



OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Liberty Bankers Life Insurance Company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Meadowood, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: Liberty Bankers Life Insurance Company

By: \_\_\_\_\_  
Name  
Title

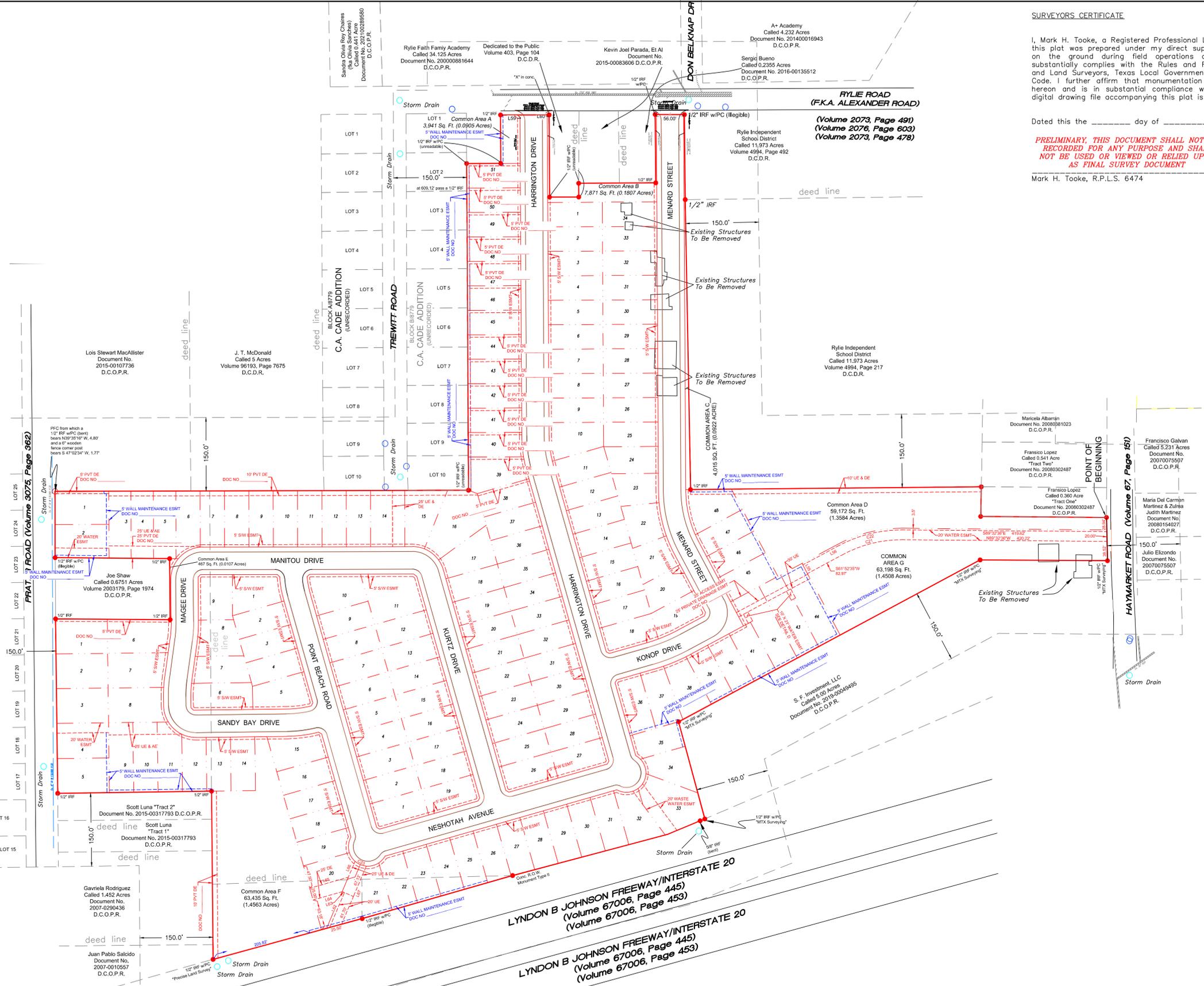
State of \_\_\_\_\_

County of \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public, in and for the said county and state, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**SURVEYORS CERTIFICATE**

I, Mark H. Tooke, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Dallas Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Dallas Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS FINAL SURVEY DOCUMENT**

Mark H. Tooke, R.P.L.S. 6474

**PLACE COUNTY RECORDING LABEL HERE**

**CERTIFICATE OF APPROVAL**  
I, Tony Shidd, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas  
Attest: \_\_\_\_\_  
Secretary

**PRELIMINARY PLAT MEADOWOOD SUBDIVISION**  
LOTS 1-51, BLOCK M/8772;  
LOTS 1-34, BLOCK J/8780  
LOTS 1-48 BLOCK L/8771;  
LOTS 1-9, BLOCK G/8779;  
LOTS 1-19, BLOCK F/8779  
SOLOMON DUNCAN SURVEY, A-407  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY CASE NO. S212-092R

4901 E End Blvd, Marshall, Tx 75672  
www.mtxsurveying.com  
903.471.8391  
TBPELS Firm No. 10194253

JOB NO: 21825	REVISION: 0
FW BY: JS	SCALE: 1"=100'
DRAWN BY: ABC	SHEET: 2 OF 3
CHKD BY: CG	

Ownership Table

Tract	Called Acreage	Ownership Information
AA	0.82462	Liberty Bankers Life Insurance Company, Tract 7, Document No. 2011-00335371, D.C.O.P.R.
AB	0.2815	Liberty Bankers Life Insurance Company, Tract 5, Document No. 2011-00335371, D.C.O.P.R.
AC	3.807770	Liberty Bankers Life Insurance Company, Tract 1, Document No. 2011-00335371, D.C.O.P.R.
AD	Residue of 27.4555	Liberty Bankers Life Insurance Company, Tract 3, Document No. 2011-00335371, D.C.O.P.R.
AE	5.93216	Liberty Bankers Life Insurance Company, Tract 2, Document No. 2011-00335371, D.C.O.P.R.
AF	0.2479	Liberty Bankers Life Insurance Company, Tract 4, Document No. 2011-00335371, D.C.O.P.R.
AG	Residue of 0.89214	Liberty Bankers Life Insurance Company, Tract 6, Document No. 2011-00335371, D.C.O.P.R.

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WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: Liberty Bankers Life Insurance Company

By: \_\_\_\_\_  
Name  
Title

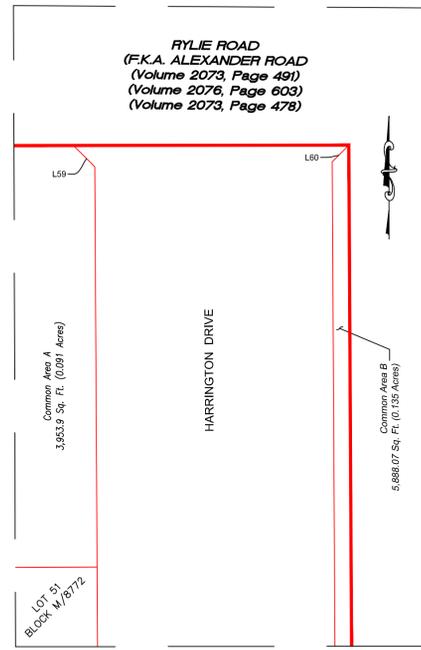
State of \_\_\_\_\_

County of \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public, in and for the said county and state, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DETAIL B  
1"=20'

BLOCK J/8780		
LOT NO.	ACREAGE	SQ. FT.
1	0.1286 ACRE	5,600 SQ. FT.
2	0.1286 ACRE	5,600 SQ. FT.
3	0.1286 ACRE	5,600 SQ. FT.
4	0.1286 ACRE	5,600 SQ. FT.
5	0.1286 ACRE	5,600 SQ. FT.
6	0.1286 ACRE	5,600 SQ. FT.
7	0.1286 ACRE	5,600 SQ. FT.
8	0.1286 ACRE	5,600 SQ. FT.
9	0.1286 ACRE	5,600 SQ. FT.
10	0.1646 ACRE	7,170 SQ. FT.
11	0.1394 ACRE	6,072 SQ. FT.
12	0.1263 ACRE	5,500 SQ. FT.
13	0.1263 ACRE	5,500 SQ. FT.
14	0.1263 ACRE	5,500 SQ. FT.
15	0.1263 ACRE	5,500 SQ. FT.
16	0.1263 ACRE	5,500 SQ. FT.
17	0.1263 ACRE	5,500 SQ. FT.
18	0.1384 ACRE	6,030 SQ. FT.
19	0.1337 ACRE	5,826 SQ. FT.
20	0.1284 ACRE	5,594 SQ. FT.
21	0.1280 ACRE	5,574 SQ. FT.
22	0.1358 ACRE	5,914 SQ. FT.
23	0.1281 ACRE	5,578 SQ. FT.
24	0.1313 ACRE	5,722 SQ. FT.
25	0.1286 ACRE	5,600 SQ. FT.
26	0.1286 ACRE	5,600 SQ. FT.
27	0.1286 ACRE	5,600 SQ. FT.
28	0.1286 ACRE	5,600 SQ. FT.
29	0.1286 ACRE	5,600 SQ. FT.
30	0.1286 ACRE	5,600 SQ. FT.
31	0.1286 ACRE	5,600 SQ. FT.
32	0.1286 ACRE	5,600 SQ. FT.
33	0.1286 ACRE	5,600 SQ. FT.
34	0.1286 ACRE	5,600 SQ. FT.
AREA B	0.1807 ACRE	7,871 SQ. FT.

BLOCK G/8779		
LOT NO.	ACREAGE	SQ. FT.
1	0.1613 ACRE	7,025 SQ. FT.
2	0.1263 ACRE	5,500 SQ. FT.
3	0.1263 ACRE	5,500 SQ. FT.
4	0.1263 ACRE	5,500 SQ. FT.
5	0.1650 ACRE	7,188 SQ. FT.
6	0.1595 ACRE	6,948 SQ. FT.
7	0.1410 ACRE	6,143 SQ. FT.
8	0.1447 ACRE	6,301 SQ. FT.
9	0.1497 ACRE	6,519 SQ. FT.

BLOCK F/8779		
LOT NO.	ACREAGE	SQ. FT.
1	0.1386 ACRE	6,037 SQ. FT.
2	0.1263 ACRE	5,500 SQ. FT.
3	0.1263 ACRE	5,500 SQ. FT.
4	0.1263 ACRE	5,500 SQ. FT.
5	0.1263 ACRE	5,500 SQ. FT.
6	0.1263 ACRE	5,500 SQ. FT.
7	0.1263 ACRE	5,500 SQ. FT.
8	0.1263 ACRE	5,500 SQ. FT.
9	0.1263 ACRE	5,500 SQ. FT.
10	0.1823 ACRE	7,939 SQ. FT.
11	0.2313 ACRE	10,076 SQ. FT.
12	0.1263 ACRE	5,500 SQ. FT.
13	0.1263 ACRE	5,500 SQ. FT.
14	0.1263 ACRE	5,500 SQ. FT.
15	0.1263 ACRE	5,500 SQ. FT.
16	0.1263 ACRE	5,500 SQ. FT.
17	0.1263 ACRE	5,500 SQ. FT.
18	0.1263 ACRE	5,500 SQ. FT.
19	0.1386 ACRE	6,037 SQ. FT.

BLOCK M/8772		
LOT NO.	ACREAGE	SQ. FT.
1	0.0905 ACRE	3,941 SQ. FT.
AREA A	0.0107 ACRE	467 SQ. FT.
2	0.1735 ACRE	7,559 SQ. FT.
3	0.1431 ACRE	6,235 SQ. FT.
4	0.1453 ACRE	6,327 SQ. FT.
5	0.1458 ACRE	6,351 SQ. FT.
6	0.1429 ACRE	6,223 SQ. FT.
7	0.1320 ACRE	5,750 SQ. FT.
8	0.1320 ACRE	5,750 SQ. FT.
9	0.1320 ACRE	5,750 SQ. FT.
10	0.1320 ACRE	5,750 SQ. FT.
11	0.1320 ACRE	5,750 SQ. FT.
12	0.1320 ACRE	5,750 SQ. FT.
13	0.1320 ACRE	5,750 SQ. FT.
14	0.1848 ACRE	8,050 SQ. FT.
15	0.1727 ACRE	7,523 SQ. FT.
16	0.2435 ACRE	10,607 SQ. FT.
17	0.1592 ACRE	6,937 SQ. FT.
18	0.1263 ACRE	5,500 SQ. FT.
19	0.1263 ACRE	5,500 SQ. FT.
20	0.1263 ACRE	5,500 SQ. FT.
21	0.1263 ACRE	5,500 SQ. FT.
22	0.1263 ACRE	5,500 SQ. FT.
23	0.1263 ACRE	5,500 SQ. FT.
24	0.1263 ACRE	5,500 SQ. FT.
25	0.1263 ACRE	5,500 SQ. FT.
26	0.1386 ACRE	6,038 SQ. FT.
27	0.1386 ACRE	6,038 SQ. FT.
28	0.1263 ACRE	5,500 SQ. FT.
29	0.1263 ACRE	5,500 SQ. FT.
30	0.1263 ACRE	5,500 SQ. FT.
31	0.1263 ACRE	5,500 SQ. FT.
32	0.1263 ACRE	5,500 SQ. FT.
33	0.1263 ACRE	5,500 SQ. FT.

BLOCK M/8772		
LOT NO.	ACREAGE	SQ. FT.
34	0.1263 ACRE	5,500 SQ. FT.
35	0.1263 ACRE	5,500 SQ. FT.
36	0.1263 ACRE	5,500 SQ. FT.
37	0.1263 ACRE	5,500 SQ. FT.
38	0.1263 ACRE	5,500 SQ. FT.
39	0.1691 ACRE	7,367 SQ. FT.
40	0.1274 ACRE	5,548 SQ. FT.
41	0.1263 ACRE	5,500 SQ. FT.
42	0.1263 ACRE	5,500 SQ. FT.
43	0.1263 ACRE	5,500 SQ. FT.
44	0.1263 ACRE	5,500 SQ. FT.
45	0.1263 ACRE	5,500 SQ. FT.
46	0.1263 ACRE	5,500 SQ. FT.
47	0.1263 ACRE	5,500 SQ. FT.
48	0.1263 ACRE	5,500 SQ. FT.
49	0.1263 ACRE	5,500 SQ. FT.
50	0.1263 ACRE	5,500 SQ. FT.
51	0.1265 ACRE	5,510 SQ. FT.

BLOCK L/8771		
LOT NO.	ACREAGE	SQ. FT.
1	0.1723 ACRE	7,504 SQ. FT.
2	0.1728 ACRE	7,526 SQ. FT.
3	0.1728 ACRE	7,526 SQ. FT.
4	0.1752 ACRE	7,632 SQ. FT.
5	0.1726 ACRE	7,517 SQ. FT.
6	0.2021 ACRE	8,805 SQ. FT.
7	0.1938 ACRE	8,442 SQ. FT.
8	0.1876 ACRE	8,173 SQ. FT.
9	0.1639 ACRE	7,139 SQ. FT.
10	0.1638 ACRE	7,135 SQ. FT.
11	0.1542 ACRE	6,718 SQ. FT.
12	0.1279 ACRE	5,571 SQ. FT.
13	0.1263 ACRE	5,500 SQ. FT.
14	0.1263 ACRE	5,500 SQ. FT.
15	0.1586 ACRE	6,777 SQ. FT.
16	0.1263 ACRE	5,500 SQ. FT.
17	0.1263 ACRE	5,500 SQ. FT.
18	0.1263 ACRE	5,500 SQ. FT.
19	0.1263 ACRE	5,500 SQ. FT.
20	0.2089 ACRE	9,100 SQ. FT.
21	0.2240 ACRE	9,755 SQ. FT.
22	0.1342 ACRE	5,846 SQ. FT.
23	0.1263 ACRE	5,500 SQ. FT.
24	0.1263 ACRE	5,500 SQ. FT.
25	0.1263 ACRE	5,500 SQ. FT.
26	0.1263 ACRE	5,500 SQ. FT.
27	0.1267 ACRE	5,521 SQ. FT.
28	0.1278 ACRE	5,568 SQ. FT.
29	0.1289 ACRE	5,615 SQ. FT.
30	0.1300 ACRE	5,662 SQ. FT.
31	0.1311 ACRE	5,709 SQ. FT.
32	0.1455 ACRE	6,339 SQ. FT.
33	0.2363 ACRE	10,294 SQ. FT.
34	0.1381 ACRE	6,017 SQ. FT.
35	0.1224 ACRE	5,333 SQ. FT.

BLOCK L/8771		
LOT NO.	ACREAGE	SQ. FT.
36	0.1478 ACRE	6,440 SQ. FT.
37	0.1458 ACRE	6,351 SQ. FT.
38	0.1499 ACRE	6,530 SQ. FT.
39	0.1263 ACRE	5,501 SQ. FT.
40	0.1263 ACRE	5,500 SQ. FT.
41	0.1263 ACRE	5,500 SQ. FT.
42	0.2113 ACRE	9,206 SQ. FT.
43	0.1905 ACRE	8,300 SQ. FT.
44	0.1263 ACRE	5,500 SQ. FT.
45	0.1389 ACRE	6,050 SQ. FT.
46	0.1263 ACRE	5,500 SQ. FT.
AREA C	0.0922 ACRE	4,015 SQ. FT.
AREA D	1.3584 ACRE	59,172 SQ. FT.
AREA E	1.4563 ACRE	63,435 SQ. FT.
AREA F	1.4508 ACRE	63,198 SQ. FT.

BLOCK L/8771		
LOT NO.	ACREAGE	SQ. FT.
36	0.1478 ACRE	6,440 SQ. FT.
37	0.1458 ACRE	6,351 SQ. FT.
38	0.1499 ACRE	6,530 SQ. FT.
39	0.1263 ACRE	5,501 SQ. FT.
40	0.1263 ACRE	5,500 SQ. FT.
41	0.1263 ACRE	5,500 SQ. FT.
42	0.2113 ACRE	9,206 SQ. FT.
43	0.1905 ACRE	8,300 SQ. FT.
44	0.1263 ACRE	5,500 SQ. FT.
45	0.1389 ACRE	6,050 SQ. FT.
46	0.1263 ACRE	5,500 SQ. FT.
AREA C	0.0922 ACRE	4,015 SQ. FT.
AREA D	1.3584 ACRE	59,172 SQ. FT.
AREA E	1.4563 ACRE	63,435 SQ. FT.
AREA F	1.4508 ACRE	63,198 SQ. FT.

Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C1	42.79'	178.00'	13°46'22"	S09°00'44"E	42.68'
C2	50.70'	222.00'	13°05'02"	S82°44'37"W	50.58'
C3	33.28'	222.00'	8°35'18"	N03°34'47"E	33.25'
C4	40.57'	278.00'	8°21'44"	N03°41'34"E	40.54'
C5	27.40'	122.00'	12°52'05"	N09°27'53"W	27.34'
C6	32.40'	222.00'	8°21'44"	S03°41'34"W	32.37'
C7	41.67'	278.00'	8°35'18"	S03°34'47"W	41.63'
C8	103.67'	66.00'	90°00'00"	S45°42'52"E	93.34'
C9	65.54'	278.00'	13°30'25"	N82°31'56"E	65.38'
C10	126.46'	40.00'	181°08'46"	S60°53'56"E	80.00'
C11	126.46'	40.00'	181°08'46"	N29°06'04"E	80.00'
C12	80.65'	378.00'	12°13'29"	N67°59'20"E	80.50'
C13	107.68'	222.00'	27°47'25"	N14°13'42"W	106.63'
C14	68.70'	322.00'	12°13'29"	S67°59'20"W	68.57'
C15	134.84'	278.00'	27°47'25"	S14°13'42"E	133.52'
C16	60.31'	222.00'	15°33'56"	N08°06'58"W	60.13'
C17	75.52'	278.00'	15°33'56"	S08°06'58"E	75.29'
C18	85.54'	66.00'	74°15'22"	N53°01'36"W	79.67'
C19	104.06'	66.00'	90°20'01"	S44°40'42"W	93.61'
C20	138.67'	278.00'	28°34'48"	N76°09'59"E	137.24'
C21	126.95'	254.50'	28°34'48"	S76°09'59"W	125.64'
C22	136.93'	274.50'	28°34'48"	N76°09'59"E	135.51'
C23	25.43'	40.00'	36°25'12"	S66°53'08"E	25.00'

Line Table		
No.	Bearing	Length
L1	N89°54'48"E	99.78'
L2	S00°18'01"E	168.08'
L3	N89°51'35"E	60.03'
L4	N00°15'31"W	28.13'
L5	N89°42'01"E	158.24'
L6	N00°31'09"W	139.85'
L7	S89°41'30"E	60.01'
L8	S01°12'21"W	60.58'
L9	S89°32'38"E	258.54'
L10	S01°15'49"E	88.47'
L11	N89°38'22"W	261.67'
L12	S68°17'14"W	10.32'
L13	S67°35'24"W	73.39'
L14	S75°10'56"W	328.22'
L15	S74°06'04"W	321.17'
L16	S89°34'04"E	235.25'
L17	N00°29'18"W	124.84'
L18	N89°31'01"W	235.20'
L19	N00°04'30"W	135.56'
L20	N89°54'39"E	70.00'

Line Table		
No.	Bearing	Length
L21	N00°13'56"W	99.15'
L22	N89°50'43"E	157.74'
L23	S45°44'17"E	7.14'
L24	S29°49'44"W	6.98'
L25	N45°42'52"W	7.07'
L26	N00°42'52"W	23.00'
L27	N00°29'18"W	91.58'
L28	N44°40'42"E	7.05'
L29	N00°09'17"W	84.38'
L30	S00°42'52"E	47.28'
L31	N43°59'38"E	6.97'
L32	S53°01'36"E	7.97'
L33	S29°06'04"W	7.07'
L34	N60°53'56"W	7.07'
L35	S07°52'26"W	79.83'
L36	S00°42'52"E	18.00'
L37	S00°29'18"W	7.14'
L38	S23°06'52"W	109.22'
L39	S74°06'04"W	16.09'
L40	S23°06'52"W	27.26'

Line Table		
No.	Bearing	Length
L41	S15°53'56"E	34