



## CITY OF GRAND PRAIRIE COMMUNICATION

---

**MEETING DATE:** 05/20/2025

**PRESENTER:** Noreen Housewright, Director of Engineering/Utility Services

**TITLE:** Authorize and confirm the dedication of a permanent utility easement located in the John Spoon Survey, Abstract No. 1326, being a portion of Lot 1, Block 1, Landmark At The Grove Addition, commonly known address of 804 West Shady Grove Road, Grand Prairie, Dallas County, Texas from BLUSV I TX West Shady Grove Road LLC for the proposed improvements under CEP-24-0028; 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 05/20/2025)

---

**SUMMARY:**

<i>Vendor Name</i>	<i>Total Cost</i>
BLUSV I TX West Shady Grove Road LLC	\$200.00

**PURPOSE OF REQUEST:**

Authorize and confirm the dedication of a Utility Easement required for the improvements under CEP-24-0028, John Spoon Survey, Abstract No. 1326, being a portion of Lot 1, Block 1, Landmark At The Grove Addition, commonly known address of 804 West Shady Grove Road, Grand Prairie, Dallas County, Texas. This dedication is related to the planned development improvements under CEP-24-0028 on an adjacent tract, 902 W. Shady Grove, Scannell Properties Shady Grove Industrial.

BLUSV I TX West Shady Grove Road LLC has agreed to dedicate and convey 0.056 acres (2,455 sf) for the drainage easement, and 0.082 acres (358 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