



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

### APPLICATION

1. Name of Applicant & Business: Montecarlo Event Hall
2. Applicant: (check one) Property Owner  Tenant
3. Property Address: 309 E Ocean Blvd
4. Mailing Address: 6911 Red Pine Brownsville Tx
5. Phone: 956-607-0525 (w) \_\_\_\_\_ (c) E-mail Address: agridulceeventsllc@outlook.com

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

Description of proposed improvements(s): Double door

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>Homar's Building &amp; Remodeling</u>	\$ <u>7658</u>
2. <u>Ramirez Construction</u>	\$ <u>8000</u>
3. <u>Victor Huerta</u>	\$ <u>7850</u>

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

Mauricio De Los Santos

Print Name

01/08/26

Date

Authentisign

Ceballos Investments LLC

Property Owner Signature

Teresa V Ceballos

Print Name

01/08/26

Date

FOR STAFF USE

Staff Recommendation: low bid of 7658, cost half is \$3829.50

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

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

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

# PROPOSAL PLANS



There is an existing 3'X 8'(ft) door with two windows on the side.

The existing door with door frame, will need to be removed, and one of the windows will need to be removed, the window frame will be modified to be able to leave only one window.

The sheetrock on the inside on top of the window and door will need to be removed to be able to remove the 3' header. (the header is a crucial structure beam placed horizontally above a door opening, designed to support the weight of the wall and structure) and replaced with a 6'(ft) header to support the structure and to be able to properly install a new double door frame.

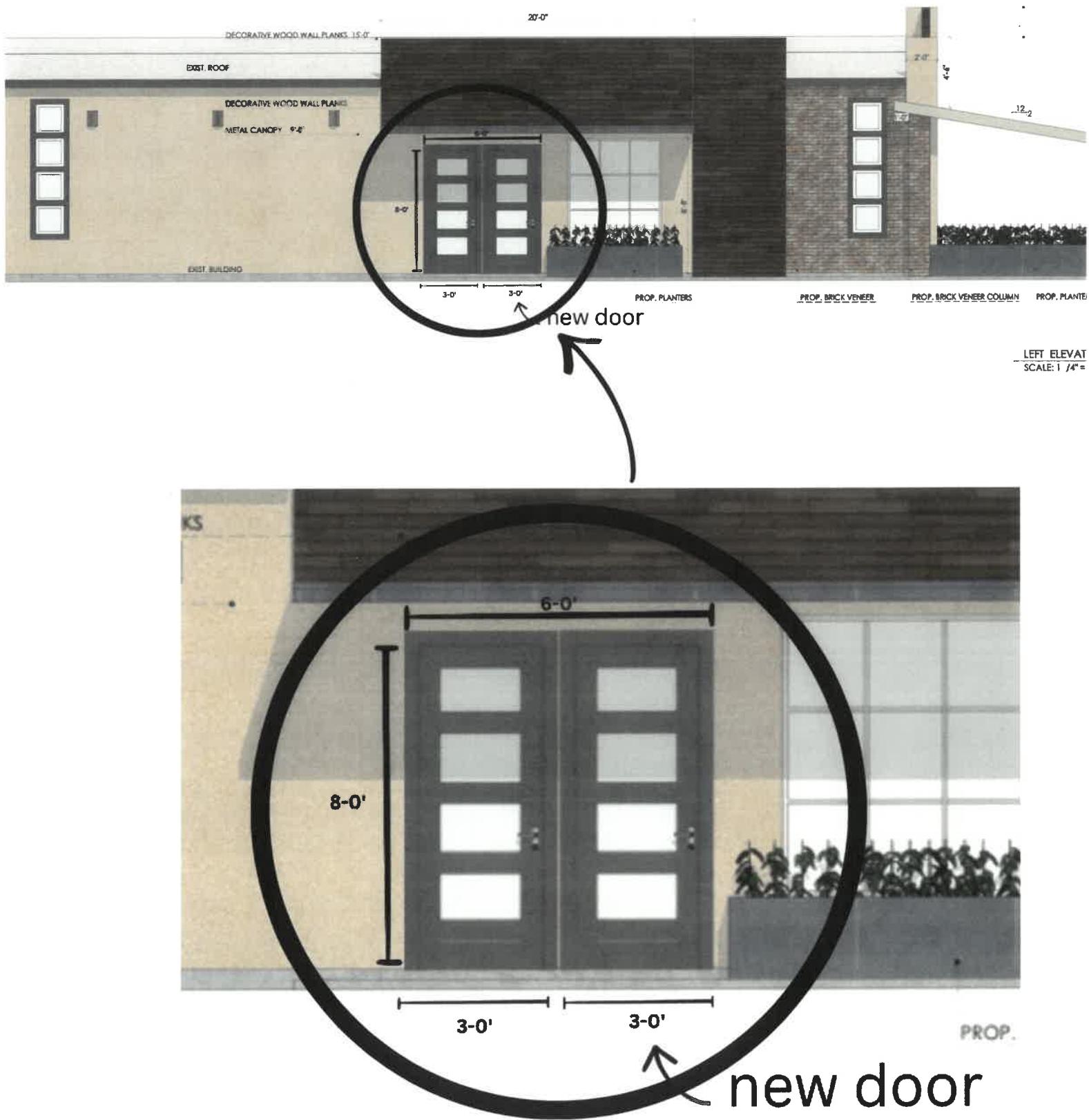
We are going to use the existing door and install a new matching 3' X 8' ft door, there will be a new wood frame around the door on the interior and on the exterior to match the removed wood trim.

Sheetrock on the inside will be installed, taped, floated and textured to match the rest of the wall, primed and painted.

Proposed color: Russet

Note: we might have to do some work on the stucco outside.

# PROPOSAL PLANS



# QUOTE

Date : 01/06/2026

QUOTE #: 2026-1310

**FROM**

**HOMAR'S BUILDING & REMODELING**  
(956)639-1498

**BILL TO**

**MONTECARLO EVENT HALL**  
(956)372-6880  
309 E OCEAN BLVD.  
LOS FRESNOS, TX, 78566.

	<b>Description</b>	<b>Amount</b>
	<p><b>LABOR &amp; MATERIALS</b></p> <p>Materials: Door Frame, stucco, Sheetrock, Double Door, primer, paint, and wood.</p> <p>The existing door and one window will be removed, the opening will be re-framed with a new 6-foot structural header to support a new double-door installation using the existing door plus a matching 3'×8' door, and all interior and exterior framing, sheetrock, texture, primer, and paint will be completed to match the existing finishes.</p> <p>To start the job \$ 4,200.00 When job is completed. \$ 3,458.00</p>	\$7,658.00
<b>Total</b>		\$7,658.00

**Note**

We hereby propose to furnish all the labor and material in complete accordance with the specifications below.

# RAMIREZ CONSTRUCTION

(956)594-2220

**ESTIMATE NO. 1080**

**01.05.2026**

BILLED TO:  
MONTECARLO EVENT HALL  
309 E OCEAN BLVD, LOS FRENOS, TX, 78566.

---

DESCRIPTION	PRICE	AMOUNT
WINDOW REMOVAL, FRAME MODIFICATION, DOOR AND FINISH.	\$8000.00	\$8000.00

MATERIALS REQUIRED: WOOD, STUCCO, SHEETROCK, PRIMER, DOOR FRAME,  
DOUBLE DOOR, AND PAINT.

---

**TOTAL**

**\$8000.00**

---

\$5000 DEPOSIT FOR MATERIAL IS REQUIRED TO START JOB AND THE OTHER \$3000  
ONCE THE JOB IS COMPLETED

# VICTOR HUERTA ESTIMATE



956-480-2950

**BILLED TO: MONTECARLO EVENT HALL**

**ESTIMATE # 094**

---

309 E Ocean Blvd. Los  
Fresnos Brownsville, Tx 78566

Jan. 04, 2026

<b>DESCRIPTION</b>	<b>QTY</b>	<b>PRICE</b>	<b>TOTAL</b>
Cost of Double door + Frame	1	\$ 2000.00	\$ 2000.00
Cost of Labor	1	\$ 3900.00	\$ 5900.00
Costs of Materials	1	\$ 1950.00	\$ 7850.00
Required Materials: Door Frame, Wood, Sheetrock, Double Door, primer, paint, & stucco.			<b>GRAND TOTAL</b> <b>\$ 7850.00</b>

**THANK YOU FOR  
YOUR BUSINESS**