



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/06/2025

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Authorize and confirm the dedication of a permanent drainage easement located in the Charles Babcock Survey, Abstract No. 59, being a portion of Lot 1R-2B, Block C, Epic West Towne Crossing, Phase 1, commonly known address of 3116 S. Highway 161, Grand Prairie, Dallas County, Texas from CR Fitness Grand Prairie, LLC for the proposed improvements under CEP-24-0017; Authorizing the City Manager to execute any and all legal instruments necessary for the same

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/15/2025)

SUMMARY:

<i>Vendor Name</i>	<i>Total Cost</i>
CR Fitness Grand Prairie, LLC	\$200.00

PURPOSE OF REQUEST:

Authorize and confirm the dedication of a Drainage Easement and required for the improvements under CEP-24-0017, located in the Charles Babcock Survey, Abstract No. 59, being a portion of Lot 1R-2B, Block C, Epic West Towne Crossing, Phase 1 commonly known address of 3116 S. Highway 161, Grand Prairie, Dallas County, Texas. This dedication is related to the planned development improvements under CEP-24-0017.

CR Fitness Grand Prairie, LLC has agreed to dedicate and convey 0.056 acres (2,455 sf) for the drainage easement, and 0.205 acres (8,961 sf) (see attached Exhibits "A" - legal description and survey plat, and Exhibit "B" - aerial location map). The City will pay the recording fees not to exceed \$200.00. Staff further requests that the City Manager be authorized to execute any and all legal instruments necessary for the dedication of the drainage easement.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A - legal description and survey plat
- 2- Exhibit B – aerial location map