RESOLUTION OF THE BOARD OF TRUSTEES OF CEDAR HILL INDEPENDENT SCHOOL DISTRICT AUTHORIZING THE SALE OF REAL PROPERTY

Date: December 15, 2025

Seller: Cedar Hill Independent School District.

Property: Approximately 11.0 Acres, Lot 2, Block 42, Stonewood Heights Phase II, Dallas County Texas, located at 975 Pickard Rd., Cedar Hill, Texas 75104

WHEREAS, the Board of Trustees (the "Board") of the Cedar Hill Independent School District (the "District") is authorized by Texas Education Code § 11.51 to govern and oversee the management of the public schools in the District; and

WHEREAS, under Texas Education Code § 11.151(c) all rights and titles to the real property of the District are vested in the Board and their successors in office; and

WHEREAS, pursuant to Texas Education Code §§ 11.151(c) and 11.154(a), the Board may dispose of property that is no longer necessary for the operation of the District and may, by resolution, authorize the sale of such property; and

WHEREAS, pursuant to Texas Education Code § 11.154(b), such sale of the property is to be by deed signed and executed by the President of the Board to the purchaser of the property reciting the resolution of the Board of Trustees authorizing the sale; and

WHEREAS, this on December 15, 2025, this Board authorized the District to initiate proceedings to sell the property described as follows: approximately 11.0 Acres, Lot 2, Block 42, Stonewood Heights Phase II, Dallas County Texas, located at 975 Pickard Rd., Cedar Hill, Texas 75104 (the "Property"); and

WHEREAS, officials of the District, pursuant to Board directive and the notice and bid provisions of Local Government Code § 272.001, offered the Property For sale; and

WHEREAS, the District received an acceptable offer for the sale and purchase of the Property from Wildwood Development Company, I Ltd. for the amount of $500,000.00 and other good and valuable consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CEDAR HILL INDEPENDENT SCHOOL DISTRICT THAT:

RESOLVED, the Board fully authorizes the sale of the Property to Wildwood Development Company, I Ltd., for the amount of $500,000.00, plus other good and valuable consideration by execution of a deed and a contract of sale with terms agreeable to the District, such contract to be executed by the president of the board of Trustees, as

the Property is no longer needed for the educational purposes and operation of the District and the maintenance of said Property is consuming resources in excess of its contribution to the furtherance of the educational purpose of the District;

RESOLVED, the deed shall recite the approval of this resolution by the Board; and

RESOLVED, the Superintendent and/or his/her designee(s) are hereby authorized to negotiate the terms of the sale of the Property; and

RESOLVED, that the undersigned President of the Board of Trustees is authorized and directed to execute any and all instruments appropriate and necessary to effectuate the sale of the Property.

PASSED AND APPROVED by Cedar Hill Independent School District Board of Trustees at a meeting held on the 15th day of December 2025, in accordance with the Texas Open Meetings Act and containing a posted agenda item for the deliberation regarding the sale of real estate by a vote of 6 to 0.

By: Denise Roache-Davis
Dr. Denise Roache-Davis, Board President

Attest: Carma Morgan
Carma Morgan, Board Secretary