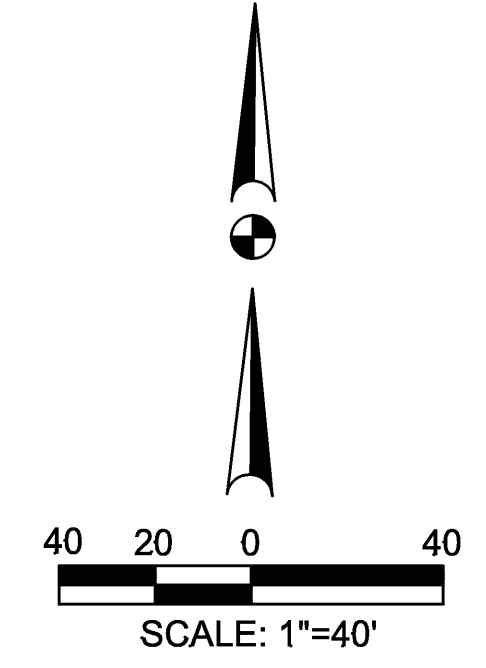


LEGEND:

X.F.	CUT "X" FOUND IN CONCRETE
X.S.	CUT "X" SET IN CONCRETE
R.O.W.	RIGHT-OF-WAY
C.I.R.S.	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.M.	CONTROLLING MONUMENT



GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 24.011 ACRE PARK OUT OF PORTIONS OF FOUR PLATS.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

OWNER:
 CITY OF DALLAS
 1500 MARILLA STREET
 DALLAS, TEXAS 75201-6318
 ATTN: STEFAN W. KESLER, RA
 TEL: 214-670-4109
 E-MAIL: Stefan.Kesler@dallascityhall.com

SURVEYOR:

LIM & ASSOCIATES, inc.
 engineering & surveying consultants
 TBPELS Engineering Firm F-3232
 TBPELS Surveying Firm 101236-00
 1112 N. Zang Boulevard, Suite 200
 Dallas, Texas 75203
 Tel. (214) 942-1888 • Fax (214) 942-9881
 Email: LimAssoc@aol.com

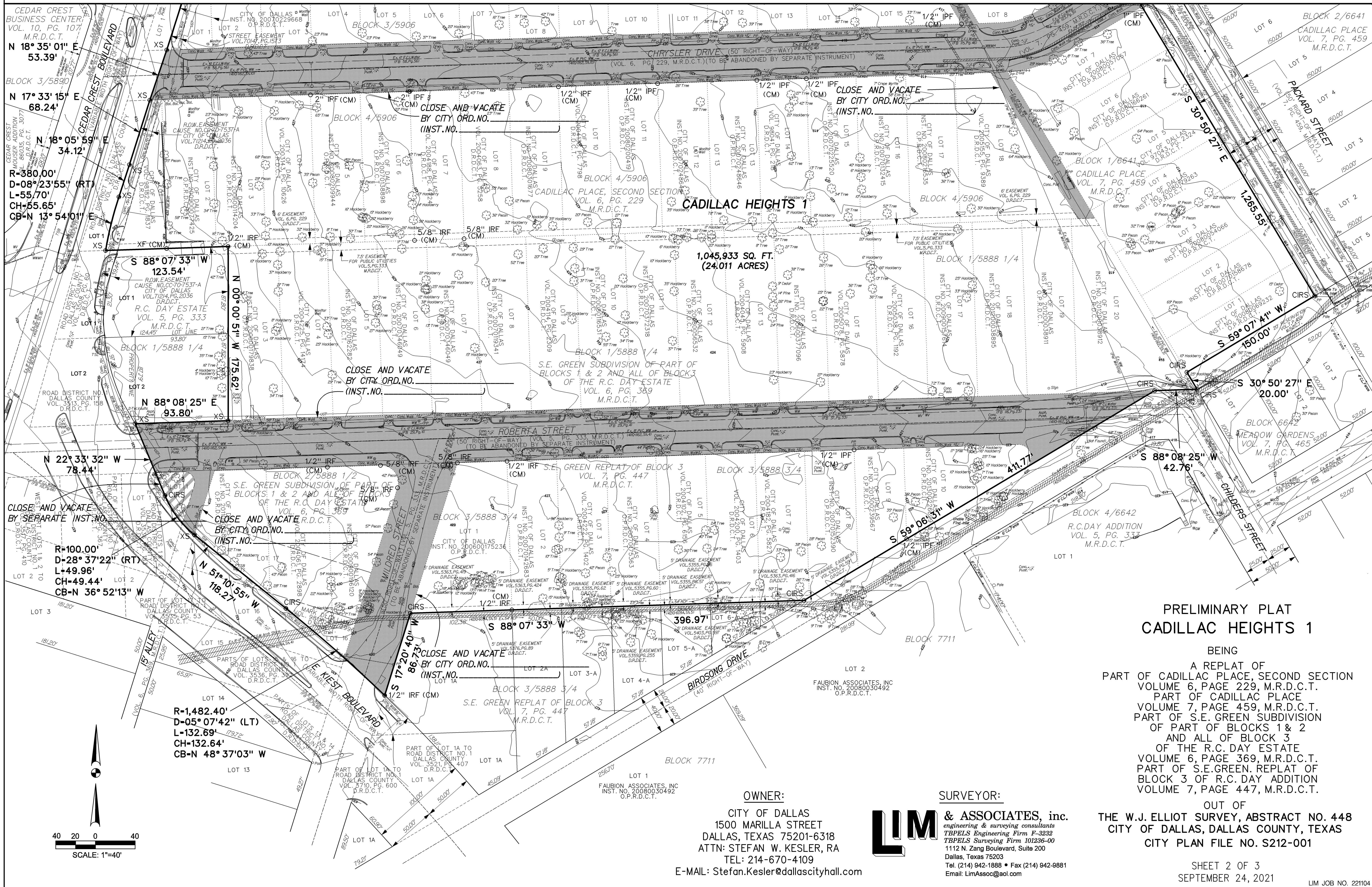
**PRELIMINARY PLAT
 CADILLAC HEIGHTS 1**

BEING
 A REPLAT OF
 PART OF CADILLAC PLACE, SECOND SECTION
 VOLUME 6, PAGE 229, M.R.D.C.T.
 PART OF CADILLAC PLACE
 VOLUME 7, PAGE 459, M.R.D.C.T.
 PART OF S.E. GREEN SUBDIVISION
 OF PART OF BLOCKS 1 & 2
 AND ALL OF BLOCK 3
 OF THE R.C. DAY ESTATE
 VOLUME 6, PAGE 369, M.R.D.C.T.
 PART OF S.E. GREEN. REPLAT OF
 BLOCK 3 OF R.C. DAY ADDITION
 VOLUME 7, PAGE 447, M.R.D.C.T.

OUT OF
 THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S212-001

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 1



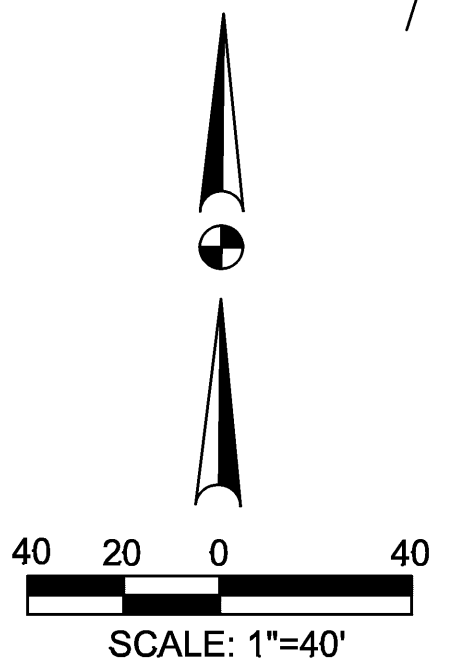
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OUT OF
THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-001



OWNER'S CERTIFICATE

STATE OF TEXAS I
COUNTY OF DALLAS I

WHEREAS the CITY OF DALLAS is the Owner of the property situated in the City of Dallas, Dallas County, Texas, out of the W. J. Elliott Survey, Abstract No. 448, and being all of Block 1/5906, Lots 2 through 10, Block 2/5906, a part of Lots 1 and 2, and all of Lots 3 through 26, Block 3/5906, a part of Lot 1, and all of Lots 2 through 18, Block 4/5906, Cadillac Place, Second Section, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 6, Page 229, Map Records, Dallas County, Texas (M.R.D.C.T.), also being all of Blocks 1/6641 and 14/6641, Cadillac Place, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 7, Page 459, M.R.D.C.T., also being a part of Lots 1, 16 and 17 and all of Lot 18, Block 2/5888 1/2, and all of Lots 3 through 20, Block 1/5888 1/4, S. E. Green Subdivision of Part of Blocks 1 & 2 and all of Block 3 of the R. C. Day Estate, addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 6, Page 369, M.R.D.C.T., also being all of Lots 1 through 10, Block 3/5888 3/4, S. E. Green Replat of Block 3 of the R. C. Day Addition, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 7, Page 447, M.R.D.C.T., also being a portion of Cadillac Drive (Volume 6, Page 229, and Volume 7, Page 45, M.R.D.C.T.), a portion of Roberta Street (Volume 5, Page 333, M.R.D.C.T.), a portion of Mildred Street (Volume 5, Page 333, M.R.D.C.T.) and all of Snively Street (Volume 6, Page 229, M.R.D.C.T.) and Chrysler Drive (Volume 6, Page 229, and Volume 7, Page 459, M.R.D.C.T.), also being a 15-foot alley in Blocks 1/5906, 2/5906, 3/5906 and 4/5906 (Volume 6, Page 229, M.R.D.C.T.) and a portion of a 15-foot alley in block 2/5888 1/2 (Volume 6, Page 369, M.R.D.C.T.), said property also being those tracts of land conveyed to the City of Dallas by deeds recorded in Volume 95012, Page 1375, Volume 97043, Page 2324, Volume 97100, Page 1272, Volume 98041, Page 218, Volume 98041, Page 221, Volume 98054, Page 711, Volume 98054, Page 729, Volume 98054, Page 732, Volume 98182, Page 1837, Volume 99101, Page 2100, Volume 99101, Page 2106, Volume 2002201, Page 10156, Volume 2002201, Page 10185, Volume 2002201, Page 10196, Volume 2002243, Page 3785, Volume 2003143, Page 10626, Volume 2004045, Page 5908, Volume 2004061, Page 2898, Volume 2004063, Page 5258, Volume 2004076, Page 7350, Volume 2004082, Page 8074, Volume 2004085, Page 8592, Volume 2004086, Page 5342, Volume 2004102, Page 6156, Volume 2004114, Page 2309, Volume 2004133, Page 7798, Volume 2004171, Page 7005, Volume 2004182, Page 5827, Volume 2004188, Page 4724, Volume 2004200, Page 1403, Volume 2004203, Page 321, Volume 2004222, Page 1402, Volume 2004225, Page 14174, Volume 2005001, Page 6632, Volume 2005038, Page 1192, Volume 2005078, Page 5878, Volume 2005143, Page 6961, and Volume 2005155, Page 9389, Deed Records, Dallas County, Texas (D.R.D.C.T.), and said property also being those tracts of land conveyed to the City of Dallas by deeds recorded in Instrument Numbers 200600114204, 200600175236, 200600179838, 200600194237, 200600205665, 200600370962, 200600424545, 200700015033, 20070045766, 20070045767, 20070054644, 20070115879, 20070119341, 20070131148, 20070132415, 20070138898, 20070142681, 20070142683, 20070152390, 20070158678, 20070162282, 20070175363, 20070178925, 20070225520, 20070229668, 20070248644, 20070248646, 20070287810, 20070305233, 20070336062, 20070342146, 20070346049, 20070372318, 20080024364, 20080031188, 20080037916, 20080054066, 20080056532, 20080057057, 20080069232, 20080084564, 20080084565, 20080116531, 20080166261, 20080179263, 20080200419, 20080209944, 20080211966, 20080216535, 20080279786, 20080301677, 200900077425, 200900157614, 200900183031, 200900196120, 200900289437, 200900348938, 201000015876, 201200038895, 201200038911, 201200038912, 201300226699, 201300239567, and 201800070425, Official Public Records, Dallas County, Texas (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 set with yellow plastic cap stamped "LIM ASSOC" for the northeasterly corner of Lot 10 of said Block 14/6641, said point also being the intersection of the southerly right-of-way line of Morrell Avenue (a variable width right-of-way) and the southwesterly right-of-way line of Packard Street (a 50-foot right-of-way) (Volume 7, Page 459, M.R.D.C.T.):

THENCE South 30° 50'27" East, departing the southerly right-of-way line of said Morrell Avenue, along the southwesterly right-of-way line of said Packard Street and the northeasterly line of said Blocks 14/6641 and 1/6641, a distance of 1,265.55 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of Lot 1 of said Block 1/6641, said point also being the intersection of the southwesterly right-of-way line of said Packard Avenue and the northerly line of a 20-foot wide Reservation (Volume 7, Page 459, M.R.D.C.T.):

THENCE South 59° 07'41" West, departing the southwesterly right-of-way line of said Packard Avenue, along the northwesterly line of said 20-foot Reservation, a distance of 150.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of said Lot 1, said point also being the northwesterly corner of said 20-foot Reservation, and said point also being in the northeasterly line of Lot 20 of said Block 1/5888 1/4:

THENCE South 30° 50'27" East, along the northeasterly line of said Lot 20 and the southwesterly line of said 20-foot Reservation, a distance of 20.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 20, said point also being the southwesterly corner of said 20-foot Reservation, said point also being the northwesterly corner of a 10-foot Alley (Volume 7, Page 465, M.R.D.C.T.), and said point also being in the northerly right-of-way line of Roberta Street (a 50-foot right-of-way) (Volume 5, Page 333, M.R.D.C.T.):

THENCE South 88° 08'25" West, along the southerly line of said Lot 20 and the northerly right-of-way line of said Roberta Street, a distance of 42.76 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being on a projection of the northwesterly right-of-way line of Birdsong Drive (a 40-foot right-of-way) (Volume 5, Page 333, M.R.D.C.T.):

THENCE South 59° 06'31" West, departing the southerly line of said Lot 20 and the northerly right-of-way line of said Roberta Street, along the projection of the northwesterly right-of-way line of said Birdsong Drive, at 153.66 feet, passing the intersection of the southerly right-of-way line of Roberta Street with the northwesterly right-of-way line of said Birdsong Drive, and continuing along the northerly right-of-way line of said Birdsong Drive, a total distance of 411.77 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being the most southerly southeast corner of Lot 7 of said Block 3/5888 3/4, and said point also being the northeasterly corner of Lot 7-A of said Block 3/5888 3/4:

THENCE South 88° 07'33" West, departing the northwesterly right-of-way line of said Birdsong Drive, along the southerly line of Lots 7 through 1 of said Block 3/5888 3/4, and along the northerly line of Lots 7A through 1A, a distance of 396.97 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of Lot 1 of said Block 3/5888 3/4, said point also being the northwesterly corner of said Lot 1A, and said point also being in the easterly right-of-way line of Mildred Street (a 50-foot right-of-way) (Volume 5, Page 333, M.R.D.C.T.):

THENCE South 17° 20'40" West, along the easterly right-of-way line of said Mildred Street and the westerly line of said Lot 1A, a distance of 86.73 feet to a 1/2-inch iron rod found for corner, said point being the intersection of the easterly right-of-way line of said Mildred Street and the northwesterly right-of-way line of said Kiest Boulevard (a variable width right-of-way) (Volume 3521, Page 407, Volume 3517, Page 410, Volume 3535, Page 53, Volume 3536, Page 183, Volume 3536, Page 392, Volume 3537, Page 367, Volume 3541, Page 121, and Volume 3710, Page 600, D.R.D.C.T.), and said point also being the beginning of a non-tangent circular curve to the left, having a radius of 1,482.40 feet and a chord that bears North 48° 37'03" West, a distance of 132.64 feet:

THENCE Northwesterly, along the northeasterly right-of-way line of said Kiest Boulevard, along said curve to the left, through a central angle of 05° 07'42", an arc distance of 132.69 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:

THENCE North 51° 10'55" West, continuing along the northeasterly right-of-way line of said Kiest Boulevard, a distance of 118.27 feet to a cut "X" set for corner, said point also being the beginning of a tangent circular curve to the right, having a radius of 100.00 feet and a chord that bears North 36° 52'13" West, a distance of 49.44 feet:

THENCE Northwesterly, over and across said Kiest Boulevard, along said curve to the right, through a central angle of 28° 37'22", an arc distance of 49.96 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:

THENCE North 22° 33'32" West, continuing over and across said Kiest Boulevard and said Roberta Street, a distance of 78.44 feet to a cut "X" set for corner, said point also being in the northerly right-of-way line of said Roberta Street and the southerly line of Lot 2 of said Block 1/5888 1/4:

THENCE North 88° 08'25" East, along the common line of said Lot 2 and the northerly right-of-way line of said Roberta Street, a distance of 93.80 feet to a cut "X" set for the southeasterly corner of said Lot 2, said point also being the southwesterly corner of Lot 3 of said Block 1/5888 1/4:

THENCE North 00° 00'51" West, departing the northerly right-of-way of said Roberta Street, along the common line of said Lots 2 and 3, a distance of 87.82 feet passing the northeasterly corner of said Lot 2 and the southeasterly corner of Lot 1, Block 1/5888 1/4 of the R.C. Day Estate, an addition to the City of Dallas according to the plat recorded in Volume 5, Page 333, M.R.D.C.T., continuing along the common line of said Lots 1 and 3, a total distance of 175.62 feet to a 1/2-inch iron rod found for the northeasterly corner of said Lot 1, said point also being the northwesterly corner of said Lot 3, said point also being in the southerly line of Lot 3 of said Block 4/5906:

THENCE South 88° 07'33" West, along the southerly line of Lots 3 through 1 of said Block 4/5906 and the northerly line of said Lot 1, Block 1/5888 1/4, a distance of 123.54 feet to a cut "X" set for corner in the easterly right-of-way line of Cedar Crest Boulevard (a variable width right-of-way) (Vol. 6, Page 229, M.R.D.C.T., Volume 3508, Page 60, Volume 3513, Page 158, Volume 3517, Page 452, Volume 3527, Page 262, Volume 3528, Page 586, Volume 3530, Page 450, and Volume 4462, Page 170, D.R.D.C.T.), said point also being the beginning of a non-tangent circular curve to the right, having a radius of 380.00 feet and a chord that bears North 13° 54'01" East, a distance of 55.65 feet:

THENCE along the easterly right-of-way line of said Cedar Crest Boulevard the following courses and distances:
Northerly, along said curve to the right, through a central angle of 08° 23'55", an arc distance of 55.70 feet to a cut "X" set for corner:
North 18° 05'59" East, a distance of 34.12 feet to a cut "X" set for corner:
North 17° 33'15" East, a distance of 68.24 feet to a cut "X" set for corner:
North 18° 35'01" East, a distance of 53.39 feet to a cut "X" set for corner:
North 17° 47'08" East, a distance of 171.98 feet to a cut "X" set for corner:
South 89° 15'09" East, a distance of 48.70 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:
North 03° 45'40" East, a distance of 214.45 feet to a cut "X" set for corner:
South 86° 14'20" East, a distance of 42.02 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:
North 03° 45'40" East, a distance of 162.20 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:
North 18° 52'12" East, a distance of 25.45 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:
North 17° 41'05" East, a distance of 65.72 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being the intersection of the easterly right-of-way line of said Cedar Crest Boulevard with the southerly right-of-way line of said Morrell Avenue, said point also being the beginning of a tangent circular curve to the right, having a radius of 187.46 feet and a chord that bears North 43° 25'10" East, a distance of 162.79 feet:

THENCE Northeasterly, along said curve to the right, through a central angle of 51° 28'11", an arc distance of 168.40 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:

THENCE along the southerly line of said Morrell Avenue the following courses and distances:
North 69° 09'16" East, a distance of 72.92 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:
North 30° 50'27" West, a distance of 20.31 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:
North 69° 09'16" East, a distance of 152.31 feet to the POINT OF BEGINNING and containing 1,045,933 square feet or 24.011 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as CADILLAC HEIGHTS I, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 and upon 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 ___, 2021.

By:
Name:
Title:

STATE OF TEXAS I
COUNTY OF DALLAS I

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 to 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 ___ day of ___, 2021.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, Daniel S. LIM, 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 ___, 2021.

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.

Daniel S. LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Daniel S. Lim 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 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 ___ day of ___, 2021.

Notary Public in and for the State of Texas
My commission expires:

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: STEFAN W. KESLER, RA
TEL: 214-670-4109
E-MAIL: Stefan.Kesler@dallascityhall.com

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CITY PLAN FILE NO. S212-001
SHEET 3 OF 3
SEPTEMBER 24, 2021
LIM JOB NO. 221104