



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

### APPLICATION

1. Name of Applicant & Business: Lila Pena / Angelic Pedraza Gracepoint Primary Health
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 224 W. Ocean Blvd Los Fresnos TX 78566
4. Mailing Address: 224 W. Ocean Blvd Los Fresnos TX 78566
5. Phone: 956 472 5430 (w) (c) E-mail Address: lraggier@aol.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: (DO NOT INCLUDE TAX)

- |                                |                    |
|--------------------------------|--------------------|
| 1. <u>AAA Electrical Signs</u> | \$ <u>8,041.99</u> |
| 2. <u>The Grafik Spot</u>      | \$ <u>4,720.00</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:

Lila Pena Angelic Pedraza  
Signature  
Lila Pena Angelic Pedraza  
Print Name  
09/19/25 9/29/2025  
Date

Andrea Moses  
Property Owner Signature  
Andrea Moses  
Print Name  
9-30-25  
Date

#### FOR STAFF USE

Staff Recommendation: Low bid of \$4720.00 - CAC Portion \$2360.00

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

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

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



A TESORO CORPORATION™ Sign Company  
P.O. Box 997 Donna, TX. 78537  
Website: [www.3asigns.com](http://www.3asigns.com) E-mail: [signs@3asigns.com](mailto:signs@3asigns.com)

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Brownsville Corpus Christi Donna Harlingen Laredo McAllen San Antonio  
546-2735 887-8844 484-3221 423-2271 725-0838 682-7831 342-3241

ATTN: **ANGIE PEDRAZA**

PROPOSAL No.

**26038**

PROPOSAL SUBMITTED TO		JOB NAME	
<b>GRACE POINT PRIMARY HEALTHCARE</b>		<b>GRACE POINT PRIMARY HEALTHCARE</b>	
STREET		STREET	
<b>224 W OCEAN BLVD</b>		<b>224 W OCEAN BLVD</b>	
CITY, STATE & ZIP CODE		CITY, STATE & ZIP CODE	
<b>LOS FRESNOS, TX 78566</b>		<b>LOS FRESNOS, TX 78566</b>	
PHONE	EMAIL	JOB PHONE	DATE
<b>956-246-8073</b>	<a href="mailto:pedraza.angie@gmail.com">pedraza.angie@gmail.com</a>	<b>956-246-8073</b>	<b>9/2/2025</b>
We hereby submit specifications and estimates as per our Standard Terms & Conditions. Due to the volatility of the market, this proposal is good for 10 days only.			
<p>A) CRANE SERVICE AND LABOR TO REMOVE EXISTING SIGN FOR RETROFITTING</p> <p>B) 2 EA. 8' x 8' ILLUMINATED FACES, DESIGN: 334-2025</p> <p>FRAME: EXISTING FRAME, ENAMEL FINISH FACES: DURALIFE 6,000 FACES, WITH # 3640, U.V. FINISH COATING LIGHTING: RETROFIT WITH SAMSUNG IP 68 WHITE LED'S</p> <p>C) 2 SETS OF HIGH PERFORMANCE COMPUTER CUT VINYL NUMBERS</p> <p>C) CRANE SERVICE AND LABOR TO RETROFIT LIGHTING, RE-PAINT FRAME &amp; POLE, INSTALL SIGN, &amp; COMPUTER VINYL NUMBERS, AS PER DESIGN</p>			
<p>This Proposal is subject to any Sales Taxes due. Cost of service to obtain Sign Permit, net cost of the Permit &amp; Engineering if required. It is further understood and agreed that the purchaser is to furnish all primary electrical service to the sign, including a Disconnect Switch, Time Switch, Photo Cell or other controls, as required by the Electrical Code and/or City, including a computer that may be needed to control the sign at their own expense. This proposal includes up to 4 hours of FREE On-Site Training of software on Customer's Computer. (Initial)</p>			
Initial		OUTRIGHT PURCHASE	
		EIGHT THOUSAND FORTY ONE AND 99/100 Dollars ( <u>\$8,041.99</u> )	
DOWN PAYMENT: \$		4,825.20 BALANCE OF: \$3,216.80 TO BE PAID IN FULL PRIOR TO DELIVERY	
Initial		MAINTENANCE POLICY	
		This plan includes Parts & Labor on your signage for 5 years	
60 MONTH EXTENDED MAINTENANCE POLICY ONLY		\$ 75.25 MONTHLY	
LEASE PLAN		Did you know, Lease Plans are 100% tax deductible as advertising expense	
Initial		(1) LEASE PLAN with FULL MAINTENANCE	
		This plan includes Parts & Labor on your signage for 5 years	
60 MONTH LEASE AT		PER MONTH, INCLUDING MAINTENANCE WITH AN INITIAL PAYMENT	
OF		TO BE MADE IN ADVANCE. FIRST LEASE PAYMENT IS DUE 30 DAYS AFTER INSTALLATION.	
		ONLY PER DAY ADVERTISEMENT	
Initial		(2) LEASE PLAN with FULL MAINTENANCE	
		This plan includes Parts & Labor on your signage for 5 years	
60 MONTH LEASE AT		PER MONTH, INCLUDING MAINTENANCE WITH AN INITIAL PAYMENT	
OF		TO BE MADE IN ADVANCE. FIRST LEASE PAYMENT IS DUE 30 DAYS AFTER INSTALLATION.	
		ONLY PER DAY ADVERTISEMENT	

NOTE: This Proposal becomes a contract upon acceptance and signed by an authorized Officer for AAA Electrical Signs. All Lease & Maintenance contracts are subject to any taxes due, and they are subject to the terms and conditions of each agreement.

**JOE MARTINEZ** 548

Approved for AAA ELECTRICAL SIGNS

Sign Consultant

#### ACCEPTANCE OF PROPOSAL/CO-MAKER AGREEMENT

The above price, specifications, terms, conditions on the reverse side are satisfactory and are hereby accepted. You are authorized to do work as specified and payment will be made as indicated above at Donna, Hidalgo County, Texas. In consideration of the acceptance of the above Proposal / Contract of Purchase Order by your Company, it is hereby and understood that there are no prior writings, verbal negotiations, understanding, representations or agreements between the parties not herein expressed. This agreement cannot be changed or altered during its terms except in writing, the undersigned agrees to perform all terms of the agreement, including any payments of any obligations thereunder.

**GRACE POINT PRIMARY HEALTHCARE**

Firm Name:

Date of Purchase:

**ANGIE PEDRAZA**

Purchaser / CO-Maker Signature / Purchaser Order Number

Customer's Copy

Title

White - Home Office

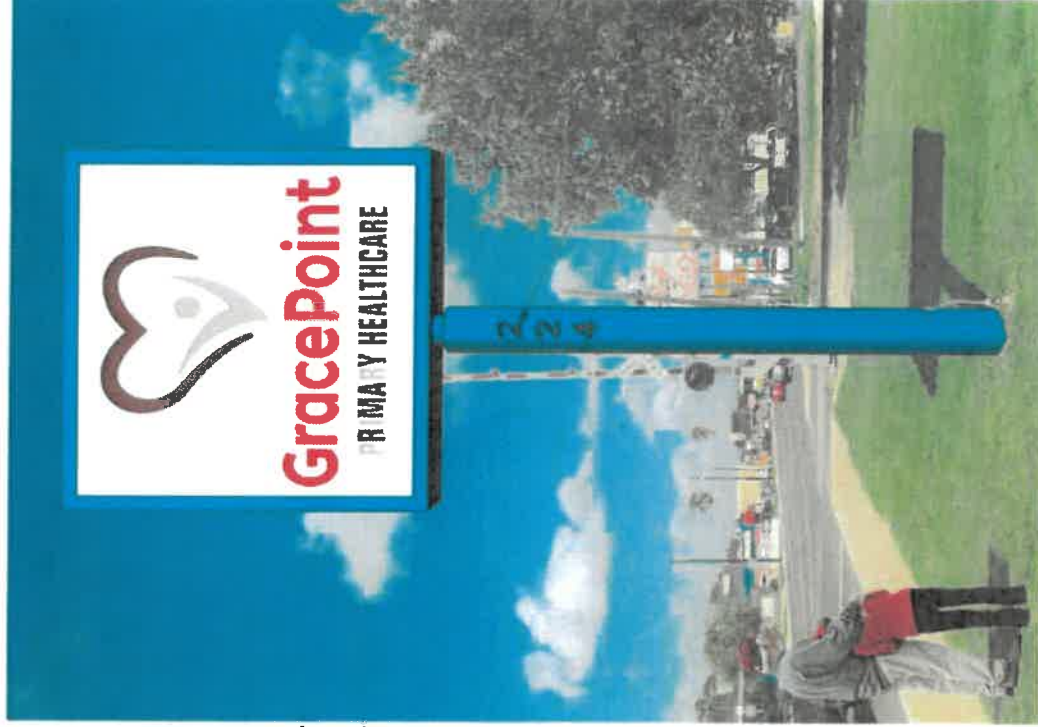
Central Office Copy

Blue - Estimating Code 5/25



EXISTING

8'-0"



3'-9 7/8"

8'-0"

1'-2 3/4"

7 1/4"

6 1/2"

20'-9"

12'-9"

OPTION: FACELAYOUT



Double Face Electrical ID Sign

DF Illuminated Aluminum Fabricated Sign with  
Duraflex 6000 Facia with Clear #3240 UV Finish Coating w/  
Lighted by Samsung LED's Model EC01 2W 12VDC White #95L,  
Powered by Mean Well #40m2020 Power Supply  
Wired to U.L. Specifications  
Single Pole Installation

High Performance Computer Cut Ink Vinyl

COLORS:

- ☐ GREY PMS#
- ☐ BURGANDY PMS# 207C
- ☐ RED PMS# 485C
- ☐ LIGHT BLUE PMS# 3545C
- ☐ BLACK
- ☐ WHITE

**AAA Electrical Signs**  
A TESTING CORPORATION - Sign Company  
**55 YEARS IN BUSINESS**

**800-825-5376**  
2407 E. Bus Hwy R3  
Denton, TX 76237  
State License #19035  
www.3asigns.com

**Customer:** Grace Point Primary Healthcare  
**Location:** 224 W. Ocean Blvd.  
**City:** Loe Fresno, Tx 78566  
**Sales Rep:** Joe Martinez  
**Drawing:** 334-2025 Grace Point

**Design #:** 334-2025  
**DSC #:** 12  
**Scale:** 3/8" = 1'-0"  
**Date:** 9-2-2025  
**Designer:** Joe Herrera

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_  
Date \_\_\_\_\_

**PRIMARY ELECTRICAL  
CIRCUIT TO SIGN  
PROVIDED BY CUSTOMER**

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consent of AAA Electrical Signs. Any unauthorized  
duplication or reproduction of any part of this original design  
constitutes a violation of Copyright of 1976, 17 U.S.C. §§ 101-  
107 and will result in a design fee with a minimum \$10,000.00 fine.

## ESTIMATE

The Grafik Spot LLC  
1265 N Expressway  
Brownsville, TX 78520

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



Bill to  
Angie Pedraza  
Grace Point Primary Home

### Estimate details

Estimate no.: 16144

Estimate date: 09/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	signs	ALL NEW LED Internally-Illuminated Aluminum Structure Cabinet Sign ALL NEW Electrical Components & LED Lighted Installed NEW Cabinet Sign Retrofitted Existing Pole Sign - Sand/Grind Primer Seal + NEW Exterior Pole Paint Installed	1	\$4,320.00	\$4,320.00
2.	FEE	City Permit Fee	1	\$200.00	\$200.00
3.	vinyl	NEW Parking Sign Exterior Vinyl - Matte Laminate Outdoor Protection - Installed	10	\$20.00	\$200.00
Subtotal					\$4,720.00
Sales tax					\$389.40

### 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.

**Total** **\$5,109.40**

Accepted date

Accepted by



render 001

Sales - Alfredo de la O

Project Manager - Jose Altamirano

The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)

TDLR - License #48725 | TSCL - License #18964

the **grafik** Spot  
LED SIGNS



render 002

Sales - Alfredo de la O

Project Manager - Jose Altamirano

The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)

TDLR - License #48725 | TSCL - License #18964

the **grafik** Spot  
LED SIGNS