



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

**APPLICATION**

1. Name of Applicant & Business: Tracy Lai - Chopstix

2. Applicant: (check one)  Property Owner  Tenant

3. Property Address: 31230 State Hwy. 100, Los Fresnos, TX 78566

4. Mailing Address: 31230 State Hwy. 100, Los Fresnos, TX 78566

5. Phone: 956-233-2305 (w) 956-266-2259 (c) E-mail Address: tracy@chopstixco.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Installation of updated exterior street signage designed to modernize visibility, strengthen corridor identity, elevate community presentation, and reinforce Chopstix as a signature destination business for Los Fresnos

Name of contractors: (attach bid copies, including color design)

Amount of bids: **(DO NOT INCLUDE TAX)**

1. The Grafik Led Signs

\$ ~~15,046~~ <sup>7600</sup> 13,090.00 ~~12,140~~

2. Industrial Signs + Welding LLC

\$ ~~13,046.75~~ 13,900

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

  
 Property Owner Signature

Jose Altamirano

Tracy Lai

Print Name

Print Name

06/22/2026

06/22/2026

Date

Date

**FOR STAFF USE**

Staff Recommendation: \_\_\_\_\_

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

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

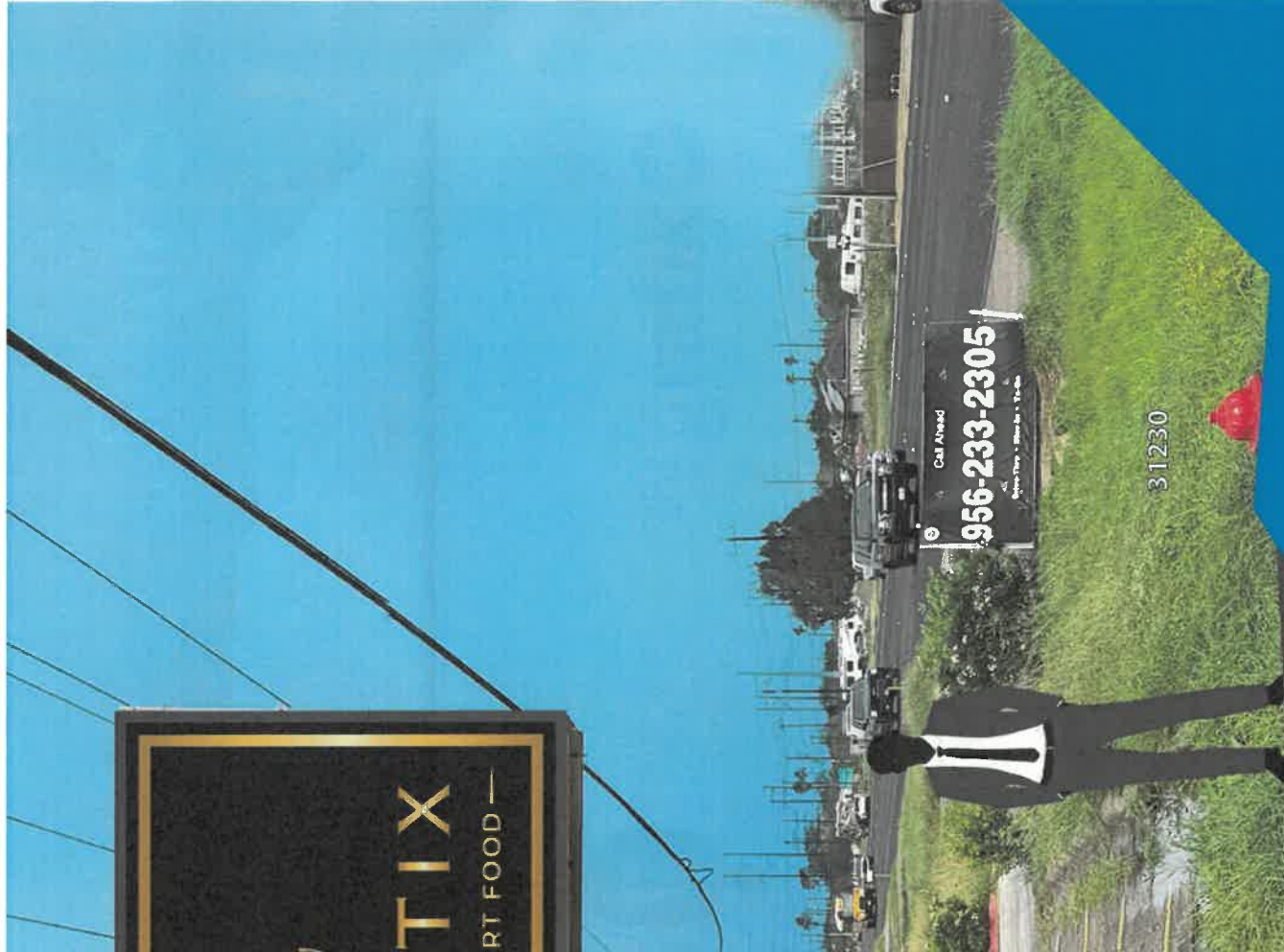
Grant Amount to be paid to: \_\_\_\_\_ Business \_\_\_\_\_ Vendor Meeting Date: \_\_\_\_\_



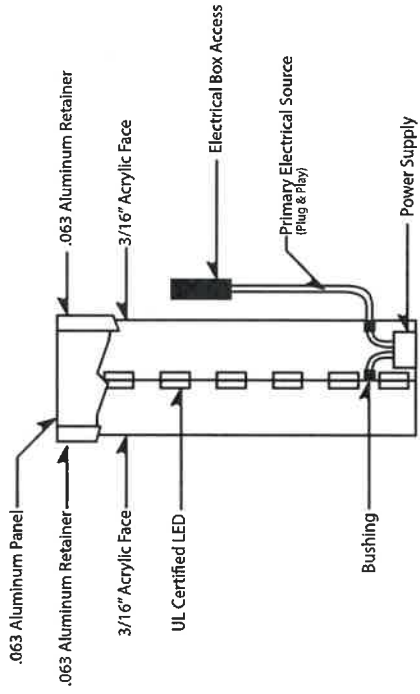
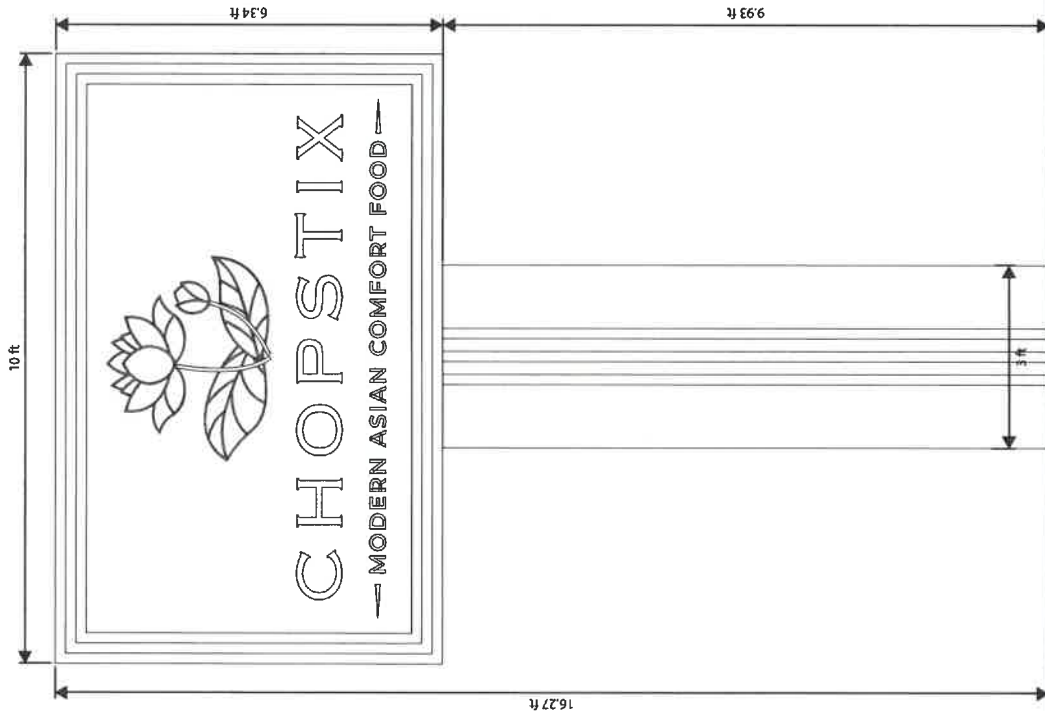
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**Representative** - Alfredo de la O  
**Project Manager** - Jose Altamirano  
**The Grafik Spot, LLC** - Texas Electrical Sign Contractor (Insured & Bonded)  
**TDLR** - License #48725 | **TSCL** - License #18964

render 01



the **grafik** Spot  
LEDSIGNS



**LED Internally Illuminated Cabinet Box Sign**

**Retro Fit NEW LED & Acylic Faces + New Paint / NEW Internally Illuminated Monument Sign**

**Site Address: 31230 TX-100, Los Fresnos, TX 78566**

**specs 01**

**Representative** - Alfredo de la O  
**Project Manager** - Jose Alkamirano  
**The Grafik Spot, LLC** - Texas Electrical Sign Contractor (Insured & Bonded)  
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siteplan

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The Grafik Spot LLC  
 1265 N Expressway  
 Brownsville, TX 78520  
 +19566210381  
 billingdept@thegrafikspot.net  
 www.thegrafikspot.net



Quote

ADDRESS

Tracy Lai  
 CHOPSTIX

QUOTE #

17660

DATE

06/08/2026

ACTIVITY	QTY	RATE	AMOUNT
<b>signs</b> NEW LED Retrofit Existing Cabinet - Approx. 76" x 120"	1	1,750.00	1,750.00T
<b>signs</b> NEW Faces & Translucency Vinyls Approx. 76" x 120"	2	1,750.00	3,500.00T
<b>signs</b> NEW Aluminum Pole Cover/Skirt - Approx. 10' x 3'	1	2,250.00	2,250.00T
<b>FEE</b> Permit Fee	1	100.00	100.00
<p>A 3% convenience fee will be added to all credit card payments.            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.</p>			
<b>SUBTOTAL</b>			7,600.00
<b>TAX</b>			618.75
<b>TOTAL</b>			<b>\$8,218.75</b>

Accepted By

Accepted Date