

Façade Improvement Grant Program Application

Applicant Information

Applicant Name: Chase and Katie Vincent
Business Name: The Shed
Street Address: 102 San Antonio Rd LaVernia
Mailing Address: 907 CR 347 LaVernia
Work Phone: _____ Cell Phone: 337-313-8225
Email: the shed coffee shop@gmail.com

Property Owner Information (if different from Applicant)

Owner Name: _____
Business Name: Same
Street Address: _____
Mailing Address: _____
Work Phone: _____ Cell Phone: _____
Email: _____

Property and Project Description

Address/Location of property to be considered: 102 San Antonio Rd.

7

Adopted April 11, 2013
Amended July 18, 2013
Amended October 22, 2014
Amended January 12, 2017
Amended April 9, 2023

102 San Antonio Road

Is the building currently occupied by a business? If yes, please list the business name(s) and Certificate of Occupancy numbers below.

Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before? If yes, please list the property address(es) and year(s) the grant was awarded below.

no

Grant Request

1. Total Project Cost (for Façade Improvements Only) \$ 12,158.64

2. Eligible Grant Request (\$5,000 or 50% of the actual cost of the façade improvements) \$ 5,000.00

Project Description (Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May be submitted on a separate sheet of paper.

see attached sheet

Application Check List

I, the applicant, verify that I have completed the following items in order to be considered for the La Vernia Municipal Development District Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met

8

Adopted April 11, 2013
Amended July 18, 2013
Amended October 22, 2014
Amended January 12, 2017
Amended April 9, 2023

- ☒ Complete Façade Improvement Grant application.
- ☒ Written cost proposal with itemized improvements.
- ☒ Exterior photos of the building before any improvements have been made.
- ☒ Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- ☒ The proposed façade improvements have not been completed prior to receipt and verification of a complete application by MDD staff.
- ☒ Filled out City of La Vernia Required Permits

What is the anticipated start and end date for the project? (Month/Year)

Start Date Sept. or October End Date planning about one
 Applicant Signature: Kati Vincent Date 9/3/26 ^{Week}

Property Owner Signature: _____ Date: _____
 (if different from applicant)

MDD Office Use

Application Received: Sept 3rd MDD Meeting: Sept 10th

The decision of the LVMDD Board of Directors: _____

Date applicant is notified: _____

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT STANDARD AGREEMENT FOR THE FAÇADE GRANT PROGRAM

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON

§

9

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

THIS IS AN AGREEMENT, made and entered into by and between the La Vernia Municipal Development District, a Municipal Development District created by and through the laws of the State of Texas, hereinafter called "LVMDD", acting by and through its duly authorized representative,
and The Shed, hereinafter called "GRANTEE,"
acting by and through its duly authorized representative.

WITNESSETH:

WHEREAS, the La Vernia Municipal Development District has created and approved a process whereby buildings located within the City of La Vernia Central Business District may apply for a façade improvement grant from the LVMDD; and

II.

WHEREAS, upon an affirmative vote of the majority of LVMDD Board, on 9/10/2026, the LVMDD determined that GRANTEE qualified for a grant in the amount of \$ (the "funds") for façade improvements as provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

(a) For and in consideration of the distribution to GRANTEE by the LVMDD, the funds distributed shall be used by GRANTEE for the sole purpose of

10

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

Fence Remodel (the "Project"). All funds shall be for the following expenditures:

- (b) The remittance of the funds by LVMDD will be upon written request by GRANTEE. The written request will indicate what the funds will be used for and the date the project is to commence. LVMDD shall remit the funds within fifteen (15) days of receipt of the written request by GRANTEE.
- (c) The Project shall be completed by _____. Should GRANTEE fail to complete the project by the specified completion date then, upon written demand by the LVMDD, GRANTEE shall, within 30 days of receiving the written demand, repay all funds received and shall remit 10% interest per annum on all funds received from the time GRANTEE received the funds from the LVMDD.
- (d) Upon completion of the Project, GRANTEE shall submit a final financial accounting (the "report") to the LVMDD showing a line item accounting of all expenditures made during the Project which shall be accompanied by the check register of all related expenditures. Invoices, receipts, or other proofs of expenditures shall be presented with the report.
- (e) Any funds GRANTEE receives that remain after the completion of the Project are to be returned to the LVMDD within 30 days of completion of the Project. If it is determined that GRANTEE has used the funds for any purpose other than those identified in paragraph II(a) of this contract or has breached this contract in any fashion, GRANTEE shall repay all improper expenditures and shall remit 10% interest per annum on all improper expenditures from the time GRANTEE received the funds from the LVMDD.
- (f) All funds received from LVMDD shall be accounted for in a separate bank account and shall not be co-mingled with other cash funds.
- (g) GRANTEE shall at all times comply with the ordinances of the City of La Vernia and the laws of the State of Texas.

III.

11

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

In the performance of this contract, GRANTEE shall not discriminate against any employee or applicant for employment or with any customer with respect to his hire, tenure, terms, conditions, or privileges because of his race, color, religion, national origin, sex, disability, or ancestry. A proven breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is understood and agreed that in the event any provision of this contract is inconsistent with the requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

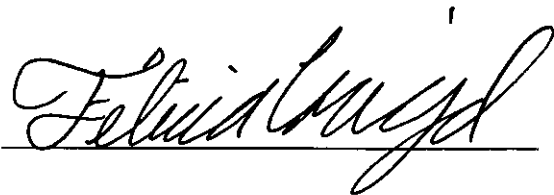
V.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties, relative to the funds made the basis hereof, and any other written or oral agreement with the LVMDD being expressly waived by GRANTEE.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals as of the date set forth above on this ____ day of _____ 20____.

LA VERNIA MUNICIPAL DEVELOPMENT
DISTRICT, TEXAS

BY:



12

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

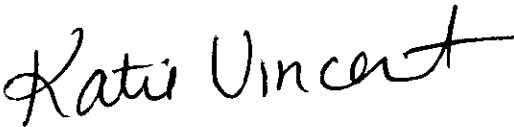
[Grantee]

BY: _____

Project Description:

As a small, locally owned mom-and-pop business, receiving this grant would greatly assist us in improving and beautifying our existing property. Our current fence is very old, damaged, and broken in several areas, which negatively impacts the overall appearance of our property. We would like to use the grant funds toward replacing the existing fence with a new one that will improve the appearance and curb appeal of our business. The new fence will be going in the exact same location as the existing fence. This improvement would not only benefit our property but also contribute to a cleaner, more attractive area within the City and help us continue to take pride in the community we serve.

Thank you for your consideration,



Chase and Katie Vincent



INVOICE

September 3, 2026

907 CR 347
La Vernia, TX 78121
210-904-4490
Chasevincent09@gmail.com

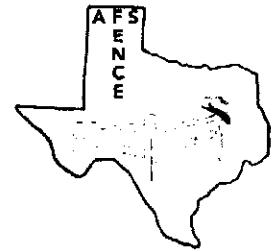
Bill To:
The Shed
102 San Antonio Road
La Vernia, TX 78121

DESCRIPTION OF JOB	AMOUNT	QUANTITY	TOTAL AMOUNT
Fence Replacement			
- Labor to weld frame of fence for boards			\$3,000.00
- Skidsteer post driver	\$30.00	21	\$630.00
- 2 3/8 Pipe	\$60.00	37	\$2,220.00
- Concrete	\$5.92	42	\$248.64
- Stall channel	\$37.00	20	\$740.00
- 2 3/8 caps			\$20.00
- 2x6x12 boards	\$24.00	200	\$4,800.00
- Labor to install 2x6x12 boards	\$500.00	1	\$500.00
Total Remailing Balance Due:			\$12,158.64

Notes:

THANK YOU FOR YOUR BUSINESS!

Affordable Fence Services
1457 Koehler Rd
Marion, TX 78124
Phone:8304910057
Contact:Alex Marroquin
Email:aes2008@yahoo.com



Customer Address

Chase Vicent
+1 210-904-4490
+1-501-259-2772
Chase.Vincent09@gmail.com

Quote #: 1230
Date: Aug 31, 2026

Description	Qty	Total
Labor daily rate	4	\$3,000.00
Welding fence		
Subtotal		\$3,000.00
8.25% Tax		\$0.00
Total		\$3,000.00

Terms and Conditions

Scope of Work: Company will provide services as described in the attached quote. Company will provide all services, materials, labor, tools, and equipment needed for completion of services.

Payment Terms: A down payment to cover the cost of materials is due upon acceptance of quote. The balance of the contract is due the day of project completion.

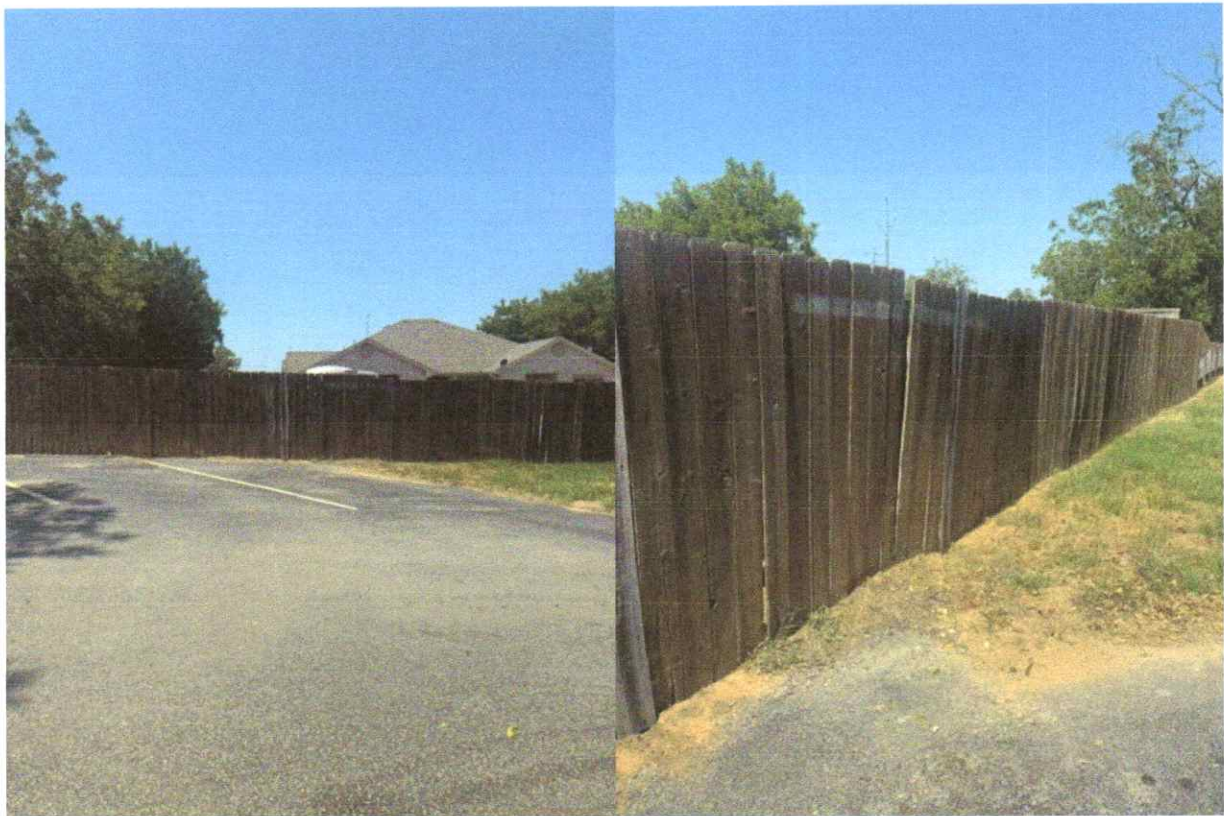
Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Company and Customer.

Warranty: Company warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products.

Conditions: We request that the client call 811, and have 811 mark where not to dig prior to the arrival of the company's first day of installation please. If the área is not marked, then the first day of installation will need to be postponed. This proposal is valid for 5 days. Company reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 10 days.

Name

Date



Current fence photos

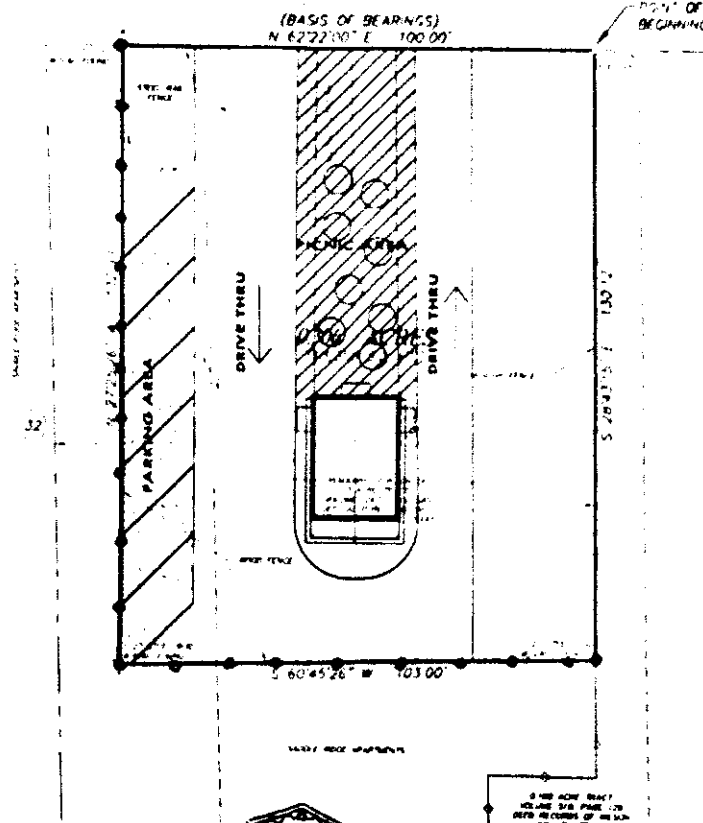
NOTE: ALL BEARINGS ARE BASED ON THE ORIGINALLY
 SURVEYED TRACT AS RECORDED IN VOLUME 1059 PAGE 484
 OF THE PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR'S NOTES:
 A 100' WIDE DRIVEWAY PREPARED FOR THE
 ROAD IS PART OF THIS SURVEY.



SAN ANTONIO ROAD

SCALE 1" = 20'



PLAT SHOWING
 0.306 ACRES SITUATED IN
 LOT 31 & 32 OF THE MOODY
 ADDITION TO THE TOWN
 OF LA VERNA, WILSON
 COUNTY, TEXAS
 102 SAN ANTONIO RD



STATE OF TEXAS
 COUNTY OF WILSON

HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL
 SURVEY MADE ON THE SPOT AND UNDER MY SUPERVISION AND THAT THERE
 ARE NO VISIBLE EVIDENCES OF ENCROACHMENTS OF BUILDINGS OR
 ALIEN PROPERTY AND THAT BUILDINGS ARE PROPERLY LOCATED ON THE
 PROPERTY EXCEPT AS SHOWN ABOVE.

31ST OCTOBER 2014 A.D.

PREPARED BY
 BENJAMIN LAND SURVEYING

Reference
 VOLUME 1059 PAGE 484
 OFFICIAL RECORDS OF
 WILSON COUNTY, TEXAS

LA VERNA, TEXAS 75554
 PHONE 817-277-1111 FAX 817-277-1111

BY *Jeffrey Berger*
 JEFFREY BERGER, SURVEYOR
 BL514277



Photo of what new Shed fence will look like.



The Shed
102 San Antonio Rd
La Vernia, TX 78121

Dominion Hldgs Mgmt Grp LLC
169 Vintage Ranch Circle
La Vernia, TX 78121

Re: 104 San Antonio Rd, La Vernia, TX 78121.

Dear Property Owner,

We are writing to notify you that we will be replacing the current fence along the property line behind building #4 and #5. The new fence will be replaced with a metal frame and wooden boards.

We anticipate beginning the fence replacement in September, and the work is expected to be completed as fast as possible.

During the fence replacement, there may be periods when the existing fence is temporarily removed or access through the fence line is necessary. If your tenants have dogs or other pets in the yard, please keep them inside during the construction period to ensure their safety and prevent them from getting out.

We appreciate your cooperation and understanding while the work is being completed.

Please feel free to reach out to us if you have any questions or concerns regarding the fence replacement or the work schedule.

Sincerely,

Katie Vincent
Owner
337-313-8225

*Mailed letter
8/27 to neighbors.*

City of La Vernia
Development Permit

Physical Address: 102 San Antonio Rd.

Lot: - Block: - Subdivision: San Antonio Rd/87

Permit No.: 2026-0065 Permit Issued To: The Shed

Permit Date: 8-27-26 Emergency No.: 337-313-8225

Type of Construction: Fence Repl.

INVOICE

Rector Sawmill
235 County Road 34400
Sumner TX 75486

rectorsawmill@gmail.com
+1 (254) 595-2361



Chace Vincent

Invoice details

Invoice no.: 1228
Invoice date: 09/03/2026
Due date: 10/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1.5"x6"x12'@ \$2.00ft'		200.00	\$24.00	\$4,800.00
2.		Freight charge		1	\$1,414.00	\$1,414.00

Subtotal \$6,214.00

Ways to pay



Total \$6,214.00

View and pay