

**OWNER'S CERTIFICATION**

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 WHEREAS ZSAZO LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE LORENZO VAN CLEVE SURVEY, ABSTRACT NO. 1503, BEING ALL OF LOT 4 AND LOT 5, BLOCK 4/8616, OF THE CHRISTIAN HEIGHTS ADDITION AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 4, PAGE 348-1/2 OF THE MAP RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO ZSAZO LLC BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202600025977 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF KRISTEN DRIVE, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 4, PAGE 348-1/2 OF THE MAP RECORDS, DALLAS COUNTY TEXAS AND THE WESTERLY R.O.W. LINE OF KOLLOCH DRIVE, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 4, PAGE 348-1/2, OF SAID MAP RECORDS, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S59°25'46"W, WITH SAID NORTHERLY LINE SAME BEING THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 155.30 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHEASTERLY CORNER OF A 16 FOOT WIDE UNIMPROVED ALLEY;

THENCE N19°27'14"W, WITH THE EASTERLY LINE OF SAID ALLEY SAME BEING THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 254.72 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK 4/8616, OF SAID ADDITION;

THENCE N59°25'49"E, DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE SOUTHERLY LINE OF SAID LOT 3 SAME BEING THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 155.30 FEET TO A 1/2" YELLOW CAPPED IRON ROD STAMPED CBG SURVEYING FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 3 SAME BEING ALONG THE AFOREMENTIONED WESTERLY LINE OF KOLLOCH DRIVE;

THENCE S19°27'14"E WITH THE COMMON LINE OF KOLLOCH DRIVE AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 254.72 FEET TO THE POINT OF BEGINNING, AND CONTAINING 38,815 SQUARE FEET OR 0.8911 OF AN ACRE OF LAND WITHIN THE METES RECITED.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, ZSAZO LLC does hereby adopt this plat, designating the herein described property as **KELLEY COVE ADDITION** an addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ZSAZO LLC

BY: \_\_\_\_\_  
 NAME: BRITTNEY KELLEY

TITLE: OWNER

STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared BRITTNEY KELLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

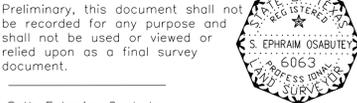
Notary Public for and in the State of Texas

My Commision expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Seth Ephraim Osabutey, 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, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 514-8.617 (d)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.



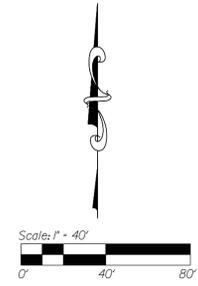
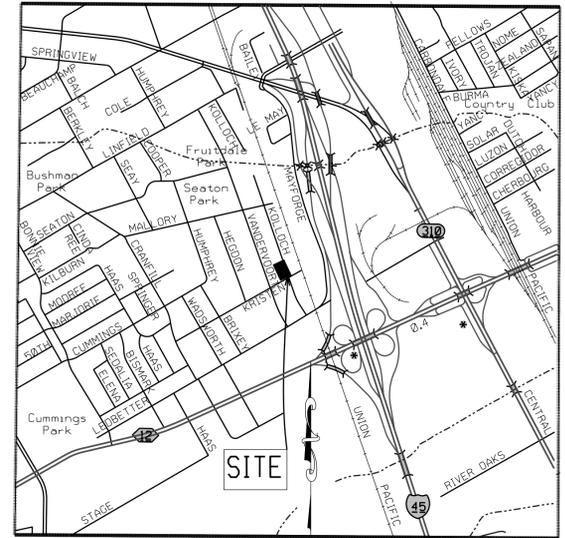
Seth Ephraim Osabutey  
 Texas Registered Professional Land Surveyor No. 6063

**GENERAL NOTES**

- The purpose of the plat is to create four lots from two lots.
- Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983, (2011)
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

**LEGEND**

●	Wastewater Manhole
●	Stormdrain Manhole
•	1/2" Iron Rod/Pipe Found
◦	1/2" Iron Rod With Red Cap
	Stamped RPLS 6063 Set
CM	Controlling Monument
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
R.O.W.	Right of Way
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL., PG.	Volume, Page
INST.	Instrument
SQ. FT.	Square Feet
---	Centerline
---	Boundary line
---	Lot Line
-----	Existing Easement



**PLACE COUNTY  
 RECORDING LABEL HERE**

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**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or 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

Plat-26-000074  
**PRELIMINARY PLAT  
 KELLEY COVE ADDITION**  
 LOTS 4A, 4B, 5A, & 5B, BLOCK 4/8616  
**REPLAT OF LOTS 4 & 5  
 BLOCK 4/8616**  
**CHRISTIAN HEIGHTS ADDITION**  
 0.8911 ACRE / 38,815 SQ. FT.  
 LORENZO VAN CLEVE SURVEY,  
 ABSTRACT NO. 1503  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SURVEYOR:  
 SETH EPHRAIM OSABUTEY  
 1303 DEARBORN RD  
 ALLEN TX 75002  
 rplsgeodesist@gmail.com

OWNER:  
 ZSAZO LLC  
 539 W COMMERCE ST. #4150  
 DALLAS TX 75208  
 PH. 916-758-2481