WINDCREST
ECONOMIC DEVELOPMENT CORPORATION
SMALL TOWN, BIG OPPORTUNITY

CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
JULY 8, 2026

CITY COUNCIL CHAMBERS - 8601 MIDCROWN **5:30 PM**

NOTICE IS HEREBY GIVEN THAT A **REGULAR** MEETING OF THE BOARD OF DIRECTORS OF THE WINDCREST ECONOMIC DEVELOPMENT CORPORATION (WEDC) WILL BE BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON WEDNESDAY, JULY 8, 2026, STARTING AT 5:30 PM. DURING THE MEETING, THE BOARD WILL CONSIDER, DELIBERATE, AND MAY TAKE ACTION UPON ANY OF THE SUBJECTS LISTED BELOW.

"The Board Intends To Have A Quorum Physically Present At The Above Address. Board Members Not Physically Present May Participate By Live Two-Way Video And Audio Feed Following The Texas Open Meetings Act."

Vision Statement: Nourish And Develop A Vibrant Community That Consistently Pushes The Limits.

Mission Statement: Facilitate Interaction Between Business, City, And Other Community Organizations To Nourish The Economic Health And Well-Being Of Windcrest, Its Citizens, And The Region.

Request All Pagers And Cell Phones Be Turned Off, Except Emergency On-Call Personnel. Citizens Are Asked To Refrain From Talking During Proceedings Unless Recognized By The Presiding Officer.

CITIZEN COMMUNICATION: AS A COURTESY TO CITIZENS IN ATTENDANCE, AND AT THE DISCRETION OF THE PRESIDING OFFICER OF THE MEETING, CITIZENS WILL BE GIVEN A REASONABLE OPPORTUNITY TO STATE THEIR COMMENTS OR ASK QUESTIONS REGARDING ANY ITEM ON THE AGENDA, BEFORE THE BOARD TAKES ACTION ON ANY ACTION ITEMS LISTED. THE BOARD REQUESTS COMMENTS BE BRIEF, TO THE POINT, AND NO LONGER THAN 6 MINUTES. TIME CANNOT BE YIELDED TO ANOTHER SPEAKER. PLEASE NOTE THAT THE BOARD MAY NOT BE PERMITTED TO RESPOND TO QUESTIONS OR COMMENTS.

It's Important To Note That The Items Listed On The Agenda Below May Not Be Discussed Or Considered In The Order They Are Presented. If Any Item On The Agenda Requires Discussion In An Executive Or Closed Session, The Board Will Convene As Permitted By And Following Texas Government Code Chapters 551.071 And 551.090.

Consistent With Windcrest City Council Resolution No. 292, The WEDC Board Elects To Audio And Video Record Its Meetings. The Recordings Are Preserved Electronically As The Official Minutes Of Its Meetings.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Of Windcrest Council Chambers Are Wheelchair Accessible, And Accessible Parking Spaces Are Available. In Compliance With Americans With Disabilities Act, The City Of Windcrest Will Provide Reasonable Accommodations For Persons Attending The Meeting. To Better Serve You, Requests Should Be Received 48 Hours Prior To The Meeting. Please Contact The City Secretary'S Office, At 210-655-0022 Ext. 2150 Or Fax 210-655-8776, Or 711 Texas Relay.

I. CALL TO ORDER

1. Roll call and Establish Quorum
2. Vote to excuse absent board member(s), if applicable
3. Pledge of Allegiance
4. Prayer

II. CITIZENS TO BE HEARD

Members of the public may sign up to provide public comments to the Board of Directors, as per City and Board regulations and guidelines.

NOTE: Citizens may address the WEDC on topics not on the agenda for no more than three (3) minutes. An email statement may be sent to the WEDC Coordinator at knelson@windcrest-tx.gov to be read into the meeting to the WEDC Board.

III. VISITORS/PRESENTATIONS

a) Executive Directors Report regarding Economic Development Activities.

b) Current Financials (Balance, Revenue & Expense) ending May, 2026.

IV. DISCUSSION AND ACTION

a) Storefront & Streetscape Improvement Program Application - El Meson Boricua

V. EXECUTIVE SESSION

Per Texas Local Govt. Code Sections 551.072, 551.071, 551.087 Consultation with Legal Counsel regarding real estate transactions, discussion regarding the purchase, lease, or exchange of real property within the City of Windcrest, and economic development/redevelopment of property to include active and confidential economic development projects. The Windcrest Economic Development Corporation reserves the right to adjourn into executive session at any time during course of the meeting to discuss any matter listed below:

VI. RESUME OPEN SESSION

Consider and take possible action on matters discussed in the executive session, potential purchase of real property, and economic incentive requests.

VII. General Announcements and Future Agenda Items Requested

VIII. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Windcrest Economic Development Corporation Board of Directors of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than three (3) business days prior to the meeting on July 8, 2026.

BY: Karen K Nelson

Karen K. Nelson, WEDC Liason
Business Retention and Expansion Coordinator

CITY OF WINDCREST
SELECTED BUDGET BALANCE SHEET
AS OF: MAY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
13-1102	CLAIM ON CASH	70,082.36		
13-1105	CASH - CHECKING	813,296.85		
13-1115	INVESTMENTS-TEXPOOL#15900001	0.00		
13-1116	INVESTMENTS-TEXPOOL#15900003	0.00		
13-1117	COMMERCE BANK	0.00		
13-1118	EDC - Investment First Public	1,183,208.64		
13-1200	COMPUTERS AND MONITORS	0.00		
13-1201	FURNITURE AND FIXTURES	0.00		
13-1202	BUILDING AND IMPROVEMENTS	0.00		
13-1204	PREPAID SALES TAX	0.00		
13-1205	PREPAID OTHER	(1,410.92)		
13-1250	ACCUMULATED DEPRECIATION	0.00		
13-1315	DUE FROM GENERAL FUND	0.00		
13-1510	A/R SALES TAX	0.00		
			2,065,176.93	
	TOTAL ASSETS			2,065,176.93
				==============
LIABILITIES				
===========				
13-2200	WAGES PAYABLE	0.00		
13-2217	COMMERCE BANK	0.00		
13-2315	DUE TO GENERAL FUND	0.00		
13-2320	DUE TO TAXING ENTITIES	0.00		
13-2400	A/P PENDING	0.00		
13-2401	ACCOUNTS PAYABLE	0.00		
13-2410	A/P - SALES TAX	0.00		
13-2451	A/P SALES TAX PAYBACK	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
13-3201	FUND BALANCE	1,851,945.95		
	TOTAL BEGINNING EQUITY	1,851,945.95		
	TOTAL REVENUE	482,761.02		
	TOTAL EXPENSES	269,530.04		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	213,230.98		
	TOTAL EQUITY & FUND BALANCE		2,065,176.93	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,065,176.93
				==============

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 66.67

	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
REVENUE SUMMARY								
ALL REVENUES	667,300	667,300	89,740.97	482,761.02	0.00	0.00	72.35	184,538.98
TOTAL REVENUES	667,300	667,300	89,740.97	482,761.02	0.00	0.00	72.35	184,538.98
EXPENDITURE SUMMARY								
00-GENERAL EXPENDITURES								
SALARIES & BENEFITS	244,700	244,700	20,138.63	142,435.19	0.00	0.00	58.21	102,264.81
OTHER EXPENSES	421,600	421,600	14,921.20	127,094.85	0.00	36,334.24	38.76	258,170.91
CAPITAL EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME/EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL 00-GENERAL EXPENDITURES	666,300	666,300	35,059.83	269,530.04	0.00	36,334.24	45.90	360,435.72
TOTAL EXPENDITURES	666,300	666,300	35,059.83	269,530.04	0.00	36,334.24	45.90	360,435.72
REVENUE OVER/(UNDER) EXPENDITURES	1,000	1,000	54,681.14	213,230.98	0.00	(36,334.24)	7,689.67	(175,896.74)

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 66.67

REVENUES	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
13-4115 SALES TAX (.25)	650,000	650,000	83,394.64	441,327.42	0.00	0.00	67.90	208,672.58
13-4301 INTEREST	17,300	17,300	5,346.33	40,433.60	0.00	0.00	233.72	(23,133.60)
13-4460 MISC. INCOME	0	0	1,000.00	1,000.00	0.00	0.00	0.00	(1,000.00)
TOTAL REVENUES	667,300	667,300	89,740.97	482,761.02	0.00	0.00	72.35	184,538.98

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
00-GENERAL EXPENDITURES								
SALARIES & BENEFITS								
13-500-009 SALARIES - EDC	87,500	87,500	6,014.34	50,755.45	0.00	0.00	58.01	36,744.55
13-500-010 ADMINISTRATIVE EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-020 EDC OVERTIME	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-030 SOCIAL SECURITY-EDC	5,500	5,500	230.04	3,692.07	0.00	0.00	67.13	1,807.93
13-500-040 HEALTH INSURANCE-EDC	10,500	10,500	2,701.51	7,438.65	0.00	0.00	70.84	3,061.35
13-500-050 RETIREMENT-EDC	10,500	10,500	899.14	6,886.78	0.00	0.00	65.59	3,613.22
13-500-053 CELL PHONE ALLOW.	600	600	0.00	0.00	0.00	0.00	0.00	600.00
13-500-060 WORKERS COMPENSATION-EDC	600	600	0.00	0.00	0.00	0.00	0.00	600.00
13-500-070 UNEMPLOYMENT COMPENSATION	500	500	0.00	63.00	0.00	0.00	12.60	437.00
13-500-080 CONTRACT LABOR	129,000	129,000	10,293.60	73,599.24	0.00	0.00	57.05	55,400.76
TOTAL SALARIES & BENEFITS	244,700	244,700	20,138.63	142,435.19	0.00	0.00	58.21	102,264.81
OTHER EXPENSES								
13-500-100 PUBLIC RELATION FEES-GENERAL	2,000	2,000	0.00	0.00	0.00	0.00	0.00	2,000.00
13-500-115 PHONE SERVICES	1,200	1,200	87.33	349.70	0.00	0.00	29.14	850.30
13-500-120 DUES & SUBSCRIPTIONS	1,000	1,000	0.00	0.00	0.00	0.00	0.00	1,000.00
13-500-130 TRAINING	4,000	4,000	0.00	1,840.00	0.00	0.00	46.00	2,160.00
13-500-132 TRAVEL	10,000	10,000	0.00	1,063.09	0.00	0.00	10.63	8,936.91
13-500-135 MEALS & ENTERTAINMENT	5,000	5,000	0.00	744.37	0.00	0.00	14.89	4,255.63
13-500-150 EMP MED COST ASSIST	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-200 COMPUTER MAINTENANCE	11,000	11,000	21.64	2,685.53	0.00	0.00	24.41	8,314.47
13-500-201 WEBSITE MAINTENANCE	0	0	0.00	2,783.37	0.00	0.00	0.00	(2,783.37)
13-500-205 RENT	15,700	15,700	3,275.94	12,459.63	0.00	0.00	79.36	3,240.37
13-500-206 FURNITURE AND FIXTURES	1,000	1,000	0.00	0.00	0.00	0.00	0.00	1,000.00
13-500-207 EQUIPMENT, COMPUTER & OTHER	1,000	1,000	0.00	1,674.15	0.00	0.00	167.42	(674.15)
13-500-208 INTERNET SERVICES	3,000	3,000	186.39	1,624.10	0.00	0.00	54.14	1,375.90
13-500-209 REPAIR AND MAINTENANCE	500	500	0.00	0.00	0.00	0.00	0.00	500.00
13-500-210 LIABILITY INSURANCE	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-250 LEGAL EXPENSES	40,000	40,000	6,750.00	35,419.45	0.00	0.00	88.55	4,580.55
13-500-290 AUDIT	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-291 ACCOUNTING SERVICES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-292 IT SERVICES	5,500	5,500	601.16	3,102.79	0.00	0.00	56.41	2,397.21
13-500-325 SALES TAX COLLECTION SERVICE	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-430 SUPPLIES	3,000	3,000	0.00	266.45	0.00	0.00	8.88	2,733.55
13-500-510 VEHICLE EXPENSE-EDC	3,000	3,000	40.00	160.00	0.00	0.00	5.33	2,840.00
13-500-540 VEHICLE FUEL	1,000	1,000	79.00	383.01	0.00	0.00	38.30	616.99
13-500-590 POSTAGE	700	700	0.00	0.00	0.00	0.00	0.00	700.00
13-500-640 COPIER USAGE	1,000	1,000	324.74	324.74	0.00	0.00	32.47	675.26
13-500-700 CONTINGENCIES	3,000	3,000	0.00	3,167.47	0.00	0.00	105.58	(167.47)
13-500-701 CONSULTING/PLANNING/INFRASTR	40,000	40,000	0.00	0.00	0.00	0.00	0.00	40,000.00
13-500-702 COLLATERAL MATERIAL	10,000	10,000	0.00	0.00	0.00	0.00	0.00	10,000.00
13-500-703 SPONSORSHIP, REGIONAL MARKET	2,000	2,000	0.00	1,125.00	0.00	0.00	56.25	875.00
13-500-704 COMM.REV/STORE FRONT GRANT	50,000	50,000	3,555.00	3,555.00	0.00	0.00	7.11	46,445.00
13-500-750 EDC PROJECTS	152,000	152,000	0.00	12,792.00	0.00	0.00	8.42	139,208.00
13-500-751 PROMOTING WINDCREST	15,000	15,000	0.00	1,575.00	0.00	36,334.24	252.73	(22,909.24)
13-500-752 SERVICES AGREEMENT GEN. FUND	40,000	40,000	0.00	40,000.00	0.00	0.00	100.00	0.00
TOTAL OTHER EXPENSES	421,600	421,600	14,921.20	127,094.85	0.00	36,334.24	38.76	258,170.91

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
CAPITAL EXPENSES								
13-500-800 EDC PROJECTS	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-801 PROMOTING WINDCREST	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-810 CAPITAL EXPENSE	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-811 PRINCIPAL	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-812 INTEREST	0	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME/EXPENSES								
13-500-900 PRIOR PERIOD ADJUSTMENT	0	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME/EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL 00-GENERAL EXPENDITURES	666,300	666,300	35,059.83	269,530.04	0.00	36,334.24	45.90	360,435.72
TOTAL EXPENDITURES	666,300	666,300	35,059.83	269,530.04	0.00	36,334.24	45.90	360,435.72
REVENUE OVER/(UNDER) EXPENDITURES	1,000	1,000	54,681.14	213,230.98	0.00	(36,334.24)	7,689.67	(175,896.74)

STOREFRONT AND STREETSCAPE IMPROVEMENT PROGRAM APPLICATION

Applicant Name: lucie Negron

Applicant Address: [redacted]

Contact Person: Lucie Negron

Phone: [redacted]

Email: lucienegron81@gmail.com

Business Description: Restaurant - El Meson Boricua

Certificate of Occupancy/Business Registration Number and Date Issued: *pending

Texas Sales and Use Tax I.D. Number: [redacted]

Are you the property owner Or Business Tenant? Owner [✓ Tenant]

Commercial property owner name: DW Windsor Park LLC

Commercial property owner's phone: 972-354-8060

Length and expiration date of lease of business: lease term : 60 months

If the expiration date is less than 2 years, do you intend to renew? Is a 5 years lease

Square footage of establishment: 1,200 square feet

Days/hours of operation: mond - sat 8:00 am to 7:00 pm

Are all the business's local, state, and federal taxes paid and up to date? [✓ **Yes**]
No (if no, explain

Does the business have any outstanding City of Windcrest code violations and/or fines? [✓ **No**]
Yes (if yes, explain

Grant amount requested: **$**~~XX,XXX~~ 788.00

Estimated cost of the project: **$**1,575.76

Work is to be performed by:

Estimated project dates: **Start Date:** Upon approval
End Date: Sept. 1, 2026 est.

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

1. **If the Applicant is a business tenant, a letter of permission from the commercial property owner to participate in the Storefront and Streetscape Improvement Program.**
    a. **Letters should include the expiration date of the current lease**
2. **Color photographs of existing conditions with a description of what is represented in each photograph before making the proposed improvements.**
3. **Written statement of the project scope and why improvements are needed. Provide as much detail as possible, including what you are changing or replacing, the type of new materials to be used, color, location of the building, etc.**
4. **Architectural drawings and/or renderings of the improvements, reflecting placement, materials, and colors to be used. Some minor projects may only require pictures of materials.**
5. **At least two bids from licensed contractors reflecting work to be performed, costs, and completion schedule.**

By affixing your signature, the Applicant acknowledges they have read and agreed to the Windcrest Economic Development Corporation Storefront and Streetscape Improvement Program Guidelines and General Conditions. The Applicant understands that this application and its contents shall be binding on the Applicant at the discretion of the WEDC. The Applicant understands that all grants are awarded on a rebate basis after all work has been certified completed by the Windcrest Economic Development Corporation. Applicant understands that his/her project will be evaluated, and recommendations made as to the scope of work to be included in the Storefront and Streetscape Improvement Program. The Applicant understands that the submittal of this application in no way guarantees him/her a grant from the Windcrest Economic Development Corporation. The applicant understands that additional information may be requested as needed. The Windcrest Economic Development Corporation reserves the right to reject all applications at its sole discretion.

It is expressly understood that work commenced or completed before the final approval of the grant is ineligible for funding. The Applicant is solely responsible for overseeing the work and will not seek to hold the City of Windcrest or the Windcrest Economic Development Corporation liable for any property damage, personal injury, or other loss related to the Storefront and Streetscape Improvement Program.

The Applicant agrees to indemnify the City of Windcrest and Windcrest Economic Development Corporation and/or their agents, employees, officers, and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.

Signature of Applicant:

Date: 6·30·2026

Owner

Title:

Printed Name of Applicant:

Lucie Hesron

Signature of Commercial property owner:

Date:

approval letter attached

Printed Name of Commercial Property Owner:

Title:

DOGWOOD
MANAGEMENT

6/11/26
RE: Letter of Permission – Storefront and Streetscape Improvement Program
Property Address: 4838 Windsor Hill Rd., Windcrest, TX 78239
Tenant: El Meson Boricua

To Whom It May Concern:

The undersigned is the commercial property owner and/or authorized representative of the owner of the property located at **4838 Windsor Hill Rd., Windcrest, TX 78239**.

This letter is to confirm that **El Meson Boricua**, as tenant of the above-referenced property, has the property owner's permission to apply for and participate in the **Storefront and Streetscape Improvement Program** for improvements related to its leased premises.

The tenant's current lease term is for **sixty (60) months from commencement**, with an expiration date of **October 2, 2031**. The lease also includes **one (1) consecutive extended renewal term of five (5) years**.

This permission is granted solely for purposes of the tenant's participation in the Storefront and Streetscape Improvement Program. Any proposed improvements remain subject to the terms of the lease, applicable governmental approvals, permitting requirements, and final written approval by Landlord where required.

Please contact the undersigned with any questions.

Sincerely,

Landlord Representative
Name: Morgan Day
Company Dogwood Commercial
Date: 6/11/26

SCOPE OF WORK for El Meson Boricua Signage

ALUMINUM PANEL SIZE AND LAYOUT OPTIONS • 4938 Windsor Hill, Windcrest, TX 78239

DESIGN OPTION A:

- **Dimensions:** (1) 4'(h) x 5.5'(w) x .063"(d) Black Aluminum Panel with Digital Prints and UV Lamination
- **Installation** - Flush Mounted to Storefront

DESIGN OPTION B: will require a City Permit

- **Dimensions:** (1) 4'(h) x 10.5'(w) x .063"(d) Black Aluminum Panel with Digital Prints and UV Lamination
- **Installation** - Flush Mounted to Storefront

BUDGET SIGNS

2801 WEST AVE
SAN ANTONIO, TX
78201
(210)349-7446
FAX (210)342-9800
www.budsigns.com
TSCL# 18746

CLIENT APPROVAL

☐ APPROVED AS SUBMITTED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Client Signature Date

CONTACT:
Gus Lopez
gus@budsigns.com

BUDGET
SIGNS

Date: 05/20/2026

El Meson Boricua
Lucie Negron
4938 Windsor Hill
Windcrest, TX 78239

ATTENTION: Lucie Negron – Pricing Options for (1) Black Aluminum Storefront Panel Logo Sign. Price will include fabrication, digital printing with UV lamination and installation.

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Manufacture and Install:

STOREFRONT SIGN - DESIGN OPTION A:

- **Scope:** Fabricate and Install (1) Black Aluminum Panel with Digital Printed Logo with UV Lamination
- **Dimensions:** 4'(h) x 5.5'(w) x .063"(d)
- **Installation:** Flush Mount to Storefront

Grand Total = $1,077.56
This does NOT include Sales Tax
Deposit Required Up Front = $538.78

☆ **STOREFRONT SIGN - DESIGN OPTION B: this option will require a City Permit**

- **Scope:** Fabricate and Install (1) Black Aluminum Panel with Digital Printed Logo with UV Lamination
- **Dimensions:** 4'(h) x 10.5'(w) x .063"(d) – these dimensions will require a City Permit
- **Installation:** Flush Mount to Storefront

Grand Total = $1,575.76
This does NOT include Sales Tax or the City Permit which will be billed at cost.
Deposit Required Up Front = $787.88

The permit application will be submitted upon receipt of the deposit and acceptance of proofs. Customer is responsible for landlord approvals on all signage proofs. Production will proceed upon the issuance of the permit. **Pricing does not include 120-volt power to the sign which should be located within 6 feet of the sign.** Work to be performed during normal business hours.

Payment and Project Terms

1. A **50% deposit** is required to begin the project. Payment may be made via **check, credit card, or ACH transfer**. Please indicate your preferred payment method.

    - A **3% processing fee** applies to all credit card payments.
    - No fees apply to payments made by check or ACH transfers.
2. The **technical survey** will not be scheduled or conducted until a deposit has been received.
3. **Pricing is subject to change** following completion of the technical survey.
4. Please provide your **construction schedule** so that project timelines can be coordinated accordingly.
5. **Production will not commence** until an **approved sign permit** has been issued, unless:
    - A signed waiver authorizing release to production without permit approval is provided, **or**
    - The project scope does not require a permit.

Exceptions: Installation does not include excavation in concrete, asphalt, or rock. Additional charges will result from encountering concrete or rock during drilling. Additional charges may also result on signage closer than 10 feet from power lines as power disconnects may be required.

Indemnification: In consideration of the services to be performed by Budget Signs the customer agrees to indemnify, hold harmless and defend Budget Signs, its agents, servants, employees, and subcontractors from and against any and all losses, claims, demands, and actions by any person, including the undersigned, arising from, pertaining to or for any damage to any PRIVATE underground utility, sidewalk, driveway, curb, or grass when trucks, including crane trucks, drill rigs, concrete trucks or any type of work trucks are required to cross subject property for access or for excavation to complete the proposed work. Budget Signs will conduct locates for all PUBLIC utilities as required by law.

Owner Responsibility: The Owner is responsible for contracting a Certified Roofing Contractor to properly seal any roof or parapet wall penetrations created during the installation of signage. While all reasonable measures to seal these penetrations to the best of our ability are taken, we strongly recommend that a Certified Roofing Contractor perform any final sealing or inspections required to maintain existing roof warranties.

Budget Signs

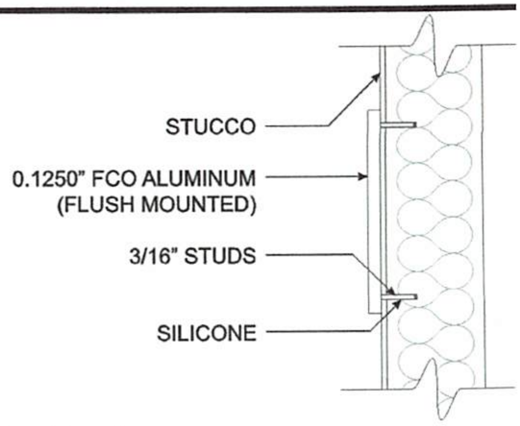
By: Bryan Hester Date: 05/20/2026

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Budget Signs. is authorized to do the work specified. Payment will be made as outlined above. Prices quoted are good for 30 days. Due to the current global economy, pricing may be adjusted if our supplier costs increase by more than 5%.

Date: ____________________________ Signature: ____________________________________

Printed Name: ________________________________



Manufacture & Install:
A: (1) 4' x 10.5' .125" Aluminum Sign Panel,
with digitally printed graphics,
flush mounted to building.
or
B: (1) 4' x 5.5' .125" Aluminum Sign Panel,
with digitally printed graphics,
flush mounted to building.

A

B

State License TSCL 18159

258 TRADE CENTER DRIVE
NEW BRAUNFELS, TEXAS 78130
830.629.4411 FAX 830.629.8099
ussignsnb@gmail.com • www.ussignsnb.com

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Approval by: Date: Due Date:
Address: 4938 Windsor Hill, Windcrest, TX 78239
Contact: Lucie Negron - lucienegron81@gmail.com
File Name: El Meson Boricua

U.S. Signs
State License TSCL 18159

Quotation

Client: El Meson Boricua
Address: 4938 Windsor Hill, Windcrest, TX 78239
Contact: Lucie Negron
Phone:
E-mail: lucienegron81@gmail.com
Date: 6/18/26

258 Trade Center Drive New Braunfels, Texas 78130 (830) 629-4411 Fax (830) 629-8099

Project Description

Manufacture & Install:
☆ A: (1) 4' x 10.5' .125" Aluminum Sign Panel,
with digitally printed graphics,
flush mounted to building.
$2,200.00 + tax and permit cost

or

B: (1) 4' x 5.5' .125" Aluminum Sign Panel,
with digitally printed graphics,
flush mounted to building.
$1,525.00 + tax and permit cost

Manufacture & Install:
A: (1) 4' x 10.5' .125" Aluminum Sign Panel,
with digitally printed graphics,
flush mounted to building.
or
B: (1) 4' x 5.5' .125" Aluminum Sign Panel,
with digitally printed graphics,
flush mounted to building.

Approval by: Date: Due Date:
Address: 4938 Windsor Hill, Windcrest, TX 78239
Contact: Lucie Negron - lucienegron81@gmail.com
File Name:

Five-Year Parts Warranty on LEDs and sign structure. 50% Deposit Required, Balance due upon completion.

ALL ARTWORK & DESIGNS ORIGINATED BY THE DESIGNER ARE PROPERTY OF U.S.SIGNS & WILL BE HELD FOR THE CLIENT UNLESS OTHERWISE SHOWN. NO REPRODUCTION ALLOWED, EXCEPT WITH AUTHORIZATION FROM U.S.SIGNS

TSA TEXAS SIGN ASSOCIATION

Thank-You for your order: This signed contract constitutes authorization to proceed. US Signs will retain all rights to property unpaid for.

Signature Company Date

FASTSIGNS
Make Your Statement

2897 N.E. Loop 410
Suite 109
San Antonio, TX 78218
(210) 655-3278

www.fastsigns.com/359

ESTIMATE
E359-73747

Payment Terms: Pre-Payment Required

Created Date: 5/18/2026

DESCRIPTION: Survey

Bill To:
El Meson Boricua
4938 Windsor Hill Rd
Windcrest, TX 78239
US

Pickup At:
FASTSIGNS Northeast & Downtown
2897 N.E. Loop 410
Suite 109
San Antonio, TX 78218
US

Requested By: Lucie Negron
Email: lucienegron81@gmail.com
Work Phone: (210) 326-6848
Cell Phone: (210) 326-6848

Salesperson: Ally Willis

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Site Survey (Lift Needed)**	1	$630.00	$630.00
1.1	**On-Site Survey -**			

Subtotal:	$630.00
Taxes:	$51.98
Grand Total:	$681.98
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$702.44*

Orders not on account require a down payment before proceeding. Orders cancelled after approval may incur a 50% charge for work performed. Turn-around time is based on the date down payment and final proof approvals are received. The balance is due upon order completion.

Credit accounts for orders over $5,000 require a 50% deposit at the time the order is placed. Balance is due according to credit terms. Estimates are valid for 15 days.

Payments made by credit/virtual card will incur a 3% surcharge in addition to the quoted price. Payments made by ACH, Check or Cash do not incur a surcharge. Contact ap359@fastsigns.com to arrange payment. By approving the estimate, you are entering into a contract indicating your commitment to proceed with the project and agree to the associated costs. This serves as an agreement to pay for the services as outlined in the estimate.

Remit Payment to:
MARK 5 Enterprises, Inc.
2897 NE Loop 410, Suite 109
San Antonio, TX 78218

FASTSIGNS Northeast & Downtown are independently owned and operated by MARK 5 Enterprises, Inc. (EIN #27-4021090).

Signature: ______________________ **Date:** ______________________