

LEGAL NOTICES  
CONTINUEDCITY OF  
MESQUITE

## ORDINANCE NO. 5216

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 6 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 6, ARTICLE II (FIRE CODE) IN ITS ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE (I.F.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVING CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of November 2025.

/s/ Daniel Alemán, Jr.

ATTEST:

/s/ Sonja Land, City Secretary

11/20

CITY OF  
MESQUITEORDINANCE NO. 5217  
File No. Z0925-0417

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN THE TOWN EAST RETAIL AND RESTAURANT AREA ("TERRA") OVERLAY DISTRICT TO COMMERCIAL WITHIN THE TERRA OVERLAY DISTRICT WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 1800 NORTH TOWN EAST BOULEVARD (FUTURE ADDRESS OF 9005 TOWN EAST MALL) TO ALLOW A DRONE DELIVERY SERVICE SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED AND AP-

PROVED by the City Council of the City of Mesquite, Texas, on the 17th day of November 2025.

/s/ Daniel Alemán, Jr., Mayor

ATTEST:

/s/ Sonja Land, City Secretary

11/20

NOTICE OF PUBLIC  
HEARING  
THE MESQUITE HOUSING  
FINANCE CORPORATION

Notice is hereby given that a public hearing will be conducted by The Mesquite Housing Finance Corporation (the "Issuer") on December 1, 2025, at 5:00 p.m. at the Mesquite City Hall, 2nd Floor Training Rooms A&B, 757 N. Galloway Ave., Mesquite, Texas 75149.

The public hearing is regarding a plan of finance for the issuance of obligations by the Issuer, which may be issued in one or more series, in an aggregate principal amount not to exceed \$60,000,000 (the "Bonds"). The Bonds will be issued as exempt facility bonds for a qualified residential rental project pursuant to section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the "Code"). Such qualified residential rental project (the "Development") will be located at or about the northwest quadrant of E. Glen Blvd. and Clay Mathis Rd., Mesquite, Texas 75181, and the initial owner and principal user thereof will be KCG Avanti Hills, LP (or a related person or affiliate thereof).

All interested persons are invited to attend such public hearing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to Ted Chinn, City of Mesquite Director of Finance, 757 N. Galloway Ave., Mesquite, Texas 75149 (972-216-6287). Any interested persons unable to attend the hearing, but who would like to express their views with respect to the Development and the Bonds, may submit their views in writing to Mr. Chinn prior to the date scheduled for the hearing.

This notice is published and the above-described hearing is to be held in satisfaction of the requirements of section 147(f) of the Code and Section 394.9025(a) of the Texas Local Government Code, as amended.

11/20

TEXAS ALCOHOL  
& BEVERAGE  
COMMISSION  
LICENSES &  
RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Mixed Beverage Permit (MB) for Vila Brazil Cedar Hill, LLC dba Vila Brazil Cedar Hill at 305 W FM 1382 Ste 316, Cedar Hill, Dallas County, Texas, 75104. Gabriel De Sa - Managing Member  
Roberto De Sa - Managing Member

11/19,11/20

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) and Mixed Beverage Permit with Food and Beverage Certificate Required for Preciosa Grill, LLC dba Preciosa Bar and Grill at 3128 E Trinity Mills Road, Carrollton, Dallas County, Texas, 75006.

Laura Boscan, Manager and Member, and Manager and Member of Preciosa Holding Company, Member; Yessica Carmona Wilhelm, Manager and Member; Preciosa Holding Company, LLC, Member; Dulce Martinez Rodriguez, Manager and Member of Preciosa Holding Company, LLC, Member; Juan Carlos Fenoll DaSilva, Manager and Member of Preciosa Holding Company, LLC, Member; Carlos David Martinez Fenoll, Manager

and Member of Preciosa Holding Company, LLC, Member; Baldemar Sandoval Silva, Manager and Member of Preciosa Holding Company, LLC, Member; Yanerit Carrasco Marquez, Manager and Member of Preciosa Holding Company, LLC, Member.

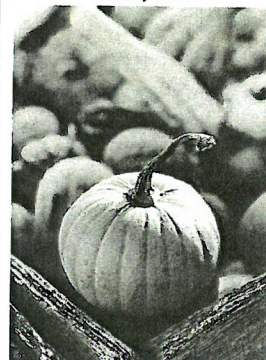
11/19,11/20

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for S&S Dallas Uptown LLC dba Scissors & Scotch at 100 Crescent Ct Ste 150, Dallas, Dallas County, Texas, 75201. Scissors & Scotch Ventures LLC:  
Erik Anderson - Member  
Tanner Wiles - Member  
Sean Finley - Member

11/20,11/21

Application is made to the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and Food and Beverage Certificate by 3B Pizza & Pasta, LLC DBA "Family Pizza & Pasta Italian Eatery," located in Dallas County at 12101 Greenville Ave, Suite 100, Dallas, TX. Manager: Dehab M. Ali

11/20,11/21

NOTICE TO  
CREDITORS

CAUSE NO. PR-23-00551-1  
IN THE ESTATE OF  
GORDON JOSEPH SMITH,  
DECEASED  
IN THE PROBATE COURT  
NO. 1  
OF DALLAS COUNTY,  
TEXAS

## NOTICE TO CREDITORS

Notice is hereby given that Letters of Administration for the Estate of GORDON JOSEPH SMITH, Deceased, were issued on October 17, 2025, in Cause No. PR-23-00551-1, pending in the PROBATE COURT NO. 1 of DALLAS COUNTY, TEXAS to MARGO FERRICK, Independent Executor.

The address of record for the aforementioned Independent Administrator is c/o MONEY LAW & TITLE, 2606 Lee Street, Greenville, TX 75401.

All persons having claims against this Estate are required to present their claims within the time and in the manner prescribed by law.

SIGNED this 17th day of November 2025.

Respectfully submitted,

MONEY LAW FIRM

By: /s/ Chris Mickler

Chris Mickler

Texas Bar No. 24085474

chris@moneylaw.com

2606 Lee Street

Greenville, Texas 75401

T: (903) 455-1600

F: (888) 756-4746

ATTORNEY FOR MARGO FERRICK

11/20

Notice to Creditors For  
THE ESTATE OF ROBERT  
LUIS THAGGARD, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ROBERT LUIS THAGGARD, Deceased were granted to the undersigned on the 10TH of NOVEMBER, 2025 by Probate Court No. 1 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to CHRISTOPHER DAVID ANDREW GLASSFORD within the time prescribed by law.

My address is 3725 FAIRFAX AVENUE, DALLAS, TEXAS 75209  
Independent Executor of the Estate of ROBERT LUIS THAGGARD Deceased.  
CAUSE NO. PR-25-03113-1

LEGAL NOTICES  
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