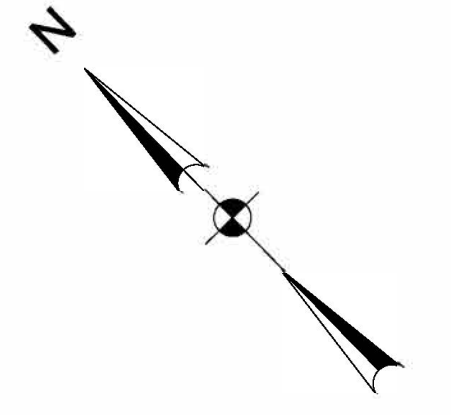


0' 20' 40' 80'
1" = 40'



MATCH SHEET 1

888.54'
N43°43'24"E

MESQUITE MEADOWS
MOBILE HOME PARK

(OWNER)
DAVID ZULEJKIC
INST. NO. 201900092801
O.P.R.D.C.T.
(VACANT)
**LOS SONADORES EAST
LOT 1, BLOCK 1
45.04 ACRES
(1,961,754 SQ.FT.)**

(OWNER)
K. HOVNANIAN DFW CALDWELL
INST. NO. 20220003399
O.P.R.D.C.T.

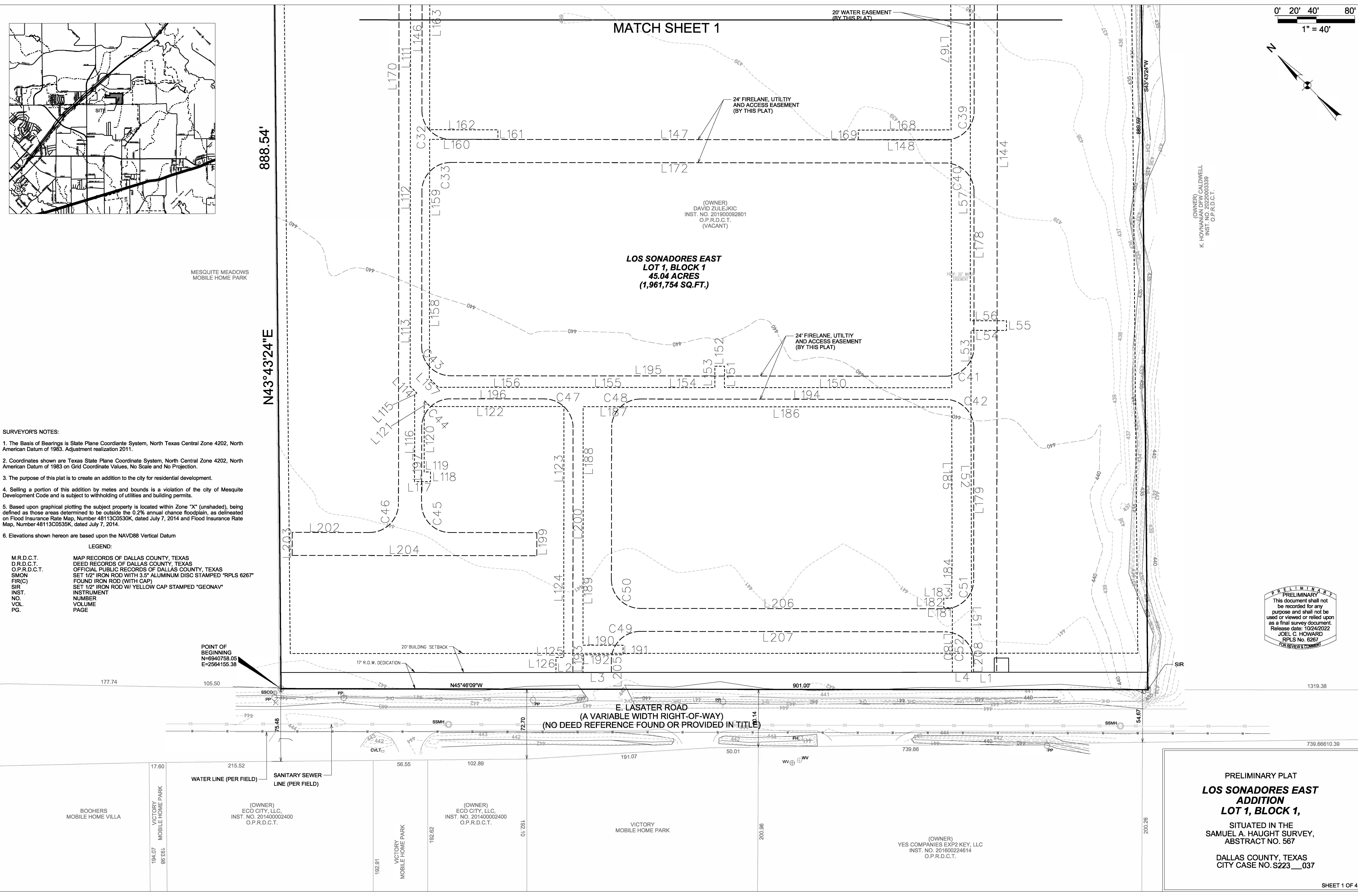
- SURVEYOR'S NOTES:**
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
 3. The purpose of this plat is to create an addition to the city for residential development.
 4. Selling a portion of this addition by metes and bounds is a violation of the city of Mesquite Development Code and is subject to withholding of utilities and building permits.
 5. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48113C0530K, dated July 7, 2014 and Flood Insurance Rate Map, Number 48113C0535K, dated July 7, 2014.
 6. Elevations shown hereon are based upon the NAVD88 Vertical Datum

LEGEND:

| | |
|--------------|---|
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| SMON | SET 1/2" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "RPLS 6267" |
| FIR(C) | FOUND IRON ROD (WITH CAP) |
| SIR | SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV" |
| INST. | INSTRUMENT |
| NO. | NUMBER |
| VOL. | VOLUME |
| PG. | PAGE |

POINT OF BEGINNING
N=6940758.05
E=2564155.38

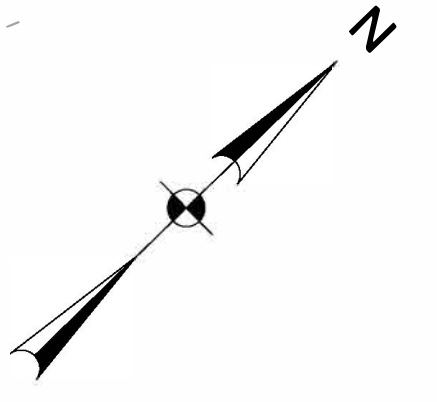
PRELIMINARY
PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Release date: 10/24/2022
JOEL C. HOWARD
RPLS No. 6267
FOR REVIEW & COMMENT



| | | | | | | | | |
|------------------------------|-----------------------------|---|---|-----------------------------|--|--------|--------|--------|
| 17.60 | 215.52 | 56.55 | 102.89 | 191.07 | 50.01 | 739.66 | 200.96 | 200.26 |
| BOOHERS MOBILE HOME VILLA | VICTORY MOBILE HOME PARK | (OWNER) ECO CITY, LLC. INST. NO. 201400002400 O.P.R.D.C.T. | (OWNER) ECO CITY, LLC. INST. NO. 201400002400 O.P.R.D.C.T. | VICTORY MOBILE HOME PARK | (OWNER) YES COMPANIES EXP2 KEY, LLC INST. NO. 201600224614 O.P.R.D.C.T. | | | |

PRELIMINARY PLAT
**LOS SONADORES EAST
ADDITION
LOT 1, BLOCK 1,**
SITUATED IN THE
SAMUEL A. HAUGHT SURVEY,
ABSTRACT NO. 567
DALLAS COUNTY, TEXAS
CITY CASE NO. S223__037

0' 20' 40' 80'
1" = 40'



M.R.D.C.T.
D.R.D.C.T.
G.P.R.D.C.T.
S.I.R.
INST.
VOL.
PG.

LEGEND:
MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SET 12" IRON ROD WITH CAP
SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
NUMBER
PAGE

(OWNER)
LILLIE (OWNER) BEAM
D.R.D.C.T.

CITY LIMIT LINE

S45°44'33"E

1,230.70'

1,715.62'

158.65'

326.28'

160.74'

189.1'

MATCH SHEET 3

MATCH SHEET 2

LOS SONADORES EAST
LOT 1, BLOCK 1
45.04 ACRES
(1,961,754 SQ.FT.)

LOS SONADORES EAST
LOT 1, BLOCK 1
45.04 ACRES
(1,961,754 SQ.FT.)

(OWNER)
DAVID ZULEJKIC
INST. NO. 201900092704
O.P.R.D.C.T.
(VACANT)

(OWNER)
DAVID ZULEJKIC
INST. NO. 201900257622
O.P.R.D.C.T.
(VACANT)

(OWNER)
DAVID ZULEJKIC
INST. NO. 202200089275
O.P.R.D.C.T.
(VACANT)

(OWNER)
EMERITA C. PAZ
INST. NO. 202200089275
O.P.R.D.C.T.

(OWNER)
JOSE L. SERNA
INST. NO. 200600368819
O.P.R.D.C.T.

SAMUEL A. HAUGHT SURVEY
ABSTRACT NO. 111 NUMBER 595

1/2" FIR

10' BUILDING SETBACK

20' WATER EASEMENT
BY THIS PLAT

DRAINAGE EASEMENT
(BY THIS PLAT)

PRELIMINARY
This document shall not
be used for any
purpose other than
as a final survey document.
Reference date: 10/24/2022
PPLS No. 0267
28 REVIEW COMMENTS

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Texas Registered Engineering Firm No. F-13660
714 S. Greenville Avenue, Suite 100
Allen, Texas 75002
T: 972.534.2100
www.dynamicce.com

Additional offices conveniently located at:
Lake Como, New Jersey T: 732.974.0198 | Toms River, New Jersey T: 732.974.0198
Chester, New Jersey T: 908.879.9229 | Newtown, Pennsylvania T: 267.685.0276
Austin, Texas T: 512.646.2646 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 361.921.8570

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110 | CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2580
TBPLS FIRM NO. 10194205

DATED: OCTOBER 24, 2022 DRAWN BY: LEO

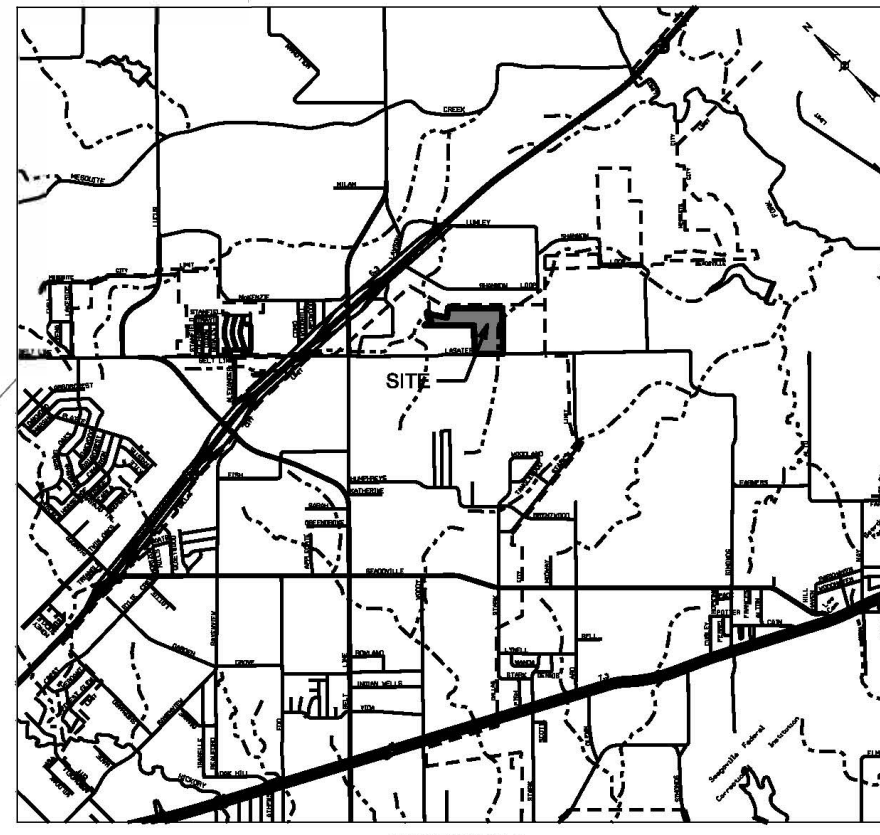
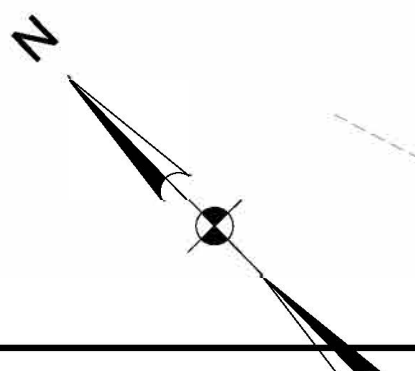
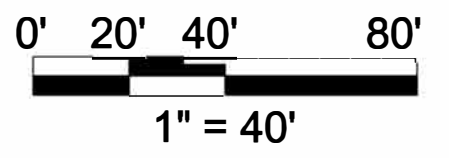
PRELIMINARY PLAT
LOS SONADORES EAST
ADDITION
LOT 1, BLOCK 1,

SITUATED IN THE
SAMUEL A. HAUGHT SURVEY,
ABSTRACT NO. 567

DALLAS COUNTY, TEXAS
CITY CASE NO. _____

SURVEYOR'S NOTES:

1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
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6. Elevations shown hereon are based upon the NAVD88 Vertical Datum



(OWNER)
MIGUEL VARGAS
INST. NO. 20140020638
O.P.R.D.C.T.

(OWNER)
DONALD BISHOP LIFE ESTATE
VOL. 92163, PG. 3229
D.R.D.C.T.

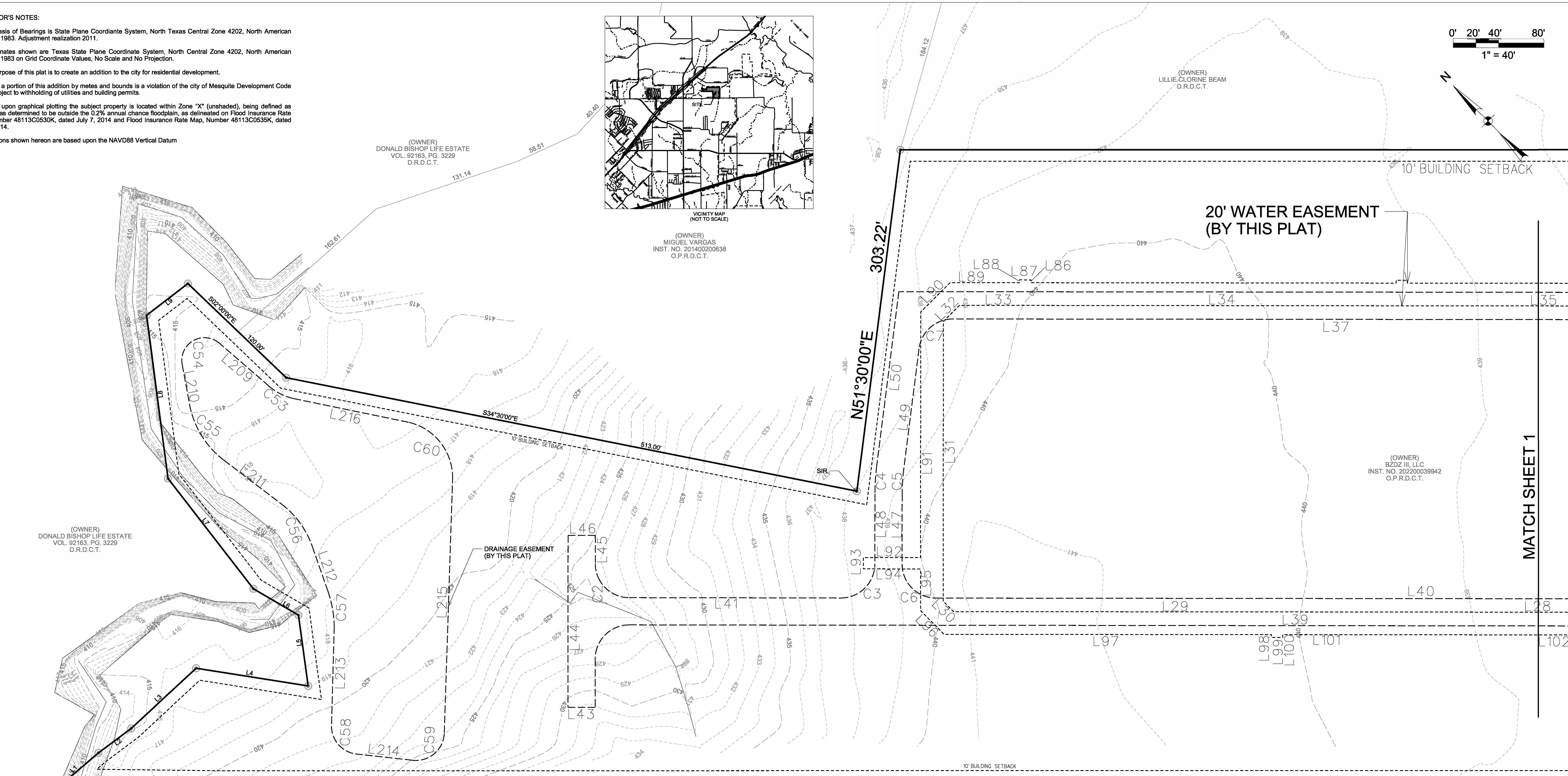
(OWNER)
DONALD BISHOP LIFE ESTATE
VOL. 92163, PG. 3229
D.R.D.C.T.

(OWNER)
GORDON & REBECCA PERKINS
VOL. 2002113, PG. 4876
O.P.R.D.C.T.

(OWNER)
LILLIE CLORINE BEAM
D.R.D.C.T.

(OWNER)
BZDZ III, LLC
INST. NO. 202200039942
O.P.R.D.C.T.

MATCH SHEET 1



LEGEND:

- | | |
|--------------|---|
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| SMON | SET 1/2" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "RPLS 6267" |
| FIR(C) | FOUND IRON ROD (WITH CAP) |
| SIR | SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV" |
| INST. | INSTRUMENT |
| NO. | NUMBER |
| VOL. | VOLUME |
| PG. | PAGE |

PRELIMINARY
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Release date: 10/24/2022
JOEL C. HOWARD
RPLS No. 0267
FOR REVIEW & COMMENT

DYNAMIC ENGINEERING
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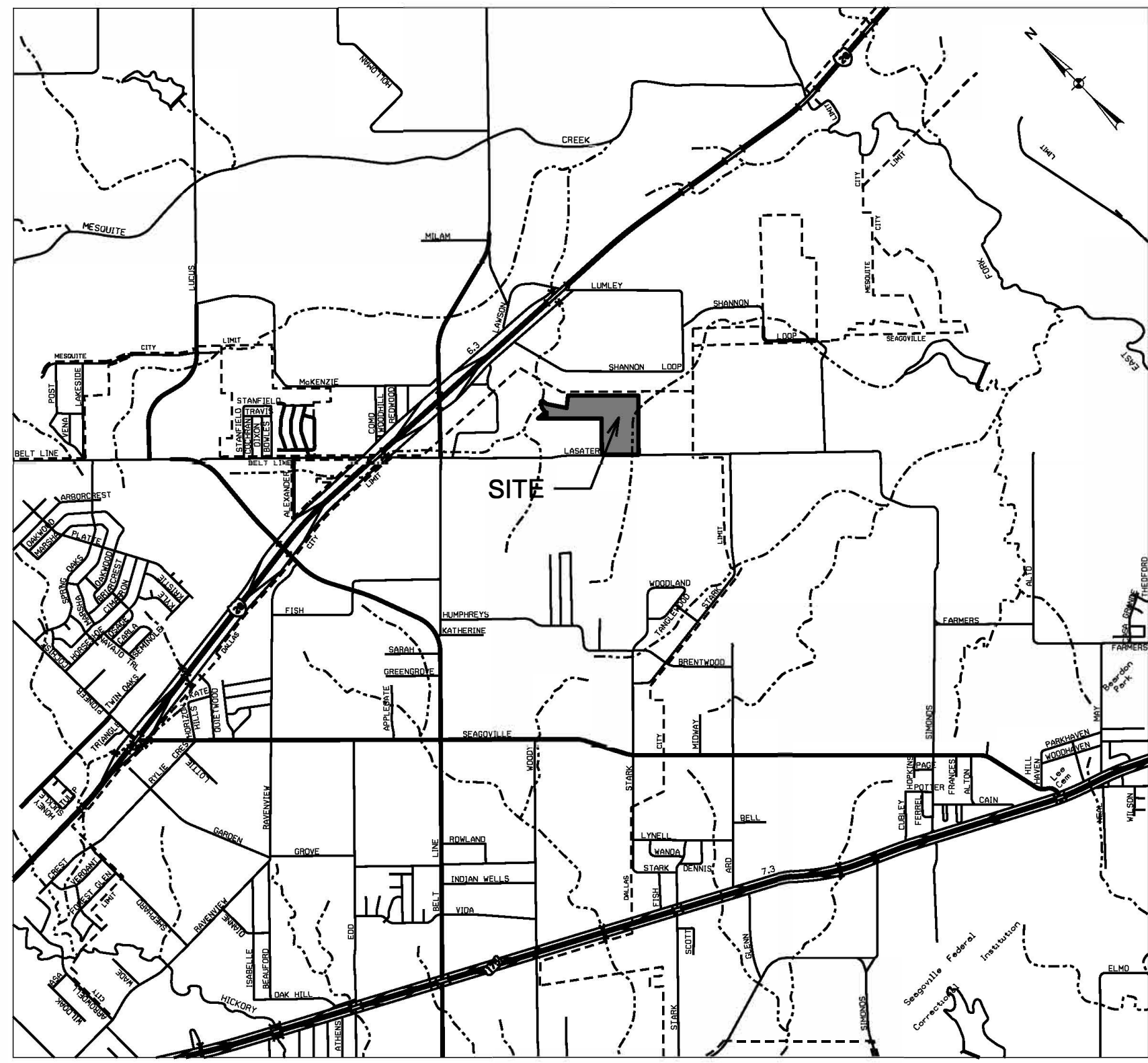
GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2580
TBPLS FIRM NO. 10194205

DATED: OCTOBER 24, 2022 DRAWN BY: LEO

PRELIMINARY PLAT
LOS SONADORES EAST ADDITION
LOT 1, BLOCK 1,
SITUATED IN THE
SAMUEL A. HAUGHT SURVEY,
ABSTRACT NO. 567
DALLAS COUNTY, TEXAS
CITY CASE NO. _____

| LINE | DIRECTION | DISTANCE |
|------|-----------------|----------|
| 1 | N 89° 59' 59" W | 1.00 |
| 2 | S 89° 59' 59" W | 1.00 |
| 3 | N 89° 59' 59" W | 1.00 |
| 4 | S 89° 59' 59" W | 1.00 |
| 5 | N 89° 59' 59" W | 1.00 |
| 6 | S 89° 59' 59" W | 1.00 |
| 7 | N 89° 59' 59" W | 1.00 |
| 8 | S 89° 59' 59" W | 1.00 |
| 9 | N 89° 59' 59" W | 1.00 |
| 10 | S 89° 59' 59" W | 1.00 |
| 11 | N 89° 59' 59" W | 1.00 |
| 12 | S 89° 59' 59" W | 1.00 |
| 13 | N 89° 59' 59" W | 1.00 |
| 14 | S 89° 59' 59" W | 1.00 |
| 15 | N 89° 59' 59" W | 1.00 |
| 16 | S 89° 59' 59" W | 1.00 |
| 17 | N 89° 59' 59" W | 1.00 |
| 18 | S 89° 59' 59" W | 1.00 |
| 19 | N 89° 59' 59" W | 1.00 |
| 20 | S 89° 59' 59" W | 1.00 |
| 21 | N 89° 59' 59" W | 1.00 |
| 22 | S 89° 59' 59" W | 1.00 |
| 23 | N 89° 59' 59" W | 1.00 |
| 24 | S 89° 59' 59" W | 1.00 |
| 25 | N 89° 59' 59" W | 1.00 |
| 26 | S 89° 59' 59" W | 1.00 |
| 27 | N 89° 59' 59" W | 1.00 |
| 28 | S 89° 59' 59" W | 1.00 |
| 29 | N 89° 59' 59" W | 1.00 |
| 30 | S 89° 59' 59" W | 1.00 |
| 31 | N 89° 59' 59" W | 1.00 |
| 32 | S 89° 59' 59" W | 1.00 |
| 33 | N 89° 59' 59" W | 1.00 |
| 34 | S 89° 59' 59" W | 1.00 |
| 35 | N 89° 59' 59" W | 1.00 |
| 36 | S 89° 59' 59" W | 1.00 |
| 37 | N 89° 59' 59" W | 1.00 |
| 38 | S 89° 59' 59" W | 1.00 |
| 39 | N 89° 59' 59" W | 1.00 |
| 40 | S 89° 59' 59" W | 1.00 |
| 41 | N 89° 59' 59" W | 1.00 |
| 42 | S 89° 59' 59" W | 1.00 |
| 43 | N 89° 59' 59" W | 1.00 |
| 44 | S 89° 59' 59" W | 1.00 |
| 45 | N 89° 59' 59" W | 1.00 |
| 46 | S 89° 59' 59" W | 1.00 |
| 47 | N 89° 59' 59" W | 1.00 |
| 48 | S 89° 59' 59" W | 1.00 |
| 49 | N 89° 59' 59" W | 1.00 |
| 50 | S 89° 59' 59" W | 1.00 |
| 51 | N 89° 59' 59" W | 1.00 |
| 52 | S 89° 59' 59" W | 1.00 |
| 53 | N 89° 59' 59" W | 1.00 |
| 54 | S 89° 59' 59" W | 1.00 |
| 55 | N 89° 59' 59" W | 1.00 |
| 56 | S 89° 59' 59" W | 1.00 |
| 57 | N 89° 59' 59" W | 1.00 |
| 58 | S 89° 59' 59" W | 1.00 |
| 59 | N 89° 59' 59" W | 1.00 |
| 60 | S 89° 59' 59" W | 1.00 |
| 61 | N 89° 59' 59" W | 1.00 |
| 62 | S 89° 59' 59" W | 1.00 |
| 63 | N 89° 59' 59" W | 1.00 |
| 64 | S 89° 59' 59" W | 1.00 |
| 65 | N 89° 59' 59" W | 1.00 |
| 66 | S 89° 59' 59" W | 1.00 |
| 67 | N 89° 59' 59" W | 1.00 |
| 68 | S 89° 59' 59" W | 1.00 |
| 69 | N 89° 59' 59" W | 1.00 |
| 70 | S 89° 59' 59" W | 1.00 |
| 71 | N 89° 59' 59" W | 1.00 |
| 72 | S 89° 59' 59" W | 1.00 |
| 73 | N 89° 59' 59" W | 1.00 |
| 74 | S 89° 59' 59" W | 1.00 |
| 75 | N 89° 59' 59" W | 1.00 |
| 76 | S 89° 59' 59" W | 1.00 |
| 77 | N 89° 59' 59" W | 1.00 |
| 78 | S 89° 59' 59" W | 1.00 |
| 79 | N 89° 59' 59" W | 1.00 |
| 80 | S 89° 59' 59" W | 1.00 |
| 81 | N 89° 59' 59" W | 1.00 |
| 82 | S 89° 59' 59" W | 1.00 |
| 83 | N 89° 59' 59" W | 1.00 |
| 84 | S 89° 59' 59" W | 1.00 |
| 85 | N 89° 59' 59" W | 1.00 |
| 86 | S 89° 59' 59" W | 1.00 |
| 87 | N 89° 59' 59" W | 1.00 |
| 88 | S 89° 59' 59" W | 1.00 |
| 89 | N 89° 59' 59" W | 1.00 |
| 90 | S 89° 59' 59" W | 1.00 |
| 91 | N 89° 59' 59" W | 1.00 |
| 92 | S 89° 59' 59" W | 1.00 |
| 93 | N 89° 59' 59" W | 1.00 |
| 94 | S 89° 59' 59" W | 1.00 |
| 95 | N 89° 59' 59" W | 1.00 |
| 96 | S 89° 59' 59" W | 1.00 |
| 97 | N 89° 59' 59" W | 1.00 |
| 98 | S 89° 59' 59" W | 1.00 |
| 99 | N 89° 59' 59" W | 1.00 |
| 100 | S 89° 59' 59" W | 1.00 |



VICINITY MAP
(NOT TO SCALE)

| CURVE | DELTA | RADIUS | AL | DIRECTION | DISTANCE |
|-------|-------|--------|--------|-----------|----------|
| 1 | 90° | 100.00 | 100.00 | S | 100.00 |
| 2 | 90° | 100.00 | 100.00 | S | 100.00 |
| 3 | 90° | 100.00 | 100.00 | S | 100.00 |
| 4 | 90° | 100.00 | 100.00 | S | 100.00 |
| 5 | 90° | 100.00 | 100.00 | S | 100.00 |
| 6 | 90° | 100.00 | 100.00 | S | 100.00 |
| 7 | 90° | 100.00 | 100.00 | S | 100.00 |
| 8 | 90° | 100.00 | 100.00 | S | 100.00 |
| 9 | 90° | 100.00 | 100.00 | S | 100.00 |
| 10 | 90° | 100.00 | 100.00 | S | 100.00 |
| 11 | 90° | 100.00 | 100.00 | S | 100.00 |
| 12 | 90° | 100.00 | 100.00 | S | 100.00 |
| 13 | 90° | 100.00 | 100.00 | S | 100.00 |
| 14 | 90° | 100.00 | 100.00 | S | 100.00 |
| 15 | 90° | 100.00 | 100.00 | S | 100.00 |
| 16 | 90° | 100.00 | 100.00 | S | 100.00 |
| 17 | 90° | 100.00 | 100.00 | S | 100.00 |
| 18 | 90° | 100.00 | 100.00 | S | 100.00 |
| 19 | 90° | 100.00 | 100.00 | S | 100.00 |
| 20 | 90° | 100.00 | 100.00 | S | 100.00 |
| 21 | 90° | 100.00 | 100.00 | S | 100.00 |
| 22 | 90° | 100.00 | 100.00 | S | 100.00 |
| 23 | 90° | 100.00 | 100.00 | S | 100.00 |
| 24 | 90° | 100.00 | 100.00 | S | 100.00 |
| 25 | 90° | 100.00 | 100.00 | S | 100.00 |
| 26 | 90° | 100.00 | 100.00 | S | 100.00 |
| 27 | 90° | 100.00 | 100.00 | S | 100.00 |
| 28 | 90° | 100.00 | 100.00 | S | 100.00 |
| 29 | 90° | 100.00 | 100.00 | S | 100.00 |
| 30 | 90° | 100.00 | 100.00 | S | 100.00 |
| 31 | 90° | 100.00 | 100.00 | S | 100.00 |
| 32 | 90° | 100.00 | 100.00 | S | 100.00 |
| 33 | 90° | 100.00 | 100.00 | S | 100.00 |
| 34 | 90° | 100.00 | 100.00 | S | 100.00 |
| 35 | 90° | 100.00 | 100.00 | S | 100.00 |
| 36 | 90° | 100.00 | 100.00 | S | 100.00 |
| 37 | 90° | 100.00 | 100.00 | S | 100.00 |
| 38 | 90° | 100.00 | 100.00 | S | 100.00 |
| 39 | 90° | 100.00 | 100.00 | S | 100.00 |
| 40 | 90° | 100.00 | 100.00 | S | 100.00 |
| 41 | 90° | 100.00 | 100.00 | S | 100.00 |
| 42 | 90° | 100.00 | 100.00 | S | 100.00 |
| 43 | 90° | 100.00 | 100.00 | S | 100.00 |
| 44 | 90° | 100.00 | 100.00 | S | 100.00 |
| 45 | 90° | 100.00 | 100.00 | S | 100.00 |
| 46 | 90° | 100.00 | 100.00 | S | 100.00 |
| 47 | 90° | 100.00 | 100.00 | S | 100.00 |
| 48 | 90° | 100.00 | 100.00 | S | 100.00 |
| 49 | 90° | 100.00 | 100.00 | S | 100.00 |
| 50 | 90° | 100.00 | 100.00 | S | 100.00 |
| 51 | 90° | 100.00 | 100.00 | S | 100.00 |
| 52 | 90° | 100.00 | 100.00 | S | 100.00 |
| 53 | 90° | 100.00 | 100.00 | S | 100.00 |
| 54 | 90° | 100.00 | 100.00 | S | 100.00 |
| 55 | 90° | 100.00 | 100.00 | S | 100.00 |
| 56 | 90° | 100.00 | 100.00 | S | 100.00 |
| 57 | 90° | 100.00 | 100.00 | S | 100.00 |
| 58 | 90° | 100.00 | 100.00 | S | 100.00 |
| 59 | 90° | 100.00 | 100.00 | S | 100.00 |
| 60 | 90° | 100.00 | 100.00 | S | 100.00 |
| 61 | 90° | 100.00 | 100.00 | S | 100.00 |
| 62 | 90° | 100.00 | 100.00 | S | 100.00 |
| 63 | 90° | 100.00 | 100.00 | S | 100.00 |
| 64 | 90° | 100.00 | 100.00 | S | 100.00 |
| 65 | 90° | 100.00 | 100.00 | S | 100.00 |
| 66 | 90° | 100.00 | 100.00 | S | 100.00 |
| 67 | 90° | 100.00 | 100.00 | S | 100.00 |
| 68 | 90° | 100.00 | 100.00 | S | 100.00 |
| 69 | 90° | 100.00 | 100.00 | S | 100.00 |
| 70 | 90° | 100.00 | 100.00 | S | 100.00 |
| 71 | 90° | 100.00 | 100.00 | S | 100.00 |
| 72 | 90° | 100.00 | 100.00 | S | 100.00 |
| 73 | 90° | 100.00 | 100.00 | S | 100.00 |
| 74 | 90° | 100.00 | 100.00 | S | 100.00 |
| 75 | 90° | 100.00 | 100.00 | S | 100.00 |
| 76 | 90° | 100.00 | 100.00 | S | 100.00 |
| 77 | 90° | 100.00 | 100.00 | S | 100.00 |
| 78 | 90° | 100.00 | 100.00 | S | 100.00 |
| 79 | 90° | 100.00 | 100.00 | S | 100.00 |
| 80 | 90° | 100.00 | 100.00 | S | 100.00 |
| 81 | 90° | 100.00 | 100.00 | S | 100.00 |
| 82 | 90° | 100.00 | 100.00 | S | 100.00 |
| 83 | 90° | 100.00 | 100.00 | S | 100.00 |
| 84 | 90° | 100.00 | 100.00 | S | 100.00 |
| 85 | 90° | 100.00 | 100.00 | S | 100.00 |
| 86 | 90° | 100.00 | 100.00 | S | 100.00 |
| 87 | 90° | 100.00 | 100.00 | S | 100.00 |
| 88 | 90° | 100.00 | 100.00 | S | 100.00 |
| 89 | 90° | 100.00 | 100.00 | S | 100.00 |
| 90 | 90° | 100.00 | 100.00 | S | 100.00 |

LEGEND:

M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
SMON
FIR(C)
SIR
INST.
NO.
VOL.
PG.

MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SET 1/2" IRON ROD WITH 1.5" ALUMINUM DISC STAMPED "RPLS 6267"
FOUND IRON ROD (WITH CAP)
SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INSTRUMENT
NUMBER
VOLUME
PAGE

OWNER'S DESCRIPTION AND DEDICATION:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS David Zulejck and BZDZ III, LLC are the owners of a tract of land situated in the Samuel A. Haught Survey, Abstract Number 1330, City of Dallas, Dallas County, Texas, Texas, and being all of that tract of land described in deed to Jeffrey Lynn Beam, as recorded in Instrument Number 201200170512 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), all of that tract of land described in deed to David Zulejck, as recorded in Instrument Number 201900092704, O.P.R.D.C.T., all of that tract of land described in deed to Thelma Rosales, as recorded in Instrument Number 201100205707, O.P.R.D.C.T., and all of that tract of land described in deed to David Zulejck, as recorded in Instrument Number 201900092801, O.P.R.D.C.T., and all of that tract described in deed to BZDZ III, LLC, as recorded in Instrument Number 202200039942, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow cap stamped "GEONAV" (hereinafter referred to as "with cap") set (N=6940758.05 E=2564155.38) for the most westerly corner of said Zulejck tract recorded in Instrument Number 201900092801, said corner being on the northeasterly right-of-way line of East Lasater Road, said corner being the most southerly corner of the Mesquite Meadows Mobile Home Park;

THENCE North 43 degrees 43 minutes 24 seconds East, departing said right-of-way line and along the common northwesterly line of said Zulejck tract, a distance of 888.54 feet to a 1/2-inch iron rod with cap set for the most northerly corner of said Zulejck tract, the eastern corner of said Mesquite Meadows, and the southerly corner of said Jeffrey Lynn Beam tract;

THENCE North 45 degrees 45 minutes 00 seconds West, along the northeast line of said Mesquite Meadows and the southwesterly line of said Jeffrey Lynn Beam tract, a distance of 1,425.90 feet to a point for corner in the center of a creek;

THENCE South 86 degrees 14 minutes 28 seconds East, generally with said creek, a distance of 37.00 feet to a point for corner;

THENCE South 82 degrees 30 minutes 00 seconds East, generally with said creek, a distance of 36.00 feet to point for corner;

THENCE South 88 degrees 30 minutes 00 seconds East, generally with said creek, a distance of 78.00 feet to a point for corner;

THENCE South 36 degrees 45 minutes 00 seconds East, generally with said creek, a distance of 100.00 feet to a point for corner;

THENCE North 36 degrees 30 minutes 00 seconds East, generally with said creek, a distance of 63.00 feet to a point for corner;

THENCE North 15 degrees 30 minutes 00 seconds West, generally with said creek, a distance of 46.00 feet to a point for corner;

THENCE North 06 degrees 30 minutes 00 seconds East, generally with said creek, a distance of 123.00 feet to a point for corner;

THENCE North 36 degrees 45 minutes 00 seconds East, generally with said creek, a distance of 145.00 feet to a point for corner;

THENCE South 83 degrees 15 minutes 00 seconds East, generally with said creek, a distance of 46.00 feet to a point for corner;

THENCE South 02 degrees 00 minutes 00 seconds East, departing said creek, a distance of 120.00 feet to a point for corner;

THENCE South 34 degrees 30 minutes 00 seconds East, along a northerly line of said Jeffrey Lynn Beam tract, a distance of 513.00 feet to a point for corner;

THENCE North 51 degrees 30 minutes 00 seconds East, continuing along a northerly line of said Jeffrey Lynn Beam tract, a distance of 303.22 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 45 degrees 44 minutes 33 seconds East, departing said northerly line and over and across said Jeffrey Lynn Beam tract, passing at a distance 1,230.70 feet the common southeasterly line of said Jeffrey Lynn Beam tract and the northwesterly line of said David Zulejck tract as recorded in Instrument Number 201900092704, and continuing along the northeasterly line of said Zulejck tract, passing at a distance of 1,359.34 feet the common southeasterly line of said Zulejck tract and the northwesterly line of said Rosales tract, and continuing over and across said Rosales tract, in all a total cumulative distance of 1,715.62 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 43 degrees 43 minutes 24 seconds West, along the southeasterly line of said Rosales tract, passing at a distance of 556.70 feet the most southerly corner of said Rosales tract and the most easterly corner of said Zulejck tract as recorded in Instrument Number 201900092801, and continuing along the southeasterly line of said Zulejck tract, in all a total cumulative distance of 1,446.29 feet to a 1/2-inch iron rod with cap set for the south corner of said Zulejck tract on said northeasterly right-of-way line of East Lasater Road;

THENCE North 45 degrees 41 minutes 00 seconds West, along the southwesterly line of said Zulejck tract and said northeasterly right-of-way line, a distance of 901.01 feet to the POINT OF BEGINNING AND CONTAINING 1,961,754 square feet or 45.04 acres of land, more or less.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That BZDZ III, LLC and David Zulejck, are the owners of the property described in this plat does hereby adopt this plat, designating the property as LOT 1, BLOCK 1, LOS SONADORES EAST ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone.

The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction,