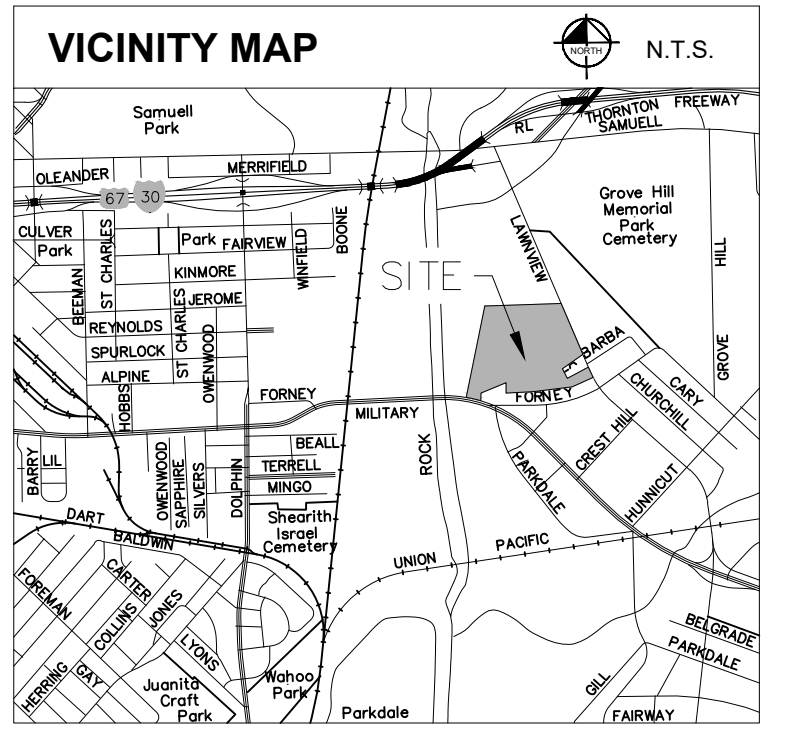


Property No.	Owner	Recording Info
1	Property Seven, Tract One Ernest A. LaBarba, et. al.	Vol. 87054, Pg. 2408
2	Jessie Dean & David Brown	Vol. 89243, Pg. 2238, D.R.D.C.T.
3	Edward & Veronica Ariaz	Inst. No. 201300362558, O.P.R.D.C.T.
4	Edward & Veronica Ariaz	Inst. No. 201100313144, O.P.R.D.C.T.
5	Richard & Rolando Moreno	Vol. 93082, Pg. 2733, D.R.D.C.T.
6	Miguel Moreno	Inst. No. 201300311257, O.P.R.D.C.T.
7	Claudio Sanchez Carreno	Inst. No. 201300023980, O.P.R.D.C.T.
8	Javier & Irene Carmona	Inst. No. 201900071787, O.P.R.D.C.T.
9	Claudio Sanchez Carreno	Inst. No. 201300053766, O.P.R.D.C.T.
10 & 11	Jose Alfredo Mendoza	Inst. No. 201300328622, O.P.R.D.C.T.
12	Javier Sonora	Inst. No. 200600365307, O.P.R.D.C.T.
13	David Herold	Vol. 86007, Pg. 612, D.R.D.C.T.
14	Coval Real Estate Group, LLC	Inst. No. 202000284681, O.P.R.D.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING
 SQ. FT. = SQUARE FEET
 VOL. , PG. = VOLUME, PAGE
 R.O.W. = RIGHT-OF-WAY
 C.M. = CONTROLLING MONUMENT
 INST. NO. = INSTRUMENT NUMBER
 XF = "X" CUT IN CONCRETE FOUND
 XS = "X" CUT IN CONCRETE SET
 MNF = MAG NAIL FOUND
 ADS = 3-1/4" ALUMINUM DISK STAMPED "LAWNVIEW KHA" SET
 IRF = IRON ROD FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of, North Central Zone (4202), North American Datum of 1983.(2011)
 - The purpose of this plat is to create three lots for development of 39.7314 acres.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - No structures existing on this site.
 - Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits. ART. 14.1601 General Provisions.

LINE TABLE

NO.	BEARING	LENGTH
L1	S78°20'59"W	152.16'
L2	S22°19'29"E	152.46'
L3	S83°11'59"W	85.50'
L4	S85°12'59"W	69.40'
L5	S07°20'01"E	40.79'
L6	S84°44'31"W	131.84'
L7	N05°19'56"W	25.00'
L8	S84°44'31"W	92.00'
L9	N05°19'56"W	5.46'
L10	S84°44'31"W	207.59'
L11	N79°53'27"W	111.13'
L12	N75°23'27"W	95.72'

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV HANDHOLE	SANITARY SEWER CLEAN OUT
CABLE TV MANHOLE	SANITARY SEWER MANHOLE
CABLE TV MARKER FLAG	SANITARY SEWER MARKER FLAG
CABLE TV MARKER SIGN	SANITARY SEWER MARKER SIGN
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER CLEAN OUT
COMMUNICATIONS HANDHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER MARKER FLAG
COMMUNICATIONS MARKER SIGN	STORM SEWER MARKER SIGN
COMMUNICATIONS VAULT	STORM SEWER VAULT
ELEVATION BENCHMARK	TRAFFIC BARRIER
FIBER OPTIC BOX	TRAFFIC BOLLARD
FIBER OPTIC HANDHOLE	TRAFFIC BOX
FIBER OPTIC MANHOLE	CROSS WALK SIGNAL
FIBER OPTIC MARKER FLAG	TRAFFIC HANDLE
FIBER OPTIC MARKER SIGN	TRAFFIC MANHOLE
FIBER OPTIC VAULT	TRAFFIC MARKER SIGN
MONITORING WELL	TRAFFIC SIGN
GAS HANDHOLE	UNIDENTIFIED BOX
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VALVE
TELEPHONE BOX	WATER BOX
TELEPHONE HANDHOLE	FIRE DEPT CONNECTION
TELEPHONE MANHOLE	WATER HAND HOLE
TELEPHONE MARKER FLAG	FIRE HYDRANT
TELEPHONE MARKER SIGN	WATER METER
TELEPHONE VAULT	WATER MARKER SIGN
PIPELINE MARKER SIGN	WATER MARKER VAULT
ELECTRIC BOX	WATER MANHOLE
ELECTRIC HANDHOLE	WATER VALVE
ELECTRIC MARKER FLAG	AIR RELEASE VALVE
ELECTRIC MARKER SIGN	WATER WELL
ELECTRIC VAULT	5/8" IRON ROD W/ "KHA" CAP SET
UTILITY POLE	PK NAIL FOUND
ELECTRIC TRANSFORMER	PK NAIL FOUND
ELECTRIC VAULT	IRF IRON ROD FOUND
HANDICAPPED PARKING	IRSC IRON ROD WITH CAP FOUND
SIGN	XS "X" CUT IN CONCRETE SET
MANHOLE/BILLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE
WATER LINE
W
SS
SANITARY SEWER LINE
STORM SEWER LINE
UNDERGROUND GAS LINE
OHE
OVERHEAD UTILITY LINE
UGL
UNDERGROUND ELECTRIC LINE
UGT
UNDERGROUND TELEPHONE LINE
FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT

**PRELIMINARY PLAT
 LAWNVIEW ADDITION
 LOTS 1-3, BLOCK A/5800
 BEING 39.7314 ACRES OF LAND, AND BEING ALL OF
 "PROPERTY 4" AND "PROPERTY 7, TRACTS 1 & 2"
 RECORDED IN VOL. 87054, PG. 2408, D.R.D.C.T.
 IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S212-003
 WASTEWATER NO. ----
 PAVING AND DRAINAGE NO. ----**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Oct. 2021	064408610	1 OF 2

APPLICANT:
 CROW HOLDINGS INDUSTRIAL
 3819 MAPLE AVENUE
 DALLAS, TEXAS 75219
 CONTACT: B. Coopers
 PHONE: 214-770-4141
 EMAIL: bcoopers@chindustrial.com

OWNER:
 ERNEST A. LABARBA, ET. AL.
 4521 ARCADY AVENUE
 DALLAS, TEXAS 75205
 CONTACT: Sherman LaBarba
 PHONE: 214-533-1282
 EMAIL: shermanlabarba@gmail.com

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: DAN GALLAGHER, P. E.
 PHONE: 972-770-1300
 EMAIL: dan.gallagher@kimley-horn.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: DAN GALLAGHER, P. E.
 PHONE: 972-770-1300
 EMAIL: dan.gallagher@kimley-horn.com

DWG NAME: K:\DALLAS\SURVEY\106468610-LAWNVIEW\106468610-LAWNVIEW.DWG PLOTTED BY: DOBBS, ANDY 10/6/2021 10:33 AM LAST SAVED 10/6/2021 3:16 PM

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ERNEST A. LABARBA, ET. AL., is the sole owner of a tract of land situated in the THOMAS LAGOW Survey, Abstract No. 759, City of Dallas, Dallas County, Texas and being all of a called 6.4944 acre tract of land described as "Property Seven, Tract One", all of a tract of land described as "Property Seven, Tract Two", and a called 32.9168 acre tract of land described as "Property Four" in Special Warranty Deed to ERNEST A. LABARBA, ET. AL., recorded in Volume 87054, Page 2408, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found in the west right-of-way line of Lawnview Avenue (a variable width right-of-way) for the southeast corner of Lot 3, Block B/5800, Zircon Subdivision, an addition to the City of Dallas, Dallas, County, Texas, as recorded in Volume 75006, Page 2125, Deed Records, Dallas County, Texas,

THENCE with said west right-of-way line of Lawnview Avenue, South 22°19'55" East, a distance of 127.53 feet to a 3 1/4" aluminum disk stamped "LAWNVIEW KHA" set for the east most corner of said Tract Two;

THENCE departing said west right-of-way line of Lawnview Avenue, with a south and east line of said Tract Two, the north and west line of a tract of land described in Special Warranty Deed to Burrencia Family Trust, recorded in Instrument No. 201700263078, Official Public Records, Dallas, County, Texas, and the west line of a tract of land described in General Warranty Deed with Vendor's Lien to Coval Real Estate Group, LLC, recorded in Instrument No. 202000284681 of said Official Public Records, the following courses and distances:

South 78°20'59" West, a distance of 152.16 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
South 22°15'01" East, a distance of 152.46 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southeast corner of said Tract Two, in the north line of a 15' Alley, as dedicated by Labarba Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 8, Page 413, Map Records, Dallas, County Texas;

THENCE with the south lines of said Tract Two and the north and west line of said 15' Alley, the following courses and distances:

South 78°20'59" West, a distance of 302.88 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
South 83°11'59" West, a distance of 85.50 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
South 85°12'59" West, a distance of 69.40 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said 15' Alley;
South 7°20'01" East, a distance of 40.79 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northeast corner of a tract of land described in Warranty Deed with Vendor's Lien to David Herold, as recorded in Volume 86007, Page 612, Deed Records, Dallas County, Texas;

THENCE with said south lines of Tract Two and the north line of said David Harold tract, South 84°44'31" West, a distance of 131.84 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said David Harold tract and in the east line of a tract of land described in General Warranty Deed to Jose Alfredo Mendoza, recorded Instrument No. 201300328622 of said Official Public Records,

THENCE with said south lines of Tract Two and the east and north line of said Jose Alfredo Mendoza tract, the east and north lines of a tract of land described in Warranty Deed to Claudio Sanchez Carreno, recorded in Instrument No. 201300053766 of said Official Public Records, the north line of a tract of land described in Warranty Deed with Vendor's Lien to Javier and Irene Carmona, recorded in Instrument No. 201900071787 of said Official Public Records, the north line of a tract of land described in Warranty Deed to Claudio Sanchez Carreno, recorded in Instrument No. 201300023980 of said Official Public Records, the north line of a tract of land described in Quitclaim Deed to Miguel Moreno, recorded in Instrument No. 201300311257 of said Official Public Records, and the north line of a tract of land described in Deed to Richard and Rolando Moreno, recorded in Volume 93082, Page 2733 of said Deed Records, the following courses and distances:

North 5°19'23" West, a distance of 25.00 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
South 84°44'31" West, a distance of 92.00 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
North 5°19'56" West, a distance of 5.46 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
South 84°44'31" West, a distance of 207.59 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for a southwest corner of said Tract Two and the southeast corner of a tract of land described in Special Warranty Deed to Edward and Veronica Ariaz, recorded in Instrument No. 20160001052 of said Official Public Records;

THENCE departing said north line of the Richard and Roland Moreno tract, with the west line of said Tract Two and the east line of said Edward and Veronica Ariaz tract, North 5°19'56" West, a distance of 177.26 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said Tract Two and the northeast corner of said Edward and Veronica Ariaz tract, and in the south line of said Property Four;

THENCE with the south lines of said Property Four, the east and south line of Tract One, and the north line of said Edward and Veronica Ariaz tract, the north and west line of a tract of land described in General Warrant Deed to Edward and Veronica Ariaz, recorded in Instrument No. 201300362558 of said Official Public Records, and the north line of a tract of land described in Special Warranty Deed with Vendor's Lien to Jessie Dean and David Brown, recorded in Volume 89243, Page 2238 of said Deed Records, the following courses and distances:

South 63°42'31" West, a distance of 414.51 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the north corner of said Tract One and the northwest corner of said Jessie Dean and David Brown tract;
South 10°24'33" West, a distance of 136.97 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southeast corner of said Tract One and the southwest corner of said Jessie Dean and David Brown tract and in the north right-of-way line of Military Parkway (a variable width right-of-way);

THENCE with said north line of Military Parkway, the south line of said Tract One and south line of said Property Four, the following courses and distances:

North 79°53'27" West, a distance of 111.13 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;
North 75°23'27" West, a distance of 95.72 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southwest corner of said Tract Four and the southeast corner of a tract of land described in Deed to Dallas Power and Light Company, recorded in Volume 4104, Page 230 of said Deed Records;

THENCE departing said north right-of-way line of Military Parkway, with the west line of said Property Four and the east line of said Dallas Power and Light Company tract, North 4°03'52" East, a distance of 1453.72 feet to a 5/8" iron rod found for the northwest corner of said Property Four and the southwest corner of a called 12.462 acres tract of land described as Parcel No.1 in Special Warranty Deed, to the City of Dallas, recorded in Instrument No. 201400155005, Official Public Records, Dallas County Texas;

THENCE departing said east line of the Dallas Power and Light Company Tract, with the north line of said 32.9168 acres tract and the south line of said 12.462 acres tract, North 89°44'29" East, a distance of 1046.44 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northeast corner of said 32.9168 acres tract and the southeast corner of said 12.462 acres tract, in said west right-of-way of Lawnview Avenue;

THENCE with said west right-of-way of Lawnview Avenue, South 22°19'55" East, a distance of 815.90 feet to a 5/8" iron rod found for the southeast corner of said 32.9168 acres tract of land and the north corner of a called 0.569 acre tract of land described in General Warranty Deed with Vendor's Lien, to Alfredo and Tarcisio Villalobos, recorded in Instrument No. 20080341314 of said Official Public Records;

THENCE with the south line of said 32.9168 acre tract and the north line of said 0.569 acre tract, South 63°42'31" West, a distance of 171.95 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said 0.569 acre tract and the north most corner of said 6.4944 acre tract;

THENCE departing said south line of said 32.9168 acre tract, with the west line of said 0.569 acre tract and an east line of said 6.4944 acre tract, South 22°19'29" East, a distance of 138.50 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southwest corner of said 0.569 acre tract of land;

THENCE with the south line of said 0.569 acre tract and a north line of said 6.4944 acre tract, North 67°40'31" East, a distance of 21.55 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said Lot 3;

THENCE departing said south line of the 0.569 acre tract, with the west line of said Lot 3 and a east line of said 6.4944 acre tract, South 22°20'27" East, a distance of 50.04 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southwest corner of said Lot 3;

THENCE with the south line of said Lot 3 and a north line said 6.4944 acre tract, North 67°39'33" East, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 39.7314 acres or 1,730,698 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **ERNEST A. LABARBA, ET. AL.**, acting by and through their duly authorized agent, Sherman LaBarba, does hereby adopt this plat, designating the herein described property as **LAWNVIEW 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 _____, 2021.

By: _____
Name: Sherman LaBarba, an individual, as agent for Earnest A. LaBarba et. al.

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, a Texas limited liability company, 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 and consideration therein expressed and in the capacity therein stated on behalf of said limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Andy J. Dobbs, 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 & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__.

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 the _____ day of _____, 20__.

Notary Public in and for the State of Texas

CITY CERTIFICATION

Approval:

Chairman, Planning and Zoning Commission _____ Date _____
Attest:

ATTEST:

Signature _____ Date _____

Name & Title

**PRELIMINARY PLAT
LAWNVIEW ADDITION
LOTS 1-3, BLOCK A/5800
BEING 39.7314 ACRES OF LAND, AND BEING ALL OF
"PROPERTY 4" AND "PROPERTY 7, TRACTS 1 & 2"
RECORDED IN VOL. 87054, PG. 2408, D.R.D.C.T.
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-003
WASTEWATER NO. ----
PAVING AND DRAINAGE NO. ----**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Oct. 2021	064408610	2 OF 2

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