

VICINITY MAP  
NTS

SHEET 1 OF 2  
PRELIMINARY PLAT

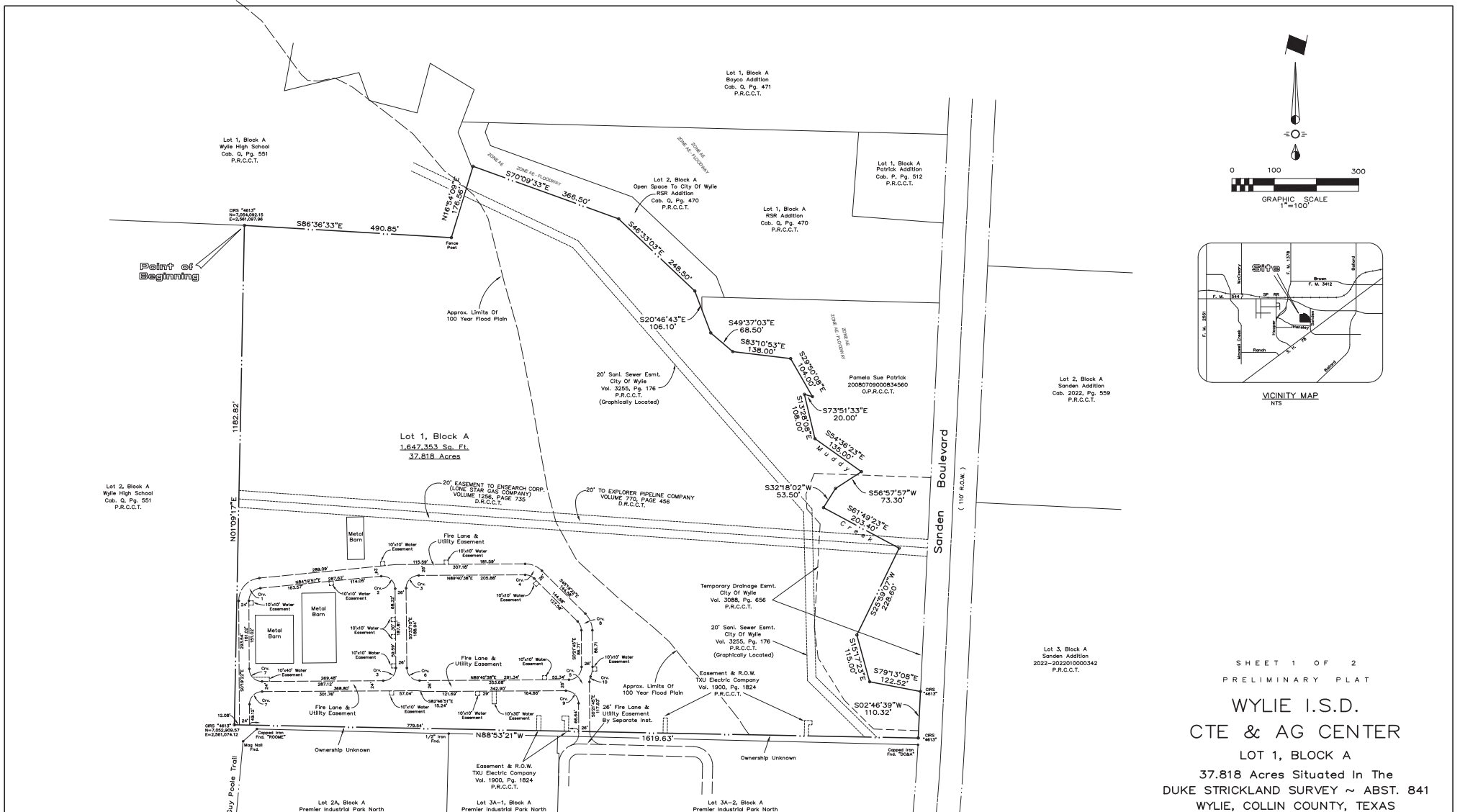
**WYLIE I.S.D.  
CTE & AG CENTER**  
LOT 1, BLOCK A  
37.818 Acres Situated In The  
DUKE STRICKLAND SURVEY ~ ABST. 841  
WYLIE, COLLIN COUNTY, TEXAS

**Owner**  
Wylie Independent School District  
951 South Ballard Avenue  
Wylie, Texas 75098  
Telephone 972 429-3000

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
P.O. Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2024-08  
May 21, 2026

| Inner                                           | Outer                                           | Inner                                           | Outer |
|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|-------|
| A=84°39'20"<br>R=30.00'<br>T=27.32'<br>L=44.33' | A=84°39'20"<br>R=84.00'<br>T=49.18'<br>L=76.79' | A=89°46'12"<br>R=30.00'<br>T=29.89'<br>L=51.00' |       |
| A=89°56'52"<br>R=30.00'<br>T=32.81'<br>L=49.86' | A=90°00'00"<br>R=30.00'<br>T=30.00'<br>L=42.42' | A=90°00'00"<br>R=30.00'<br>T=30.00'<br>L=42.42' |       |
| A=90°13'48"<br>R=30.00'<br>T=30.00'<br>L=42.42' | A=44°57'37"<br>R=30.00'<br>T=11.81'<br>L=23.17' | A=44°57'37"<br>R=30.00'<br>T=11.81'<br>L=23.17' |       |
| A=45°00'00"<br>R=30.00'<br>T=24.47'<br>L=23.56' | A=45°00'00"<br>R=86.00'<br>T=25.20'<br>L=43.98' | A=89°57'37"<br>R=30.00'<br>T=29.89'<br>L=47.10' |       |
| A=90°02'24"<br>R=30.00'<br>T=30.00'<br>L=47.14' | A=91°17'18"<br>R=36.00'<br>T=35.00'<br>L=53.74' | A=91°17'18"<br>R=30.00'<br>T=28.45'<br>L=12.72' |       |



Lot 1, Block A  
Wylie High School  
Cob. O, Pg. 551  
P.R.C.C.T.

Lot 1, Block A  
Boyce Addition  
Cob. O, Pg. 471  
P.R.C.C.T.

Lot 1, Block A  
Patrick Addition  
Cob. P, Pg. 512  
P.R.C.C.T.

Lot 2, Block A  
Open Space To City Of Wylie  
- RSR Addition  
Cob. O, Pg. 470  
P.R.C.C.T.

Lot 1, Block A  
RSR Addition  
Cob. O, Pg. 470  
P.R.C.C.T.

085 "46"±  
N172°09'15"  
E=2,941.97±

Point of Beginning

Approx. Limits Of  
100 Year Flood Plain

Lot 1, Block A  
1,647.353 Sq. Ft.  
37.818 Acres

20' Sani. Sewer Easmt.  
City Of Wylie  
Vol. 3205, Pg. 176  
P.R.C.C.T.  
(Graphically Located)

Pamela Sue Patrick  
2008070900084560  
O.P.R.C.C.T.

Lot 2, Block A  
Sanden Addition  
Cob. 2022, Pg. 559  
P.R.C.C.T.

Lot 2, Block A  
Wylie High School  
Cob. O, Pg. 551  
P.R.C.C.T.

20' EASEMENT TO ENSEARCH CORP.  
(LONE STAR GAS COMPANY)  
VOLUME 1286, PAGE 734  
D.R.C.C.T.

20' TO EXPLORER PIPELINE COMPANY  
VOLUME 1770, PAGE 456  
D.R.C.C.T.

Sanden Boulevard  
(110' R.O.W.)

Temporary Drainage Easmt.  
City Of Wylie  
Vol. 3088, Pg. 656  
P.R.C.C.T.

20' Sani. Sewer Easmt.  
City Of Wylie  
Vol. 3205, Pg. 176  
P.R.C.C.T.  
(Graphically Located)

Easement & R.O.W.  
TXU Electric Company  
Vol. 1905, Pg. 1824  
P.R.C.C.T.

Lot 3, Block A  
Sanden Addition  
2022-2022010000342  
P.R.C.C.T.

Lot 2A, Block A  
Premier Industrial Park North  
Cob. K, Pg. 637  
P.R.C.C.T.

Lot 3A-1, Block A  
Premier Industrial Park North  
Lots 3A-1 And 3A-2  
Cob. 2014, Pg. 611  
P.R.C.C.T.

Lot 3A-2, Block A  
Premier Industrial Park North  
Lots 3A-1 And 3A-2  
Cob. 2014, Pg. 611  
P.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the Duke Strickland Survey, Abstract No. 841, City of Wylie, Collin County, Texas, and being all of a tract of land conveyed to the Wylie I.S.D. by deed recorded in County Clerk's File No. 92-0092602, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner, said point being the northwest corner of said Wylie I.S.D. tract, also being the northeast corner of Lot 2, Block A, Wylie High School, an addition to the City of Wylie as recorded in Cabinet Q, Page 551, Plat Records of Collin County, Texas;

THENCE S86°36'33"E, a distance of 490.85 feet to a wood fence post for corner;

THENCE N16°54'09"E, a distance of 176.56 feet to a point for corner in Muddy Creek;

THENCE along Muddy Creek the following:

S70°09'33"E, a distance of 366.50 feet to a point for corner;

S46°33'03"E, a distance of 248.50 feet to a point for corner;

S49°37'03"E, a distance of 68.50 feet to a point for corner;

S20°46'43"E, a distance of 106.10 feet to a point for corner;

S83°10'53"E, a distance of 138.00 feet to a point for corner;

S29°50'08"E, a distance of 104.00 feet to a point for corner;

N73°51'33"W, a distance of 20.00 feet to a point for corner;

S13°28'08"E, a distance of 108.00 feet to a point for corner;

S54°36'23"E, a distance of 135.00 feet to a point for corner;

S56°57'57"W, a distance of 73.30 feet to a point for corner;

S32°18'02"W, a distance of 53.50 feet to a point for corner;

S61°49'23"E, a distance of 203.40 feet to a point for corner;

S25°59'07"W, a distance of 228.60 feet to a point for corner;

S15°17'23"E, a distance of 115.00 feet to a point for corner;

S79°13'08"E, a distance of 122.52 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the west line of Sanden Boulevard (a 110' R.O.W.);

THENCE S02°46'38"W, with the west line of Sanden Boulevard, a distance of 110.32 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N88°53'21"W, a distance 1619.63 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the aforementioned east line of Lot 2, Block A, Wylie High School Addition;

THENCE N01°09'17"E, with the east line of said Lot 2, a distance of 1619.63 feet to the POINT OF BEGINNING and CONTAINING 1,647,353 square feet, or 37.818 acres of land.

BASIS OF BEARINGS:

Bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State CENTRAL RTK Network, Texas State Plane Coordinates Epoch 2002.0.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Wylie Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as an Wylie I.S.D. CTE & Ag Center, Lot 1, Block A, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights of way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, 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, if approved by the City Council of the City of Wylie. In addition, utility easements may also 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 and City of Wylie's use thereof. The City of Wylie and public utility entities 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 City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Wylie Independent School District

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

David J. Surdukan  
Registration No. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

APPROVAL BLOCK

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

Mayor, City of Wylie, Texas

Date

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Plat of Wylie I.S.D. CTE & Ag Center, an addition to the City of Wylie, was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, and the Council, by formal action then and there accepted the dedication of right-of-ways, streets, easements and alleys, 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., 2026.

City Secretary  
City of Wylie

SHEET 2 OF 2  
PRELIMINARY PLAT

WYLIE I.S.D.  
CTE & AG CENTER  
LOT 1, BLOCK A  
37.818 Acres Situated In The  
DUKE STRICKLAND SURVEY ~ ABST. 841  
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Owner

Wylie Independent School District  
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Telephone 972 429-3000

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RLK Engineering, Inc.  
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111 West Main Street  
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Surdukan Surveying, Inc.  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2024-08  
May 21, 2026

NOTES:

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.

According to Flood Insurance Rate Map Nos. 48085C0415L and 48085C0420A, both dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone AE.

Appurtenance between the height of 2ft and 9ft may not be placed in the visibility triangles