



City of Montgomery
Alcohol Beverage License Application

APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGE LICENSE

Date Received by the City: 04/01/2024 RB

1. Type of Alcoholic Beverage License: (attach completed TABC Application Form)

_____ (1) Category A – Off Premises Consumption Sale of All Alcoholic Beverages – Package Store

_____ (2) Category B – Off Premises Consumption Sale of Wine, Beer or Ale.

_____ (3) Category C – Off Premises Consumption Sale of Beer.

X (4) Category D – On Premises Consumption Sale of Beer, Wine and Mixed beverages – Restaurant or Café, where the sale of beer, wine and mixed beverage on the premises would be incidental to the restaurant or café.

_____ (5) Category E – On Premises Consumption Sale of Beer, Wine and Mixed beverages – Tavern, Lounge, or Bar. The sale of Beer, Wine and Mixed beverages for On-Premises Consumption being the principal business line.

_____ (6) Category F – Warehouse storage of Beer, Wine or Liquor for Distributors – No sale of Beer for on or Off Premises Consumption permitted on the Premises.

2. Legal Description of the property for which License is sought. (Either by Lot and Block number or by a Metes and Bounds Description: Portion of Reserves A,B,&C being a 2.04 acre outparcel of Amended plat 3 The Shoppes at

3. Exact Nature of the Business to be operated. (Must be fully described in the cover letter on company letterhead).

4. Attach a Plat of the property to the Application showing the improvements, parking areas, location of signage and other structures on the property and within three hundred (300) feet to scale.

5. Description of signs and the hours they will be operated to be attached as a separate document.

6. Attach floor plan of the building in which the business is to be conducted (showing fixtures, furniture, restrooms, kitchen and other equipment).

7. Attach a verified statement stating that the building is not within three hundred (300) feet of a church, school or hospital and that the building is in compliance with the requirements of this chapter for separate and adequate toilet facilities for men and women if used for on-premises consumption of beer, liquor or wine. This can be included in the cover letter.

8. Business Owner: Tres Habaneros/Montgomery, Ltd. Phone: 713-861-4173 (Jeremy Levine, attorney-in-fact)

Address: 20269 Eva Street, Montgomery, Texas 77356

Home Address: 11111 Katy Freeway, Suite 400, Houston, Texas 77079 Phone: _____

Check if you are leasing property:

9. Land Owner: Montgomery SH 105 Associates, LLC Phone: _____

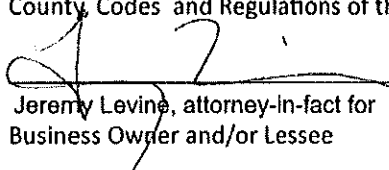
Address: 149 Colonial Road, Manchester, Connecticut 06042

10. Business Partners: RDM, Inc. (general partner) Phone: _____

Address: 11111 Katy Freeway, Suite 400, Houston, Texas 77079

Home Address: _____ Phone: _____

This is to certify that I, Jeremy Levine have complied with all State, County, Codes and Regulations of the City of Montgomery, Texas.


Jeremy Levine, attorney-in-fact for
Business Owner and/or Lessee

or _____

Partner if Applicable

11. A cover letter on your company's letterhead shall include a description of the nature of the business to be conducted, the names and address and interests of all persons having a direct or indirect financial interest in the property. The cover letter can include any other requested information that needs further description.

Upon receipt of this application form and confirmation that all items have been received, you will be notified of the date and time of the City Council Meeting by the City Secretary.

The provisions of City Code shall be considered concurrent with or in addition to the Texas Alcoholic Beverage Code, and, where a conflict may be found to exist, the provisions of the Texas Alcoholic Beverage Code shall apply. Applicants for a City alcoholic beverage license must comply with all applicable state and county codes and regulations as well as the requirements of the City Code.

It shall be unlawful for any person to manufacture, brew, distill, sell or distribute any wine, beer, liquor or other alcoholic beverage within the City, or engage in any other activity for which a license or permit is required by the Texas Alcoholic Beverage Code, without first obtaining a license so to do from the City. The annual fee for each such license shall be an amount equal to one-half the fee charged by the state for a license or permit to engage in a similar activity.

Note: The Alcoholic Beverage Code, provides that a mixed beverage permit is exempt from City permit fees during the three year period following the issuance of the permit.

If you require any additional information, please contact the City Secretary at (936) 597-3288.

101 Old Plantersville Rd. Montgomery, TX 77316

(936)597-3288

www.montgomerytexas.go

nbrowe@ci.montgomery.tx.us

AFFIDAVIT

STATE OF TEXAS }

COUNTY OF HARRIS}

BEFORE ME, the undersigned authority, on this day appeared Jeremy Levine, personally known to me, and after being duly sworn, deposes, and says as follows:

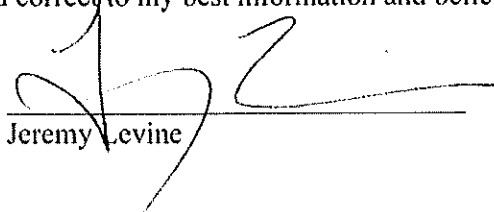
“I, Jeremy Levine, am an attorney duly licensed by the State of Texas with offices in Houston, Harris County, Texas. I represent Tres Habaneros/Montgomery, Ltd., a Texas limited partnership, applicant of Mixed Beverage Permit and Food and Beverage Certificate, for operations under the trade name “Lupe Tortilla Mexican Restaurant” to be located at 20269 Eva Street, Montgomery, Montgomery County, Texas 77356 (the “Applicant”).

The purpose of this affidavit is pursuant to the City of Montgomery Alcohol Beverage License Application.

The Applicant will operate as a full service restaurant, including the sale and service of malt beverages, wine and distilled spirits, primarily for on-premises consumption.

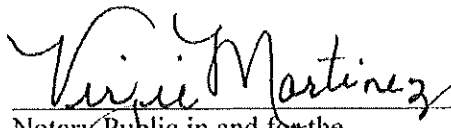
Furthermore, the property and building is not within three hundred (300) feet of a church, school or hospital. Additionally, the building, when construction is complete and prior to opening to the general public, is in compliance with the requirements of this chapter for separate and adequate toilet facilities for men and women.

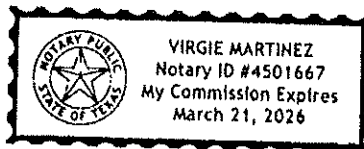
The foregoing information is true and correct to my best information and belief.”


Jeremy Levine

SUBSCRIBED AND SWORN to before me, this the 1 day of April 2024.

My Commission Expires:
March 21, 2026


Notary Public in and for the
State of Texas





Lupe Tortilla Mexican Restaurants

11111 Katy Freeway, Suite 400
Houston, TX 77079
Telephone: (832) 772-6301

March 15th, 2024

City of Montgomery
Attn: City Secretary
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Tres Habaneros/Montgomery, Ltd. dba "Lupe Tortilla Mexican Restaurant"
20269 Eva Street, Montgomery, Montgomery County, Texas 77356
Mixed Beverage Permit Applicant, with FB
My File #

To Whom It May Concern:

This letter is provided with the enclosed City of Montgomery Alcohol Beverage License Application being filed for the above-referenced company at 20269 Eva Street in Montgomery, Texas.

The applicant intends to operate a full-service restaurant, including the sale and service of beer, wine and distilled spirits primarily for on-premises consumption. The operations will be a Tex-Mex style sit down restaurant serving guests and patrons fresh made and cooked food and poured beverages and cocktails. Our family restaurant will be open for brunch, lunch and dinner until 9:00pm (Sunday-Thursday), and 10:00pm (Friday-Saturday).

The applicant is a limited partnership, whose general partner is RDM, Inc.

The property is owned by Montgomery SH 105 Associates, LLC, which is leasing the property to the applicant through its general partner.

Please call me if you have any questions concerning this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Holt". The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

Peter Holt
Chief Development Officer/Partner

Encl: City Alcohol Beverage License Application

SH 105

© 2013 Connet Equip

Job Name:



Proposal Drawing
 Final Drawing

Client: Lupe Tortilla
Location: 20269 Eve St. Houston, TX 77055
Salesperson: Rand Huffaker
Pd. Mgr.: Candy White
Date: 09/18/2023
Designer: Michael Reta
File Name: 76650 R3 Lupe Tortilla (asterisk). Connet-TX.cdr
Proposal #: 76650-R3
Job #: n/a

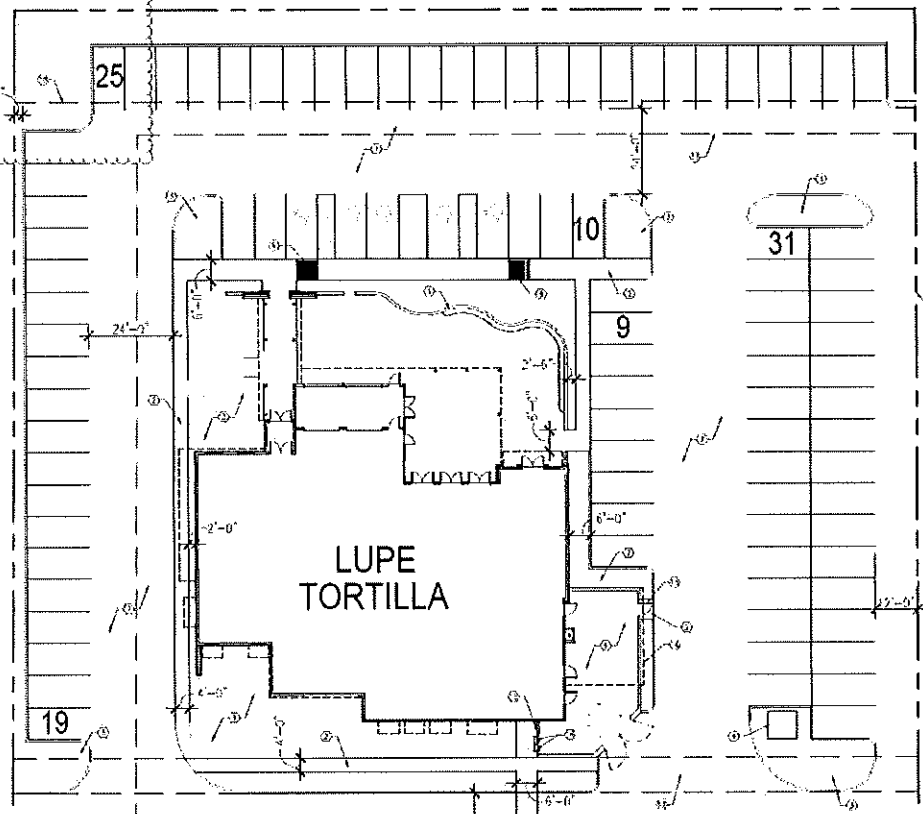
Revisions
Rev: 15/03/23, DR: 1000
R3 12/23, MR: 1000
R3 12/23, MR: 1000, Sgn: 101, Add notes to R3, Update mark



A CONNET COMPANY
TDLR #: 18010
MET #: E313766
7630 Hansen Road
Houston, TX 77061
(713) 943-1831
THIS DRAWING IS THE PROPERTY OF CONNET EQUIPMENT COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. CONNET EQUIPMENT COMPANY SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.

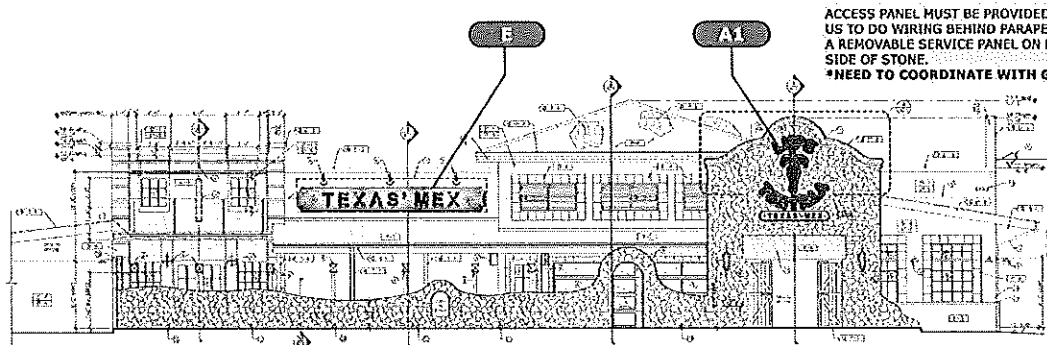
Engineering & Construction Services
10000 Katy Road, Suite 1000
Houston, TX 77024
Tel: 281.465.1000
Fax: 281.465.1001
www.connet.com

BUFFALO SPRINGS ROAD

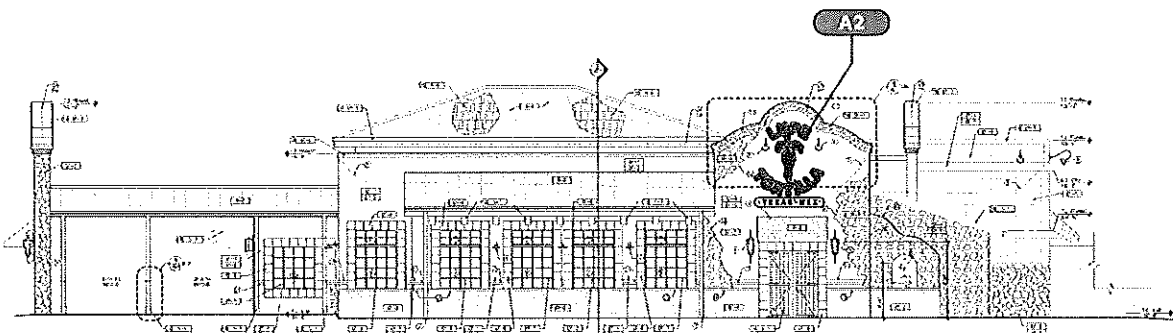


LUPE TORTILLA

CUSTOMER APPROVAL
APPROVED BY: _____ DATE: ____/____/____



PROPOSED • FRONT ELEVATION • SCALE: 3/32" = 1'-0"



PROPOSED • RIGHT ELEVATION • SCALE: 3/32" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____

DATE: 12/28/23

© 2012 Connet Equip

Job Name:



Proposal Drawing
 Final Drawing

Client: Lupe Tortilla
 Location:
 20269 Eva St.
 Houston, TX 77356
 Salesperson: Rand Huffaker
 Pd. Name: Candy White
 Date: 09/18/2023
 Designer: Michael Reta
 File Name: 76650 R3 Lupe
 Tortilla_Exterior_Conce-
 TX.cdr

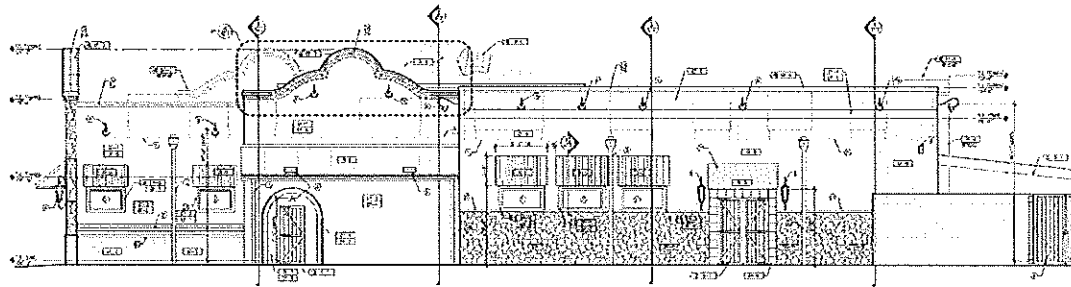
Proposal #: 76650-R3
 Job #: n/a

Revisions
 R1: 11/10/23 DM: VAVOJA
 R2: 12/22/23 ML: S-pa 10" will be
 stacked stone
 R3: 12/15/23 ML: Del. Sign "C": Add
 plates "A1", update sign

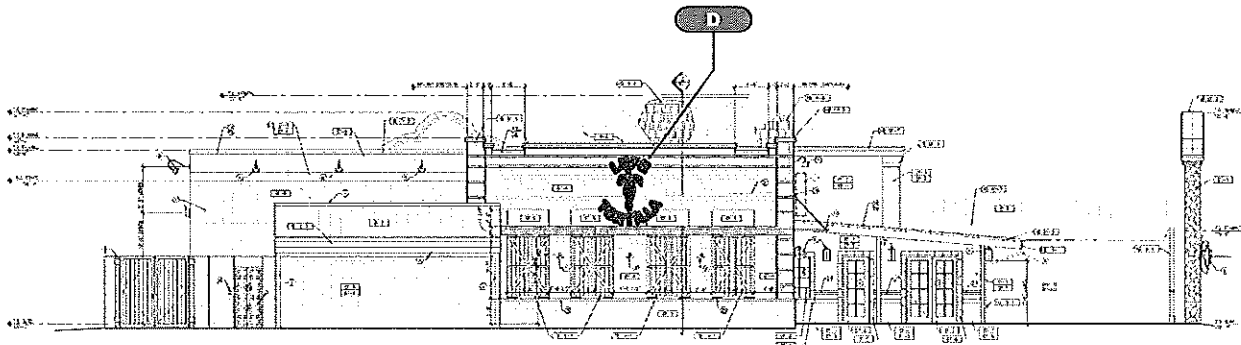


TOLL #: 18010
 NET #: 8133766
 7630 Hansen Road
 Houston, TX 77061
 (713) 943-1801

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PROPOSED • REAR ELEVATION • SCALE: 3/32" = 1'-0"



PROPOSED • LEFT ELEVATION • SCALE: 3/32" = 1'-0"

Job Name:



Proposal Drawing
 Final Drawing

Client: Lupe Torva's
Location:
20269 Eva St.
Montgomery, TX 77356
Salesperson: Rand Huffater
Est. Name: Candy White
Date: 09/18/2023
Designer: Michael Reta
File Name: 76650 R3 Lupe
Torva's Exterior, Conroe-
TX.cdr
Proposal #: 76650-R3
Job #: n/a

Revisions
1: 11/15/23 11:04 AM - Various
2: 12/22/23 9:41 AM - Sign 'D' will be
revised option.
3: 12/22/23 10:46 AM - Del. Sign 'C'; Add
rows to 'A1', 'A2' & 'A3'



A **Coastal** COMPANY
TOLL #: 18010
MET #: E113766
7410 Hansen Road
Houston, TX 77061
(713) 843-1921
WSA **W**

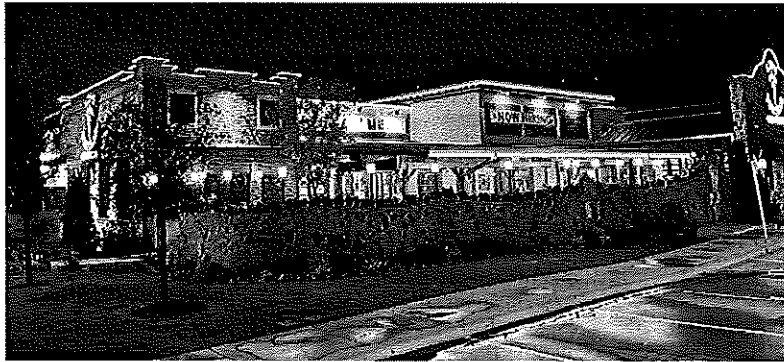
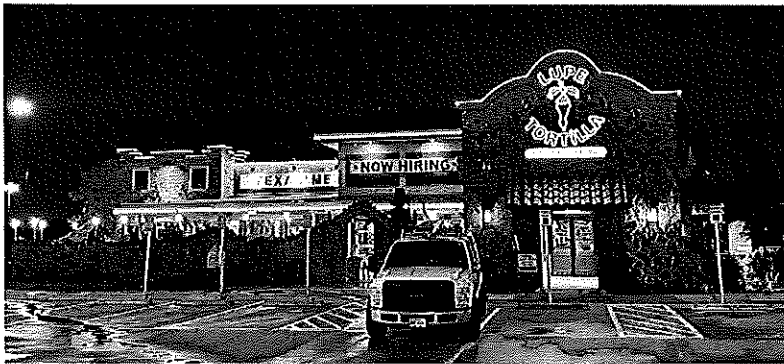
THIS DRAWING IS THE PROPERTY OF
COASTAL SIGNS. IT IS TO BE USED ONLY FOR
THE PROJECT AND SITE SPECIFICALLY IDENTIFIED
HEREON. IT IS NOT TO BE REPRODUCED, COPIED,
REPRODUCED, TRANSMITTED, OR OTHERWISE
DISSEMINATED IN ANY MANNER WITHOUT THE
WRITTEN PERMISSION OF COASTAL SIGNS.

CUSTOMER APPROVAL

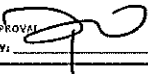
12 26 23

APPROVED BY:

DATE: / /



NEON EXAMPLE

CUSTOMER APPROVAL
APPROVED BY:  DATE: 12/28/23

Job Name:



Proposal Drawing
 Final Drawing

Client: Lupa Tortilla
Location:
20269 Eya St.
Montgomery, TX 77356
Salesperson: Rami Huffaker
Est. Person: Candy White
Date: 09/18/2023
Designer: Michael Reta
File Name: 76650_R3_Lupa
Tortilla_Exterior_Contrac-
TX.cdr
Proposal #: 76650-R3
Job #: N/A

Revisions
Note:
R1: 12/20/23 PM: Various
R2: 12/22/23 PM: Sign "O" will be
stacked sign.
R3: 12/27/23 PM: Add sign "C"; Add
color to "L"; correct path

STATE SIGN
A COMET COMPANY
TDLA #: 18310
NET # : E113766
7410 Hansen Road
Houston, TX 77061
(713) 943-1831
NSA
THIS DRAWING IS THE PROPERTY OF STATE SIGN AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

© 2013 Connet Sign

Job Name:



Proposal Drawing
 Final Drawing

Client: Luca Tortia
Location:
20269 Eva St.
Montgomery, TX 77356
Salesperson: Ryan Huffaker
Pr. Mgr.: Candy White
Date: 09/18/2023
Designer: Michael Reta
File Name: 76650 R3 Logo
Tortia (exterior). Conne-
TX.cdr
Proposal #: 76650-R3
Job #: n/a

Revisions
Note:
K1:15/23/23 04:14:00
K2:15/23/23 04:14:00
K3:15/23/23 04:14:00
Add notes to "A1", correct font

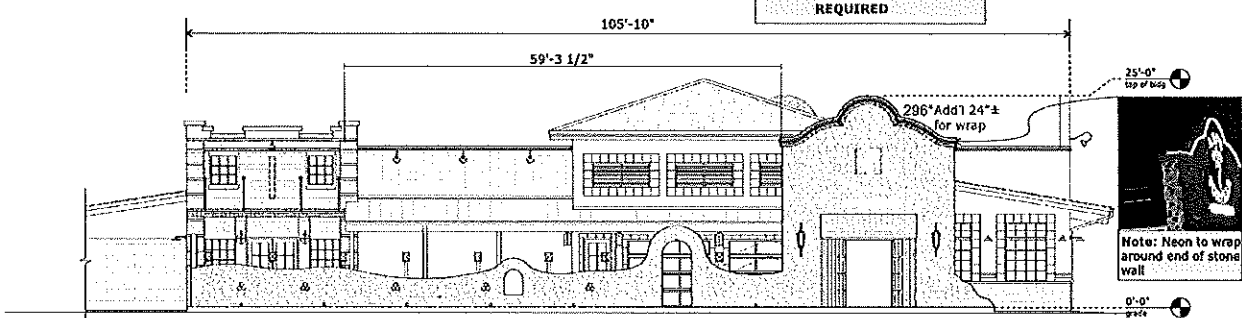


A CONNET COMPANY

TDLR #: 18010
MET #: E113766
7630 Hansen Road
Houston, TX 77061
(713) 943-1811

WEA
THIS DRAWING IS THE SOLE PROPERTY OF CONNET SIGN AND IS TO BE USED ONLY ON THE PROJECT AND AT THE LOCATION SPECIFIED HEREIN. IT IS TO BE KEPT IN THE OFFICE OF THE DESIGNER AND NOT REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CONNET SIGN.

NOTE: PATTERN FOR ARCHES REQUIRED

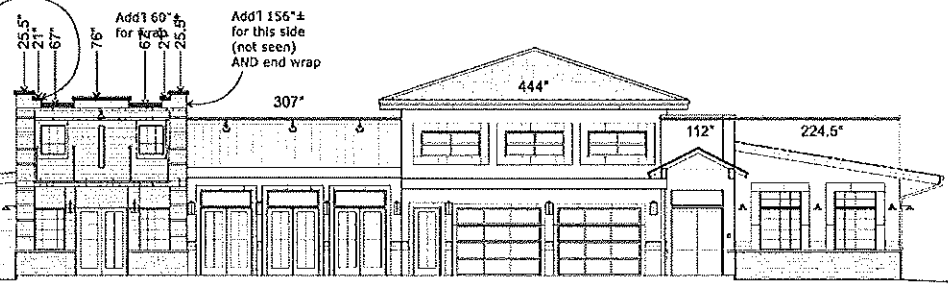


FRONT ELEVATION

Scale: 3/32" = 1'-0"



Note: Neon is to wrap around end faces of bldg. corner brick embellishments



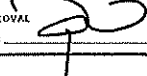
FRONT ELEVATION - BEHIND COURTYARD WALL

Scale: 3/32" = 1'-0"

SCOPE OF WORK:
FURNISH YELLOW, GREEN, WHITE AND RED SKELETAL NEON AS SHOWN ON PAGES 2, 3 & 4 OF DRAWING SET.

- 15MM CLEAR GOLD 2
- 15MM CLEAR RED
- 15MM 6500K WHITE
- 15MM STD. GREEN

- YELLOW
- GREEN
- WHITE
- RED

CUSTOMER APPROVAL
APPROVED BY:  DATE: 12, 29, 23

Job Name:



Proposal Drawing
 Final Drawing

Client: Lups Tortilla
Location:
20269 Eva St.
Montgomery, TX 77356
Salesperson: Rand Huffaker
Proj. Mgr.: Candy White
Date: 09/19/2022
Designer: Michael Raib
File Name: 26650_R3_Lups
Tortilla (exterior), Conroe,
TX.csr
Proposal #: 76650-R3
Job #: n/a

Revisions
R1: 10/23/22 DM: various
R2: 12/07/22 MR: 5'6" will be
placed below
R3: 11/01/22 MR: Add Sign to Add
Notes to 'All' correct from

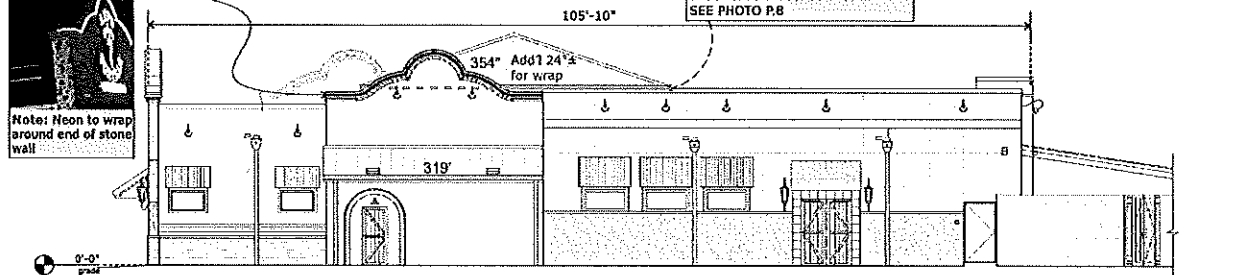
STATE SIGN
A Comet Company
TDR #: 18010
NET #: F113766
7630 Hansen Road
Houston, TX 77061
(713) 943-1931
THE COMPANY IS THE PROPERTY
OF COMET SIGNS AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM.
7 of 12

**NOTE: PATTERN FOR ARCHES
REQUIRED**

These units of neon (not seen from
this elevation) to continue pathway
under eave of roof as shown.
SEE PHOTO P.8



Note: Neon to wrap
around end of stone
wall

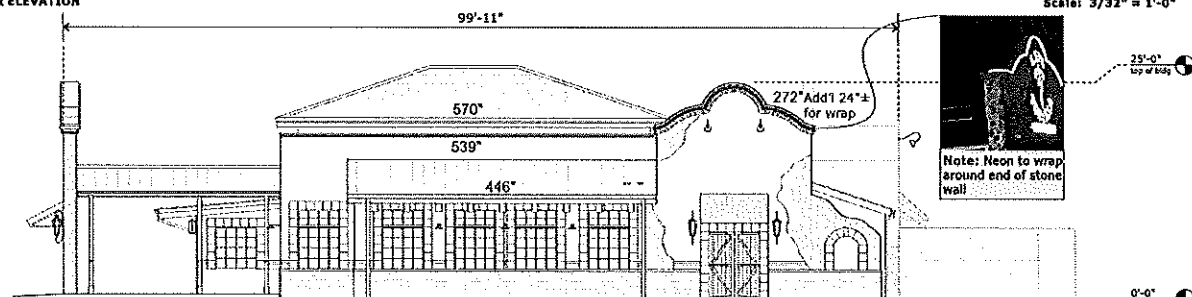


REAR ELEVATION

Scale: 3/32" = 1'-0"



Note: Neon to wrap
around end of stone
wall



RIGHT ELEVATION

Scale: 3/32" = 1'-0"

SCOPE OF WORK:
FURNISH YELLOW, GREEN, WHITE AND RED SKELETAL NEON AS SHOWN ON PAGES 2, 3 & 4 OF DRAWING SET.

- 15MM CLEAR GOLD 2
- 15MM CLEAR RED
- 15MM 6500K WHITE
- 15MM STD. GREEN

- YELLOW
- GREEN
- WHITE
- RED

CUSTOMER APPROVAL: 
APPROVED BY: _____ DATE: 12/28/22

Job Name:



Proposal Drawing
 Final Drawing

Client: Lupe Tortosa
Location:
20169 Eva St.
Montgomery, TX 77356
Salesperson: Rami Huffaker
Est. Manager: Candy White
Date: 09/18/2023
Designer: Michael Reta
File Name: 76650 R3 Lupe
Tortosa Exterior1, Connet-
TX.cdr
Proposal #: 76650-R3
Job #: n/a

Revisions:
1. 12/28/23 - Add notes for neon colors and sizes.
2. 12/28/23 - Add notes for neon colors and sizes.
3. 12/28/23 - Add notes for neon colors and sizes.
4. 12/28/23 - Add notes for neon colors and sizes.

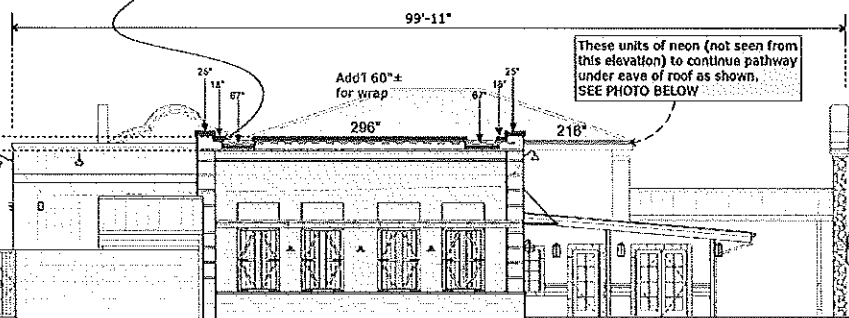


A Connet COMPANY
TDLR #: 18010
MET #: F113766
7830 Haven Road
Houston, TX 77061
(713) 943-1831
NEW
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Note: Neon is to wrap around end faces of bldg, corner brick embellishments

- 19'-3" Top of Bldg
- 18'-11" Top of Sign
- 0'-0" grade



LEFT ELEVATION

Scale: 3/32" = 1'-0"

SCOPE OF WORK:
FURNISH YELLOW, GREEN, WHITE AND RED SKELETAL NEON AS SHOWN ON PAGES 2, 3 & 4 OF DRAWING SET.

- 15MM CLEAR GOLD 2
- 15MM CLEAR RED
- 15MM 6500K WHITE
- 15MM STD. GREEN

- YELLOW
- GREEN
- WHITE
- RED

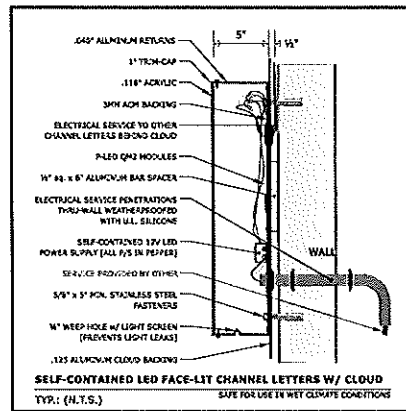
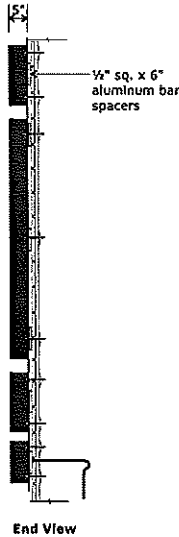
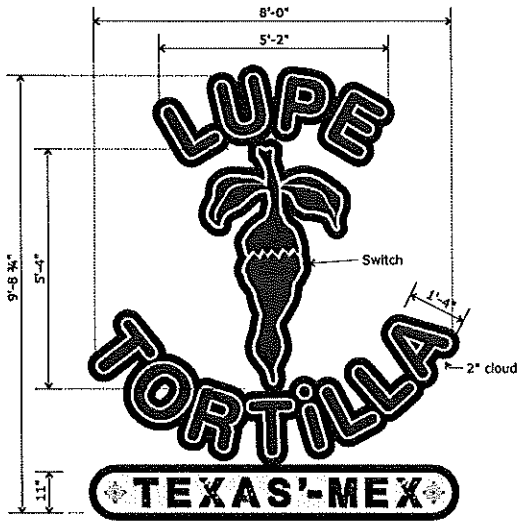


TOP VIEW OF BLDG. FOR GREEN NEON SURVEY IS REQ'D

CUSTOMER APPROVAL
APPROVED BY:

DATE: 12, 28, 23

Wireway and conduits to be located inside parapet.



ELECTRICAL LOAD	
No. Circuits: One (1) 120V/20A	
AMPS: 6.6	KVA: .792

120V
MET # E113766

Scope of Work:
Manufacture and install TWO (2) sets of Internally illuminated channel letters and logo.
(Install as shown on elevation drawings.)
NOTE: Power supplies to be located in Chile Pepper.

- .040" x 5" Aluminum returns ptd. to match (P1).
- .118" Thk. #2146 Ivory faces w/ 1st surface vinyl (V1) and (V2); Subcopy capsule face w/ digital print.
- 1" Jewelite trim-caps ptd to match (P1)
- 3mm ACM cloud backer panel ptd. to match (P1).
- White P-LED QM2 illumination w/ 12V power supplies in pepper.
- All paint to be matte finish.

Colors:

--	--	--	--

A CUSTOM FABRICATED CHANNEL LETTERS 77.6 FT²
QTY: TWO (2) Scale: 1/8" = 1'-0"

CUSTOMER APPROVAL:
APPROVED BY: DATE: 12, 28 / 2011 FIELD SURVEY REQUIRED PRIOR TO PRODUCTION.

Job Name:



Proposal Drawing
 Final Drawing

Client: Lupe Tortilla
Location: 20269 Eva St., Monroeville, TX 77356
Salesperson: Rami Huffaker
Pri. Mgr.: Candy White
Date: 09/18/2013
Designer: Michael Reia
File Name: 76650 R3 Lupe Tortilla (exterior).Conce-TX.cdr
Proposal #: 76650-R3
Job #: n/a

Revisions
None



A CANAL COMPANY
TDLR #: 18010
MET #: E113766
7630 Hansen Road
Houston, TX 77061
(713) 943-1821
WEA
THIS BRAND IS THE EXCLUSIVE PROPERTY OF STATE SIGN. NO USE OR REPRODUCTION OF THIS BRAND OR ANY PART OF IT IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF STATE SIGN.

Job Name:



Proposal Drawing
 Final Drawing

Client: Luca Tortilla
 Location: 20269 Eva St. Montgomery, TX 77356
 Salesperson: Rand Huffaker
 Pri. Mgr.: Candy White
 Date: 09/18/2023
 Designer: Michael Rata
 File Name: 76650 R3 Luca Tortilla (exterior). Corncor-TX.cdr

Proposal #: 76650-R3
 Job #: n/a

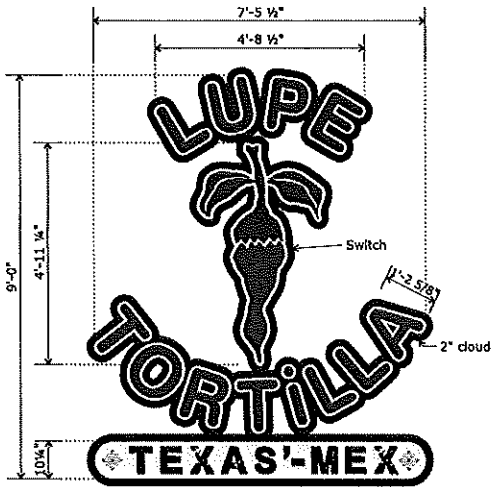
Revisions:
 Note: R1: 10/23/23 PM, replace R2: 11/7/23 PM, Spot 1" will be shaded caps. R3: 12/11/23 PM, Col. Sign "C", Add notes to "A1", update path.



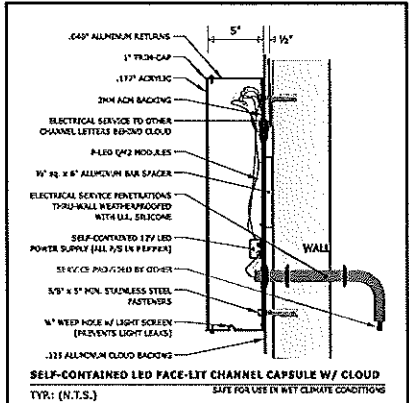
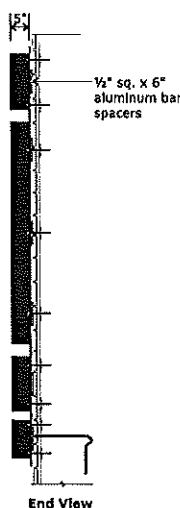
A COMPANY
 TDLR #: 18010
 MET #: E113766
 7430 Hansen Road
 Houston, TX 77061
 (713) 943-1031

WISA
 Just Outside of the Houston Metropolitan Area
 10000 Katy Road, Houston, TX 77054
 (713) 943-1031
 Fax: (713) 943-1032
 Email: info@state-sign.com
 Website: www.state-sign.com

Wireway and conduits to be located inside parapet.



NOTE: USE STOCK COIL - TO BE PAINTED



ELECTRICAL LOAD	
No. Circuits: One (1)	120V/20A
AMPS: 6.6	KVA: .792

120V
 MET # E113766

Scope of Work:
 Manufacture and install TWO (2) sets of internally illuminated channel letters and logo.
 (Install as shown on elevation drawings.)
 NOTE: Power supplies to be located in Chile Pepper.

- .040" x 5" Aluminum returns ptd. to match (P1).
- .118" Thk. #2146 Ivory faces w/ 1st surface vinyl (V1) and (V2); Subcopy capsule face w/ digital print.
- 1" Jewelle trim-caps ptd to match (P1)
- 3mm ACM cloud backer panel ptd. to match (P1).
- White P-LED QM2 illumination w/ 12V power supplies in pepper.
- All paint to be matte finish.

Colors:

#2146 Ivory Acrylic	Orscal 8800-348 Scarlet Red	Orscal 8800-348 Scarlet Red	SW 6468 Hunt Club

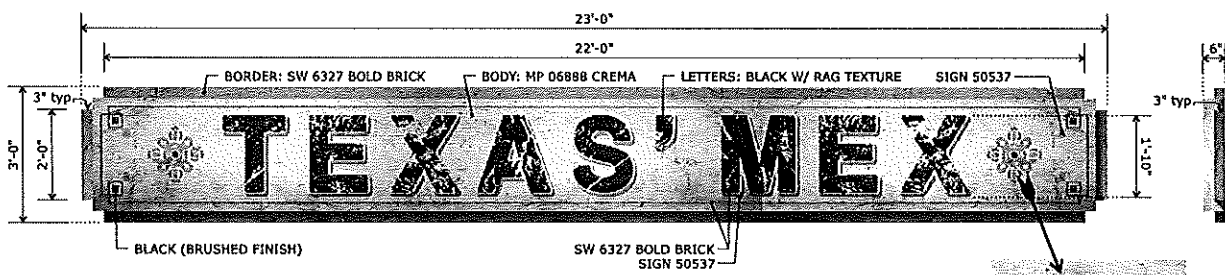
1 CUSTOM FABRICATED CHANNEL LETTERS 25 FT²
 QTY: TWO (2) Scale: 1/8" = 1'-0"

CUSTOMER APPROVAL
 APPROVED BY:
 DATE: 12/28/23 FIELD SURVEY REQUIRED PRIOR TO PRODUCTION.

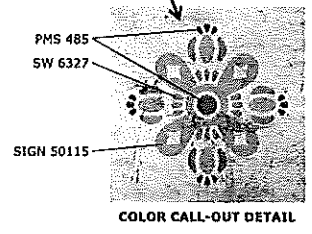
Job Name:



Proposal Drawing
 Final Drawing



- Scope of Work:**
 Manufacture and install one (1) s/f non-illuminated stepped pan-panel sign.
- .063" Aluminum face w/ 6" returns; .063" Aluminum steps w/ 3" returns.
 - Fabricated stepped pieces to be mechanically fastened flush to main face returns.
 - Sign to have custom paint to give distressed/aged look or appearance. [NO DIGITAL PRINTS!]



Client: Lupe Tortiza
 Location:
 20269 Eva St.
 Houston, TX 77356
 Salesperson: Rand Huffaker
 Pri. Mgr.: Candy White
 Date: 09/16/2023
 Designer: Michael Reta
 File Name: 76650 R3 Lupe Tortiza (exterior). Concor- TX.cdr
 Proposal #: 76650-R3
 Job #: n/a

Revisions

Note:
 R1: 12/27/23 AM: SW 6327
 R2: 12/27/23 AM: SW 6327 will be
 changed to SW 6327
 R3: 12/27/23 AM: SW 6327 will be
 changed to SW 6327

STATE SIGN
 A Camel COMPANY

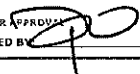
TOLL #: 18010
 MET #: E113766
 7430 Hansen Road
 Houston, TX 77061
 (713) 943-1831

WISA

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11 of 12

CUSTOM FABRICATED PAN-TYPE SIGN 69 FT²
 QTY: ONE (1) Scale: 1/4" = 1'-0"

CUSTOMER APPROVED: 
 APPROVED BY: _____ DATE: 12.28.23 FIELD SURVEY REQUIRED PRIOR TO PRODUCTION.



Scope of Work:
Manufacture and install d/f internally illuminated ground sign.

- Fabricated aluminum sign ptd. [P2]; w/ fabricated cap ptd. [P1].
- #7328 White poly-carbonate face w/ vinyl overlay.
- White LED illumination.
- White vinyl address (street side).
- End Accent: Clad w/ fiber cement panels
- [Nichia Vintagewood Color: Cedar]
- Brick Base: Aluminum frame w/ Durock, 1/2" Thk. [ThinBrik Acme Brick Mushroom Brown].

P1	P2		
SW 7131 JANUARY 2014 #1,000 P-10A	313 DARK BRONZE		
V1	V2	V3	V4
ORACAL 800-558 W3104	ORACAL 800-558 W3104	75% PMS 1225 CVC	ORACAL 731-010 WHITE

Job Name:



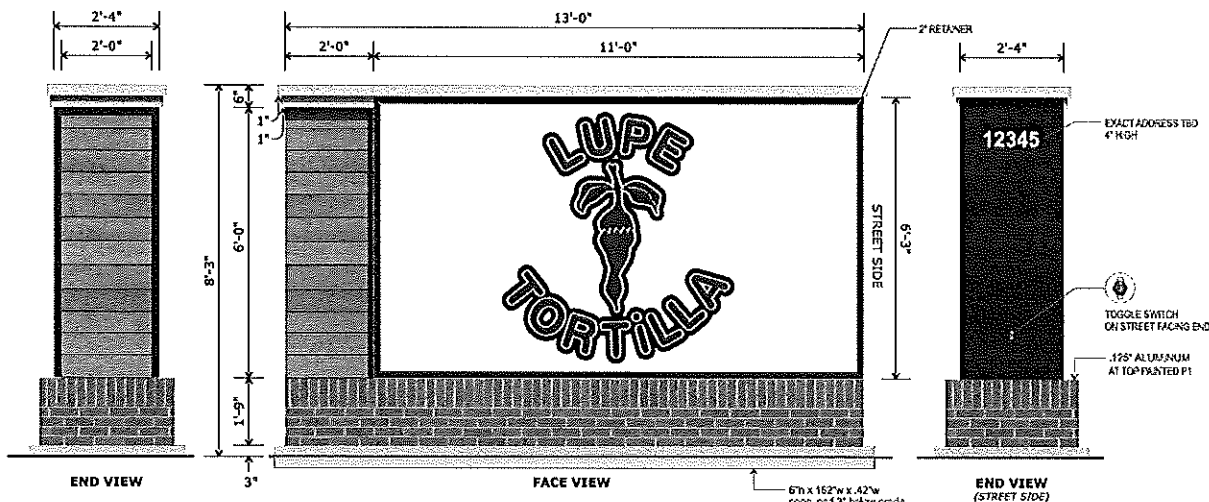
Proposal Drawing
 Final Drawing

Client: Lupe Tortilla
Location:
20269 Eva St.
Montgomery, TX 77356
Salesperson: Rand Huffaker
Pri. Mgr.: Candy White
Date: 02/18/2023
Designer: Michael Reta
File Name: 76650 R3 Lupe
Torifa (exterior), Conne-
TX.cdr
Proposal #: 76650-R3
Job #: n/a

Revisions
Note:
R1: 10/23/23 PM: update
R2: 12/23/23: Add sign 12" will be
sketch option.
R3: 12/23/23: Add sign "C", Add
notes to "A1", update path

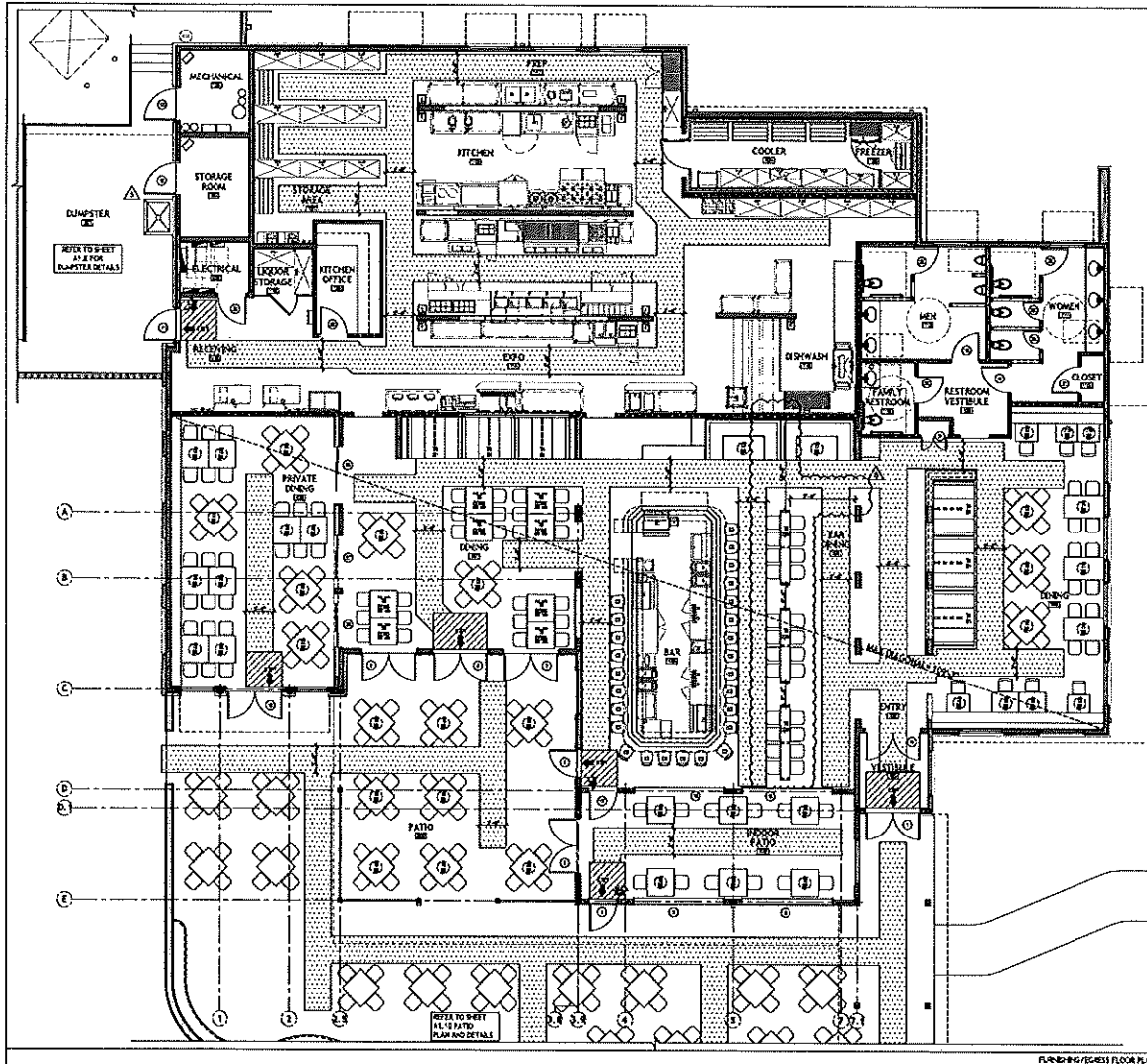


TDLA #: 18010
MET #: E113766
7630 Hansen Road
Houston, TX 77061
(713) 943-1831
WMA
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12 of 12



ILLUMINATED D/F MONUMENT 69.75 FT²
QTY: ONE (1) SCALE: 1/2" = 1'-0"

CUSTOMER APPROVAL
APPROVED BY: DATE: 12 28 23



GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

LOADING COUNT

NO.	DESCRIPTION	AMOUNT
1	MECHANICAL	1.00
2	STORAGE ROOM	1.00
3	STORAGE AREA	1.00
4	ELECTRICAL	1.00
5	KITCHEN OFFICE	1.00
6	ALLEYWAY	1.00
7	PREP	1.00
8	KITCHEN	1.00
9	COOKER	1.00
10	FREEZER	1.00
11	DISHWASH	1.00
12	RESTROOM	1.00
13	RESTROOM VESTIBULE	1.00
14	CLOSET	1.00
15	PRIVATE DINING	1.00
16	DINING	1.00
17	BAR	1.00
18	FAMILY RESTROOM	1.00
19	ENTRY	1.00
20	PATIO	1.00
21	TRUCK	1.00
22	TRUCK	1.00
23	TRUCK	1.00
24	TRUCK	1.00
25	TRUCK	1.00
26	TRUCK	1.00
27	TRUCK	1.00
28	TRUCK	1.00
29	TRUCK	1.00
30	TRUCK	1.00
31	TRUCK	1.00
32	TRUCK	1.00
33	TRUCK	1.00
34	TRUCK	1.00
35	TRUCK	1.00
36	TRUCK	1.00
37	TRUCK	1.00
38	TRUCK	1.00
39	TRUCK	1.00
40	TRUCK	1.00

FINISH SCHEDULE

NO.	DESCRIPTION	AMOUNT
1	MECHANICAL	1.00
2	STORAGE ROOM	1.00
3	STORAGE AREA	1.00
4	ELECTRICAL	1.00
5	KITCHEN OFFICE	1.00
6	ALLEYWAY	1.00
7	PREP	1.00
8	KITCHEN	1.00
9	COOKER	1.00
10	FREEZER	1.00
11	DISHWASH	1.00
12	RESTROOM	1.00
13	RESTROOM VESTIBULE	1.00
14	CLOSET	1.00
15	PRIVATE DINING	1.00
16	DINING	1.00
17	BAR	1.00
18	FAMILY RESTROOM	1.00
19	ENTRY	1.00
20	PATIO	1.00
21	TRUCK	1.00
22	TRUCK	1.00
23	TRUCK	1.00
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27	TRUCK	1.00
28	TRUCK	1.00
29	TRUCK	1.00
30	TRUCK	1.00
31	TRUCK	1.00
32	TRUCK	1.00
33	TRUCK	1.00
34	TRUCK	1.00
35	TRUCK	1.00
36	TRUCK	1.00
37	TRUCK	1.00
38	TRUCK	1.00
39	TRUCK	1.00
40	TRUCK	1.00

FINISHING/SCISS FLOOR PLAN

ISSUE FOR CONSTRUCTION

LUPE TORTILLA MEXICAN RESTAURANT
MONT GOMERY, TX

LUPE TORTILLA
THE VITALITY GROUP

ARCHITECT
FURNISHING/SCISS FLOOR PLAN

A1.2