



SHEET 1 OF
FINAL PLAT

KREYMER
ELEMENTARY SCHOOL

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

Arlon, Texas 76010
Telephone 972 359-1733

Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-137
December 19, 2025

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

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 having an area of 10,000 acres, the 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 30°37'41" W. a distance of 560.62 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 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 of said 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 east line of said Oak Meadow Addition, a distance of 560.62 feet to a capped 1/2" iron rod found for corner in the east line of said Oak Meadow Addition;

THENCE N02°33'58"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 the plat described in the hereinabove described property of 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, alleys, easements, rights-of-way, and other areas set forth in the streets and alleys, if any, or 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 may be placed upon, 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 improvements may be used for the mutual use and convenience 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 of Wylie's utility system. The City of Wylie and public utility entities shall have the right to remove any easement or 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 efficient use of the respective system or property. 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, maintaining, repairing, and removing, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

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

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

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 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

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. 48085004-201, 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 stormwater piping. Term such as "below ground" or "pools" do not mean 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.

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.

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 points 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 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 forgoing Final Plat of Kreymer Elementary School, on addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2026, and the Council, by final 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
FINAL 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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