

**PROCEDURE FOR  
ABANDONMENT OF A  
PUBLIC RIGHT-OF-WAY/EASEMENT**

- A. Formal application for right-of-way abandonment shall be made by the applicant submitting to the Planning Department an application and all required documentation stating reason for abandonment and a description of the land. The City Council shall have the final authority to approve or deny an abandonment request.
1. **Application required:** Attached to this information sheet is an application form for the abandonment of public right-of-way/easement.
  2. **Submission deadline:** The application must be completed and returned to the Planning Department. The Planning Department will circulate the application among the various City departments for review and approval. After all City departments have executed the application, it will be placed on the next available Council agenda. The City Council holds regular meetings on the second and fourth Tuesdays of the month at 6:00 p.m. at the Wylie Municipal Complex - Council Chambers, 300 Country Club Road, Bldg. 100, Wylie, Texas 75098
  3. **First page of application:** On the first page of the application, the heading information to be filled in includes the name of the addition or subdivision in which the public right-of-way/easement is located. The exception to this case would be the abandonment of a street, in which case the street name would appear in the heading. The date the application is prepared should be entered in the appropriate space. Item No. 6 on the first page should set out the names and addresses of the abutting property owners who have not consented to the vacation and abandonment which you seek. Abutting property owners are owners of land that abut any portion of the land immediately next to the public right-of-way/easement proposed to be abandoned. You should also state why their consent was not obtained; that is, if you were unable to locate the abutting property owners or if the abutting property owner refused to give his or her consent, you should so state briefly setting out the points of objection that such owner might have to this abandonment. Additional sheets may be used if necessary to fully explain.
  4. Item No. 7 provides space for a brief statement of the reason such right-of-way/easement should be abandoned. Item No. 8 should relate briefly the history of the use of the right-of-way/easement sought to be abandoned.
  5. It is very important that the full name and address of the applicant be shown in the space provided. This will insure proper notifications to the applicant. The applicant's signature must appear immediately above the typed name and the notary certification must be completed.
  6. **Exhibit No. 1:** Please note that the abandonment of right-of-way/easement may convey, by law, part of the property to the abutting property owner on the other side. You must provide, attached to the application, a metes and bounds description (dividing the area in half) of the area sought to be abandoned. This item is most easily furnished by a licensed land surveyor.
  7. **Exhibit No. 2:** You must provide, attached to the application, a copy of a plat or detailed sketch of the right-of-way/easement sought to be abandoned. Again, this item is most easily furnished by a licensed land surveyor. It must clearly show the surrounding areas to the nearest streets in all directions, abutting lots, and the block or blocks in which the area sought to be abandoned is located. It shall also show the names of the record owners of the lots abutting the area sought to be abandoned.

**Procedure for Abandonment of a Public ROW**

8. **Exhibit No. 3:** As applicant you are responsible for circulating the application and securing the signatures of the authorized representatives or requesting a letter from the authorized representatives. Upon receiving the required signatures/letters, these documents must be made part of this application.
9. **Exhibit No. 4:** The Planning Department will be responsible for circulating the application amongst the City departments.
10. **Exhibit No. 5:** All property owners abutting such right-of-way shall be notified by the applicant of such request by certified letter. A written response from each abutting property owner must be received by the City or attached to this application prior to staff review. *Sample letter included for your use.*
11. **Exhibit No. 6:** All applicants shall obtain a certified appraisal of the land to be abandoned, unless a waiver to this requirement has been obtained.
12. **Exhibit No. 7:** All property owners abutting the right-of-way to be abandoned must execute the Release of Claims in favor of the City.
13. An applicant shall have six (6) months from the date of City Council approval of the abandonment to complete all steps required for purchase of the abandoned right-of-way, obtaining City approval of the plat or replat and filing the plat or replat with the county. The approval shall expire on the last day of the six-month period if all steps are not complete. Reapproval of an abandonment by the City Council may be applied for at any time subsequent to the date such abandonment becomes invalid by following the procedures set forth herein. If the Director of Planning or City Council should deem changes necessary in the reapproval of an abandonment in light of new or significant information or requirements, it shall so inform the applicant.

B. Content:

1. The abandonment document shall be in accordance with the final plat requirements of the Subdivision Ordinance, including but not limited to Article II, Section 2.12.

C. Abandonment of Fire Lanes:

1. In instances where fire lanes are depicted on a plat of record, the owner of the property may submit request for a certificate of abandonment to remove the fire lane from the plat. The request shall be submitted to the Director of Planning in the manner prescribed by the Director.
2. The request shall include an accurate diagram of the proposed abandonment and reference the exact name of the plat, including volume and page number where the plat was recorded. The request shall be forwarded to the City Council for consideration.
3. Notwithstanding any action regarding the certificate of abandonment of a platted fire lane, fire lanes shall be provided in accordance with the City of Wylie Fire Code.
4. The certificate of abandonment for a fire lane shall expire if it is not filed with the appropriate county clerk within six (6) months from the date of approval.





For Office Use Only  
CC Case Number: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

## ABANDONMENT OF PUBLIC ROW-OF-WAY/EASEMENT APPLICATION

Location:  
Corner of East Stone Road & SW A. Allen Blvd.  
Not affiliated with a sub-division; Easement is adjacent to private property owned by D. Reed & Sherry Compton.

### MINIMUM SUBMITTAL REQUIREMENTS

- A completed copy of the attached Abandonment of Public ROW/Easement application.
- All exhibits processed (except for Exhibit No. 4, which will be processed by staff).
- Attach responses from all abutting property owners. (sample letter enclosed).
- A certified appraisal of the value of the land to be abandoned.
- A certified check to the City for the amount of the Appraisal.
- An executed Release of Claims from each abutting property owner.

ADDRESS/NAME OF ADDITION/SUBDIVISION: Private property owner: D. Reed & Sherry Compton

LEGAL DESCRIPTION **Being Lot 1, Block C, Mill Creek Estates, An Addition to the City of Wylie, Collin County, Texas, According to the Plat thereof recorded in Volume 1, Page 625, Map Records, Collin County, Texas**

APPLICANT (Primary Contact for the Project):

Name D. Reed Compton E-Mail [REDACTED]

Street Address 1201 E. Stone Road

City Wylie State TX Zip Code 75098

Phone Number (334) 663-3131 Fax Number \_\_\_\_\_

PROPERTY OWNER'S INFORMATION (if different from above):


Name \_\_\_\_\_ E-Mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

The applicant has prepared this application and certifies that the facts stated herein, and exhibits attached hereto are true and correct.

  
Signature of Owner, Agent or Applicant

2/27/2026  
Date

Procedure for Abandonment of a Public ROW

**APPLICATION FOR  
THE ABANDONMENT OF A  
PUBLIC RIGHT-OF-WAY/EASEMENT**

**TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WYLIE:**

The undersigned hereby makes application for the abandonment of that portion of the above right-of-way particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represents and warrants the following:

1. Attached, marked Exhibit No. 1, is a metes and bounds description (dividing the area in half) of the area sought to be abandoned.
2. Attached, marked Exhibit No. 2, is a copy of a plat or detailed sketch of that portion of the public right-of-way/easement sought to be abandoned, and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described right-of-way/easement is situated, together with the record owners of such lots.
3. Attached, marked Exhibit No. 3, is the written consent of all public utilities to the abandonment.
4. Attached, marked Exhibit No. 4, is the consent of the City of Wylie staff to the abandonment.
5. Attached, marked Exhibit No. 5, is the written consent of all the abutting property owners, except the following: (if none, so state)

**Adjacent property is owned by D. Reed & Sherry Compton, Applicants**

6. Such public right-of-way/easement should be abandoned because:  
**Adjacent property owners, D. Reed & Sherry Compton would like to use area for expanded access to their recently purchased property. This will include maintenance and beautification.**
7. Such public right-of-way/easement has been and is being used as follows:  
**N/A**
8. Attached, marked Exhibit No. 6, is the certified appraisal of the value of the land to be abandoned.
9. Attached, marked Exhibit No. 7, is a Release of Claims executed by each abutting property owner.

I swear that all of the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature: *D. Reed Compton*

Applicant's Name: D. Reed Compton

Applicant's Address: 1201 E. Stone Rd.

Wylie, TX 75098

Applicant's Phone Number: (334) 663-3131

**ACKNOWLEDGMENT**

§

Subscribed and sworn to before me, a Notary Public, this 7 day of

APRIL, 2020 by *Daniel Reed Compton*

*Trista R. Sigler*  
Notary Public

TRISTA R. SIGLER  
Notary Public  
St. John/St. Thomas, U.S. Virgin Islands  
NP-864-25  
My Commission Expires June 30, 2029



Application for Abandonment of a Public  
Right-of-Way/Easement

Located:  
**Being Lot 1, Block C, Mill Creek Estates, An Addition to the City of Wylie, Collin County, Texas, According to the Plat thereof recorded in Volume 1, Page 625, Map Records, Collin County, Texas**

Procedure for Abandonment of a Public ROW

**EXHIBIT NO. 1**

Attached is a copy of the metes and bounds description (dividing the area in half) of the public right-of-way/easement situated in: **City of Wylie, TX**

Application for Abandonment of a Public Right-of-Way/Easement

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## EXHIBIT NO. 2

Attached is a copy of a plat or detailed sketch of the public right-of-way/easement sought to be abandoned in the above-mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be abandoned is situated. Also, the names of record owners of the abutting lots are shown.

(If the property has not been platted, applicant has six months from date of City Council approval to complete all steps required for purchase of the abandonment and filing a plat or replat with County in accordance with the final plat requirements of the Subdivision Ordinance.)



Purple = Sanitary Sewer  
Blue = water  
Teal = storm water

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**EXHIBIT NO. 3**

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Wylie, that portion of the public right-of-way/utility easement sought to be abandoned in the Application for Abandonment above referred to, do hereby consent to the abandonment of the described portion thereof.

**GAS COMPANY: ATMOS Energy**

SEE ATTACHED

BY: \_\_\_\_\_

Title \_\_\_\_\_

**TELEPHONE COMPANY**

BY: \_\_\_\_\_

Title \_\_\_\_\_

**ELECTRIC COMPANY: Farmers Electric**

SEE ATTACHED

BY: \_\_\_\_\_

Title \_\_\_\_\_

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**EXHIBIT NO. 4**

The undersigned, City staff of the City of Wylie, TX certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above pursuant to City ordinances and with respect to present and future needs of the City of Wylie and see no objection to the requested abandonment from the City's standpoint.

*Thomas Weir*

\_\_\_\_\_  
Engineer

*Phillip Booth*

\_\_\_\_\_  
Building Official

City

*Jasen Haskins*

\_\_\_\_\_  
Planning Manager

*Cory Claborn*

\_\_\_\_\_  
Fire Marshal

\_\_\_\_\_  
Director of Public Services

Application for Abandonment of a Public  
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**EXHIBIT NO. 5**

The attached letters represents, owners of property abutting upon that portion of the public right-of-way/easement named and described in the Application for Abandonment of a Public Right-of-Way/Easement referred to above, do hereby consent to such abandonment.

**N/A**

**Adjacent Property Owner: D. Reed & Sherry Compton, Applicants**

**EXHIBIT 6**  
**CERTIFIED APPRAISAL OF THE VALUE OF THE LAND**

**APPRAISAL OF REAL PROPERTY**



**LOCATED AT**

720 SW A Allen Blvd  
Wylie, TX 75098  
MILL CREEK ESTATES (CWY), BLK C, LOT 1

**FOR**

Reed Compton  
1201 E. Stone  
Wylie, TX

**OPINION OF VALUE**

10,000

**AS OF**

01/16/2026

**BY**

Logan R. Dorman  
LM Dorman Group, LLC  
2002 Primrose Dr  
Richardson, TX 75082  
(214) 455-9210  
logan@lmdormangroup.com

Borrower/Client	Reed Compton	File No.	DG01122602
Property Address	720 S W A Allen Blvd		
City	Wylie	County	Collin
Lender	Reed Compton	State	TX
		Zip Code	75098

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)  
 My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:  
 3 months, in line with the overall market

**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

**APPRAISER:**



Signature:  
 Name: Logan R. Dorman  
 LM Dorman Group  
 State Certification #: 1361137  
 or State License #:  
 State: TX Expiration Date of Certification or License: 10/31/2027  
 Date of Signature and Report: 01/27/2026  
 Effective Date of Appraisal: 01/16/2026  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable):

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature:  
 Name:  
 State Certification #:  
 or State License #:  
 State: Expiration Date of Certification or License:  
 Date of Signature:  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable):

Monica Dorman  
**LAND APPRAISAL REPORT**

FHA/VA Case No.

File No. DG01122602

<b>SUBJECT</b>	Borrower <u>Reed Compton</u> Census Tract <u>0313.20</u> Map Reference <u>19124</u>																																																																												
	Property Address <u>720 S W A Allen Blvd</u>																																																																												
	City <u>Wylie</u> County <u>Collin</u> State <u>TX</u> Zip Code <u>75098</u>																																																																												
<b>NEIGHBORHOOD</b>	Legal Description <u>MILL CREEK ESTATES (CWY), BLK C, LOT 1</u>																																																																												
	Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs.      Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD																																																																												
	Actual Real Estate Taxes \$ _____ (yr)      Loan charges to be paid by seller \$ _____      Other sales concessions _____																																																																												
	Lender/Client <u>Reed Compton</u> Address <u>1201 E. Stone, Wylie, TX</u>																																																																												
	Occupant <u>Vacant</u> Appraiser <u>Logan R. Dorman</u> Instructions to Appraiser _____																																																																												
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural      Good      Avg.      Fair      Poor																																																																												
	Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%																																																																												
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow																																																																												
	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining																																																																												
	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Oversupply																																																																												
<b>SITE</b>	Marketing Time <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																												
	Present      85 % One-Unit      0 % 2-4 Unit      0 % Apts.      0 % Condo      5 % Commercial																																																																												
	Land Use      5 % Industrial      5 % Vacant      % _____																																																																												
	Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)																																																																												
	Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant      % Vacant _____																																																																												
	One-Unit Price Range      \$ 190 to \$ 879      Predominant Value \$ 454																																																																												
	One-Unit Age Range      0 yrs. to 77 yrs.      Predominant Age 22 yrs.																																																																												
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)      The subject neighborhood of Mill Creek Estates is located in the city of Wylie within Collin County. The neighborhood boundaries represent a 1 mile radius around the subject. The area offers close proximity to employment centers, typical community amenities, and major highway systems.																																																																												
	Dimensions <u>rely on survey</u> =      14,383 sf <input checked="" type="checkbox"/> Corner Lot																																																																												
	Zoning Classification <u>PD - Planned Development</u> Present Improvements <input type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations																																																																												
<b>MARKET DATA ANALYSIS</b>	Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) <u>See attached addenda</u>																																																																												
	Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input checked="" type="checkbox"/> OFF SITE IMPROVEMENTS      Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private      Surface <u>Concrete</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights																																																																												
	Topo <u>Flat</u> Size <u>14,383 sf</u> Shape <u>Irregular</u> View <u>N;Res;</u> Drainage <u>Adequate</u>																																																																												
	Is the property located in a FEMA Special Flood Hazard Area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																																																												
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)      The subject property does not appear to have any obvious negative external factors such as adverse easements, adverse encroachments or environmental factors.																																																																												
	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																												
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Comments on Market Data      Market Data was limited due to the fact that very few vacant land tracts are recorded in public records. The comparables utilized represent the best available data within the subject market.																																																																													
Comments and Conditions of Appraisal <u>See attached addenda.</u>																																																																													
<b>RECONCILIATION</b>	Final Reconciliation      The sales comparison approach was considered the most reliable indicator of value and was therefore given primary emphasis. In reconciling our final value, we have placed primary emphasis on Comparables 1 & 2. Thus we have concluded to an "as complete" value opinion of \$5.00																																																																												
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF _____ TO BE \$ <u>10,000</u>																																																																												
	Appraiser <u>Logan R. Dorman</u> Supervisory Appraiser (if applicable) _____																																																																												
	Date of Signature and Report <u>01/27/2026</u> Date of Signature _____																																																																												
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Date of Inspection (if applicable) _____      Did <input type="checkbox"/> Did Not <input type="checkbox"/> Inspect Property      Date of Inspection _____																																																																													

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08/11



Borrower/Client	Reed Compton				
Property Address	720 S W A Allen Blvd				
City	Wylie	County	Collin	State	TX Zip Code 75098
Lender	Reed Compton				

Comments on Property:

The subject property consists of a parcel with no current utility or contributory value due to a combination of physical, legal, and functional limitations. The site is further encumbered by multiple rights-of-way, which materially restrict its use and development potential. Additionally, the parcel's irregular configuration results in a very limited usable area, rendering the site impractical for residential or alternative development.

Based on these constraints, the subject property does not meet the criteria for legal permissibility, physical possibility, or financial feasibility under a highest and best use analysis. As such, the land is considered non-developable in its current state and offers no meaningful utility to a typical market participant beyond nominal or speculative value.

Comparable sales analyzed in this report represent properties with superior utility, access, and development potential. Significant downward adjustments were therefore necessary to reflect the subject's lack of utility, diminished marketability, and absence of economically viable use. These adjustments are supported by market logic and appraisal principles, as properties with no practical or legal use do not compete on an equal basis with functional, developable sites.

The final opinion of value reflects the subject's severely impaired utility, legal encumbrances, and limited market appeal, rather than the characteristics of typical vacant or buildable parcels.

The limited utility and value of the subject is further supported by the current taxable value of the property being \$1,000 according to the City of Wylie.

**Subject Photo Page**

Borrower/Client	Reed Compton				
Property Address	720 S W A Allen Blvd				
City	Wylie	County	Collin	State	TX Zip Code 75098
Lender	Reed Compton				



**Subject Front**

720 S W A Allen Blvd  
 Sales Price  
 Gross Living Area 2,403  
 Total Rooms  
 Total Bedrooms 0  
 Total Bathrooms 0.0  
 Location N;Res;  
 View 14,383 sf  
 Site 8736 sf  
 Quality Q4  
 Age 51



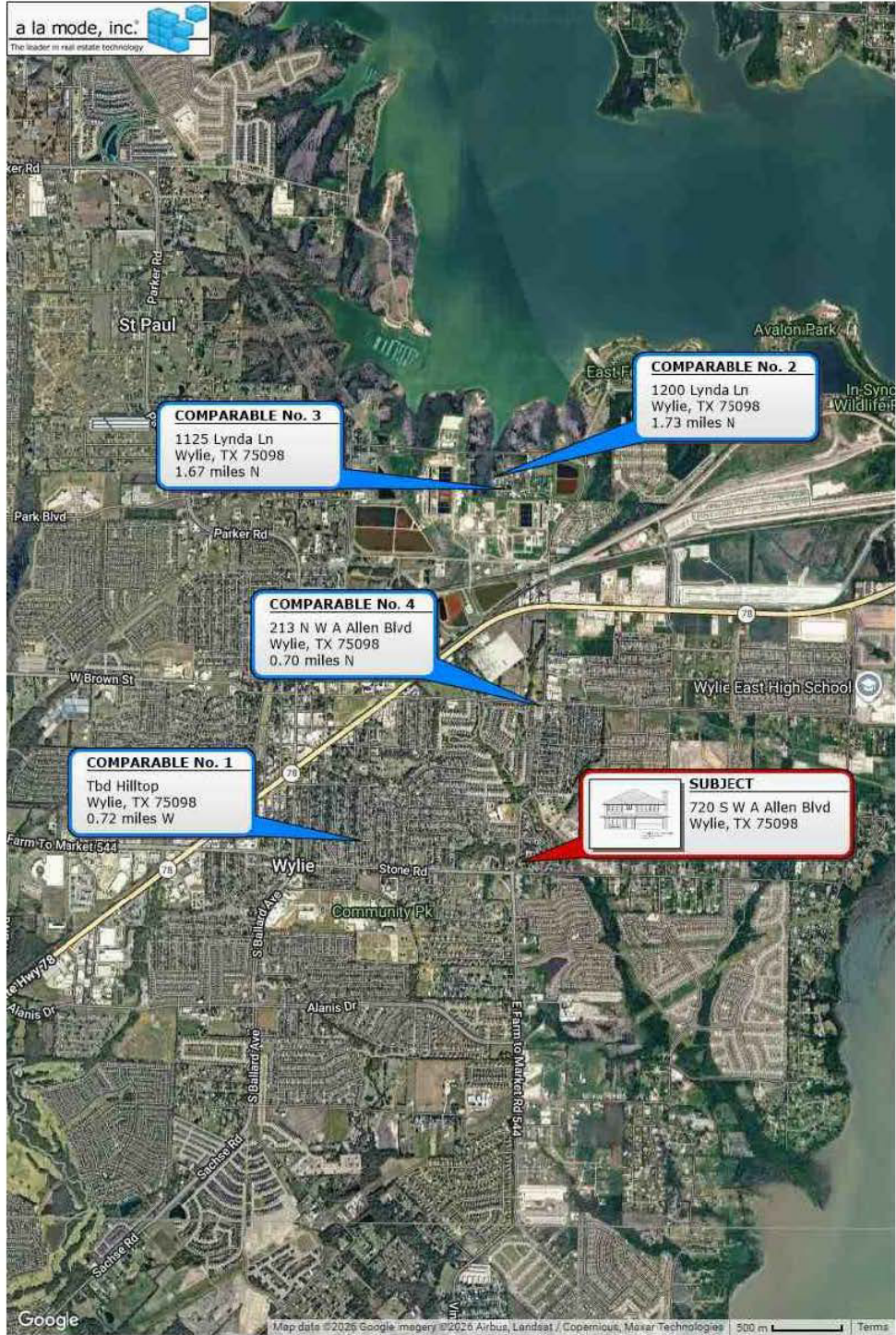
**Subject Rear**



**Subject Street**

**Location Map**

Borrower/Client	Reed Compton				
Property Address	720 S W A Allen Blvd				
City	Wylie	County	Collin	State	TX
Lender	Reed Compton				
				Zip Code	75098



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

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## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UAD Version 9/2011 (Updated 1/2014)

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## Certified Residential Real Estate Appraiser

**Appraiser: LOGAN REID DORMAN**

**License #: 1361137-CR**

**License Expires: 10/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

A handwritten signature in blue ink, appearing to read "Chelsea Buchholtz".

**Chelsea Buchholtz  
Executive Director**



**DECLARATIONS**  
for  
**REAL ESTATE PROFESSIONAL  
ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS A CLAIMS MADE INSURANCE POLICY.**

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: [REDACTED] Renewal of: [REDACTED]

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**  
100 River Ridge Drive, Suite 301  
Norwood, MA 02062

Item 1. **Named Insured:** LM Dorman Group LLC dba Dorman Appraisal Group & Dorman Real Estate Group

Item 2. **Address:** 2002 Primrose Dr  
City, State, Zip Code: **Richardson, TX 75082**  
Attn:

Item 3. **Policy Period:** From 08/09/2025 To 08/09/2026  
(Month, Day, Year) (Month, Day, Year)  
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. **Limits of Liability:** (inclusive of claim expenses):  
A. \$ 1,000,000 Limit of Liability - Each Claim  
B. \$ 1,000,000 Limit of Liability - Policy Aggregate  
C. \$ 500,000 Limit of Liability - Fair Housing Claims  
D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5. **Deductible:** (inclusive of Claim Expense): \$ 2,500 Each Claim

Item 6. **Premium:** \$ 1,293.00

Item 7. **Retroactive Date** (if applicable): 08/09/2018

Item 8. **Forms, Notices and Endorsements attached:**  
D43100 (06/24) D43300 TX (05/13) D43444 (03/17) D43432 (06/24)  
D43425 (06/24) IL7324 (07/21)  
*Rita A. Johnson*  
Authorized Representative

**EXHIBIT 7**

**RELEASE OF CLAIMS**

In consideration of the abandonment of the **15,446 Sq. Ft** of right-of-way which is a part of the **Being Lot 1, Block C, Mill Creek Estates**, Addition of the Original Town of Wylie, according to the Plat thereof recorded in Volume 1, Page 625, of the Deed Records of Collin County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Right-of-Way"), the receipt and sufficiency of which is hereby acknowledged, we, **Daniel Reed & Sherry Darleen Compton** release any and all claims against the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives, which we may possess at the time of the execution of this document, or which come to exist as a result of conduct occurring prior to our execution of this document, relating in any way to the Right-of-Way.



We are fully authorized and empowered to execute and enter into this Release upon the terms stated herein, and fully authorized and legally competent to execute this Release as the legal, valid and binding act and deed of the releasing party(ies). We represent and warrant that the claims released above are currently owned solely by us, **Daniel Reed & Sherry Darleen Compton**, free and clear of all liens, encumbrances, pledges, assignments, claims and security interests of any kind or nature. We further represent and warrant that we have the right to compromise and settle the claims and any other claims that could have been asserted by us which relate in any way to the Right-of-Way.

We agree to indemnify and hold harmless the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives from any and all costs and damages arising from claims or encumbrances contrary to the representations and warranties contained in the preceding paragraph of this Release.

This Release shall be binding upon and inure to the benefit of the parties' respective legal heirs, successors and assigns.

Should any portion (word, clause, phrase, sentence, paragraph or section) of this Release be declared void or unenforceable, such portion shall be considered independent and severable from the remainder, the validity of which shall remain unaffected.

In witness whereof, we have executed this Release on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

 \_\_\_\_\_ **D. Reed Compton**  
 \_\_\_\_\_ **Sherry Compton**

**ACKNOWLEDGMENT**

**STATE OF TEXAS**            §  
   §  
**COUNTY OF** \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**STATE OF TEXAS**            §  
   §  
**COUNTY OF** \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

# Audit trail

## Details

FILE NAME 1201 E Stone Road ROW Abandonment - 3/18/26, 7:4 AM.pdf

STATUS ● Signed

STATUS TIMESTAMP 2026/03/18  
13:58:05 UTC

## Activity



SENT

[jasen.haskins@wylitexas.gov](mailto:jasen.haskins@wylitexas.gov) sent a signature request to:

- Cory Claborn ([cory.claborn@wylitexas.gov](mailto:cory.claborn@wylitexas.gov))
- Phillip Booth ([phillip.booth@wylitexas.gov](mailto:phillip.booth@wylitexas.gov))
- Jasen Haskins ([jasen.haskins@wylitexas.gov](mailto:jasen.haskins@wylitexas.gov))
- Thomas Weir ([tommy.weir@wylitexas.gov](mailto:tommy.weir@wylitexas.gov))

2026/03/18  
12:43:26 UTC



SIGNED

**Signed** by Thomas Weir ([tommy.weir@wylitexas.gov](mailto:tommy.weir@wylitexas.gov))

2026/03/18  
12:44:46 UTC



SIGNED

**Signed** by Cory Claborn ([cory.claborn@wylitexas.gov](mailto:cory.claborn@wylitexas.gov))

2026/03/18  
13:58:05 UTC



SIGNED

**Signed** by Phillip Booth ([phillip.booth@wylitexas.gov](mailto:phillip.booth@wylitexas.gov))

2026/03/18  
12:58 UTC



SIGNED

**Signed** by Jasen Haskins ([jasen.haskins@wylitexas.gov](mailto:jasen.haskins@wylitexas.gov))

2026/03/18  
12:44:10 UTC



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