

# RIGHT-OF-WAY DEDICATION DOWLIN PARKWAY

DAVID CHERRY SURVEY, ABSTRACT NO. 166  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

**BEING** a 4.648 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of McKinney ETJ, Collin County, Texas, being a portion of a called 23.92 acre tract of land described in the Warranty Deed with Vendor's Lien to Ramesh Bavireddy and Deepika Reddy Bavireddy, recorded in Document No. 20190821001020760, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

**COMMENCING** at a 5/8-inch iron rod found for the southeast corner of said 23.92 acre tract, same being the southwest corner of a called 23.71 acre tract of land described in the Warranty Deed with Vendor's Lien to Alokah Ventures LLC, recorded in Document No. 20210831001762460, O.P.R.C.C.T., and being in the north right-of-way line of County Road No. 408 (variable width public right-of-way);

**THENCE** with the north right-of-way line of said County Road No. 408 and the south line of said 23.92 acre tract, the following courses:

North 89°38'49" West, a distance of 24.42 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the right with a radius of 955.00 feet, a central angle of 39°51'40", and a chord bearing and distance of North 69°44'40" West, 651.08 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 664.40 feet to the **POINT OF BEGINNING** and being the beginning of a non-tangent curve to the right with a radius of 955.00 feet, a central angle of 10°24'18", and a chord bearing and distance of North 44°36'41" West, 173.19 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 173.43 feet to a 1/2-inch iron rod found for corner;

North 40°45'58" West, a distance of 49.75 feet to a 1/2-inch iron rod found for the southwest corner of said 23.92 acre tract and being the southeast corner of a called 15.00 acre tract of land described in Warranty Deed with Vendor's Lien to SVM Estates LLC, recorded in Document No. 20190822001021970, O.P.R.C.C.T.;

**THENCE** North 01°21'46" West, with the common line of said 23.92 and 15.00 acre tracts, a distance of 1,079.29 feet to a 3/8-inch iron rod found for the northwest corner of said 23.92 acre tract, same being the northeast corner of said 15.00 acre tract and being in the south line of a called 239.729 acre tract of land described in the Special Warranty Deed to GRBK Edgewood LLC and Meritage Homes of Texas, LLC, recorded in Document No. 2025000062658, O.P.R.C.C.T.;

**THENCE** South 87°37'19" East, with the common line of said 23.92 acre tract and said 239.729 acre tract, a distance of 181.64 feet to a point for corner from which a 5/8-inch iron rod found for the northeast corner of said 23.92 acre tract bears South 87°37'19" East, a distance of 263.80 feet and South 88°53'45" East, a distance of 335.98 feet;

**THENCE** over and across said 23.92 acre tract, the following courses:

South 00°04'45" West, a distance of 637.51 feet to a point;

South 45°02'31" East, a distance of 70.56 feet to a point;

South 00°04'45" West, a distance of 126.51 feet to a point;

South 44°57'29" West, a distance of 70.86 feet to a point;

South 00°04'45" West, a distance of 368.40 feet to the **POINT OF BEGINNING** and containing 202,484 square feet or 4.648 acres of land.

#### NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.

## PRELIMINARY

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	MJS	Sep. 2025	064537587	1 OF 2

# RIGHT-OF-WAY DEDICATION DOWLIN PARKWAY

DAVID CHERRY SURVEY, ABSTRACT NO. 166  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

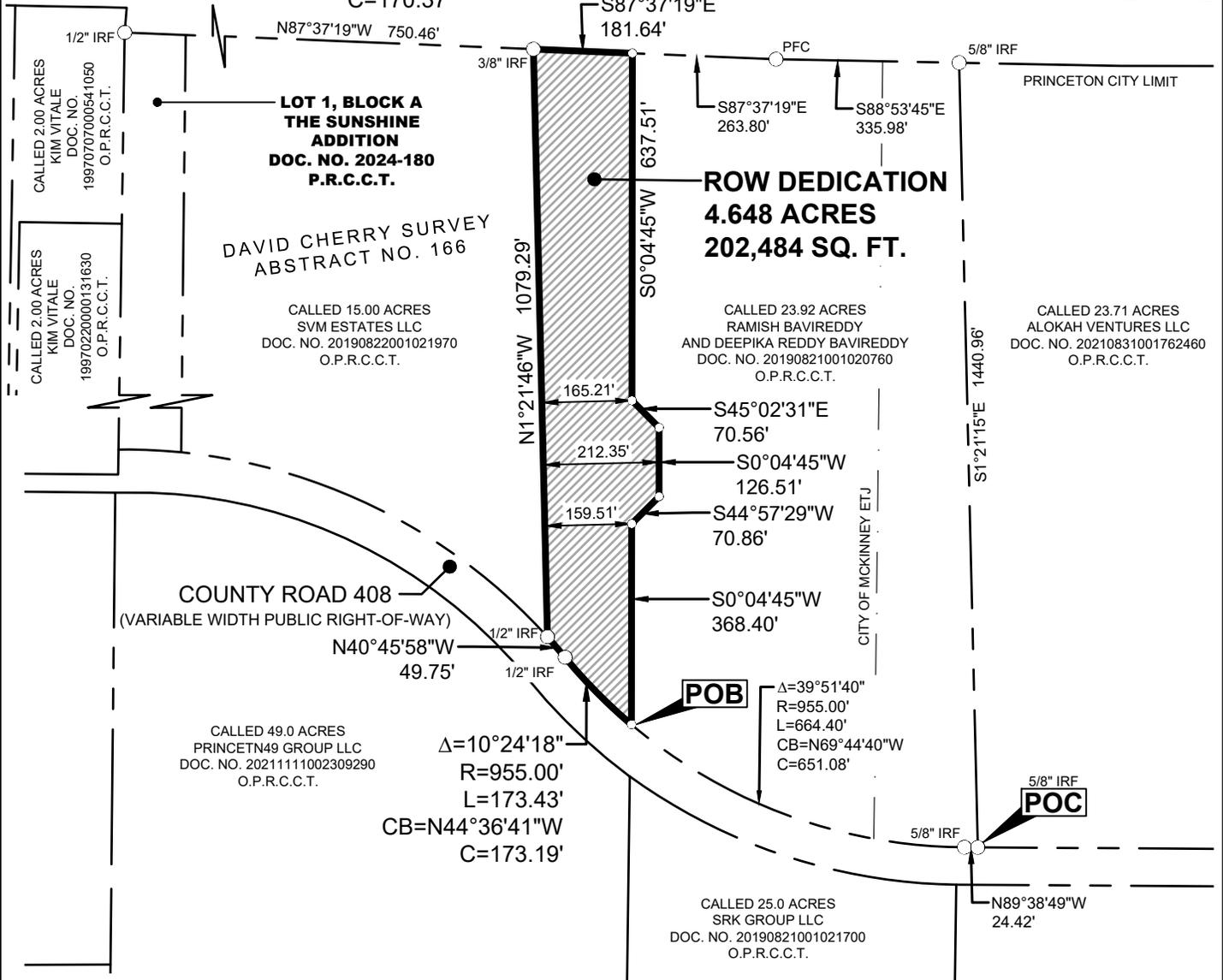


THOMAS A. RHODES SURVEY  
ABSTRACT NO. 741

$\Delta=10^{\circ}14'07''$   
 $R=955.00'$   
 $L=170.60'$   
 $CB=N44^{\circ}41'47''W$   
 $C=170.37'$

CALLED 239.729 ACRES  
GRBK EDGEWOOD LLC AND  
MERITAGE HOMES OF TEXAS, LLC  
DOC. NO. 2025000062658  
O.P.R.C.C.T.

APPROXIMATE SURVEY ABSTRACT LINE



**LEGEND**  
P.O.B./C = POINT OF BEGINNING/COMMENCING  
DOC. NO. = DOCUMENT NUMBER  
IRF = IRON ROD FOUND  
IRFC = IRON ROD W/ CAP FOUND  
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP  
STAMPED "KHA" SET  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**NOTES:**  
A description was prepared on even date to accompany this sketch.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	GDW	MJS	Sep. 2025	064537587	2 OF 2