



Community Development Corporation  
 520 E Ocean, Los Fresnos, TX 78566  
 (956) 233-5768 Phone  
 (956) 233-9879 Fax

**APPLICATION**

1. Name of Applicant & Business: STAR Uptown Plaza / STAR Real Estate Holdings Camp LLC  
 2. Applicant: (check one)  Property Owner  Tenant Claudia Villarreal  
 3. Property Address: 304 E 3rd Street, Los Fresnos, TX. 78566  
 4. Mailing Address: 107 Village East Dr., Los Fresnos, TX. 78566  
 5. Phone: 956-203-8399 (w) 956-408-7934 (c) E-mail Address: Star.ia@outlook.com

Type of Project: (circle one)  Sign  Storefront  Landscaping  Interior

Description of proposed improvements(s): \_\_\_\_\_

Name of contractors: (attach bid copies, including color design)	Amount of bids: <b>(DO NOT INCLUDE TAX)</b>
1. <u>The Grafik Spot LLC</u>	\$ <u>53,460.00</u>
2. <u>Industrial Signs and Welding LLC</u>	\$ <u>56,030.00</u>
3. _____	\$ _____

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

[Signature]  
 Signature  
Claudia Villarreal  
 Print Name  
2/20/2026  
 Date

[Signature]  
 Property Owner Signature  
Claudia Villarreal  
 Print Name  
2/20/2026  
 Date

FOR STAFF USE

Staff Recommendation: Low Bid at 53,460, CDC Portion

Committee Recommendation: \_\_\_\_\_

Grant Approved: \_\_\_\_\_ Name of Vendor Approved: \_\_\_\_\_

Grant Amount to be paid to: \_\_\_\_\_ Business \_\_\_\_\_ Vendor Meeting Date: \_\_\_\_\_

# ESTIMATE

The Grafik Spot LLC  
1265 N Expressway  
Brownsville, TX 78520

billingdept@thegrafikspot.net  
+1 (956) 621-0381  
www.thegrafikspot.net



Claudia Villarreal

Bill to

Claudia Villarreal

Star Insurance Advisors

## Estimate details

Estimate no.: 17105

Estimate date: 02/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Services</b>	Multi-Tenant Pylon Sign - 3 Tenant Spaces + Top Plaza Name - Height Approx. 24' 8" LED Outdoor Display Screen Single Side - 6.35mm - 5' x 10'	1	\$53,260.00	\$53,260.00
2.	<b>Services</b>	Permit Fee	1	\$200.00	\$200.00
				Subtotal	\$53,460.00
				Sales tax	\$4,393.95
				<b>Total</b>	<b>\$57,853.95</b>

## Note to customer

Artwork must be approved by the client ,before a job can be entered into production.

Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing, no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Accepted date

Accepted by

Industrial Signs and Welding, L.L.C

512 S. 24th St.  
 Donna, TX 78537  
 Office: 956-464-1181  
 Indy Mobile 956-784-2875

# Estimate

Date	Estimate #
2/20/2026	950

Name / Address
Star Insurance Advisors Claudia Villarreal 33478 FM803 Suite 5 Los Fresnos, Tx 78566

Project

Description	Qty	Rate	Total
Fabricate and install Multi-Tenant Pylon Sign - 3 Tenant Spaces +Top Plaza Name OAH 24' With 8" LED Outdoor Display Screen Single Side -6.35mm - 5' x 10'	1	55,780.00	55,780.00T
Permit procurement fee Primary electrical is customer responsibility	1	250.00	250.00

Thank you for the opportunity to do business with you.

<b>Subtotal</b>	\$56,030.00
<b>Sales Tax (8.25%)</b>	\$4,601.85
<b>Total</b>	\$60,631.85

STAR UPTOWN PLAZA



**STAR**  
We Care.  
Medicare | Health | Life  
INSURANCE ENROLLMENT CENTER  
**CALL 956-408-7934**  
32819 Hwy 100 Ste 109, Los Fresnos

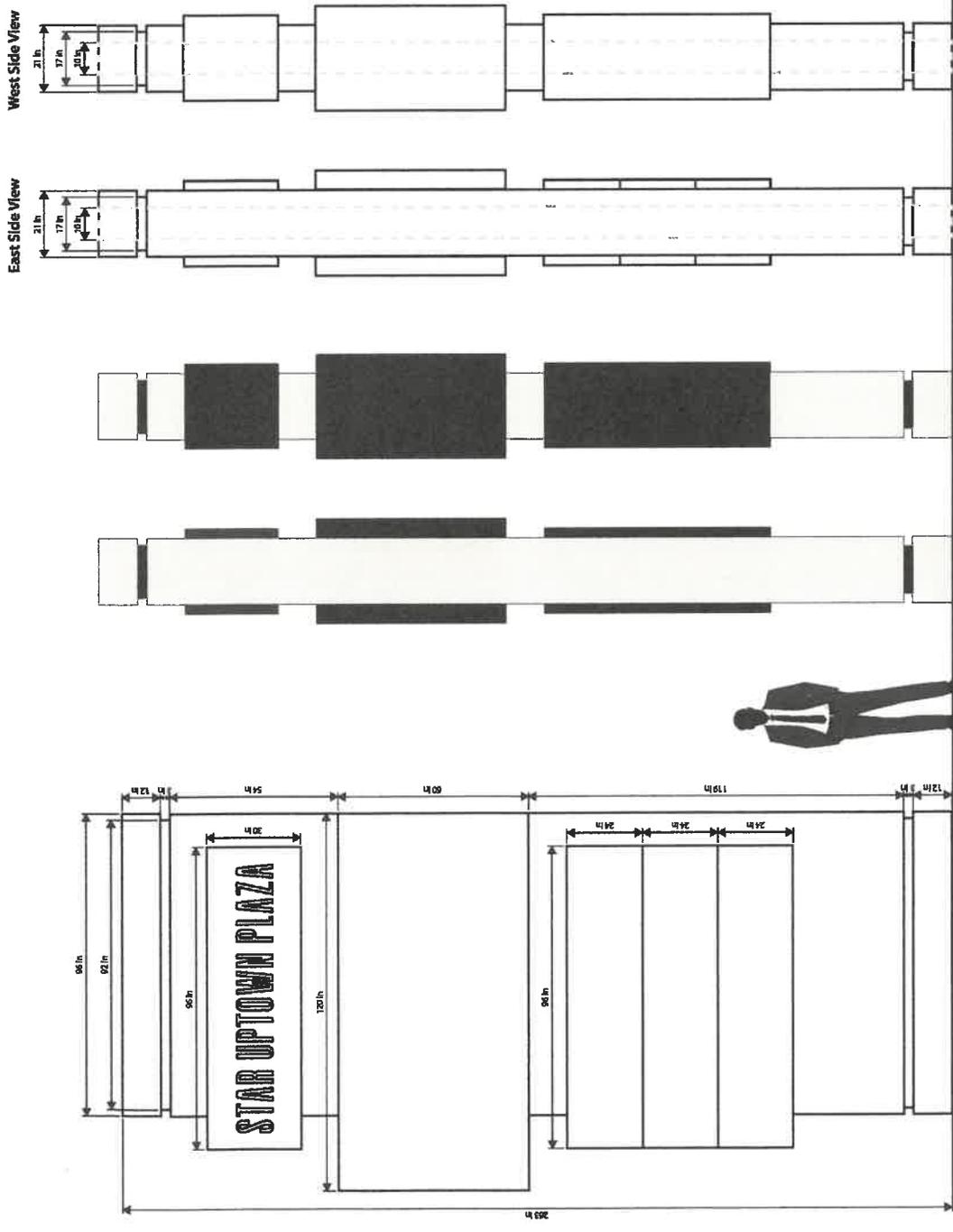


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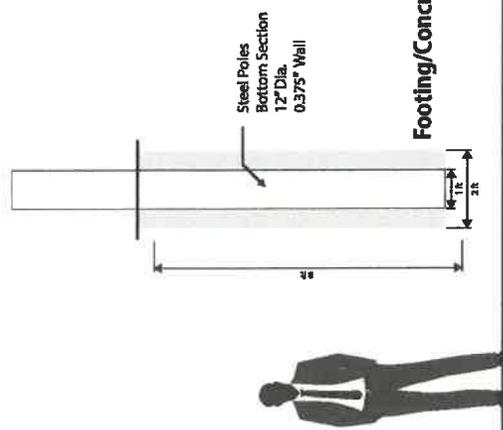
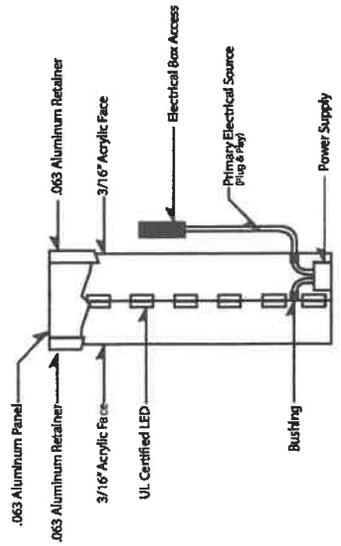
**Contractor - Jose Altamirano**  
**The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)**  
**TDLR - License #48725 | TSCL - License #18964**

render 01

the **grafik** Spot  
LED SIGNS



**Cabinet Diagram (Top & Bottom Spaces)**



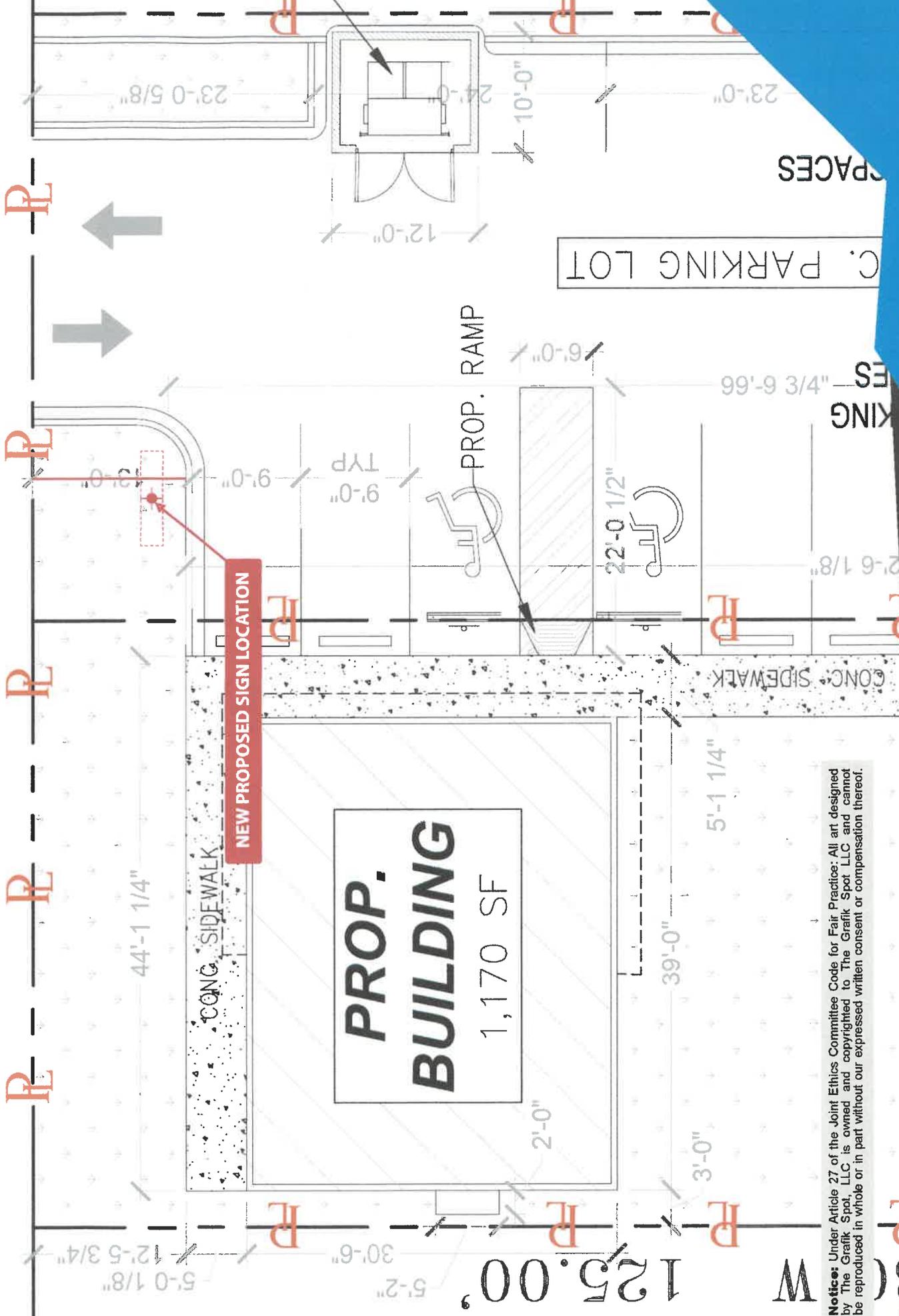
**22.5' Height Pylon Internally-Illuminated Sign**

Site Address: 302 Kings Hwy STE 111, Brownsville, TX 78521

**specs 02**



Contractor - Jose Altamirano  
 The Grafrik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)  
 TDLR - License #48725 | TSCL - License #18964



**NEW PROPOSED SIGN LOCATION**

**PROP.  
BUILDING**  
1,170 SF

C. PARKING LOT

PROP. RAMP

CONC. SIDEWALK

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siteplan

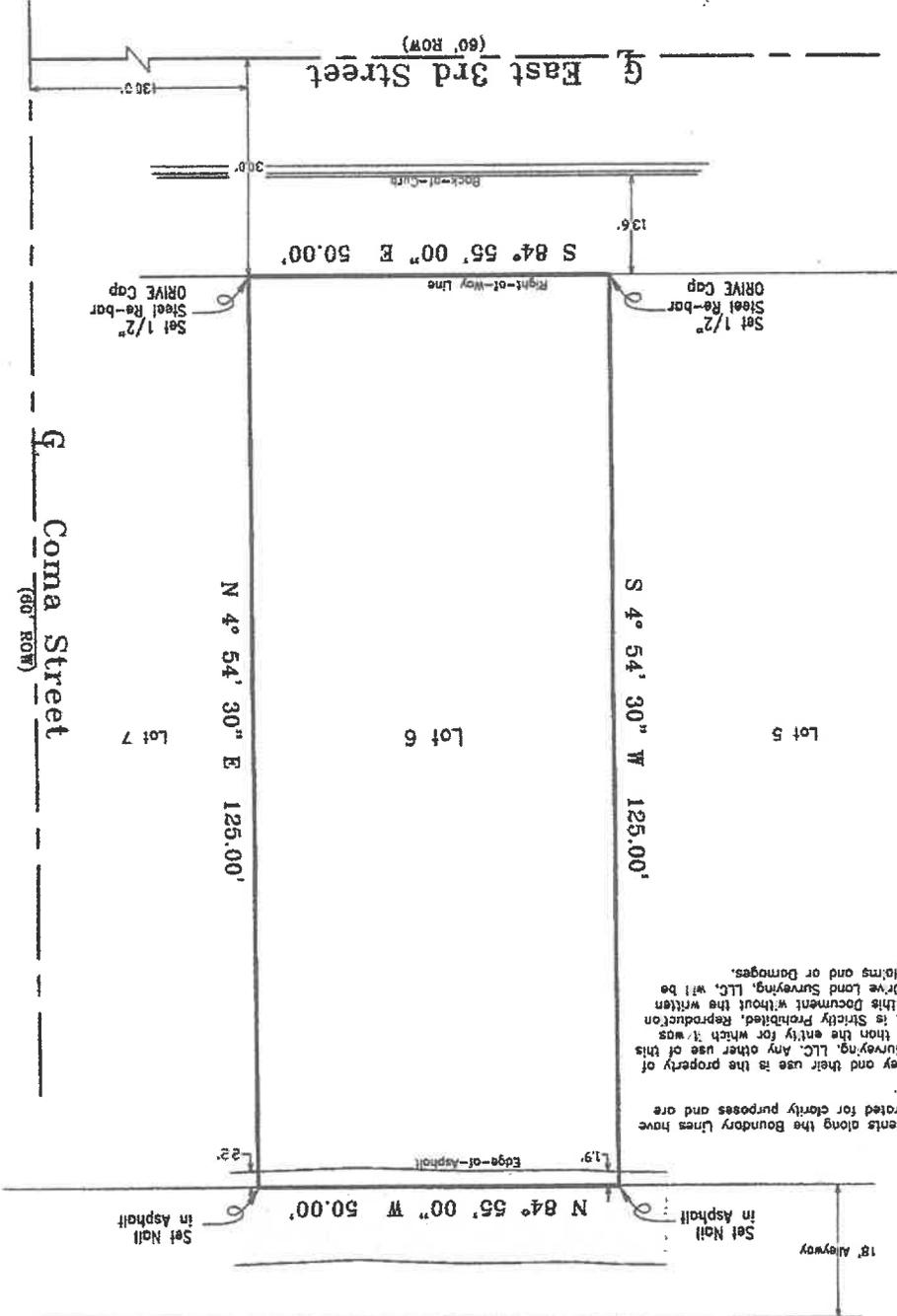
the **grafik** Spot  
LEDSIGNS

Contractor - Jose Altamirano  
**The Grafik Spot, LLC** - Texas Electrical Sign Contractor (Insured & Bonded)  
 TDLR - License #48725 | TSCL - License #18964

O R I V E  
 Land Surveying, LLC  
 5580 Paredes Lane Rd.  
 Brownsville, TX 78526  
 Registration Number: 100265-00  
 Office Number: (956) 641-9806  
 Email: orivesurveying@gmail.com

DANIEL G. ORIVE JR., R.P.L.S. # 5938  
 Surveyor No. 5938, do hereby certify that the represents  
 a survey performed by me or men under my supervision  
 on the 15th day of May 2023. This survey was done  
 without the benefit of a This Report therefore all  
 easements must not be shown.

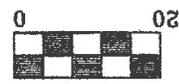
Survey of:  
 Lot Six (6), Block Sixty-three (63), Los Fresnos Townsite,  
 Cameron County, Texas, according to the map or plat recorded  
 in Volume 22, Page 50, Map Records of Cameron County, Texas.  
 Survey For:  
 Brownsville Affordable Homeownership Corporation



Notes:  
 \* Improvements along the Boundary Lines have  
 been exaggerated for clarity purposes and are  
 Not to Scale.  
 \* This Survey and their use is the property of  
 Orive Land Surveying, LLC. Any other use of this  
 Survey other than the entry for which it was  
 surveyed for, is Strictly Prohibited. Reproduction  
 or reuse of this Document without the written  
 consent of Orive Land Surveying, LLC, will be  
 subject to Claims and or Damages.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY  
 WAS SCALED TO BE IN ZONE "X" OF THE  
 FLOOD INSURANCE RATE MAP, COMMUNITY NO.  
 46081C0425F, WHICH BEARS AN EFFECTIVE  
 DATE OF FEBRUARY 16, 2019. NO FIELD  
 SURVEYING WAS PERFORMED TO DETERMINE  
 FLOOD ZONE. AN ELEVATION CERTIFICATE MAY  
 BE NEEDED TO DETERMINE THE FLOOD ZONE.

BASIS OF BEARING:  
 Los Fresnos Townsite  
 Volume 22, Page 50  
 M. E. C. O. T.



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the grafik Spot  
 LEDSIGNS

survey

Contractor - Jose Alkamirano  
 The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)  
 TDLR - License #48725 | TSCL - License #18964