

**RESOLUTION OF THE BOARD OF TRUSTEES OF  
DUBLIN INDEPENDENT SCHOOL DISTRICT**

At a lawfully called meeting on January 27, 2025, the Board of Trustees (the “Board”) of Dublin Independent School District (the “District”) does hereby make the following resolutions regarding the exchange of real property and improvements thereon situated in Erath County, Texas.

WHEREAS, pursuant to sections 11.151 and 11.1541 of the Texas Education Code and Texas Local Government Code §272.001, the Board is authorized to acquire, hold, sell, and exchange real property; and

WHEREAS, the District owns an approximately 10 acre tract of real property and improvements thereon that has been used as the District’s agriculture education facility for over 40 years (the “District Ag Facility Land”); and

WHEREAS, the District Ag Facility Land is located adjacent to and abutting the Dublin Airport and the abutting property owner is the City of Dublin (the “City”); and

WHEREAS, the District and the City wish to clarify the District Ag Facility and Dublin Airport real property boundary lines by exchanging tracts of abutting real property; and

WHEREAS, Texas Local Government Code §272.001(b) allows the District and the City to exchange real property at less than fair market value with an abutting property owner who owns the underlying fee simple; and

WHEREAS, Texas Local Government Code §272.001(b)(5) exempts local governmental entities, such as the District and the City, from the requirements of notice and public bidding because each entity possesses the power of eminent domain; and

WHEREAS, the District desires to convey to the City the real property legally described in Exhibit “A”, which is attached hereto and incorporated herein for all purposes, (the “District Property) to the City; and

WHEREAS, the City desires to convey to the District the real property legally described in Exhibit “B”, which is attached hereto and incorporated herein for all purposes, (the “City Property) to the City; and

WHEREAS, the Board has determined that it is in the best interest of the District’s students, parents, and taxpayers to exchange the District Property for the City Property; and

WHEREAS, the District and City have agreed on the terms and conditions of the mutual exchange of the City Property and District Property to the other, as set out in the proposed “MUTUAL AGREEMENT FOR EXCHANGE OF REAL PROPERTY” (the “Agreement”) attached hereto as Exhibit “C;”

NOW THEREFORE, BE IT RESOLVED, that the statements and recitals contained herein are true and correct and adopted as official findings of the Board and operative provisions hereof;

BE IT FURTHER RESOLVED, that the District's Board of Trustees finds it is in the best interests of District to convey ownership of the District Property to the City in exchange for the City conveying the City Property to the District in accordance with the terms and conditions presented in the Agreement; and

BE IT FURTHER RESOLVED, that the Board hereby approves the exchange of the District Property for the City Property as presented in the Agreement, and orders and authorizes the Superintendent and/or Board President to execute the Agreement and all other necessary documents and to negotiate the final details concerning closings incidental thereto; and

BE IT FURTHER RESOLVED, that the Board authorizes the Superintendent and/or Board President to take such further actions and execute such other documents as are necessary to effectuate the actions that are contemplated by this Resolution to facilitate conveyance of the City Property from the City of Dublin to the District and the conveyance of the District Property to the City of Dublin, according to the terms of the Agreement, but it is strictly reserved for the President of the District's Board of Trustees to execute the deed conveying the District Property to the City; and

PASSED, APPROVED, AND ADOPTED by the Dublin Independent School District Board of Trustees on the 27<sup>th</sup> day of January , 2025.

---

Board President

---

Board Secretary

**Exhibit "A"**  
*The District Property*

Surface only:

All that certain 0.58 acre tract of land in the William Thomas Survey, A – 753, in Erath County, Texas, being a part of that certain 10.00 acre tract described in deed from Associated Milk Producers, Inc. to Dublin Independent School District, dated December 17, 1982, and recorded in volume 7412, page 784 of the official public records of Tarrant County, Texas, and recorded in document number 2024-00998 of the official public records of Erath County, Texas, and described as follows:

Beginning at the intersection of a cross fence and the east line of the said 10.00 acre tract, in the west line of a former 90 acre tract described in deed from O.C. Cook, et ux to the City of Dublin, recorded in document number 426, page 101 of the official public records of Erath County, Texas, for the northeast corner of this tract, from which a 3" pipe post bears N 16°46'11" W, 16.94', and from which the northeast corner of the said 10.00 acre tract bears N 21°23' 13" W, 380.82', from which a ½" iron rod found at the southeast corner of a 22.40 acre tract described in deed from Casey L. McNeal to Chad Tanner & Amber Kay Monk, dated April 23, 2021, and recorded in document number 2021-03389 of the official public records of Erath County, Texas, bears N 71°01'32" E, 47.47';

Thence S 21°23'13" E, along the east line of the said 10.00 acre tract, 257.76' to the calculated southeast corner of the said 10.00 acre tract, an interior corner of the former 90 acre tract, for the southeast corner of this tract;

Thence S 71°01'32" W, along the south line of the said 10.00 acre tract, 196.21' to the intersection of the south line of the said 10.00 acre tract with said cross fence, for the southwest corner of this tract, from which a 3" pipe post bears S 16°46'11" W, 155.62':

Thence N 16°46'11" E, along said cross fence and crossing the said 10.00 acre tract, 317.30' to the point of beginning and containing 0.58 acres of land.

**Exhibit “B”**  
*The City Property*

Surface only:

**Tract 1:**

All that certain 0.25 acre tract of land in the William Thomas Survey, A - 753, in Erath County, Texas, being a part of that certain 90 acre tract described in deed from O.C. Cook, et ux to the City of Dublin, recorded in document number 426, page 101 of the official public records of Erath County, Texas, and described as follows:

Beginning at a ½” iron rod found in the north line of the said 90 acre tract, the southeast corner of a 22.40 acre tract described in deed from Casey L. McNeal to Chad Tanner & Amber Kay Monk, dated April 23, 2021, and recorded in document number 2021-03389 of the official public records of Erath County, Texas, for the northeast corner of this tract;

Thence S 15°36’46” E, along a fence and crossing the said 90 acre tract, 367.37’ to 3” pipe post for the southeast corner of this tract;

Thence S 16°46’ 11” W, along a fence, 16.94’ to the intersection of said fence and the east line of a 10.00 acre tract described in deed from Associated Milk Producers, Inc. to Dublin Independent School District, dated December 17, 1982, and recorded in volume 7412, page 784 of the official public records of Tarrant County, Texas. and recorded in document number 2024-00998 of the official public records of Erath County, Texas, for the southwest corner of this tract;

Thence N 21 °23’ 13” W, along the east line of the said 10.00 acre tract, 380.82’ to the northeast corner of the said 10.00 acre tract;

Thence N 71°01 ‘32” E, along the fenced north line of the said 90 acre tract, 47.47’ to the point of beginning and containing 0.25 acres of land.

**Tract 2:**

All that certain 1.51 acre tract of land in the B.P. Despalier Survey, A – 218 and the William Thomas Survey. A - 753, in Erath County, Texas, being a part of that certain 90 acre tract described in deed from O.C. Cook, et ux to the City of Dublin, recorded in document number 426, page 101 of the official public records of Erath County, Texas. and described as follows:

Beginning at the southwest corner of a 10.00 acre tract described in deed from Associated Milk Producers, Inc. to Dublin Independent School District, dated December 17, 1982, and recorded in volume 7412, page 784 of the official public records of Tarrant County, Texas, and recorded in document number 2024-00998 of the official public records of Erath County, Texas, at the most westerly northwest corner of the remainder of the said 90 acre tract, and in the east line of F.M. Highway No. 219, of the northwest corner of this tract;

Thence N 71°01'32" E, along the calculated south line of the said 10.00 acre tract, 415.23' to the northeast corner of this tract at the intersection of the south line of the said 10.00 acre tract and a cross fence;

Thence crossing the said 90 acre tract along a cross fence as follows:

S 16°46'11" W, 155.62' to a 3" pipe post;

And S 40°59'49" W, 291.39' to the southwest corner of this tract in the east line of F.M. Highway No. 219, from which a 2" pipe post bears S 40°59'49" W, 3.51';

Thence N 33°48'12" W, along the east line of F.M. Highway No. 219, 281.50' to the point of beginning and containing 1.51 acres of land.

**Exhibit “C”**

*Mutual Agreement for Exchange of Real Property*

See Attached.