

Inner	Outer	Inner	Outer
1 A=90°00'00" R=30.00' T=26.00' L=87.96'	A=90°00'00" R=30.00' T=26.00' L=87.96'	8 A=90°00'00" R=30.00' T=26.00' L=87.96'	A=270°00'00" R=30.00' T=26.00' L=87.96'
2 A=90°00'00" R=30.00' T=26.00' L=87.96'	A=90°00'00" R=30.00' T=26.00' L=87.96'	9 A=90°00'00" R=30.00' T=26.00' L=87.96'	A=90°00'00" R=30.00' T=26.00' L=87.96'
3 A=90°00'00" R=30.00' T=26.00' L=87.96'	A=90°00'00" R=30.00' T=26.00' L=87.96'	10 A=76°02'00" R=20.00' T=15.84' L=26.54'	A=76°02'00" R=20.00' T=15.84' L=26.54'
4 A=180°00'00" R=45.00' T=41.37' L=141.37'	A=180°00'00" R=45.00' T=41.37' L=141.37'	11 A=180°00'00" R=45.00' T=41.37' L=141.37'	A=180°00'00" R=45.00' T=41.37' L=141.37'
5 A=90°00'00" R=45.00' T=41.37' L=141.37'	A=90°00'00" R=45.00' T=41.37' L=141.37'	12 A=180°00'00" R=20.00' T=15.84' L=26.54'	A=180°00'00" R=20.00' T=15.84' L=26.54'
6 A=90°00'00" R=45.00' T=41.37' L=141.37'	A=90°00'00" R=45.00' T=41.37' L=141.37'	13 A=90°00'00" R=30.00' T=26.00' L=87.96'	A=90°00'00" R=30.00' T=26.00' L=87.96'
7 A=270°00'00" R=30.00' T=26.00' L=87.96'	A=270°00'00" R=30.00' T=26.00' L=87.96'	14 A=90°00'00" R=45.00' T=41.37' L=141.37'	A=90°00'00" R=45.00' T=41.37' L=141.37'

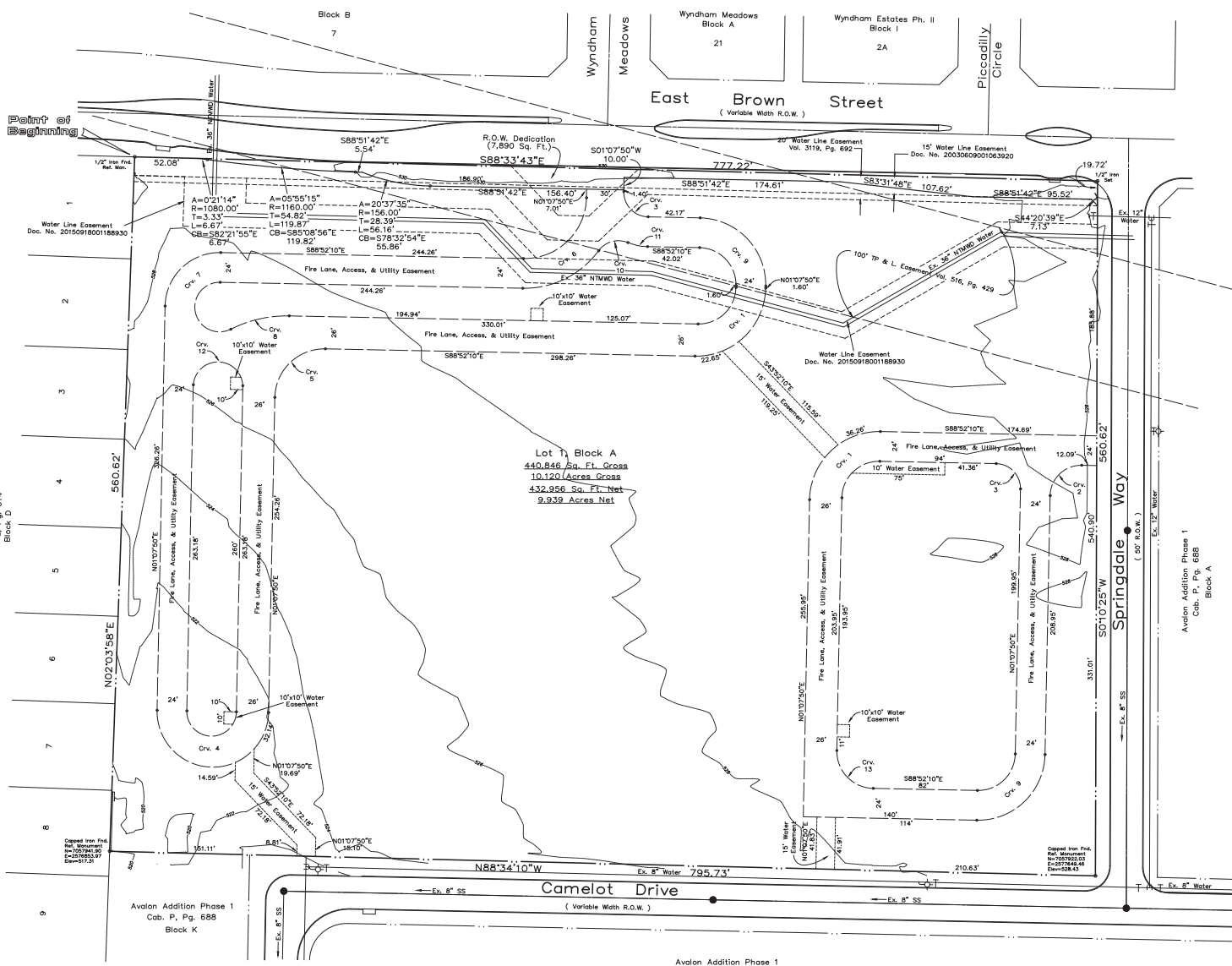
"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"  
SHEET 1 OF 2  
PRELIMINARY PLAT

**KREYMER  
ELEMENTARY SCHOOL**  
LOT 1, BLOCK A  
10.120 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  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
PO Box 126  
Anno, Texas 75409  
Telephone 972 924-8200  
Job No. 2023-137  
April 18, 2024



Avalon Addition Phase 1  
Cab. P., Pg. 688  
Block C

Avalon Addition Phase 1  
Cab. P., Pg. 688  
Block K

Avalon Addition Phase 1  
Cab. P., Pg. 688  
Block A

Oak Meadow  
Cab. L., Pg. 614  
Block D

Point of Beginning

Lot 1, Block A  
440,846 Sq. Ft. Gross  
10.120 Acres Gross  
432,956 Sq. Ft. Net  
9.939 Acres Net

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, City of Wylie, Collin County, Texas, and being all of a called 10,000 acre tract conveyed to the Wylie I.S.D. as recorded in Volume 2447, Page 673, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northwest corner of said 10,000 acre tract, said iron rod being S00°37'41"W, a distance of 0.61 feet from the northeast corner of Lot 1, Block D, Oak Meadow, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Cabinet L, Page 614 of the Plat Records of Collin County, Texas, said iron rod being in the south right of way line of East Brown Street;

THENCE S88°33'43"E, following the south line of East Brown Street, a distance of 777.22 feet to a 1/2 inch iron rod set for corner at the intersection with west line of Springdale Way (a 50' R.O.W.);

THENCE S00°10'25"W, with the west line of Springdale Way, a distance of 560.62 feet to a 1/2" iron rod set for corner at the intersection of the north line of Camelot Drive (a variable width R.O.W.);

THENCE N88°34'10"W, with the north line of Camelot Way, a distance of 795.73 feet to a capped 1/2" iron rod found for corner in the east line of said Oak Meadow Addition;

THENCE N02°03'58"E, following the east line of said Oak Meadow Addition, a distance of 560.62 feet to the POINT OF BEGINNING and CONTAINING 440,846 square feet, or 10,120 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 Kreymer Elementary School, 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      Date  
City of Wylie, Texas

"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 Final Plat of Kreymer Elementary School, 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

KREYMER  
ELEMENTARY SCHOOL  
LOT 1, BLOCK A  
10.120 Acres Situated In The  
FRANCISCO DE LA PINA SURVEY ~ ABST. 688  
WYLIE, COLLIN COUNTY, TEXAS

Owner

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111 West Main Street  
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Surveyor

Surdukan Surveying, Inc.  
PO Box 126  
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Telephone 972 924-8200  
Job No. 2023-137  
April 18, 2024

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.

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools, and permanent storage buildings. Items such as driveways, fences/posts no deeper than two feet below original ground, sprinklers and normal landscaping plans/(no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor, or owner will be the responsibility of the developer, contractor, or owner.