

**ORDINANCE NO. 0087-18-ORD**

**AN ORDINANCE DESIGNATING A NON-CONTIGUOUS GEOGRAPHIC AREA WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF LEWISVILLE AS REINVESTMENT ZONE NUMBER THREE, CITY OF LEWISVILLE, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

**WHEREAS**, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous or non-contiguous geographic area within the City and its extra-territorial jurisdiction as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

**WHEREAS**, the City has prepared a preliminary reinvestment zone financing plan which provides that a hundred percent (100%) of City of Lewisville ad valorem taxes from the reinvestment zone area are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

**WHEREAS**, a notice of the public hearing on the creation of the proposed zone was published on November 23, 2018 in Denton Record-Chronicle, a newspaper of general circulation in the City; and;

**WHEREAS**, at the public hearing on December 3, 2018, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

**WHEREAS**, the City has provided information and given proper notice as required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

**WHEREAS**, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is approximately \$434,297,188; and

**WHEREAS**, the total area within the proposed zone is approximately 708 acres, including property that is publicly owned; and

**WHEREAS**, less than thirty percent (30%) of the property in the proposed zone is currently used for residential purposes, as that term is defined in Code Section 311.006(d).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:**

**Section 1. Findings.**

(a) That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are adopted as part of this ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack public roadway, water distribution, and wastewater collection facilities which conditions substantially impair and arrest the sound growth of the City.

(d) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(e) That the total appraised value of real property in the proposed zone in combination with the total appraised value of real property in other reinvestment zones created by the City does not exceed 25 percent of the total appraised value of real property in the City.

**Section 2. Designation of the Zone**

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over the area described in Exhibit "A" attached hereto to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Three, City of Lewisville, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a) (1) and (2) of the Texas Tax Code.

**Section 3. Board of Directors**

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for County. Failure of a taxing unit to appoint a director by January 1, 2019, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the positions.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Five of the Board of Directors, and any position unfilled on January 1, 2019, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this ordinance, while the directors appointed to even-numbered positions shall be appointed to a one-year term, beginning on the effective date of this ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this ordinance. Thereafter, the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this ordinance that may be reasonably necessary

or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

**Section 4. Duration of the Zone**

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2048, or at an earlier time as provided in Sec. 311.017, Texas Tax Code.

**Section 5. Tax Increment Base**

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2018, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

**Section 6. Tax Increment Fund**

There is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone at its participation rate for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or

to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

**Section 7. Severability**

If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this ordinance are declared severable for that purpose.

**Section 8. Open Meetings**

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at City Hall for the time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 9. Notices**

The contents of the notice of the public hearing, which hearing was held before the City Council on December 3, 2018, and the publication of said notice, are hereby ratified, and confirmed.

**Section 10. Effective Date**

This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

**Section 11. Emergency**

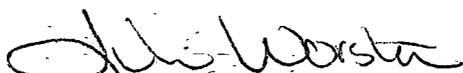
It being for the public welfare that this ordinance be passed creates an emergency and public necessity and the rule requiring this ordinance be read on three separate occasions be, and the same is hereby, waived and this ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 3RD DAY OF DECEMBER, 2018.**



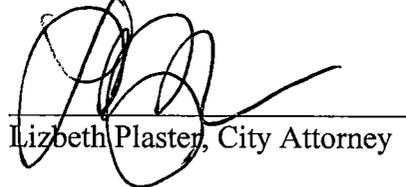
Rudy Durham, Mayor

ATTEST:



Julie Worster, City Secretary

APPROVED AS TO FORM:



Lizbeth Plaster, City Attorney



apartments: unfurnished 605

50 App. Luxury Downtown 1BR \$950 2BR \$1195 3BR \$1445 Wood Floors, Washer/Dryer 940-364-6419 www.DentonMetro.com

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302506 Fry 1/2 back to UNT large 1 bedroom with storage double walls, windows fresh paint, new carpets, \$725 rent dep \$700. Tenant pays electric, No Pets! 540-367-9151

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209 Taalerman Jr 1 br, Cent HVA, fenced yard, avail now, 940-383-2141 cbairproperties.com

NEW duplex 3100 and 3104 Bel \$1650 p/mth \$1000 Deposit 3br/2bath Covered Parking NO SMOKING NO PETS Move In Special \$500 off of first months rent 940-281-6575

houses: unfurnished 630 31/11, 701 Texas Street \$800 Month, \$300 Dep. References 1 no pets. 940-566-0723

809 Sierra Dr., 31/11, hardwood floors & all appliances. Small shed, big back yard, \$1400/mo., \$1200 dep. Call 940-453-3313

Available NOW! 600 Bell 2/1, \$995 1223 Peak, \$1500 507 Apollo, \$1500 940-383-2141 cbairproperties.com

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Nice 3 bedroom 2 bath brick home, in Aubrey, Caport, fenced yard. \$1100 Month Call 940-391-0216

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2 & 3 Bedrooms, unfurnished. Water & garbage paid \$350-\$475 month + deposit. RV SPACES available. 940-243-3599

LOTS from \$445 \$480/Month with Caport and or Shed Up to \$2000 Move In Included Centrally located 940-387-9514

rooms for rent 680 'Desert Sands Motel-Denton' Weekly only \$170 and up, refrig & microwave. Free local calls. Showtime, wifi. 940-367-6181

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305 Benjamin Drive - Townhome # 337 S. 1630e & W. 25.51 x 157.9. W & W. REALTORS, 940-391-2379

REAL ESTATE FOR SALE

acres 701 Hunting and recreation land for sale in Montague and Clay County Texas. 1 hour north of DFW, several tracts from 25 to 100 acres. All have Oak trees, ponds and wildlife. Several great homesites. see website @ taxmanhcs.com or call owner at 940-841-3111

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real estate services 780 CENTURY 21 Judge Fite 25 Offices in North Texas 940-320-4355 www.c21.us

PUBLIC NOTICES Access legal www.dentonrc.com CITY OF LEWISVILLE PUBLIC NOTICE

Notice is hereby given that the following ordinances were adopted by the Lewisville City Council at a regular meeting held on Monday, December 3, 2018, (Caption and Penalty)

ORDINANCE NO. 0085-18-ZONING AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING THE ZONING ORDINANCE BY REZONING APPROXIMATELY 5.271-ACRES OF LAND DESCRIBED AS LOT 1, BLOCK A AND LOTS 2 AND 3, BLOCK B, BOVD ADDITION, LOCATED ON THE NORTH AND SOUTH SIDES OF HICKORY DRIVE, APPROXIMATELY 250 FEET WEST OF STATE HIGHWAY 121 BUSINESS, FROM PLANNED DEVELOPMENT ESTATE TOWNHOUSE DISTRICT (PD-ETH) ZONING TO PLANNED DEVELOPMENT ESTATE TOWNHOUSE DISTRICT (PD-ETH) ZONING WITH AN AMENDED CONCEPT PLAN, AN AMENDED LANDSCAPE ARCHITECTURE PLAN ILLUSTRATION, AND AN AMENDED DEVELOPMENT STANDARDS; CORRECTING THE OFFICIAL ZONING MAP. PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTERESTS AND GENERAL WELFARE DEMAND THIS ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING FOR A REPEALER SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY. Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

ORDINANCE NO. 0085-18-ZONING AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING THE ZONING ORDINANCE BY REZONING APPROXIMATELY 1.8-ACRES OF LAND OUT OF THE J.W. KING SURVEY, ABSTRACT NO. 698, LOCATED AT 225 ELM STREET, FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-7.5) ZONING TO OLD TOWN MIXED USE TWO DISTRICT (OTMU-2) ZONING; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; DETERMINING THAT THE PUBLIC INTERESTS AND GENERAL WELFARE DEMAND THIS ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY. Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

ORDINANCE NO. 0087-18-ORDINANCE A NON-CONTIGUOUS GEOGRAPHIC AREA WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF LEWISVILLE AS REINVESTMENT ZONE NUMBER THREE, CITY OF LEWISVILLE, TEXAS, FOR TAX INCREMENT FINANCING

PUBLIC NOTICES

ING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATION OF A BOARD OF DIRECTORS FOR SUCH ZONE, CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY. Copies of these ordinances may be reviewed in the City Secretary's Office, Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

JULIE WORSTER CITY SECRETARY drc 12/7/2018

NOTICE TO CREDITORS ESTATE OF DONNA LYNN MOORE, deceased CAUSE # PR-2018-00513

Letters, testamentary issued on 09/19/2018, to Paul H. Moore, Independent Executor. Please, present any and all claims to Paul H. Moore, C/O Leonard Nurnstkovsky, PLLC 16801 Addison Rd, Suite 124, Addison, Texas, 75001 drc 12/7/2018

NOTICE TO CREDITORS Notice is hereby given that original Letters Testamentary for the Estate of Virginia E. Rorip, Deceased, were issued on November 20, 2018, under Docket No. PR-2018-0086, pending in Probate Court of Denton County, Texas, to Maria R. Cave.

Claims may be presented in the office of the attorney for the estate, addressed as follows: Maria R. Cave Estate of Virginia E. Rorip, Deceased c/o J. Clarke Wilcox Curatish Law Firm 2770 Main St., S199 Frisco, Texas 75033

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law. Dated November 29, 2018

By: J. Clarke Wilcox Attorney for Applicant drc 12/7/2018

Notice to Creditors of The Estate of ANNA MARIE BEARD PREST, Deceased Cause No. PR-2018-00885

Notice is hereby given that original Letters Testamentary for the Estate of ANNA MARIE BEARD PREST, Deceased, were issued to JEANNA MARIE PREST, SOPER on November 19, 2018, in Cause No. PR-2018-00885, as Independent Executor. Said cause is currently pending in the Probate Court of Denton County, Texas. All persons having claims against this Estate which is currently being administered are required to present their claims against this Estate within 120 days after the date of this notice or the claim is barred, if the claim is not otherwise barred by the general statute of limitations.

c/o: Darryl V. Pratt, Esq., CPA PRATT LAW GROUP, PLLC 2591 Dallas Parkway, Suite 505 Frisco, Texas 75034 DATED the 27th day of November, 2018.

PRATT LAW GROUP PLLC c/o Darryl V. Pratt DARRYL V. PRATT TEXAS STATE BAR NO. 24002729 darrat@prattlawgroup.com AUSTIN E. BUTTS TEXAS STATE BAR NO. 24094573 abutts@prattlawgroup.com

LORNE C. BLOK, Of Counsel TEXAS STATE BAR NO. 24073360 book@prattlawgroup.com 2591 Dallas Parkway, Suite 505 Frisco, Texas 75034 Telephone: 972.712.1515 Facsimile: 972.712.2832 www.TexasEstates.com

NOTICE TO CREDITORS Notice is hereby given that original Letters Testamentary for the Estate of THOMAS ALLEN MORGAN, Deceased, were issued on November 21, 2018, in Cause Number PR-2018-01019, pending in the Probate Court of Denton County, Texas, to: BRITTANY JANE MORGAN, Independent Executor.

Claims may be presented in care of the attorney for the Estate addressed as follows: BRITTANY JANE MORGAN, Independent Executor Estate of THOMAS ALLEN MORGAN, Deceased c/o Richard A. Kahn 8117 Preston Road, Suite 300 Dallas, Texas 75225

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. Dated this 4th day of December, 2018

/s/ Richard A. Kahn Richard A. Kahn 8117 Preston Road, Suite 300 Dallas, Texas 75225 (214) 706-9090 (214) 706-9091 (Fax) Email: rkahn@raol.com State Bar ID: #1074280 ATTORNEY FOR ESTATE

ADVERTISMENT FOR COMPETITIVE SEALED PROPOSAL #2586-19 Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Purchasing Department, 1555 W. Main Street, Room 220, Lewisville, TX 75067, until December 20, 2018 at 2:00 P.M. For proposals, maintenance and Moving Services. Proposals will be opened at this time at the same address. Late proposals will be returned unopened. For proposal documents, go to www.lisdned.net or contact the purchasing office at 972.250-4743.

Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district. DRC 11/30/2018 & 12/07/2018

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PUBLIC NOTICES

ING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATION OF A BOARD OF DIRECTORS FOR SUCH ZONE, CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY. Copies of these ordinances may be reviewed in the City Secretary's Office, Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

JULIE WORSTER CITY SECRETARY drc 12/7/2018

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Claims may be presented in the office of the attorney for the estate, addressed as follows: Maria R. Cave Estate of Virginia E. Rorip, Deceased c/o J. Clarke Wilcox Curatish Law Firm 2770 Main St., S199 Frisco, Texas 75033

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law. Dated November 29, 2018

By: J. Clarke Wilcox Attorney for Applicant drc 12/7/2018

Notice to Creditors of The Estate of ANNA MARIE BEARD PREST, Deceased Cause No. PR-2018-00885

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c/o: Darryl V. Pratt, Esq., CPA PRATT LAW GROUP, PLLC 2591 Dallas Parkway, Suite 505 Frisco, Texas 75034 DATED the 27th day of November, 2018.

PRATT LAW GROUP PLLC c/o Darryl V. Pratt DARRYL V. PRATT TEXAS STATE BAR NO. 24002729 darrat@prattlawgroup.com AUSTIN E. BUTTS TEXAS STATE BAR NO. 24094573 abutts@prattlawgroup.com

LORNE C. BLOK, Of Counsel TEXAS STATE BAR NO. 24073360 book@prattlawgroup.com 2591 Dallas Parkway, Suite 505 Frisco, Texas 75034 Telephone: 972.712.1515 Facsimile: 972.712.2832 www.TexasEstates.com

NOTICE TO BIDDERS Sealed proposals, original, one (1) copy, and one (1) flash drive in PDF format will be received by the Lewisville Purchasing Department at 151 West Church Street, Lewisville, Texas 75057 until 5:00 P.M. local time, Thursday, December 27, 2018. Proposal envelopes should be clearly marked with PURCHASING, RFP #18-06-A, proposal opening date and company submitting the proposal.

ANNUAL REQUIREMENTS CONTRACT FOR ASPHALT REHAB PROJECTS RFP 19-06-A These projects consist of the pulverization, stabilization, and asphalt overlay of existing asphalt pavements.

Any questions regarding the request for proposal are to be submitted on line with bidsync.com

The City is not responsible for any costs associated with the preparation of proposals from any PROPSEOR.

Many and small business vendors or contractors are encouraged to bid on any and all City of Lewisville projects.

Basis of award will be "best value" as defined through scoring matrix.

/s/ Todd White Todd White, C. P. M. Purchasing Manager drc 12/7 & 12/14/2018

ADVERTISMENT FOR REQUEST FOR PROPOSAL #2583-18 Lewisville Independent School District will be accepting sealed proposals at the LISD Administrative Center, Purchasing Department, 1555 W. Main Street, Room 220, Lewisville, TX 75067, until January 10, 2019 at 2:00 P.M. For Catering and Meal Services. Proposals will be opened at this time at the same address. Late proposals will be returned unopened. For proposal documents, go to www.lisdned.net or contact the purchasing office at 972.250-4743.

Lewisville Independent School District reserves the right to accept or reject any and/or all proposals, to waive any formalities and/or irregularities and to award the proposal in the best interest of the school district. DRC 11/30/2018 & 12/07/2018

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