



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/06/2025

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Authorize and confirm the dedication of a permanent sanitary sewer easement located in the Joseph Stewart Survey, Abstract 961, Ellis County, commonly known address of Old Fort Worth Road (Ellis CAD Account # 190600), Midlothian, Ellis County, Texas, from Soap Box Partners LP, for its connection to the existing TRA sanitary sewer line; Authorize the City Manager or his designee to execute any and all legal instruments necessary for the same

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 08/06/2025)

SUMMARY:

<i>Vendor Name</i>	<i>Total Cost</i>
Soap Box Partners LP	\$100.00

PURPOSE OF REQUEST:

Authorize and confirm the dedication of sanitary sewer easement required for a connection to an existing TRA sanitary sewer line on a portion land of Tract 1 in the Special Warranty Deed, Instrument # 2156131 to Soap Box Partners LP. This property is locally known or referred to as Old Fort Worth Road (Ellis CAD Account # 190600), Midlothian, Ellis County, Texas. Ellis County Fresh Water Supply District is the owner of the existing wastewater easement and needs to transfer ownership of a portion to the City (the portion described in the metes and bounds description). This transfer is so that TRA will issue a permit to the City for a new connection to their existing facilities. TRA requires that the pipe connecting to their system be owned and operated by the City.

This dedication is related to the installation of a connection on the developer's property to an existing TRA sanitary sewer line. (See attached Exhibit "A" – easement w/ legal description and survey plat, and Exhibit "B" – aerial location map.)

The proposed easement is located in the Joseph Stewart Survey, Abstract No. 961, Ellis County, Texas and being a portion of the tract of land conveyed to Soap Box Partners LP, by the deed recorded as Instrument # 2156131, of the Real Property Records of Ellis County, Texas.

Soap Box Partners LP has agreed to convey 0.029 acres (1,250 sq. ft.) for a sanitary sewer easement. (See attached Exhibit "A" – easement w/ legal description and survey plat).

The City will pay recording costs in an amount not to exceed \$100.00

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Sanitary Sewer Easement w/ Legal Description and Survey Plat
- 2- Exhibit B – Aerial Location Map