase 2 is underway. In November, crews worked to make progress on utility relocations and a new screening wall. Drivers can expect some temporary lane closures to accommodate the utility work. Over the coming months, the screening wall will be built and water utility lines relocated. Visible changes also include landscaping and the installation of new public art in the center of the roundabout. Weather permitting, the city expects all lanes of traffic on the roundabout to open by the end of the year.

**Timeline:** spring 2019-fall 2020  
**Cost:** $10.38 million  
**Funding source:** city of Southlake

SH 121/I-635 interchange widening

NorthGate Constructors officials are reporting the project to widen the SH 121/I-635 interchange is 50% complete. Crews have recently opened the new northbound SH 26 to northbound SH 121 direct connector, along with the new southbound SH 121 to eastbound I-635 direct connector. The new northbound SH 121 auxiliary lanes will open to traffic in mid-December, weather permitting. This would mark a major construction milestone, NorthGate Constructors spokesperson Maria Woodrow said. There will be no lane closures during the holidays, she said.

**Timeline:** August 2018-2022  
**Cost:** $370 million  
**Funding source:** TxDOT

Right-turn lanes added to FM 1709

The Southlake City Council approved an agreement Nov. 5 with Kimley-Horn and Associates to provide engineering design services for a right-turn lane as well as traffic sign improvements at Southridge Lakes and Byron Nelson parkways along FM 1709. Currently, drivers turning right onto Southridge and Byron Nelson slow down the traffic behind them on FM 1709, also called Southlake Boulevard. The city plans to add right-turn deceleration lanes at both locations. This will improve safety, according to a Southlake news release. The project will also require existing traffic signals to relocate. The project is currently in the design phase.

**Timeline:** 2021-2022  
**Cost:** TBA  
**Funding source:** city of Southlake

All information on this page was updated as of 11/25/19. News or questions about these or other local transportation projects? Email us at gcsnews@communityimpact.com.
Unless your dream of the perfect Holiday includes drafty windows, dated kitchens and spots on the carpet, it's time to give your house the ol' once-over. You know, make sure nothing is waiting to embarrass you in front of family. You don't need that.

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Christmas Eve at White’s Chapel
Candlelight Services

DEC. 23
Traditional
7 p.m.

DEC. 24
Children’s
11 a.m.

Traditional with Choir & Orchestra
2:30, 4, 5:30 & 7 p.m.

Contemporary in The Bridge
4 & 5:30 p.m.

Liturgical Worship with Piano & Organ
11 p.m.

DEC. 30
New Year’s Worship
9:30 & 11 a.m.

All services are in the Sanctuary unless otherwise noted.

CHRISTMAS EVE AT WHITE’S CHAPEL

Candlelight Services
DEC. 23
Traditional
7 p.m.

DEC. 24
Children’s
11 a.m.

Traditional with Choir & Orchestra
2:30, 4, 5:30 & 7 p.m.

Contemporary in The Bridge
4 & 5:30 p.m.

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New health care plaza, residential community receive green light from Southlake City Council

SOUTHLAKE A collaborative effort that includes six single-story medical office buildings and seven new homes is taking shape at the intersection of SH 114 and Shady Lane in Southlake.

Curtis Young, representing the Next Century Health Care Plaza, called the development a cooperative effort between Next Century for the medical office buildings, and Hat Creek Development, for the residential homes at the Dec. 3 Southlake City Council meeting.

Connecting the two developments is a street from Shady Lane, which will provide access easement into the properties, with the office buildings to the south and the homes to the north.

With the approval, the street will be built with 19 feet of paved road to help preserve existing trees.

The health care plaza will have 351 parking spaces for the six buildings, which will total 50,000 square feet. A pond will be developed for drainage purposes.

The residential development, called The Canopy, would consist of seven residential lots on 8.22 acres. The entrance into the neighborhood would feature canopy trees overhanging the entrance and framed by a pond, developer Kosse Maykus said.

Council approved the first reading for the residential development Dec. 3, and it will return for council consideration next month.

GCISD to conduct study of creek that flooded Cross Timbers Middle School gym

GRAPEVINE-COLLEYVILLE ISD The school district will conduct a study of the creek near Cross Timbers Middle School to better understand the drainage impacts from the creek and help prevent flooding, if possible.

The creek to the east of Cross Timbers Middle School flooded the school’s gymnasium during a storm June 16. Trustees had to replace the gym floor.

“It was not only expensive, but it put us out of business in the main gym for a long period of time,” Superintendent Robin Ryan said.

On Nov. 18, the district approved using interest earnings in the amount of $6,000 from the 2005 bond program to hire architecture firm Huckabee to perform the investigative study.

“This is to see if there are things that can be adjusted in the creek to be able to mitigate that flooding for any time in the future,” Ryan said.

The investigation will review drainage impact from the adjacent creek to the east of the school and research existing drainage calculations on the creek, according to district documents.

The study is expected to take a few months, staff said.

CISD purchases 15 buses to replace older models

CARROLL ISD The school district will have 15 new school buses for its fleet.

At a Nov. 18 meeting, the CISD board approved the purchase of the 15 buses for an amount not to exceed $1,585,000. The district plans to pay for the buses using 2017 bond funds.

That $208 million bond package included a plan to replace all 77 of the district’s school buses and other vehicles within five years with a $7.5 million budget, according to district documents.

The average life span of a bus is 10 years, and many of the district’s buses are 12-18 years old, according to district documents.

The buses will be equipped with three-point seat belts and a safety vision camera system, said Scott Wehe, CISD assistant superintendent for financial services.

The new buses are expected to be delivered in four to six months.
Southlake business and 14 other CBD companies receive warning letters from U.S. Food and Drug Administration

BY RENEE YAN

Southlake CBD store Noli Oil is among 15 companies across the country that received warning letters from the U.S. Food and Drug Administration. The letters were sent regarding public health concerns about these businesses labeling their CBD products as treatments for diseases and as dietary supplements, according to a Nov. 25 news release from the federal agency.

These businesses were also warned against using CBD in human and animal food, as the FDA “cannot conclude that CBD is generally recognized as safe” for that use, the release stated. The issues outlined in the warning letters are violations of federal law, according to the FDA.

CBD, or cannabidiol, is a chemical compound derived from cannabis plants such as hemp. Although the federal government decriminalized plants such as hemp, the compound derived from cannabis is still not generally recognized as safe for that use, the release stated.

“We are working with counsel to review the FDA letter and working to address the issues it raised,” Noli Oil owner Heather King said in a statement. “We are doing a comprehensive review of our website, labels and marketing materials and amending it as necessary.”

King also said the issue is related to labeling, not the quality of the featured products.

“We stand behind what we do, and we stand behind our products,” King’s husband, Randy, said.

Noli was the only company in Texas to receive a warning letter. The other businesses were located in California, Oklahoma, Colorado, Oregon, New York, Florida, Arizona, North Carolina and Kentucky.

Other companies that add CBD to food or brand their products as therapeutic treatments may also be at risk for enforcement actions, despite not receiving letters, FDA Media Specialist Peter Cassell said. Cassell said he could not comment on why the 15 companies were specifically identified to receive the warnings.

Because the industry is relatively new in the eyes of the law, the FDA plans to provide more information regarding its approach to handling these products in the coming weeks.

“As we work quickly to further clarify our regulatory approach for products containing cannabis and cannabis-derived compounds like CBD, we’ll continue to monitor the marketplace and take action as needed,” FDA Principal Deputy Commissioner Amy Abernethy said in the Nov. 25 news release.

The 15-day window companies had to respond with how they intend to correct the alleged violations came after this edition’s press deadline.

“Based on our review of published, scientific literature, existing data and information do not provide an adequate basis to conclude that the use of CBD in food meets the criteria for [generally recognized as safe] status,” the warning letter to Noli Oil reads.

The FDA said it could not comment on why the 15 companies were specifically identified to receive the warnings.

FDA Deputy Commissioner Amy Abernethy and Kentucky.

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Grapevine Parks and Recreation planning new park, starts special-needs program

BY MIRANDA JAIMES

The Grapevine Parks and Recreation department added a new program this fall and is in the process of developing a new city park. This aligns the department with its 2018 master plan, which also helps with focus on high-priority projects and on assessing its strengths and weaknesses.

SETTLERS PARK

A site plan was revealed in November for Grapevine’s new Settlers Park. The parks department expects to send the project out for bid for construction in early 2020, officials said.

In March, the Texas Parks & Wildlife Department granted the city $500,000 to update Settlers Park, formerly known as Silver Lake Park, located across from the intersection of SH 26 and Bass Pro Drive.

With the grant, the city will develop walking and nature trails, drainage improvements, boardwalks, a kayak dock, a pavilion, picnic facilities, camping grounds and a fishing pier, according to documents.

Amanda Rodriguez, the department’s marketing manager, said the goal is to help preserve the natural, open space of the park.

“What we’re trying to focus on is enabling science-based stewardship and preserving the natural and cultural resources of what’s there,” she said. “We’re really trying to encourage outdoor participation.”

Construction could take about a year, Rodriguez said.

“This provides ... more opportunities for hiking and fishing and kayaking other than Lake Grapevine,” she said.

CLUB ALL-ACCESS

This past fall, the parks department launched a new program called Club All-Access to benefit people with special needs. Rodriguez said the program was a direct response to feedback from residents.

The program will “integrate them into a community where they feel like they’re part of something while also enhancing their growth and motor skills, enhancing health and wellness and creating fun experiences for them,” Rodriguez said.

Grapevine-Colleyville ISD schools have several programs that work with students with special needs, she said, so the city wanted a program to serve them after they turn 18.

“We really saw a void in our programming at that age. ... We wanted to help those who graduate and then have no place to go or maybe then need a place to call home and be active and be integrated into,” Rodriguez said.

Club All-Access members do field trips and learn social and developmental skills. Classes include yoga, healthy food choices and vocational readiness training.

An application is required to participate and can be found at www.gograpevine.com/adaptivecerec.

Results so far have been positive, Rodriguez said.

“We’ve already gotten so much great feedback from the caregivers for those participants,” she said.

Grapevine plans to develop walking and nature trails, boardwalks, and a pavilion to Settlers Park.

Club All-Access is a new program at The REC of Grapevine that launched this fall to benefit people with special needs.

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Next Bistro is about inspiration.

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NEW LOCATION!

We’re happy to announce that we’ve moved to a new location in Southlake Town Square. Our new building hosts us with our own office space on the second floor along with many common areas to meet with clients and host events. Can’t wait to share more adventures with everyone in this new chapter for Shangri-La World Travel!
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A Sagora Senior Living Community  AL 307432 MC 104660
Senior Population Increases

The number of seniors is increasing nation- and statewide. Here is how the senior populations have changed in Grapevine, Colleyville and Southlake markets since 2013.

**Grapevine**

<table>
<thead>
<tr>
<th>Year</th>
<th>Female</th>
<th>Male</th>
</tr>
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<tbody>
<tr>
<td>2013</td>
<td>3000</td>
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**Colleyville**

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**Southlake**

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<td>2017</td>
<td>3400</td>
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</tbody>
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**Sources:** U.S. Census Bureau/Community Impact Newspaper

Eligible Tax Exemptions

Texas residents ages 65 and older or those who are disabled qualify for an additional homestead exemption on school district taxes. Other taxing entities may also offer senior exemptions.

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Exemption</th>
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<tr>
<td>City of Grapevine</td>
<td>$60,000</td>
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<td>Carroll ISD</td>
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<td>City of Colleyville</td>
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</tr>
<tr>
<td>Grapevine-Colleyville ISD</td>
<td>$29,600</td>
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The exemptions for residents ages 65 and older are in addition to any taxing entity’s general homestead exemption.

Sources: Texas Comptroller of Public Accounts, Carroll ISD, Grapevine-Colleyville ISD/Community Impact Newspaper.

Senior Population Increases

In 2035, for the first time in U.S. history, people age 65 and older will outnumber those age 18 and younger, according to population estimates.

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As the number of senior adults nationwide and in the Grapevine, Colleyville, and Southlake area continues to grow, so does demand for residential options. The following list is not comprehensive.

**DEFINITIONS**

- **INDEPENDENT-LIVING** communities cater to older adults with limited care needs. Most include amenities, such as fitness programs, housekeeping, communal meals and more.
- **ASSISTED-LIVING** communities specialize in providing care and supervision. These facilities frequently offer a full range of amenities as well as limited medical assistance.
- **MEMORY CARE** facilities specialize in providing care to seniors with Alzheimer’s, dementia and other cognitive issues. Staff members are trained to help residents manage these diseases.
- **HOSPICE CARE** is intended to relieve symptoms and suffering associated with a terminal illness in those who have been given six months or less to live.
- **NURSING HOME/SKILLED NURSING** facilities provide care to those with illnesses or mental conditions requiring full-time monitoring and medical care. Patients here must choose to forgo further curative treatment.
- **MIXED-USE** facilities offer some or all of these services.

**SOURCE:** WWW.AARP.ORG/COMMUNITY IMPACT NEWSPAPER

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Colleyville considers all-ages recreation facility

Survey results could help City Council decide on future facilities

BY RENEE YAN

Colleyville City Council will consider turning the Colleyville Senior Center into a multigenerational recreation center. The decision will be based in part on the results of a recent resident survey.

The city’s 2019 Citizens Survey ended in November. Although survey results have not been published and are still undergoing review, they will be presented to Colleyville City Council at its Dec. 17 meeting, Colleyville Assistant City Manager Adrienne Lobery said. City Council will then make decisions based on residents’ feedback.

The 10,000-square-foot senior center sits at 2512 Glade Road. It opened in 2006 and has undergone minor renovations over the last 13 years, Colleyville Parks and Recreation Director Lisa Escobedo said in an email.

After taking inventory of state-of-the-art recreational centers in surrounding cities, such as Southlake and Grapevine, Colleyville turned inward to see whether there were ways to enhance its own facility, she said.

“We’re looking at a number of different options [for improvement] at the current location of the senior center and this property and how it will impact each resident,” she said.

The effort to turn the senior center into a true recreation facility with programming for all ages originated with the 2018 Parks, Recreation and Open Space Master Plan. Several residents requested the change, Escobedo said.

The focus now is determining the size and scale of a potential project at the property.

The senior center is a dedicated space for older residents, but it also gets used for adult and youth activities outside of regular hours.

Certain programs, such as athletics and science camps, have outgrown the city’s available spaces. The city is using Grapevine-Colleyville ISD facilities when it can, Escobedo said.

“A true recreational center would give us that ability to offer more and larger programs,” she said.

The citizens survey gave residents several potential options for improvement, including rebuilding the facility three to four times bigger, adding a gymnasium or taking on lesser renovations.

To pay for a recreation center and operate it, Colleyville may use its general operating fund as well as special funds, such as the Park Land Dedication Fund and the Parks Tomorrow Fund, according to a June 4 City Council presentation.

Depending on the extent of renovations, a new recreation center could also mean a potential tax increase of $100-$400, according to the city.

Survey results will allow city officials to better gauge the interest of the community in a new recreation center, Escobedo said.

“We are being as transparent as possible with citizens to see if this is something that people are wanting in their area or if they are using other facilities and they don’t necessarily want something like that in Colleyville,” she said.

WHAT WOULD YOU CHOOSE?

Colleyville’s 2019 Citizens Survey presented residents with proposals for potential upgrades that would transform the Colleyville Senior Center into a recreation center for the community. Estimated property tax increases would be split between operating and capital costs.

A. A new 45,000-square-foot facility with a $416 annual increase to property tax bill (no membership fees) Capital cost: $25 million-$30 million

B. A new 45,000-square-foot facility with a $312 annual increase to property tax bill (with membership fees) Capital cost: $25 million-$30 million

C. A new 30,000-square-foot facility with a $263 annual increase to property tax bill (no membership fees) Capital cost: $15 million-$20 million

D. A new 30,000-square-foot facility with a $235 annual increase to property tax bill (with membership fees) Capital cost: $15 million-$20 million

E. Renovations and the addition of a 10,000-square-foot gymnasium with a $110 annual increase to property tax bill (no membership fees) Capital cost: $7 million-$12 million

F. Renovations and upgrades to the existing 10,000-square-foot building with no increase to property tax bill (no membership fees) Capital cost: $2 million-$4 million
Not just a millennial problem: From 2005 to 2015, older Americans saw largest increase in student loan debt

BY SHANNON NAJMABADI
FOR THE TEXAS TRIBUNE

The increasing cost of college has led Americans to carry more student debt than before. Older adults may have taken out student loans to finance their own education or to support younger family members. Some returned to school midway through their careers. Others took out loans for their children.

Although Americans are shoulder ing more student loan debt, older borrowers may have been particularly affected by changes to loan terms. Unlike students, parents face no lifetime limit on how much they can take out in federal loans, and private lenders, like banks, have increasingly required that a student’s loans be co-signed by someone with good credit. The result: Older adults are not just paying off loans for themselves but may be drowning under debt they are carrying for their children.

More flexible repayment options, like income-based plans, also were not available to federal student loan holders before the 1990s.

An Education Department spokes person said a 1996 debt collection act requires the agency to refer defaulted student loans for “offset,” the practice of diverting Social Security payments or tax refunds to repay government debts. The department will first give borrowers a 65-day warning and tell them they can avoid offset by entering into a “reasonable and affordable” repayment plan or by proving that their debt is unenforceable.

COMPELLED COLLECTION

Joanna Darcus, an attorney for the National Consumer Law Center, said homeowners subject to Social Security offsets may be unable to modify their mortgages—a process that can forestall eviction or foreclosure—due to loss of income. She said she has also seen bad credit from student loans hurt borrowers’ prospects of getting affordable or subsidized senior housing.

“The federal government’s powers to collect student loan debt are very strong,” Darcus said, “stronger than the powers that the government has or employs to collect other types of government debt.”

The government can withhold federal income tax refunds and garnish up to 15% of a borrower’s take-home pay or Social Security benefits. The benefits cannot drop below $750 a month, a threshold set in the 1990s that is now below the federal poverty level. Fees are also charged each time a tax refund or Social Security check is offset.

Legislation has been introduced in Congress to eliminate Social Security offsets for student loan debt or to tie the amount withheld to inflation. Those bills have not passed, and this year, student loan advocates and lawyers said they have noticed an uptick in how aggressively the government is going after debtors’ Social Security benefits.

The Education Department spokeswoman said the agency redesigned its processes related to offset last year to “fully comply” with the 1996 debt collection act, and that led to a significant increase in the number of borrowers subject to the withholdings.

Americans hold some $1.5 trillion worth of college debt, most concentrated in the hands of those under 50 years old. But the ranks of older borrowers—those 60 and older—swelled from 700,000 in 2005 to 2.8 million people in 2018, and their debt load went from $8.2 billion to $66.7 billion, an eightfold increase, according to data from Equifax and the Federal Reserve Bank of New York Consumer Credit Panel.

In 2017, about 222,144 Texans ages 60 and over had student loan debt, carrying a median load of $15,754, per a Consumer Financial Protection Bureau report. Government data shows the Education Department referred more than 10.81 million debtors to the Treasury Department during the last decade, but it does not specify if those people ultimately had payments garnished.

The nonprofit Trellis Company, which was the state’s guarantor for a federal loan program that ended in 2010, declined to provide statistics about how many older borrowers were in its portfolio or the number
of them in default. Trellis Company spokesperson Bryan Gilbert explained the organization’s data would not be helpful and could actually be misleading given the small size of its loan portfolio relative to the number of retirement-age borrowers in Texas and across the country.

‘IT DOESN’T COMPARE’

There are ways to have federal student loan debt wiped away. A borrower can submit documentation that shows he or she is “totally and permanently disabled” and request a discharge. The U.S. Department of Education has steered borrowers receiving Social Security disability benefits toward this option since 2016, and in August, President Donald Trump signed an executive order automatically forgiving the debt of permanently disabled veterans. But that avenue is not available to able-bodied borrowers.

“It doesn’t compare,” said bankruptcy attorney Steven Palmer. “This is the one main type of consumer debt … you just can’t get out of.”

Taxes, medical debt, mortgages, and government-backed Small Business Administration loans can all be discharged.

“It’s pretty much absolutely everything except student loans,” he said. It is particularly difficult in Texas. In the Fifth Circuit, which considers cases from federal courts in Texas, debtors would virtually need to show total incapacity to get relief.

As recently as July, a court rejected an appeal from a Texan over age 60 with a degenerative nerve condition and nearly $8,000 in student loan debt. Other courts, including those overseeing Massachusetts and Maine, have used a more charitable interpretation of the federal statute, which says student debt can be discharged if repayment imposes an “undue hardship.”

“Today, you can file a bankruptcy, be in just utter, destitute circumstances and still fail” the test required to discharge student loans, said Palmer, an attorney at the Curtis, Casteel and Palmer law group in Washington.

Legislation filed in Congress would make it easier to discharge student debt in bankruptcy, but it has not progressed.

Student loan holders can also apply for hardship waivers that can reduce how much of their Social Security benefits are withheld or stop the payments from being offset altogether.
A higher concentration

Among the counties in the North Texas area, Tarrant County had the most validated financial fraud allegations with victims ages 65 and older during fiscal year 2017-18.

Number of allegations:

- 0
- 1-5
- 5-10
- Over 10

In FY 2017-18, Tarrant County launched a department specifically to seek justice for older victims of financial fraud.

Women targeted

Among people ages 65 and older in Tarrant County, women are more likely to be the victims of a validated financial exploitation.*

- Unknown: 2.63%
- Men: 31.58%
- Women: 65.79%

*Data from fiscal year 2017-18

Scams sinking

The number of validated allegations of financial fraud victimizing people ages 65 and older has been trending downward in Tarrant County, except for an increase in fiscal year 2016-17, which several counties experienced.

CONTINUED FROM 1

FRAUD

Every sort of fraud that hits the public hits seniors worse, Tarrant County officials said.

The number of financial fraud allegations with victims ages 65 and older increased to 859.

Scams, targeting mainly those 65 and older, are on the rise in the community, said Ellyn Gonzales, coordinator of the Tarrant County Elder Financial Fraud Unit.

The Elder Financial Fraud Unit, part of the Tarrant County Probate Court, was launched in May 2017.

The unit’s mission is to identify, arrest and prosecute perpetrators of elder financial fraud.

Tarrant County’s Elder Financial Fraud Unit is partly responsible for preserving the money of older Tarrant County residents.

“The county's dedication to investigating fraud against the elderly means higher numbers of referrals,” she said in an email.

In most cases of elder financial fraud, the money from the victim is gone, Gonzales said. About half of the cases she works result in the recovery of some of that money. Her unit can force criminals to pay the money back over time if they are caught. Since May 2017, the Tarrant County unit has recovered more than $1 million of stolen money, Varnell said.

“We have gotten $1.64 million ordered in restitution and seizures,” she said in an email.

But prosecuting elder scammers is difficult, local police said, as they often live either in another state or overseas.

“‘There is a disconnect, and a lot of [elder fraud] is done online, and tracing people online is incredibly difficult,’ he said.

Grapevine Police Department cases have usually been the result of a scammer calling seniors, convincing them to buy gift cards and then getting them to hand over the cards or their codes, GPD Media Manager Amanda McNew said.

His favorite memories of you are also ours.

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COMMON TYPES OF SCAMS

The perpetrators of the financial exploitation cases the Tarrant County unit prosecutes usually fall into a few categories that include organized crime and contractors, Varnell said.

Organized crime includes several categories of scams, Varnell said. These criminals will try to befriend their victims and con them.

In contractor scams, people will pretend to offer a service. They will try to offer discounted materials or a good deal but will provide poor work or no work at all, Varnell said.

Most scams have some red flags for seniors. For example, no debt collector will ever ask someone to pay a debt with gift cards or give up financial information right away, McNew said.

“If you are ever called about owing money, write down the person’s information, but then, call the company on your own,” she said in an email. “Do not use the caller’s phone number, but search for the bank or company on your own to try to verify information.”

If elderly people find themselves wiring money unexpectedly, Varnell urges them to stop and reconsider why they are doing it.

“If you examine it very closely at the bottom of that justification, you will see it’s your own grief, loneliness and feelings of, ‘I might not have enough money to live out my days.’ Those three things are at the bottom of most scams,” Varnell said.

CRIME AND PUNISHMENT

Those who are tried and convicted of elder financial fraud can face penalties ranging from a fine to a sentence of life in prison, Varnell said. The penalty usually depends on how much the convicted person has stolen.

According to the U.S. Department of Justice, about one in 20 older adults nationwide experiences financial exploitation each year, but due to a reluctance to report, authorities only learn about only one of every 44 incidents of elder financial abuse.

“A lot of the fraud, unfortunately, that goes on—it goes unreported,” Colleyville Police Detective Jeff Prater said. “We have a tremendous amount of senior citizens and elderly people that get defrauded, and now, they’re embarrassed, and they’re ashamed.”

Reporting is important to help police know about any new trends in these crimes. It also raises awareness so others can be informed.

“Notify your local police department,” Prater said, “It could be real; it could be fake; you don’t really know. Call us. Ask us the question.”

In addition to local police, elder financial fraud can be reported to the county’s unit at 817-884-1400. Fraud related to unwanted calls or emails can be reported to the Federal Communications Commission at www.consumercomplaints.fcc.gov.

For more information visit communityimpact.com.
ProCore Fitness Gym promotes workouts and nutrition for long-term results

Justin Lewis, co-owner of ProCore Fitness, said the business launched to fill a need for an affordable, high-quality and long-term results-oriented gym in Southlake.

“We started in a small, little, teeny little garage basically down the street—it was 900 square feet,” he said. “Our goal was to essentially have a place where clients could come and have a consistent experience, which the gym industry is generally missing.”

His wife, Caitlin, joined him as a co-owner at his new gym after working 12 years in various management and training positions at 24 Hour Fitness. From there, she decided to focus on nutrition to pair instruction on healthy eating habits with the workouts that had been built at ProCore Fitness, she said.

ProCore offers a variety of nutrition and workout options. Exercises can take place with a personal trainer or in small groups of eight or less. They can also focus on different long-term goals.

“We have a super experienced staff [that] is really committed to doing this and doing this with people long-term,” Justin said. “Small-group training is like taking the individualization of one-on-one training and kind of the energy and group environment of a boot camp and putting them together.”

Nutrition courses can be complementary to workouts or can stand alone and focus on breaking bad habits and forming good ones, Caitlin said. This includes food coaching, recipes and guides for healthy eating. For their meal prep, ProCore hires a private chef.

“The reason we created our own nutrition program was because just about every nutrition program out there is geared towards losing maximum weight as fast as possible,” Justin said, “and that almost never yields sustainable results.”

ProCore is a place where people can receive high-quality training at a reasonable price, he said. This goes back to the mission of ProCore as a gym.

“If you don’t have your health, it’s hard to really do anything you want to do,” Justin said about his business philosophy. “It’s not about the gym. The gym here is about your life ... That’s why our mission is to improve lives through fitness.”

BY LIESBETH POWERS

Using proper form

Start with your body in a straight line, almost like a plank position.

1. While keeping your arms straight, walk your feet forward until there is tension in the straps.
2. Keep your palms facing each other throughout the lift.
3. To begin the movement, retract your shoulder blades back and down.
4. Pull your torso toward your hands, keeping your elbows close to your body.
5. Lower your body back into the starting position and repeat.

SOURCES: PROCORE FITNESS, BODYBUILDING.COM/COMMUNITY IMPACT NEWSPAPER
Mrs. G’s Tacos
Owner carries on mom’s legacy of Texas tacos in Grapevine

Bill Wolter brought Rio Grande Valley-inspired tacos to Grapevine to continue his mother’s legacy of tacos, which dates back nearly 45 years.

Mrs. G’s Tacos, named after Wolter’s mother, Lillie Gonzalez, started in 2016 and offers an assortment of breakfast and meat tacos as well as taco plates. Everything is made from scratch, he said, including the hot sauce. Wolter arrives at 4 a.m. every day to begin making tortillas—it is what separates Mrs. G’s Tacos from other taco places in Grapevine, he said.

“It’s my mother’s same concept,” Wolter said. “It’s all handmade flour tortillas, everything made fresh. Nothing’s out of a can.”

His mother started in McAllen in 1974 with a restaurant called El Pato, he said. Over 30 years, she opened nine other Rio Grande Valley locations. Wolter’s sister, Yolanda, later opened her own version in McAllen called Mrs. G’s Tacos N’ More.

Wolter’s version came to fruition after he and his wife moved to North Texas to be closer to their six grandchildren, he said.

The couple set up shop in the West Northwest Highway location in 2012 for Wolter’s wife’s apple business, Gourmet Apples & More. There was an unused kitchen in the space, which prompted Wolter to add the taco business four years later, he said.

The location is a 45-year-old metal building, Wolter said. When he first saw the building, it was surrounded by dirt and gravel and had an old gas tank on the side, a broken bread truck in the back and overgrown trees all around—but this did not dissuade Wolter.

“I can see the potential that it’s got,” Wolter said when he first saw the building.

One remodel and four years later, Mrs. G’s Tacos has built a rapport with Grapevine’s citizens and other businesses’ nearby employees, Wolter said.

“It’s just grown,” he said. “And it’s just getting bigger all the time.”
CONTINUED FROM 1

price for annual college tuition in Texas soared 90% from $4,587 to $8,719, according to a 2019 study from the Texas Higher Education Coordinating Board. But with Collegiate Academy, a student could earn up to 60 hours of college credit in high school for free.

Larry Darlage first approached GCISD in 2013 about partnering on an early college high school while he was president of Tarrant County College’s Northeast Campus. He is retired now, but he said helping students overcome financial obstacles to college was part of his original vision.

“If they graduate from here with an associate degree and it doesn’t cost them anything, that’s two free years of school,” he said.

GCISD board President Lisa Pardo said helping launch Collegiate Academy was one of her favorite projects she has accomplished on the board.

“If you look ... who is and who isn’t going to college, and that we would be able to impact those kids that were not having the opportunity to continue on ... it was just a perfect fit,” she said.

A FOCUSED MISSION

Collegiate Academy celebrated its fifth anniversary Sept. 23. Since it began, the school has graduated two classes totaling 187 students and granted associate degrees to 104 of those students.

The school is completely free for students to attend. It is paid for the same way all schools in the district are—with taxpayer dollars. Tarrant County College partnered with the district at Collegiate Academy’s inception to provide space and technology for the school.

Information about the academy is provided to everyone in the district, but additional steps are taken to make sure students who might not otherwise attend college are aware of the opportunity.

“We’re targeting first-generation [students] and students not normally seen in higher ed,” Knutz said.

Collegiate Academy staffers work with middle school counselors to identify first-generation students in the district, she said. The school also has a college transition specialist who reaches out to targeted students.

“The state defines [students not normally seen in higher education] as Hispanic and African American, economically disadvantaged and first-generation,” Knutz said.

The biggest portion of students enrolled at Collegiate Academy for the class of 2019—about 46%—were Hispanic as a result.

In many ways, Collegiate Academy is a traditional high school: Students go to prom, and extracurricular opportunities, such as basketball, drama and social service clubs, are offered.

But there are some key differences. Because Collegiate Academy is located on the Tarrant County College’s Northeast Campus, students get to experience college culture. Classes are structured in a sequence that gradually immerses students into Tarrant County College classes. Classes that count toward their dual credit hours include English, math, history, government, music and biology.

Core class credits at Collegiate Academy will transfer to any public university in Texas, according to the academy’s website. Counselors at Collegiate Academy work with the transfer department at Tarrant County College to help ensure students can attend the college of their choice, Knutz said.

Students also have opportunities for internships and job shadowing.

There is a five-step application process to attend the academy. Anyone in the district is welcome to apply, but Knutz said students should want to attend a smaller school and participate in a rigorous curriculum with advanced
education opportunities.

During the academy’s fifth-anniversary celebration, students Jose Pedraza and Lesly Alvarado shared their experiences in the school. Pedraza will graduate in the spring from Collegiate Academy with seven college credit hours.

“This school is based on a lot of first-generation students, like me, that never had that opportunity, that have never experienced [seeing] someone go through college,” he said.

Alvarado is also a senior at Collegiate Academy, where she discovered a passion for speech pathology.

“Coming to Collegiate Academy has been one of the most impactful decisions that I have made in my life,” she said. “I have been able to build connections and relationships with the teachers here, and they have mentally supported me in the past three years.”

‘A GROWING NEED’

As colleges continue to become more expensive, Knutz said more students need options to help them get ahead.

Tuition and fees total a little more than $10,000 per year at The University of Texas at Austin, which data shows is a top choice in Texas for students graduating from CISD and GCISD. The average debt for UT Austin graduates is $38,344; parents usually pick up a little more than one-third of that cost, according to data.

GCISD estimates that students at Collegiate Academy who earn their associate degree as a high school student could end up saving more than $10,000 on their higher education.

At the celebration, GCISD Superintendent Robin Ryan shared that his father attended college only because someone else paid his tuition. That shaped his family’s history, Ryan said.

“That’s why I feel so much pride about this school because this particular school gives folks a chance,” Ryan said.

To help students on the path to college, GCISD and Carroll ISD also offer dual credit and advanced placement, or AP, classes. Those high school courses can transfer as college credit.

Knutz said none of these options would be possible without a partnership with the local community college.

“We’re more than thankful to TCC Northeast and how … everyone has just been more than gracious to push our students and to hold our students accountable, but also just to love on our students,” she said.

For more information visit communityimpact.com.
Market data is compiled several weeks after the closure of the month to ensure accuracy. Below are the most recent housing statistics for the area.

### HOMES ON THE MARKET

**OCTOBER 2018 VS. OCTOBER 2019**

#### GRAPEVINE
- 2018: 100
- 2019: 90

#### COLLEYVILLE
- 2018: 179
- 2019: 151

#### SOUTH Lake
- 2018: 182
- 2019: 179

### OCTOBER MARKET DATA COMPARISON

#### GRAPEVINE
- Median sales price: $345,750 - $375,000
- Percent of original price received: 95.8% - 97.2%
- Homes under contract: 32 - 48
- Average days on the market: 47 - 44

#### COLLEYVILLE
- Median sales price: $583,700 - $595,000
- Percent of original price received: 96.4% - 95%
- Homes under contract: 36 - 41
- Average days on the market: 55 - 59

#### SOUTH Lake
- Median sales price: $714,000 - $773,500
- Percent of original price received: 95.2% - 95.5%
- Homes under contract: 27 - 33
- Average days on the market: 51 - 75

### NEW LISTINGS

**OCTOBER 2018 VS. OCTOBER 2019**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Grapevine</th>
<th>Colleyville</th>
<th>Southlake</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>42</td>
<td>60</td>
<td>49</td>
</tr>
<tr>
<td>2019</td>
<td>54</td>
<td>54</td>
<td>53</td>
</tr>
</tbody>
</table>

**Source:** Market data provided by the Collin County Association of Realtors, courtesy of North Texas Real Estate Information Systems, NTREIS Trends ©2019 ShowingTime/Community Impact Newspaper

### FEATURED DEVELOPMENT

**THE METAIRIE—NORTH SOUTH LAKE**

This development includes manageable lot sizes and luxury, energy-efficient homes with timeless architecture with transitional details.

- **Address:** 500 and 550 W. SH 114, Southlake
- **Scheduled move-in date:** 2021
- **Builders include:** Hawkins-Welwood Homes and Calais Custom Homes
- **Number of homes:** 56
- **Square footage:** 4,500
- **Average home value:** $1.4 million
- **Amenities:** unique floor plans, luxury building materials, common areas around homes, HOA-maintained front lawns
- **Schools (Carroll ISD):** Walnut Grove Elementary School, Durham Intermediate School, Carroll Middle School, Carroll High School

---

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“We feel very fortunate that Kimberly was referred to us as we began the process of finding our new home. From the moment we met her she was extremely knowledgeable about the areas we were interested in and provided us the guidance we needed to begin our journey. Throughout our search, negotiations and closing Kimberly was always present, patient, and proactive. We can’t say enough good things about her and really feel she became an extension of our family and most importantly someone we could always trust throughout the process.”

— Ryan and Ashley McColl

Kimberly Holt
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KimberlyHolt@Ebby.com
KimberlyHolt.Ebby.com
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barkavenuemarket.com
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Tammy Doak

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MONDAY & TUESDAY: 4:30-9pm
WEDNESDAY-SATURDAY: 4:30-9:30pm

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SHOE AND BOOT REPAIR

EXPERT PRESERVATION & RESTORATION

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1705 Sleepy Hollow Trail Southlake - $775,000
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1028 La Salle Lane, Southlake - $1,585,390
Custom transitional with pool & outdoor living area

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Impeccable Estate in Gated Granada Estates

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Impeccable Estate in Gated Granada Estates

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