

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ALR DEVELOPMENT, LLC, is the owner of a 399,840 square foot (9.1791 acre) tract of land situated in the Robinson Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas, being a portion of Lots 2 & 3, Block 4/6100, Bailey Heights Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 5, Page 90, Map Records, Dallas County, Texas, and being a portion of Lot 1 and all of Lot J, Block 4/6100, Jaffee's Resubdivision, an addition to the City of Dallas according to the plat recorded in Volume 14, Page 415, Map Records, Dallas County, Texas, and being all of a called 8.9426 acre tract described as Tract 1, all of a tract described as Tract 3, described in a Special Warranty Deed to ALR Development, LLC, recorded in Instrument Number 202500236888, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a brass disk in concrete stamped "TEXAS HIGHWAY DEPARTMENT ROW" found at the intersection of the southwest right-of-way line of Interstate Highway 45 (a variable width right-of-way) and the northwest right-of-way line of Connell Avenue (a 40' right-of-way) for the easterly corner of said Tract 3;

THENCE South 59°39'27" West, along the common line between said Connell Avenue and said Tract 3, a distance of 88.14 feet to a point for the south corner of said Tract 3 and Lot J, from which a found 1/2" iron rod with red plastic cap stamped "GEER 4117" bears South 65°31'36" West, a distance of 0.91 feet;

THENCE along the common line between said Connell Avenue and said 8.9426 acre tract, the following bearings and distances:

South 28°57'18" East, a distance of 5.00 feet to a 3-1/4" aluminum disk stamped "RLG INC & ALRD" set for corner;
South 59°39'27" West, a distance of 206.57 feet to a 3-1/4" aluminum disk stamped "RLG INC & ALRD" set for the beginning of a tangent curve to the left;

In a southwesterly direction along said tangent curve to the left, whose chord bears South 18°17'14" West a distance of 33.05 feet, having a radius of 25.00 feet, a central angle of 82°44'27", and an arc length of 36.10 feet to a 3-1/4" aluminum disk stamped "RLG INC & ALRD" set in the southwest right-of-way line of Bailey Avenue (a 40' right-of-way) for corner;

THENCE South 23°05'00" East, along the common line between said Bailey Avenue and said 8.9426 acre tract, a distance of 64.85 feet to an 3-1/4" aluminum disk stamped "RLG INC & ALRD" set for the north corner of a called 4.286 acre tract of land described as Tract 4 in said deed recorded Instrument Number 202500236888 for southeast corner of said 8.9426 acre tract;

THENCE South 60°34'33" West, along the common line between said 4.286 acre tract and said 8.9426 acre tract, a distance of 441.14 feet to a point in the northeast right-of-way line of the M.K.&T. Railroad (a 100' right-of-way at this point) for the northwest corner of said 4.286 acre tract and the south corner of said 8.9426 acre tract, from which a found 1/2" iron rod with red plastic cap stamped "GEER 4117" bears North 60°34'33" East, a distance of 0.43 feet.

THENCE North 19°50'32" West, along the common line between said M.K.&T. Railroad and said 8.9426 acre tract, a distance of 667.63 feet to a point at the intersection of the northeast right-of-way line of said M.K.&T. Railroad and the southeast right-of-way line of Jaffee Street (a 60' right-of-way) for the northwest corner of said 8.9426 acre tract, from which a 5/8" iron rod found bears South 04°59'24" East, a distance of 5.37 feet;

THENCE North 61°22'46" East, along the common line between said Jaffee Street and said 8.9426 acre tract, a distance of 420.08 feet to a point in the west line of Lot 1, Block 4/6100 of said Bailey Heights Addition, for the northwest corner of a tract of land described in a Warranty Deed with Vendor's Lien to Vernon Grant, recorded in Volume 86093, Page 4299, Deed Records, Dallas County, Texas, and for a corner of said 8.9426 acre tract, from which a found 2" iron pipe bears South 15°34'11" West, a distance of 2.72 feet;

THENCE along the common line between said Lot 1, Block 4/6100, and said 8.9426 acre tract, the following bearings and distances:

South 23°33'31" East, a distance of 175.60 feet to a point, from which a 5/8" iron rod bears North 43°17'56" East, a distance of 4.64 feet;

North 61°34'00" East, a distance of 286.76 feet to a 3/8" iron rod found in the west line of said Interstate Highway 45 for the southeast corner of a tract of land described in a Warranty Deed with Vendor's Lien with Single and Corporation Acknowledgements to Carlos Arnold Fuentes and Martha Fuentes, recorded in Volume 98098, Page 6003, Deed Records, Dallas County, Texas, and for a corner of said 8.9426 acre tract, from which a found brass disk in concrete stamped "TEXAS HIGHWAY DEPARTMENT ROW" at the intersection of the southwest right-of-way line of said Interstate Highway 45 (a variable width right-of-way) and the southeast right-of-way line of said Jaffee Street (a 60' right-of-way) for the northeast corner of said Fuentes tract, bears North 25°07'38" West, a distance of 176.18 feet;

THENCE South 24°29'32" East, along the common line between said Interstate Highway 45 and said 8.9426 acre tract, a distance of 377.77 feet to the POINT OF BEGINNING containing 399,840 square feet or 9.1791 acres of land, more or less.

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.

PRELIMINARY PLAT
OF
ALRD ADDITION
LOT 1A, BLOCK 6/6101
REPLAT
OF
BAILEY HEIGHTS ADDITION
LOTS 2 & 3, BLOCK 4/6100
AND
JAFFEE'S RESUBDIVISION
LOTS I & J, BLOCK 4/6100
ROBINSON SMITH SURVEY, ABSTRACT NO. 1376
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000057
ENGINEERING NO. DP-____

SCALE: 1" = 30' SURVEYOR: JANUARY 2026

OWNER:
ALR DEVELOPMENT, LLC
PO BOX 59306
DALLAS, TX 75229
214-357-2525
SARAH BOLICH

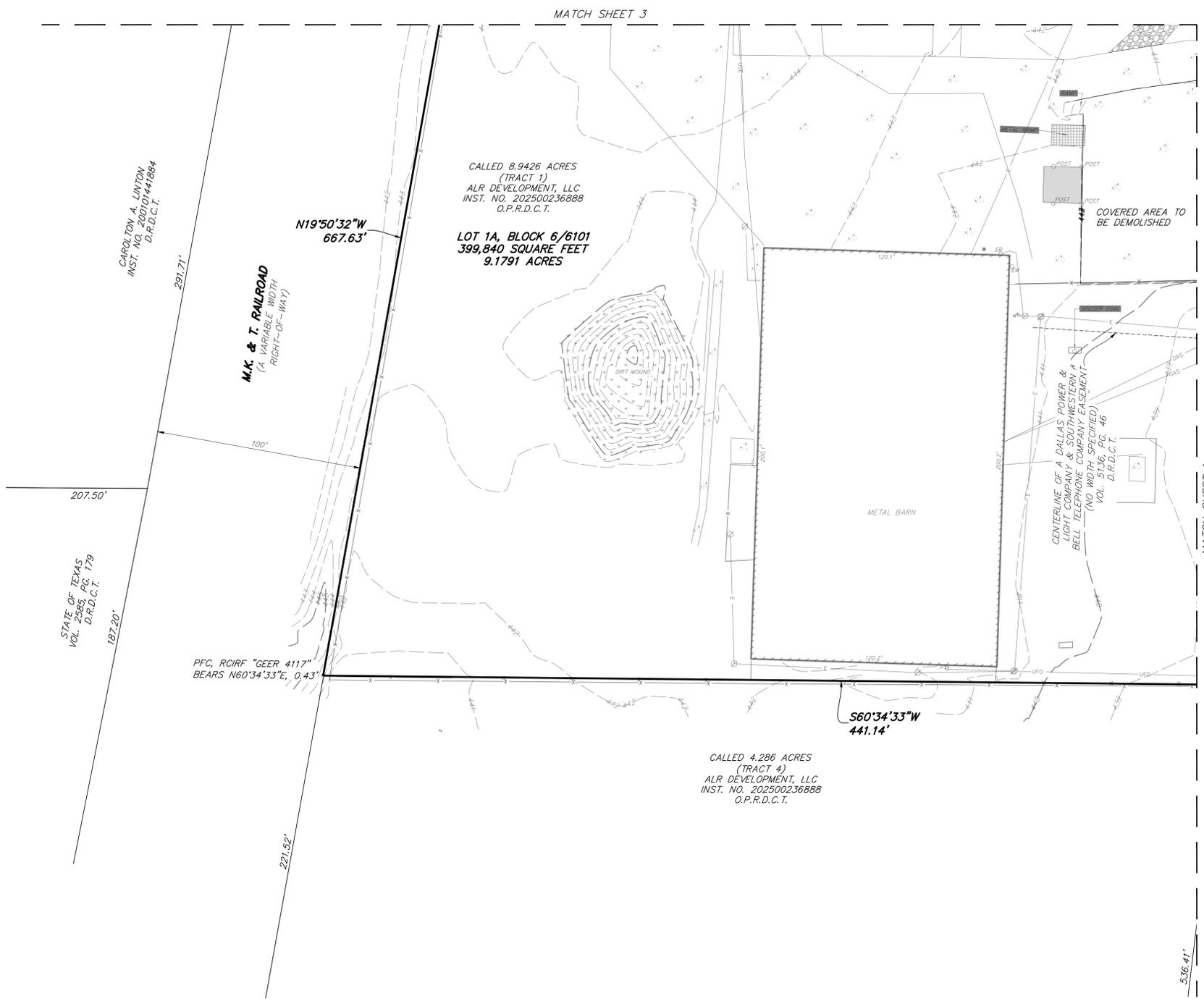
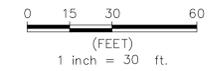
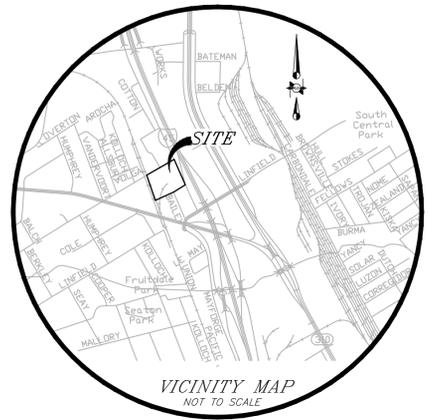
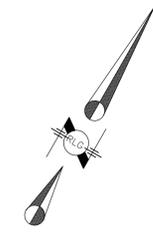
SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #1-489
TBPELS REC #100341-00

GENERAL NOTES:

- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE EXISTING LOTS AND TRACTS.
- EXISTING STRUCTURES TO REMAIN EXCEPT FOR METAL BARN AS NOTED ON SHEET 1, AND THE COVERED OVERHANG AS NOTED ON SHEET 2.

LEGEND

.....	PROPERTY LINE
-----	EASEMENT LINE
	BUILDING
	ASPHALT
	CONCRETE
-x-x-x-	FENCE LINE
-e-e-	OVERHEAD POWER
-g-g-	GAS LINE
-s-s-	SEWER LINE
-st-st-	STORM SEWER LINE
-w-w-	WATER LINE
---	EXISTING CONTOUR LINE
Y CIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
R CIRF	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "____" FOUND
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
ADF	3-1/4" ALUMINUM DISK FOUND STAMPED "____"
ADS	3-1/4" ALUMINUM DISK STAMPED "RLG INC & ALRD" SET ON TOP OF A 1/2" IRON ROD
BDF	BRASS DISK FOUND STAMPED "____"
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
SP	STAND PIPE
CO	CLEAN OUT
IB	IRRIGATION BOX
TP	TELEPHONE/PEDESTAL
PO	POWER POLE
GW	GUY WIRE
SM	SANITARY SEWER MANHOLE
SSM	STORM SEWER MANHOLE
GM	GAS MANHOLE
WMH	WATER MANHOLE
EB	ELECTRIC BOX
EM	ELECTRIC METER



GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE EXISTING LOTS AND TRACTS.
5. EXISTING STRUCTURES TO REMAIN EXCEPT FOR METAL BARN AS NOTED ON SHEET 1, AND THE COVERED OVERHANG AS NOTED ON SHEET 2.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
▨	BUILDING
▨	ASPHALT
▨	CONCRETE
-X-X-X-	FENCE LINE
-E-E-	OVERHEAD POWER
-G-G-	GAS LINE
-SS-SS-	SEWER LINE
-STM-STM-	STORM SEWER LINE
-W-W-	WATER LINE
---	EXISTING CONTOUR LINE
YCRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
RCRF	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "R" FOUND
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
ADF	3-1/4" ALUMINUM DISK STAMPED "ADF" SET ON TOP OF A 1/2" IRON ROD
ADS	3-1/4" ALUMINUM DISK STAMPED "ADS" SET ON TOP OF A 1/2" IRON ROD
BDF	BRASS DISK FOUND STAMPED "BDF"
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
SP	STAND PIPE
CO	CLEAN OUT
IB	IRRIGATION BOX
TPD	TELEPHONE PEDESTAL
OP	POWER POLE
GW	GUY WIRE
S	SIGN
SM	SANITARY SEWER MANHOLE
SSM	STORM SEWER MANHOLE
GM	GAS MANHOLE
WMH	WATER MANHOLE
EB	ELECTRIC BOX
EM	ELECTRIC METER

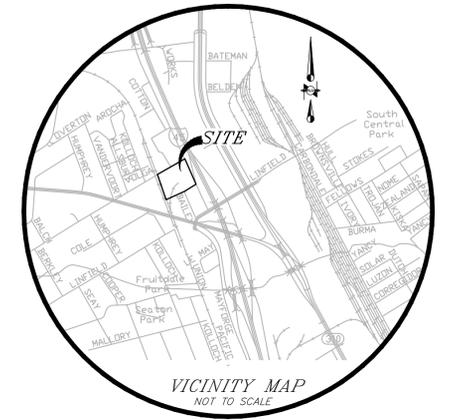
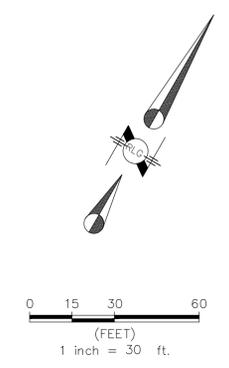
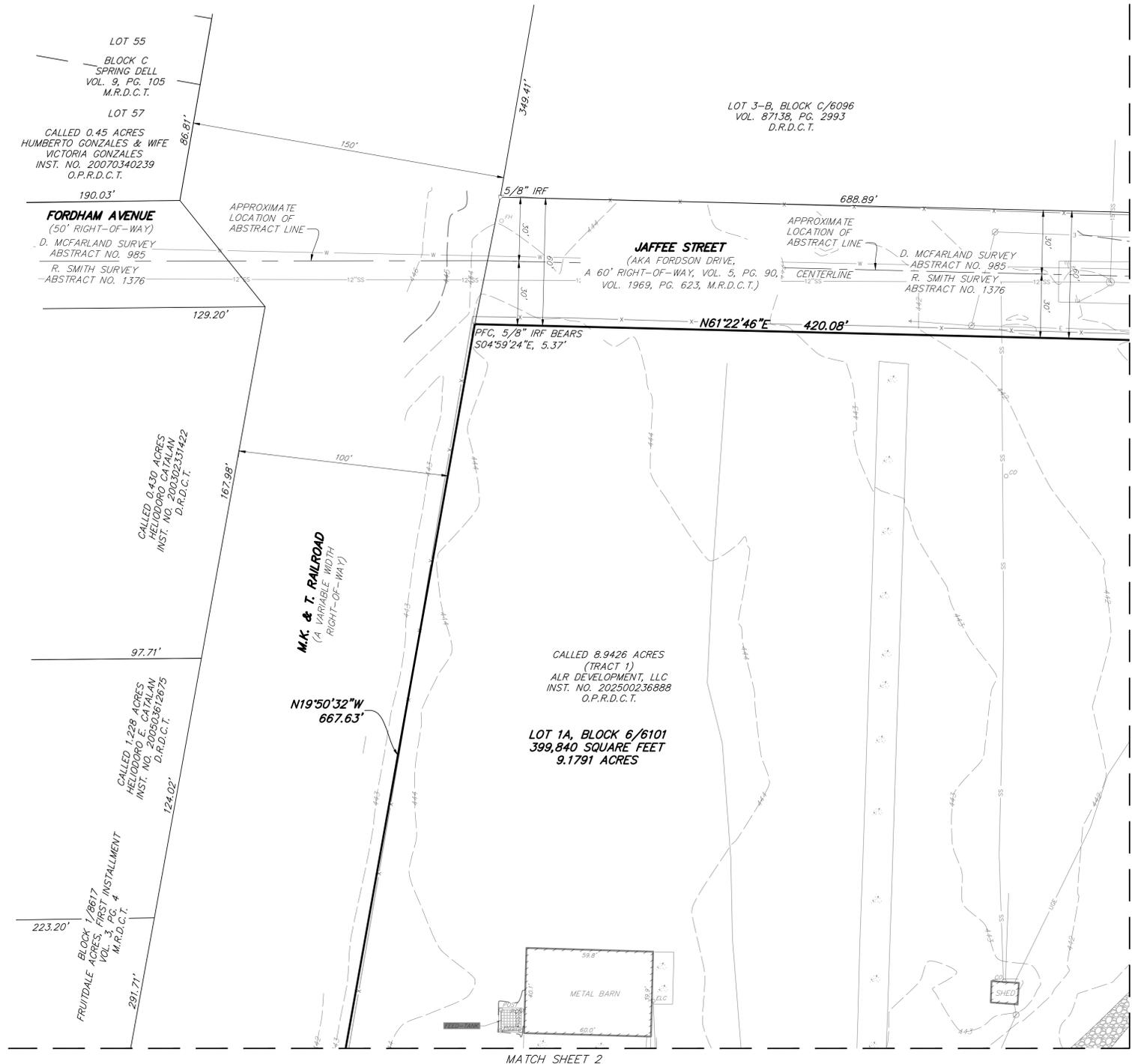
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
OF
ALRD ADDITION
LOT 1A, BLOCK 6/6101
REPLAT
OF
BAILEY HEIGHTS ADDITION
LOTS 2 & 3, BLOCK 4/6100
AND
JAFFEE'S RESUBDIVISION
LOTS I & J, BLOCK 4/6100
ROBINSON SMITH SURVEY, ABSTRACT NO. 1376
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000057
ENGINEERING NO. DP-____

OWNER:
 ALR DEVELOPMENT, LLC
 PO BOX 59306
 DALLAS, TX 75229
 214-357-2525
 SARAH BOLICH

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rig@rlginc.com
 TX PE REG #F-489
 TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2511.065	E-FILE	2511.065PP	DWG NO.	28,891W	SHEET	2 OF 4
----------	-------	---	---------	----------	--------	------------	---------	---------	-------	--------



GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE EXISTING LOTS AND TRACTS.
5. EXISTING STRUCTURES TO REMAIN EXCEPT FOR METAL BARN AS NOTED ON SHEET 1, AND THE COVERED OVERHANG AS NOTED ON SHEET 2.

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
	BUILDING
	ASPHALT
	CONCRETE
-X-X-X-	FENCE LINE
-E-E-E-	OVERHEAD POWER
-8"0-8"0-	GAS LINE
-8"SS-8"SS-	SEWER LINE
-STM-STM-	STORM SEWER LINE
-8"W-8"W-	WATER LINE
.....	EXISTING CONTOUR LINE
Y CIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
RCIRF	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "R" FOUND
IRF	IRON PIPE FOUND
IRF	IRON ROD FOUND
ADF	3-1/4" ALUMINUM DISK FOUND STAMPED "ADF"
ADS	3-1/4" ALUMINUM DISK STAMPED "RLG INC & ALRD" SET ON TOP OF A 1/2" IRON ROD
BDF	BRASS DISK FOUND STAMPED "BDF"
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
WV	WATER VALVE
WM	WATER METER
PH	FIRE HYDRANT
SP	STAND PIPE
CO	CLEAN OUT
IB	IRRIGATION BOX
TPD	TELEPHONE PEDESTAL
Ø	POWER POLE
GW	GUY WIRE
S	SIGN
SS	SANITARY SEWER MANHOLE
SS	STORM SEWER MANHOLE
GM	GAS MANHOLE
WM	WATER MANHOLE
EB	ELECTRIC BOX
EM	ELECTRIC METER

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.

PRELIMINARY PLAT
 OF
ALRD ADDITION
LOT 1A, BLOCK 6/6101
 REPLAT
 OF
BAILEY HEIGHTS ADDITION
LOTS 2 & 3, BLOCK 4/6100
 AND
JAFFEE'S RESUBDIVISION
LOTS I & J, BLOCK 4/6100
 ROBINSON SMITH SURVEY, ABSTRACT NO. 1376
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000057
 ENGINEERING NO. DP-____

SCALE: 1" = 30' DATE: JANUARY 2026

OWNER:
 ALR DEVELOPMENT, LLC
 PO BOX 59306
 DALLAS, TX 75229
 214-357-2525
 SARAH BOLICH

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rlg@rlginc.com
 TX PE REG #1-489
 TBPELS REG #100341-00

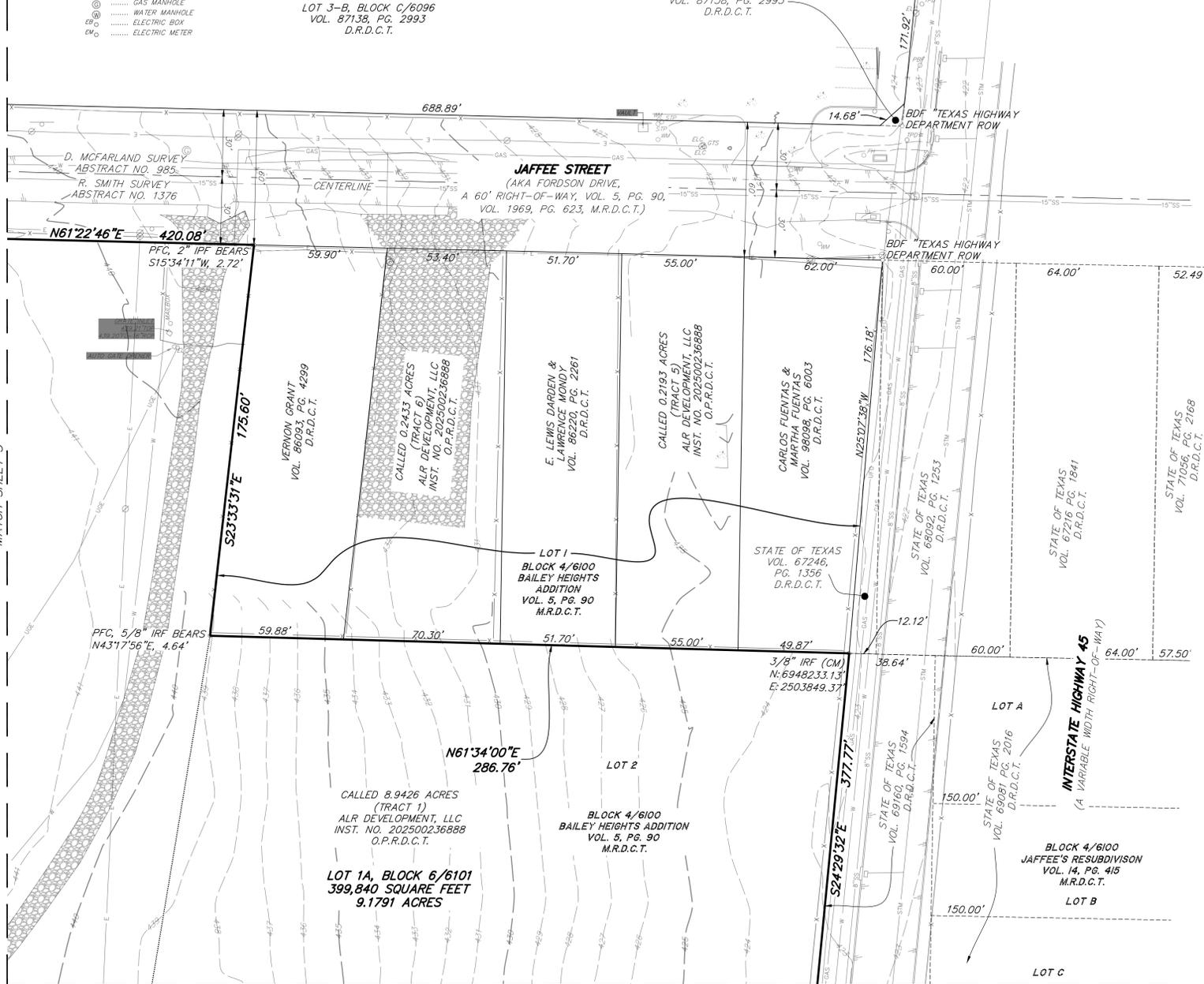
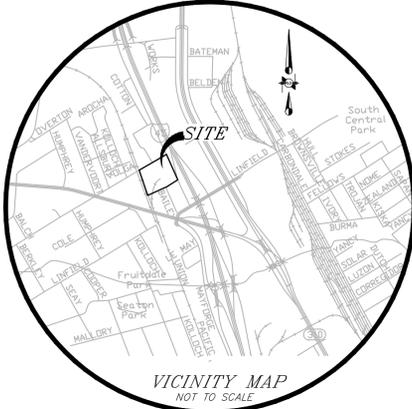
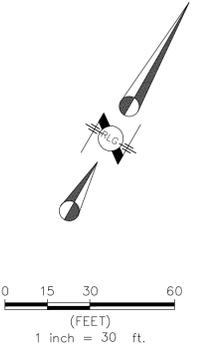
RECORDED	INST#	-	JOB NO.	2511.065	E-FILE	2511.065PP	DWG NO.	28,891W	SHEET	3 OF 4
----------	-------	---	---------	----------	--------	------------	---------	---------	-------	--------

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
.....	BUILDING
.....	ASPHALT
.....	CONCRETE
.....	FENCE LINE
.....	OVERHEAD POWER
.....	GAS LINE
.....	SEWER LINE
.....	STORM SEWER LINE
.....	WATER LINE
.....	EXISTING CONTOUR LINE
.....	550
.....	YCRF
.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
.....	RCRF
.....	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "....." FOUND
.....	IRF
.....	IRON PIPE FOUND
.....	ADF
.....	3-1/4" ALUMINUM DISK FOUND STAMPED "....."
.....	ADS
.....	3-1/4" ALUMINUM DISK STAMPED "RLG INC & ALRD" SET ON TOP OF A 1/2" IRON ROD
.....	BDF
.....	BRASS DISK FOUND STAMPED "....."
.....	(CM)
.....	CONTROLLING MONUMENT
.....	M.R.D.C.T.
.....	MAP RECORDS, DALLAS COUNTY, TEXAS
.....	D.R.D.C.T.
.....	DEED RECORDS, DALLAS COUNTY, TEXAS
.....	O.P.R.D.C.T.
.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
.....	INST. NO.
.....	INSTRUMENT NUMBER
.....	VOL., PG.
.....	VOLUME, PAGE
.....	WV
.....	WATER VALVE
.....	WM
.....	WATER METER
.....	PH
.....	FIRE HYDRANT
.....	SPD
.....	STAND PIPE
.....	CO
.....	CLEAN OUT
.....	IB
.....	IRRIGATION BOX
.....	TRD
.....	TELEPHONE PEDESTAL
.....	PO
.....	POWER POLE
.....	GW
.....	GUY WIRE
.....	SIGN
.....	SANITARY SEWER MANHOLE
.....	SSM
.....	STORM SEWER MANHOLE
.....	GAS MANHOLE
.....	WMH
.....	WATER MANHOLE
.....	EB
.....	ELECTRIC BOX
.....	EM
.....	ELECTRIC METER

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE EXISTING LOTS AND TRACTS.
5. EXISTING STRUCTURES TO REMAIN EXCEPT FOR METAL BARN AS NOTED ON SHEET 1, AND THE COVERED OVERHANG AS NOTED ON SHEET 2.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALR DEVELOPMENT, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1A, Block 6/6101, ALRD Addition, 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 _____, 2026.

ALR Development, LLC

By:

Sarah Bolich
CEO/Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Bolich, 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2026.

**PLACE COUNTY
RECORDING LABEL HERE**

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

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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. 51A-8.617 (a)(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.

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.

Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
OF
ALRD ADDITION
LOT 1A, BLOCK 6/6101
REPLAT
OF
BAILEY HEIGHTS ADDITION
LOTS 2 & 3, BLOCK 4/6100
AND
JAFFEE'S RESUBDIVISION
LOTS I & J, BLOCK 4/6100
ROBINSON SMITH SURVEY, ABSTRACT NO. 1376
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000057
ENGINEERING NO. DP-____**

SCALE: 1" = 30' DATE: JANUARY 2026

OWNER:
ALR DEVELOPMENT, LLC
PO BOX 59306
DALLAS, TX 75243
214-357-2525
SARAH BOLICH

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-493
TBPELS REC #100341-00

RECORDED	INST#	-	JOB NO.	2511.065	E-FILE	2511.065PP	DWG NO.	28,891W	SHEET	4 OF 4
----------	-------	---	---------	----------	--------	------------	---------	---------	-------	--------