



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/19/2025

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Authorize and confirm the dedication of an Access and Utility Easement and a Utility Easement located on a portion of Lot 3, Block A, Final Plat - Lots 1 thru 3, Block A, Lynn Creek Addition, commonly known address of 3160 Lynn Creek / Mildred Walker Parkway, Grand Prairie, Tarrant County, Texas from Aradi Properties, LLC to the City of Grand Prairie for anticipated recording costs of the two easements up to \$100.00 for a total cost of \$100.00; Authorize the City Manager 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:

<u>Vendor Name</u>	<u>Total Cost</u>
Aradi Properties, LLC	\$100.00

PURPOSE OF REQUEST:

Staff is requesting that the City Council authorize and confirm the dedication of a permanent Access and Utility Easement and a permanent Utility Easement on a portion of Lot 3, Block A, Final Plat - Lots 1 thru 3, Block A, Lynn Creek Addition, commonly known address of 3160 Lynn Creek / Mildred Walker Parkway, Grand Prairie, Tarrant County, Texas from Aradi Properties, LLC to the City. Staff is further requesting that Council authorize the City Manager to execute any and all legal instruments necessary for these dedications. These dedications are related to the development of CEP-25-0023 Magna Carta Driveway and the Lynn Creek Addition.

Aradi Properties, LLC has agreed to dedicate and convey 0.005 acre (219 square feet.) for an Access and Utility Easement, as depicted in the easement with legal description and survey plat attached as Exhibit "A-1". In addition, Aradi Properties, LLC has agreed to dedicate and convey 0.014 acre (619 square feet.) for a Utility Easement, as depicted the easement with legal description and survey plat attached as Exhibit "A-2". The City will pay recording costs in an amount not to exceed to \$100.00.

FINANCIAL CONSIDERATION:

Budgeted	<input checked="" type="checkbox"/>	Fund Name:	General Fund
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ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Attachment A-1 – Access and Utility Easement w/ Legal Description and Survey Plat
- 2- Attachment A-2 – Utility Easement w/ Legal Description and Survey Plat
- 3- Attachment B – Aerial Location Map