

STATE OF TEXAS:

COLLIN COUNTY:

WHEREAS, DANIEL REED COMPTON and SHERRY COMPTON are the owners of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, being all that certain tract of land described in deed to Daniel Reed Compton and Sherry Compton, as recorded in Instrument No. 2025000164327, Official Public Records, Collin County, Texas, and all that certain tract of land described in Ordinance No. 2026-15 to D. Reed and Sherry Compton, as recorded in Instrument No. 202600056896, said Official Public Records (said tract 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 I, Page 625, Map Records, Collin County, Texas), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southwest corner of said Compton tract (202600056896) and said Lot 1, said iron rod being the intersection of the north line of E. Stone Road (variable width right-of-way) and the east line of W. A. Allen Boulevard (65 foot right-of-way);

Thence North 02° 44' 16" East, a distance of 43.07 feet along said east line to a 1/2-inch iron rod found at the beginning of a curve to the right having a radius of 467.50 feet;

Thence along said east line and said curve an arc distance of 217.19 feet, having a chord bearing and distance of North 16° 02' 48" East - 215.24 feet to a 1/2-inch iron rod found at the beginning of a curve to the left having a radius of 532.50 feet;

Thence along said east line and said curve an arc distance of 58.07 feet, having a chord bearing and distance of North 26° 13' 55" East - 58.04 feet to a 1/2-inch iron rod found at the north corner of aforesaid Compton tract (202600056896) and aforesaid Lot 1, the northwest corner of aforesaid Compton tract (2025000164327), and the most southwesterly corner of Stone Grove, Phase I, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 173, aforesaid Map Records;

Thence South 86° 30' 28" East, passing a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at a distance of 101.99 feet, passing a 3/8-inch iron rod found at a distance of 293.75 feet and continuing along the common line of said Compton tract (2025000164327) and said Stone Grove, Phase I, passing the most northerly southwest corner of A Replat of Lots 1, 2, 3, 4 & 5 of Block A of Stone Grove Phase I, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 598, said Map Records at a distance of 378.77 feet and continuing along the common line of said Compton tract (2025000164327) and said Replat a total distance of 412.29 feet to an "x" set in stone at the northeast corner of said Compton tract;

Thence South 05° 07' 44" West, passing a 3/8-inch iron rod found at a distance of 162.04 feet and continuing along said common line, passing the southwest corner of said Replat at a distance of 292.37 feet and continuing along the east line of said Compton tract (2025000164327) a total distance of 300.10 feet to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southeast corner of said Compton tract (2025000164327), said iron rod being on the aforesaid north line of E. Stone Road;

Thence North 88° 50' 58" West, a distance of 253.88 feet along said north line to a 1/2-inch iron rod found;

Thence North 01° 46' 58" East, a distance of 10.36 feet to a 1/2-inch iron rod found;

Thence North 88° 13' 02" West, a distance of 24.26 feet along the aforesaid north line of E. Stone Road to a 1/2-inch iron rod found;

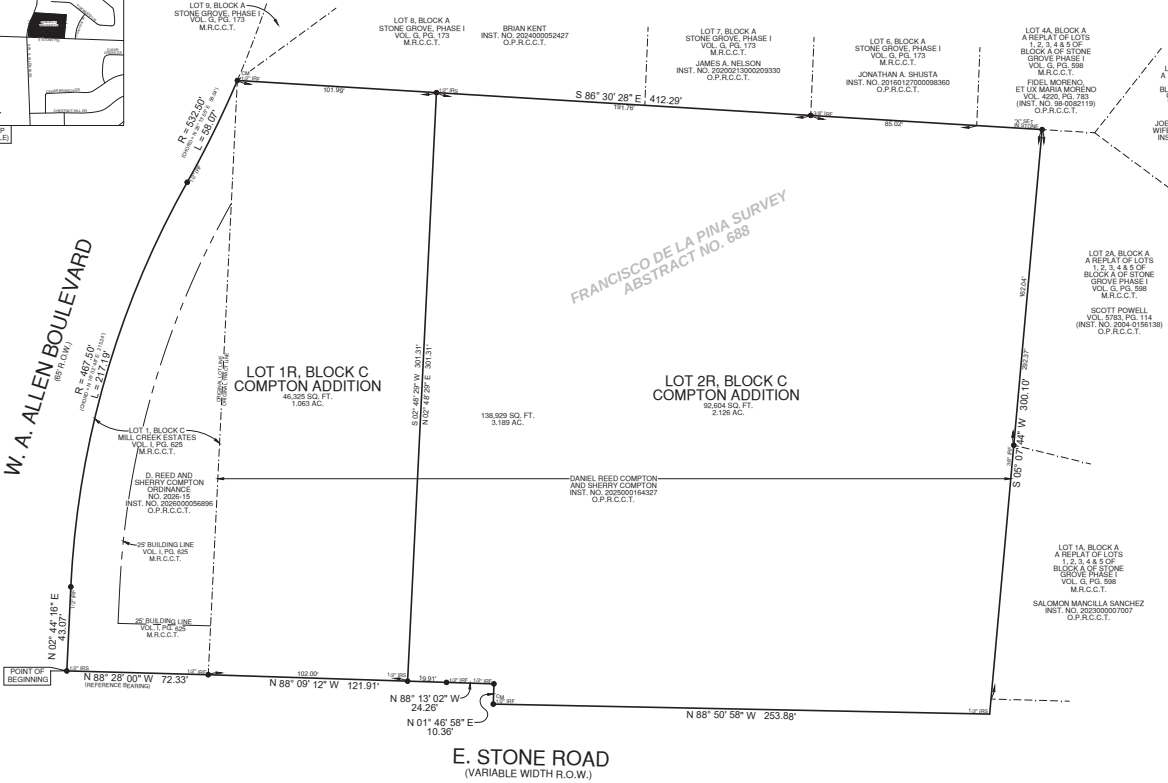
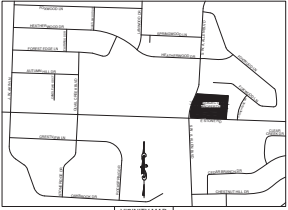
Thence North 88° 09' 12" West, passing a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at a distance of 19.91 feet and continuing a total distance of 121.91 feet along said north line to a 1/2-inch iron rod found at the southwest corner of aforesaid Compton tract (2025000164327) and the southeast corner of aforesaid Compton tract (202600056896) and aforesaid Lot 1;

Thence North 88° 28' 00" West, a distance of 72.33 feet along said north line to the POINT OF BEGINNING and containing 138,929 square feet or 3.189 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DANIEL REED COMPTON** and **SHERRY COMPTON** does hereby certify and adopt this plat designating the herein above described property as **COMPTON ADDITION**, an addition to the City of Wylie, Texas, and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. That **DANIEL REED COMPTON** and **SHERRY COMPTON** does herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- Utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The public utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of stormwater to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant nor any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.



RECOMMENDED FOR APPROVAL	
Chairman, Planning & Zoning Commission City of Wylie, Texas	Date
APPROVED FOR CONSTRUCTION	
Mayor, City of Wylie	Date
ACCEPTED	
Mayor, City of Wylie	Date
The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.	
Witness my hand this ____ day of _____, A.D., 20____.	
City Secretary City of Wylie, Texas	

WITNESS, my hand, this ____ day of _____, 2026.

DANIEL REED COMPTON Printed Name

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

WITNESS, my hand, this ____ day of _____, 2026.

SHERRY COMPTON Printed Name

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ____ day of _____, 2025, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

Notes:
The property owner is responsible for sufficient capacity of utilities.
IRP = iron rod found.
IRS = iron rod set with cap stamped "PREMIER SURVEYING".
M.R.C.C.T. = Map Records, Collin County, Texas.
O.P.R.C.C.T. = Official Public Records, Collin County, Texas.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

OWNERS:
DANIEL REED COMPTON
1201 E. STONE ROAD
WYLIE, TX 75098
(334) 663-3131

SURVEYOR:
Premier Surveying, LLC
David Apple, RPLS
5700 W. Plano Parkway
Suite 1200
Plano, TX 75093
(972) 612-3601

PRELIMINARY PLAT
COMPTON ADDITION
LOTS 1R & 2R, BLOCK C
BEING 3.189 ACRES OF LAND IN THE
MARK R. ROBERTS SURVEY, ABSTRACT NO. 742
CITY OF WYLIE, COLLIN COUNTY, TEXAS.
PREPARED: FEBRUARY 4, 2026