

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.

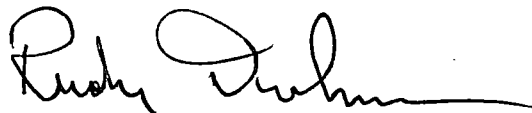
Section 10. Effective Date

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

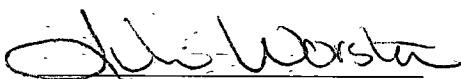
It being for the public welfare that this ordinance be passed creates an emergency and public necessity and the rule requiring this ordinance be read on three separate occasions be, and the same is hereby, waived and this ordinance shall be in full force and effect from and after its passage and approval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



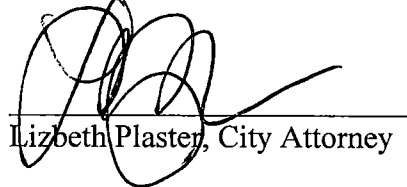
Rudy Durham, Mayor

ATTEST:



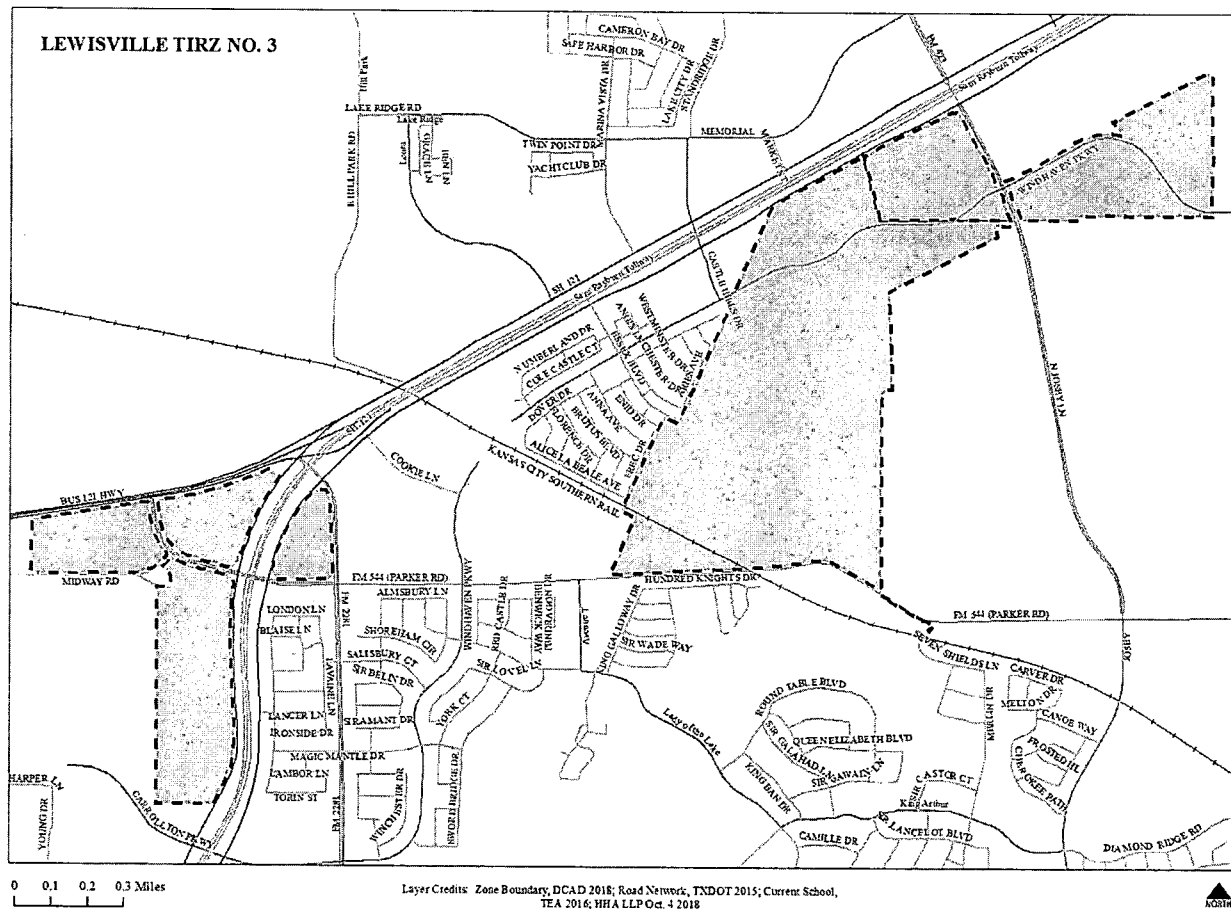
Julie Worster, City Secretary

APPROVED AS TO FORM:



Lizbeth Plaster, City Attorney

EXHIBIT "A"



apartments:
unfurnished

605



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1BR \$945 2BR \$1195 3BR \$1445
Wood Floors, Washer/Dryer
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305 Benjamin Drive "Town
home" \$37.5K "1,633 sq ft"
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estate advertised herein is subject
to the Federal Fair Housing Act,
which makes it illegal to advertise
"any preference, limitation, or dis-
crimination because of race, color,
religion, sex, handicap, familial
status, or national origin, or in-
tention to make any such preference,
limitation, or discrimination." We
will not knowingly accept adver-
tising for real estate which is in vio-
lation of the law. All persons are
hardly informed that all develop-
ments advertised are available on an
equal opportunity basis

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large 1 bedroom with storage
double walls, windows fresh
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\$700. Tenant pays electric, No
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PUBLIC NOTICES

Access logs

Access logs
www.dentonrc.com

CITY OF LEWISVILLE
PUBLIC NOTICE

Notice is hereby given that the
Ordinances were adopted
by the Lewisville City Council
at a regular meeting held on Mon-
day, December 3, 2018, (Caption
and Penalty)

ORDINANCE NO. 0085-18-ZON-
AN ORDINANCE OF THE
LEWISVILLE CITY COUNCIL
AMENDING THE ZONING ORDI-
NANCE BY REZONING AP-
PROXIMATELY 5.271-ACRES
LEGALLY 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 HIGH-
WAY 121 BUSINESS, FROM
PLANNED DEVELOPMENT ES-
TATE TOWNHOUSE DISTRICT
(PD-ETH) ZONING TO
PLANNED DEVELOPMENT ES-
TATE TOWNHOUSE DISTRICT
(PD-ETH) ZONING WITH AN
AMENDED CONCEPT PLAN,
AN AMENDED LANDSCAPE
AND PLANT ILLUSTRATION,
AND AN AMENDED DE-
VELOPMENT STANDARDS;
CORRECTING THE OFFICIAL
ZONING MAP. PRESERVING
ALL OTHER PORTIONS OF THE
ZONING ORDINANCE; DETER-
MINING THAT THE PUBLIC IN-
TERESTS AND GENERAL WEL-
FARE DEMAND THIS ZONING
CHANGE AND AMENDMENT
THEREIN MADE; PROVIDING
FOR A REPEALER, SEVER-
ABILITY, 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 con-
viction thereof in the Municipal
Court, shall be subject to a fine of
not more than \$2,000.00 for each
offense, and each and every day
such offense is continued shall
constitute a new and separate of-
fense.

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constitute a new and separate of-
fense.

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600 Bldg 21, \$995
1225 Peak, \$1500
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Large 1/1 house, Central HVAC,
street parking, clean & neat. Avail-
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Inc. Houses/Apartments/Town-
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Nice 3 bedroom 2 bath
brick home in Aubrey, Caport,
fenced yard, \$1100 Month
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Looking for a home to buy or
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mobile homes 660
& spaces
0 Credit Check
2, 3 & 4 Bdrm homes \$550/mo
to \$1800/mo. For Rent or Sale
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pkgs. 1/2 acre to 4+ acres.
Ponder ISD, Midpet cks.
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2 & 3 Bedrooms, unfurnished,
Water & garbage paid \$350-\$475
month + deposit, RV SPACES
available. 940-243-5999

LOTS from
\$445 \$480/Month
with Caport and or Shed
Up to \$2000 Move In Incentive
Centrally located 940-387-9914

rooms for rent 680
"Desert Sands Motel-Denton"
Weekly only \$170 and up, refri-
g, microwave, Free local calls,
Showtime, wifi, 940-367-6181

PUBLIC NOTICES

ING 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 E-
FFECTIVE DATE; AND DECLAR-
ING AN EMERGENCY.

Copies of these ordinances may
be reviewed in the City Sec-
retary's Office, Lewisville City Hall,
151 West Church Street,
Lewisville, Texas.

JULIE WORSTER
CITY SECRETARY

dec 12/07/2018
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 Leonid Murshkovskiy,
PLLC
18801 Addison Rd, Suite 124,
Addison, Texas, 75001

dec 12/07/2018
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 Doc-
ument No. PR-2018-00686, 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
Curish Law Firm
2770 Main St, SI 99
Frisco, Texas 75033

All persons having claims against
this estate, which is currently be-
ing 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

dec 12/07/2018
Notice to Creditors of

THE ESTATE OF
ANNA MARIE BEARD PREST,
Deceased Cause
No. PR-2018-00885

Notice is hereby given that origi-
nal Letters Testamentary for the
Estate of ANNA MARIE BEARD
PREST, Deceased, were issued
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.

dec 12/07/2018
Notice to Creditors of

THE ESTATE OF
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No. PR-2018-00885

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dec 12/07/2018
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cause is currently pending in the
Probate Court of Denton County,
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general statute of limitations.

dec 12/07/2018
Notice to Creditors of

THE ESTATE OF
ANNA MARIE BEARD PREST,
Deceased Cause
No. PR-2018-00885

Notice is hereby given that origi-
nal Letters Testamentary for the
Estate of ANNA MARIE BEARD
PREST, Deceased, were issued
on November 19, 2018,
in Cause Number PR-2018-01019,
pending in the Probate Court of
Denton County, Texas, to:
BRITANNY JANE MORGAN,
Independent Executor.

Claims may be presented in
care of the attorney for the
Estate addressed as follows:
BRITANNY 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 be-
ing administered are required to
present them within the time and
in the manner prescribed by law.

Dated this 4th day of December,
2018

By, 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

dec 12/07/2018
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 and/or 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.lisd.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
YOUR STUFF
ONLINE AND
ON SALE.

FAST. SECURE.
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Classifieds

PUBLIC NOTICES

proposals, to waive any formal-

ities and/or irregularities and to
award the proposal in the best
interest of the school district.

dec 11/30 & 12/7/2018
NOTICE OF PUBLIC SALE

In accordance with the provisions
of State Law, three being due and
unpaid charges for which the un-
designed is entitled to satisfy an
owner and/or manager's lien of
the goods hereinafter described
and stored at the Life Storage, Lo-
cated below. And, due notice
having been given, to the
owner of said property and all
parties known to claim an interest
therein, and the time specified in
such notice for payment of such
debts expired, the goods will be
sold at public auction at the below
stated location(s) to the highest
bidder or otherwise disposed of
on Wednesday, December 19th
2018. Beginning at 9:00 A.M., in
order as they appear.

Life Storage: 2710 Denton Tap
Road, Lewisville, TX, 75067,
972-956-0800.

Vickie L. Jackson: Hold gds.Furn,
TV/Stereo Equip, JI Amstrong
Hold gds.Furn, TV/Stereo Equip,
Rabali Dornelas: Hold gds.Furn,
Fraume Ford: Hold gds.Furn,
Antoniote Smith: Hold gds.Furn,
Shannon Preston: Hold gds.Furn,
TV/Stereo Equip, Tools/Appliances,
Oil, Farm/Mech Equip, Landscape
Cnstrctn equip.

dec 11/30 & 12/7/2018
Notice of public sale, pursuant to
Chapter 59 of Texas property
code in order to satisfy a land
birds lien. Crest Self Storage,
located at 1060 W. Round Grove
Rd., Lewisville, TX 75067 will
hold an online auction at
selfstorageauctions.com. The
first bid will take place at 5pm
on December 14, 2018. Payment
must be in cash form only and
all sales are final. 72 hours for
removal, one unit to be auctioned
a \$50 clearing deposit will be
collected to ensure unit is
properly cleared of all contents.
Unit 2319 Ronald Hubbard. The
unit contains household
items, clothing, tool box and
miscellaneous items. To bid go to
www.selfstorageauctions.com

dec 11/30 through 12/14/2018
Notice of Sale

In accordance with the revised
Civil Statutes of Texas, Chapter
59 as revised in 1995, Pier 121
Marina will conduct a public sale
of the vessel listed below to
satisfy a storage lien. Sales will
be conducted at Pier 121 Marina
in Lewisville, Texas 75066 on
December 9th, 2018 beginning at
10:00 A.M. for CASH ONLY,
to the highest bidder. The
successful bidder shall take
possession and remove the
vessel from the slip immediately.

Per 121 Marina reserves the right
to withdraw the vessel from the
sale and reject any bid.
The vessel is sold AS IS with no
warranty expressed or implied.
MEMBER NAME and GENERAL
DESCRIPTION AS FOLLOWS:

Richard Lefke
1993 Sea Ray SERA033H293
Chapparral # FGB0973C010

Rassam Johnson 2010
Chapparral # FGB0973C010

Spencer Westin
1988 Calver CORDS102L883

dec 12/5 thru 12/8/2018
NOTICE TO BIDDERS

Sealed proposals, original, one
(1) copy, and one (1) flash drive
in PDF format will be received by
the Lewisville Purchasing Depart-
ment 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
pavement, stabilization, and
asphalt overlay of existing asphalt
pavements.

Any questions regarding this re-
quest for proposal are to be sub-
mitted on line with BidSync.com

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

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

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

By Todd White
Todd White, C. P. M.
Purchasing Manager

dec 12/7 & 12/14/2018
ADVERTISMENT FOR

REQUEST FOR PROPOSAL
#2583B-18

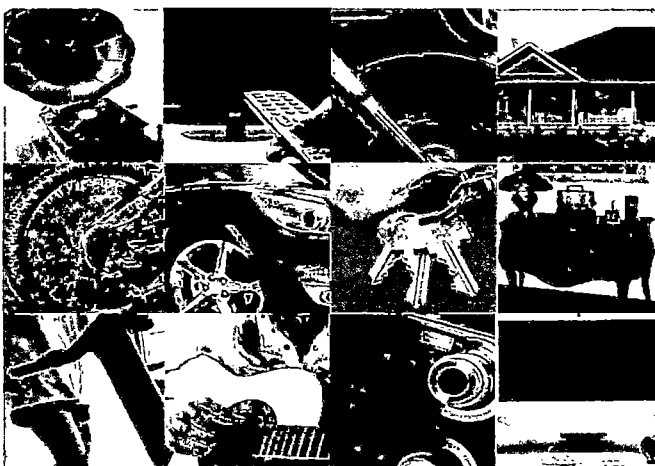
Lewisville Independent School
District will be accepting
sealed proposals at the LISD
Administrative Center,
Purchasing Department, 1555
W. Main Street, Room 220,
Lewisville, TX 75067, until
January 10, 2019 at 2:00 P.M.
for Catering and Meal Services.
Proposals will be opened at
this time at the same address.
Late proposals will be returned
unopened. For proposal
documents, go to www.lisd.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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