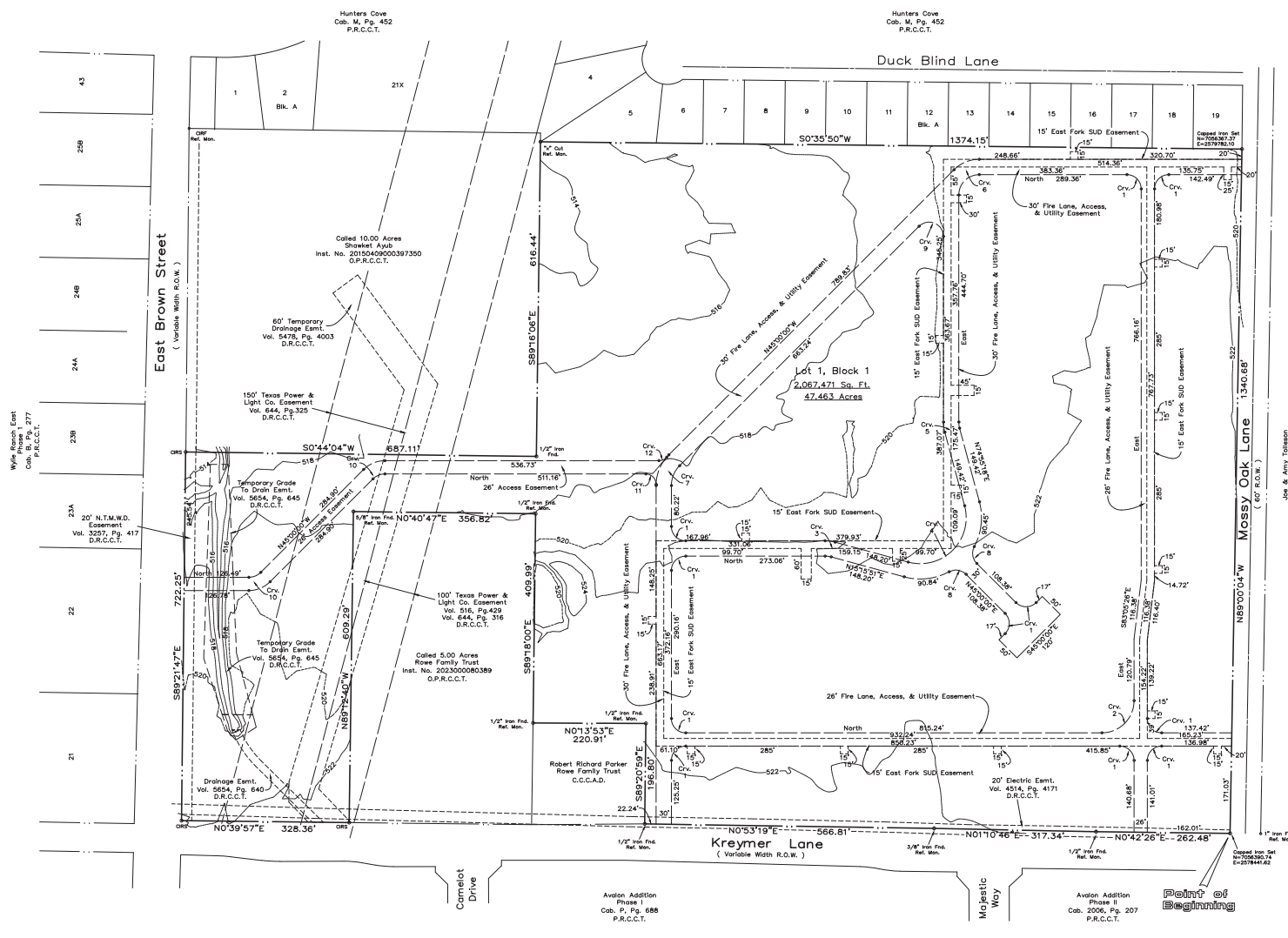


	Inner	Outer	Inner	Outer
1	A=90°00'00" R=28.00 T=28.00 L=5.98		A=40°00'00" R=55.00 T=22.75 L=43.20	A=40°00'00" R=85.00 T=35.21 L=66.76
2	A=90°00'00" R=43.00 T=63.00 L=98.96		A=73°06'33" R=28.00 T=20.76 L=35.55	
3	A=118°15'31" R=45.00 T=6.03 L=11.99	A=151°51'51" R=75.00 T=10.05 L=19.98	A=135°00'00" R=28.00 T=8.67 L=65.97	
4	A=120°07'32" R=45.00 T=56.99 L=125.03	A=45°00'00" R=33.00 T=13.67 L=20.35	A=45°00'00" R=45.00 T=24.44 L=46.34	
5	A=15°04'42" R=46.00 T=6.59 L=12.11	A=15°04'42" R=76.00 T=10.05 L=20.00	A=91°28'50" R=20.00 T=20.35 L=31.93	
6	A=90°00'00" R=40.00 T=40.00 L=62.83	A=40°00'00" R=20.00 T=28.99 L=54.98	A=40°00'00" R=20.00 T=9.14 L=17.15	



Joe & Amy Gillison
Vol. 11653
D.R.C.C.T.

Point of Beginning

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"
SHEET 1 OF 2
PRELIMINARY PLAT

**WYLIE I.S.D.
SCHOOL COMPLEX**
LOT 1, BLOCK A
47.463 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 668
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
Surdukun Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-5200
Job No. 2023-135
October 7, 2024

NOTE:
No appearance between the height of 2' and 9'
may be placed in the visibility triangles.

Avalon Addition
Phase I
Vol. 2006, Pg. 688
P.R.C.C.T.

Avalon Addition
Phase II
Vol. 2006, Pg. 207
P.R.C.C.T.

Point of Beginning

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 Francisco De La Pina Survey, Abstract No. 688 in the City of Wylie, Collin County, Texas, being all of Tract A, a called 4.601 acre tract of land and part of Tract B, a called 44.711 acre tract of land both tracts being described in a Special Warranty Deed conveyed to Wylie Independent School District as recorded in Volume 6070, Page 4102, of the Deed Records of Collin County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at the northeast Right-of-Way (ROW) intersection of Kreymer Lane and Mossy Oak Lane at a 1/2" iron rod with plastic cap stamped "4613" set in the west line of said Tract B for the POINT OF BEGINNING;

THENCE N00°42'26"E, with the east ROW line of Kreymer Lane for a distance of 262.48 feet to a 1/2" iron rod found for corner;

THENCE N01°10'46"E, continuing with the east ROW line of Kreymer Lane for a distance of 317.34 feet to a 3/8" iron rod found for corner;

THENCE N00°53'19"E, continuing with the east ROW line of Kreymer Lane for a distance of 566.81 feet to a 1/2" iron rod found for corner;

THENCE S89°20'59"E, a distance of 196.80 feet to a 1/2" iron rod found for corner;

THENCE N00°13'53"E, a distance of 220.91 feet to a 1/2" iron rod found for the westernmost northwest corner of said Tract B and said iron rod found being in the south line of a called 5,000 acre tract of land conveyed to the Rowe Family Trust as recorded in instrument No. 202300080389 of the Official Public Records of Collin County, Texas;

THENCE S89°18'00"E, with the south line of the called 5,000 acre tract of land for a distance of 409.99 feet to a 1/2" iron rod found for the southeast corner of the called 5,000 acre tract of land;

THENCE N00°40'47"E, with the east line of the called 5,000 acre tract of land for a distance of 356.82 feet to a 5/8" iron rod found for the northeast corner of the called 5,000 acre tract of land and said iron rod being the southeast corner of said Tract A;

THENCE N89°12'40"W, with the south line of said Tract A and the north line of the called 5,000 acre tract of land for a distance of 609.29 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the east ROW line of Kreymer Lane;

THENCE N00°39'57"E, with the east ROW line of Kreymer Lane for a distance of 326.36 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the south ROW line of Brown Street for the northeast corner of said Tract A;

THENCE S89°21'47"E, with the south ROW line of Brown Street for a distance of 722.25 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northernmost northeast corner of said Tract B and the northwest corner of a called 10,000 acre tract of land conveyed to Shawket Ayub as recorded in Instrument No. 20150409000397350 of the Official Public Records of Collin County, Texas;

THENCE S00°44'04"W, with the west line of the called 10,000 acre tract of land for a distance of 687.11 feet to a 1/2" iron rod found for the southwest corner of the called 10,000 acre tract of land;

THENCE S89°16'06"E, a distance of 616.44 feet to an "x" cut found for the eastern most northeast corner of the said Tract B and said "x" cut being in the west line of Block A of Hunter's Cove, an addition to the City of Wylie as shown on the plat thereof recorded in Cabinet M, Page 452 of the Plat Records of Collin County, Texas;

THENCE S00°35'50"W, with the west line of said Block A of Hunter's Cove for a distance of 1374.15 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the north ROW line of Mossy Oak Lane at the southwest corner of Lot 19 of said Block A of Hunter's Cove;

THENCE N89°00'04"W, the north ROW line of Mossy Oak Lane a distance of 1340.68 feet to the POINT OF BEGINNING and CONTAINING 2,067,471 square feet, or 47.463 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.

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. All easements are recorded in Cabinet 2010, Page 247 unless noted otherwise.

According to Flood Insurance Rate Map No. 48085C0420J, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

Appurtenance between the height of 2ft and 9ft may not be placed in the visibility triangles. Onsite stormwater detention basin shall be maintained by the property owner.

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 Wylie I.S.D. School Complex, 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 _____, 2024.

Wylie Independent School District
Name:
Title:

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 _____, 2024.

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 _____, 2024.

Notary Public in and for
the State of Texas

APPROVAL BLOCK

"RECOMMENDED OF APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Final Plat of Wylie I.S.D. School Complex, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2024, 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., 2024.

City Secretary
City of Wylie

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

SHEET 2 OF 2
PRELIMINARY PLAT

WYLIE I.S.D.
SCHOOL COMPLEX

LOT 1, BLOCK A

47.463 Acres Situated in The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688

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
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Surveyor

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Job No. 2023-135
October 7, 2024