



City of La Vernia
**MUNICIPAL DEVELOPMENT DISTRICT BOARD
OF DIRECTORS MEETING**

102 E. Chihuahua St., La Vernia, Texas 78121

September 10, 2026

5:30 PM

AGENDA

1. Call to Order and Declare a Quorum

2. Invocation, Pledge of Allegiance and Pledge of Texas Flag

3. Citizens To Be Heard

4. Consent Agenda

(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)

A. Minutes from the 08/13/26 MDD meeting

B. Minutes from the 08/24/2026 MDD workshop

C. Minutes from the 08/24/2026 Joint City Council and MDD budget workshop

D. Minutes from the 09/02/2026 Joint City Council and MDD budget workshop

5. Presentation

Presentation on Laverniamdd.com

6. Discussion/Action

Discuss and consider action on Façade grant application regarding the shed

5. 7. Discussion Only

A. Discussion regarding the 3 Year Plan

B. Provide a update on the splash pad

C. Discuss and provide an update on Christmas

D. Discuss and provide a update on Hometown Hoedown

E. Discuss and provide a update on Guitars Under The Stars

6. Executive Session

The Municipal Development District Board of Directors for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Government Code 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberation about Security Devices), and 551.087 (Economic Development), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.

- A. Pursuant to Local Government Code section §551.072. (*Deliberations about Real Property*) of the Open Meeting Act. Tex. Gov't Code, the Board of the La Vernia Municipal Development District will meet in executive session with regard to property located at or around 15010 US HWY 87 W LA VERNIA, TX 78121

7. Future Agenda Items

8. Adjourn

9. DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Board of the La Vernia Municipal Development District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.

The Board of the La Vernia Municipal Development District meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Municipal Development Board is a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **September 04, 2026 at 3:00 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director



**MUNICIPAL DEVELOPMENT DISTRICT BOARD
OF DIRECTORS MEETING**

102 E. Chihuahua St., La Vernia, Texas 78121

August 13, 2026

5:30 PM

MINUTES

1. Call to Order and Declare a Quorum

The meeting was called to order @5:30PM

MDD members Recker, Gilbert, Oates, Hyland, Oates, and Farmer were present.

2. Invocation, Pledge of Allegiance and Pledge of Texas Flag

Recker lead the prayer, as well as the pledge.

3. Citizens To Be Heard

There were no Citizens to be heard.

4. Consent Agenda

(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)

A. Meeting minutes from the 07/09/26 MDD meeting

Gilbert made a motion to accept the consent agenda as listed, seconded by Farmer, all in favor.

5. Presentations

A. Certificates of appointment

City secretary Madison Farrow handed out the certificates of appointment to Dianell Recker, Gary Gilbert, Justin Oates, Kevin Hyland, and Cynthia Farmer.

6. Discussion/Action

A. Discuss and consider the appointment of a Municipal Development District Board of Directors Board President

Motion made by Oates to appoint Dianell Recker as Municipal Development District Board of Directors Board President, seconded by Gilbert, all in favor.

7. Discussion Only

A. Provide a update on the splash pad

Executive Director Felicia Carvajal spoke on the splash pad. She stated the project is currently scheduled to start the day after labor day, but she has followed up with the contractor asking if they can move up the start date to the end of August.

B. Discuss and provide a update on Hometown Hoedown

Executive Director Felicia Carvajal spoke on the Hometown Hoedown. She stated the vendor registration is now open, they are keeping the vendors fall theme and more boutique like for this event. She stated the contract for the Texases has been signed. She also stated we will be working with a local vendors on decorating and lighting. Vital Events will be working with us on lighting, tables, and chairs. Cinderella Pumpkins will be decorating with pumpkins downtown and at the gazebo at the park. She then presented on bundled sponsorships opportunities for fall and winter events. The board expressed that they liked this new opportunity.

C. Discuss and provide an update on Christmas

Executive Director Felicia Carvajal spoke on Christmas. She stated this year there will be a different parade route, her and Chief Keil created a new route that keeps Hwy 87 fully open while allowing us to continue hosting the event downtown. This route will also have the left side of FM 1346 open to traffic, with the right side closed for parade participants.

She then spoke on the Christmas market, they would like to work with Bonita Market Co. they will coordinate the market while Felicia and Madeline focus on the food vendors and the parade.

She also asked the board if the would preferer the ice skating rink or the ice slides. The board agreed they would like the ice skating rink.

The board then asked about having the event at the park or downtown. They asked Felicia to come back to them next moth on the location.

8. Future Agenda Items

- Workshop on August 24th for new event
- Update on Christmas
- Update on Hometown Hoedown
- Update on the splash pad

9. Adjourn

Motion made by Oates to adjourn at 6:29PM, seconded by Gilbert, all in favor.

10. DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Board of the La Vernia Municipal Development District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development),

and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.

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The City Council went into Executive Session at 5:55PM for \$551.072 (Deliberations about Real Property).

The City Council came out of Executive Session at 6:27PM.

No public action was taken.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Municipal Development Board is a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **August 06, 2026 at 4:30 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

Madison Farrow, City Secretary



**MUNICIPAL DEVELOPMENT DISTRICT BOARD
OF DIRECTORS WORKSHOP AND NOTICE OF
POSSIBLE QUORUM**

102 E. Chihuahua St., La Vernia, Texas 78121

August 24, 2026

5:30 PM

MINUTES

1. Call to Order and Declare a Quorum

The meeting was called to order @5:30PM

MDD members Recker, Gilbert, and Oates were present. Hyland and Farmer were absent.

2. Citizens To Be Heard

There were no Citizens to be heard.

3. Discussion Only

A. Discussion regarding the Guitars Under The Stars event

Executive Director Felicia Carvajal spoke on a new event Guitars Under The Stars. She stated this will become a signature music weekend for La Vernia. The event will be two days March 19th - 20th 2027. The first day will be "Guitars Around Town" this will be live music and specials at participating La Vernia businesses. The second day will be "Guitars Under The Stars" this will be a paid ticketed country festival at the La Vernia city park. She expressed that this is designed to create a new economic and tourism opportunity for La Vernia.

John Michael introduced himself to the board, he stated he has great relationships with artist and will do his best to book the requested artist for the event. The board agrees that working with John would be good and would like Felicia to move forward with him.

Felicia went over the Saturday line up contenders and times.

The board agrees that they need to start working on this now, and gave her the okay to start.

4. Future Agenda Items

- Update on Christmas
- Update on the Hoedown
- Update on Guitars under the stars
- Launch La Vernia
- Pink Friday

5. Adjourn

Oates made a motion to adjourn at 6:22PM, seconded by Gilbert, all in favor

6. DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Board of the La Vernia Municipal Development District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.

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Madison Farrow, City Secretary



**JOINT CITY COUNCIL AND MDD BUDGET
WORKSHOP AND NOTICE OF POSSIBLE
QUORUM AT POSTED TIME OR DIRECTLY
FOLLOWING MDD WORKSHOP**

102 E. Chihuahua St., La Vernia, Texas 78121

August 24, 2026

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:28PM By Mayor Gilbert for the City Council.

Mayor Gilbert, and Council members Recker, Evans, Rabel, Ingle and Oates were present.

The meeting was called to order at 6:29PM By Recker for the MDD board.

Recker, Gilbert, and Oates were present. Hyland, and Farmer were absent.

2. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section, no council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

There were no citizens to be heard.

3. Discussion Only

- A. Discussion regarding Ordinance No. 091026-01 adopting the 2026-2027 Fiscal Year Budget

City Administrator Lindsey Wheeler spoke, she went over the citywide budget overview. She went over each fund, what they are and what they do.

She then went over the general fund and new request items for the new budget year. Council then asked some questions and made cuts to some of the items.

She then went over the enterprise fund for the new budget year. Council then asked some questions and made cuts to some of the items.

MDD Executive Director Felicia Carvajal then went over the MDD fund and request items for the new budget year. Council/ MDD then asked some questions and made a cut to one of the line items.

Lindsey then went over the enterprise fund for the new budget year. Council then asked some questions.

- B. Discussion regarding Ordinance No. 091026 -02 adopting the 2026 Ad Valorem Tax Rate, consisting of Operation and Maintenance and Interest and sinking (Debt Service) Tax Rate.

Mayor Gilbert tabled item, to be brought back at the 09/02/2026 Joint City Council and MDD budget workshop.

4. Items Specific to Future Line Items on the Agenda

-Ordinance No. 091026-01

-Ordinance No. 091026-02

-Fee Schedule

-Holiday schedule

- Pay Scale

5. Adjourn

Motion made by Oates to adjourn the City Council at 9:45PM, seconded by Rabel, all in favor.

Motion made by Oates to adjourn the MDD board at 9:45PM, seconded by Gilbert, all in favor.

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov

The MDD went into Executive Session at 9:00PM as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.074 (Personnel Matters)

The MDD came out of Executive Session at 9:45PM.

No public action was taken.

The City Council went into Executive Session at 9:00PM as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.074 (Personnel Matters)

The City Council came out of Executive Session at 9:45PM.

No public action was taken.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **August 18, 2026 at 9:00 AM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

Madison Farrow, City Secretary



**JOINT CITY COUNCIL AND MDD BUDGET
WORKSHOP AND NOTICE OF POSSIBLE
QUORUM**

102 E. Chihuahua St., La Vernia, Texas 78121

September 02, 2026

5:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 5:30PM By Mayor Gilbert for the City Council.

Mayor Gilbert, and Council members Recker, Rabel, Ingle and Oates were present. Evans was absent.

Evans arrived at 5:31PM

The meeting was called to order at 5:30PM By Recker for the MDD board.

Recker, Gilbert, Hyland and Oates were present. Farmer was absent.

2. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section, no council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

There were no citizens to be heard.

3. Discussion Only

- A. Discussion regarding Ordinance No. 091026-01 adopting the 2026-2027 Fiscal Year Budget

City Administrator Lindsey Wheeler spoke, she went over the citywide budget overview. She went over the funds and the changes requested by Council. She went over the fee schedule and the proposed changes.

- B. Discussion regarding Ordinance No. 091026 -02 adopting the 2026 Ad Valorem Tax Rate, consisting of Operation and Maintenance and Interest and sinking (Debt Service) Tax Rate.

Mayor Gilbert tabled item, to be brought back at the 09/10/2026 City Council meeting.

4. Items Specific to Future Line Items on the Agenda

None

5. Adjourn

Motion made by Oates to adjourn the City Council at 6:32PM, seconded by Rabel, all in favor.

Motion made by Oates to adjourn the MDD board at 6:32PM, seconded by Hyland, all in favor.

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

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The MDD went into Executive Session at 6:18PM as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.074 (Personnel Matters)

The MDD came out of Executive Session at 6:29PM.

No public action was taken.

The City Council went into Executive Session at 6:18PM as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.074 (Personnel Matters)

The City Council came out of Executive Session at 6:29PM.

No public action was taken.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **August 25, 2026 at 12:00 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

Madison Farrow, City Secretary

Façade Improvement Grant Program Application

Applicant Information

Applicant Name: Chase and Katie Vincent
Business Name: The Shed
Street Address: 102 San Antonio Rd LaVernia
Mailing Address: 907 CR 347 LaVernia
Work Phone: _____ Cell Phone: 337-313-8225
Email: the shed coffeeshop@gmail.com

Property Owner Information (if different from Applicant)

Owner Name: _____
Business Name: Same
Street Address: _____
Mailing Address: _____
Work Phone: _____ Cell Phone: _____
Email: _____

Property and Project Description

Address/Location of property to be considered: 102 San Antonio Rd.

7

Adopted April 11, 2013
Amended July 18, 2013
Amended October 22, 2014
Amended January 12, 2017
Amended April 9, 2023

102 San Antonio Road

Is the building currently occupied by a business? If yes, please list the business name(s) and Certificate of Occupancy numbers below.

Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before? If yes, please list the property address(es) and year(s) the grant was awarded below.

no

Grant Request

1. Total Project Cost (for Façade Improvements Only) \$ 12,158.64

2. Eligible Grant Request (\$5,000 or 50% of the actual cost of the façade improvements) \$ 5,000.00

Project Description (Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May be submitted on a separate sheet of paper.

see attached sheet

Application Check List

I, the applicant, verify that I have completed the following items in order to be considered for the La Vernia Municipal Development District Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met

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Adopted April 11, 2013
Amended July 18, 2013
Amended October 22, 2014
Amended January 12, 2017
Amended April 9, 2023

- ☒ Complete Façade Improvement Grant application.
- ☒ Written cost proposal with itemized improvements.
- ☒ Exterior photos of the building before any improvements have been made.
- ☒ Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- ☒ The proposed façade improvements have not been completed prior to receipt and verification of a complete application by MDD staff.
- ☒ Filled out City of La Vernia Required Permits

What is the anticipated start and end date for the project? (Month/Year)

Start Date Sept. or October End Date planning about one week
 Applicant Signature: Kati Vincent Date 9/3/26

Property Owner Signature: _____ Date: _____
 (if different from applicant)

MDD Office Use

Application Received: Sept 3rd MDD Meeting: Sept 10th

The decision of the LVMDD Board of Directors: _____

Date applicant is notified: _____

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT STANDARD AGREEMENT FOR THE FAÇADE GRANT PROGRAM

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF WILSON §

9

Adopted April 11, 2013
 Amended July 18, 2013
 Amended October 22, 2014
 Amended January 12, 2017
 Amended April 9, 2023

THIS IS AN AGREEMENT, made and entered into by and between the La Vernia Municipal Development District, a Municipal Development District created by and through the laws of the State of Texas, hereinafter called "LVMDD", acting by and through its duly authorized representative,
and The Shed, hereinafter called "GRANTEE,"
acting by and through its duly authorized representative.

WITNESSETH:

WHEREAS, the La Vernia Municipal Development District has created and approved a process whereby buildings located within the City of La Vernia Central Business District may apply for a façade improvement grant from the LVMDD; and

II.

WHEREAS, upon an affirmative vote of the majority of LVMDD Board, on 9/10/2026, the LVMDD determined that GRANTEE qualified for a grant in the amount of \$ (the "funds") for façade improvements as provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

(a) For and in consideration of the distribution to GRANTEE by the LVMDD, the funds distributed shall be used by GRANTEE for the sole purpose of

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Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

Fence Remodel (the "Project"). All funds shall be for the following expenditures:

- (b) The remittance of the funds by LVMDD will be upon written request by GRANTEE. The written request will indicate what the funds will be used for and the date the project is to commence. LVMDD shall remit the funds within fifteen (15) days of receipt of the written request by GRANTEE.
- (c) The Project shall be completed by _____. Should GRANTEE fail to complete the project by the specified completion date then, upon written demand by the LVMDD, GRANTEE shall, within 30 days of receiving the written demand, repay all funds received and shall remit 10% interest per annum on all funds received from the time GRANTEE received the funds from the LVMDD.
- (d) Upon completion of the Project, GRANTEE shall submit a final financial accounting (the "report") to the LVMDD showing a line item accounting of all expenditures made during the Project which shall be accompanied by the check register of all related expenditures. Invoices, receipts, or other proofs of expenditures shall be presented with the report.
- (e) Any funds GRANTEE receives that remain after the completion of the Project are to be returned to the LVMDD within 30 days of completion of the Project. If it is determined that GRANTEE has used the funds for any purpose other than those identified in paragraph II(a) of this contract or has breached this contract in any fashion, GRANTEE shall repay all improper expenditures and shall remit 10% interest per annum on all improper expenditures from the time GRANTEE received the funds from the LVMDD.
- (f) All funds received from LVMDD shall be accounted for in a separate bank account and shall not be co-mingled with other cash funds.
- (g) GRANTEE shall at all times comply with the ordinances of the City of La Vernia and the laws of the State of Texas.

III.

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Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

In the performance of this contract, GRANTEE shall not discriminate against any employee or applicant for employment or with any customer with respect to his hire, tenure, terms, conditions, or privileges because of his race, color, religion, national origin, sex, disability, or ancestry. A proven breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

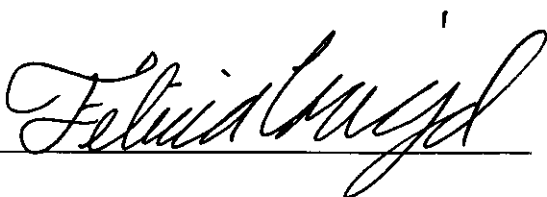
It is understood and agreed that in the event any provision of this contract is inconsistent with the requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

V.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties, relative to the funds made the basis hereof, and any other written or oral agreement with the LVMDD being expressly waived by GRANTEE.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals as of the date set forth above on this ____ day of _____ 20____.

LA VERNIA MUNICIPAL DEVELOPMENT
DISTRICT, TEXAS

BY: 

12

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

[Grantee]

BY: _____

13

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

Project Description:

As a small, locally owned mom-and-pop business, receiving this grant would greatly assist us in improving and beautifying our existing property. Our current fence is very old, damaged, and broken in several areas, which negatively impacts the overall appearance of our property. We would like to use the grant funds toward replacing the existing fence with a new one that will improve the appearance and curb appeal of our business. The new fence will be going in the exact same location as the existing fence. This improvement would not only benefit our property but also contribute to a cleaner, more attractive area within the City and help us continue to take pride in the community we serve.

Thank you for your consideration,



Chase and Katie Vincent



INVOICE

September 3, 2026

907 CR 347
La Vernia, TX 78121
210-904-4490
Chasevincent09@gmail.com

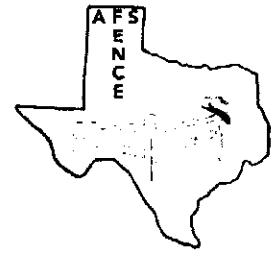
Bill To:
The Shed
102 San Antonio Road
La Vernia, TX 78121

DESCRIPTION OF JOB	AMOUNT	QUANTITY	TOTAL AMOUNT
Fence Replacement			
- Labor to weld frame of fence for boards			\$3,000.00
- Skidsteer post driver	\$30.00	21	\$630.00
- 2 3/8 Pipe	\$60.00	37	\$2,220.00
- Concrete	\$5.92	42	\$248.64
- Stall channel	\$37.00	20	\$740.00
- 2 3/8 caps			\$20.00
- 2x6x12 boards	\$24.00	200	\$4,800.00
- Labor to install 2x6x12 boards	\$500.00	1	\$500.00
Total Remailing Balance Due:			\$12,158.64

Notes:

THANK YOU FOR YOUR BUSINESS!

Affordable Fence Services
 1457 Koehler Rd
 Marion, TX 78124
 Phone:8304910057
 Contact:Alex Marroquin
 Email:aes2008@yahoo.com



Customer Address

Chase Vicent
 +1 210-904-4490
 +1-501-259-2772
 Chase.Vincent09@gmail.com

Quote #: 1230
 Date: Aug 31, 2026

Description	Qty	Total
Labor daily rate	4	\$3,000.00
Welding fence		
Subtotal		\$3,000.00
8.25% Tax		\$0.00
Total		\$3,000.00

Terms and Conditions

Scope of Work: Company will provide services as described in the attached quote. Company will provide all services, materials, labor, tools, and equipment needed for completion of services.

Payment Terms: A down payment to cover the cost of materials is due upon acceptance of quote. The balance of the contract is due the day of project completion.

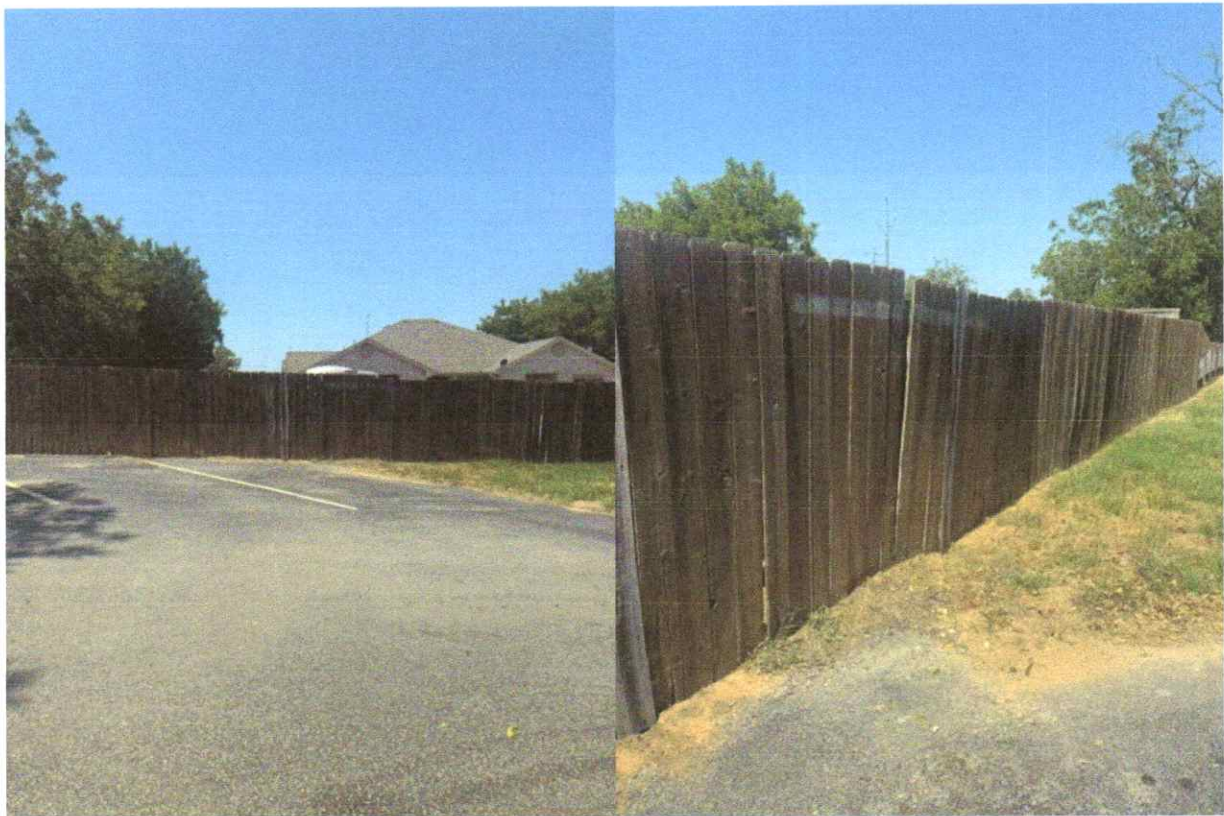
Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Company and Customer.

Warranty: Company warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products.

Conditions: We request that the client call 811, and have 811 mark where not to dig prior to the arrival of the company's first day of installation please. If the área is not marked, then the first day of installation will need to be postponed. This proposal is valid for 5 days. Company reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 10 days.

Name

Date



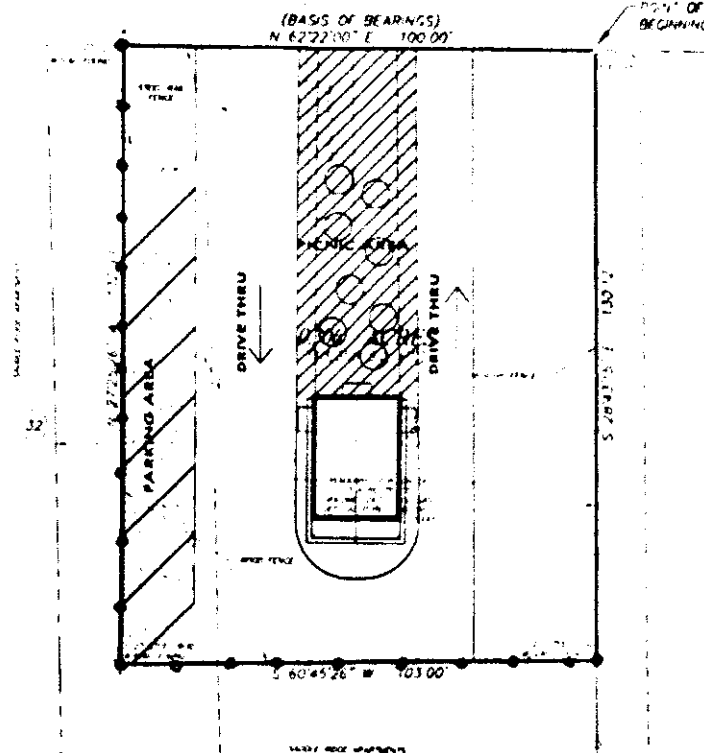
Current fence photos

NOTE: ALL BEARINGS ARE BASED ON THE ORIGIN
 OF TRACT AS RECORDED IN VOLUME 1059 PAGE
 484, OFFICIAL RECORDS OF WILSON COUNTY, TEXAS
 SURVEYOR'S NOTES
 A SET OF BEARING AND DISTANCE PREPARED FOR THE
 SET OF THIS SURVEY



SAN ANTONIO ROAD

SCALE 1" = 20'



PLAT SHOWING
 0.306 ACRES SITUATED IN
 LOT 31 & 32 OF THE MOODY
 ADDITION TO THE TOWN
 OF LA VERNA, WILSON
 COUNTY, TEXAS
 102 SAN ANTONIO RD



STATE OF TEXAS
 COUNTY OF WILSON

HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL
 SURVEY MADE ON THE SPOT AND UNDER MY SUPERVISION AND THAT THERE
 ARE NO VISIBLE EVIDENCES OF ENCROACHMENTS OF BUILDINGS OR
 ALIEN PROPERTY AND THAT BUILDINGS ARE PROBABLY LOCATED IN THE
 PROPERTY EXCEPT AS SHOWN ABOVE

31ST OCTOBER 2014 A.D.

PREPARED BY
 BENDER LAND SURVEYING

Reference
 VOLUME 1059 PAGE 484
 OFFICIAL RECORDS OF
 WILSON COUNTY, TEXAS

LA VERNA, TEXAS 77983-4706
 PHONE 817-277-1111 FAX 817-277-1130

BY *Jeffrey Berger*
 JEFFREY BERGER, SURVEYOR
 BLS14277



Photo of what new Shed fence will look like.



The Shed
102 San Antonio Rd
La Vernia, TX 78121

Dominion Hldgs Mgmt Grp LLC
169 Vintage Ranch Circle
La Vernia, TX 78121

Re: 104 San Antonio Rd, La Vernia, TX 78121.

Dear Property Owner,

We are writing to notify you that we will be replacing the current fence along the property line behind building #4 and #5. The new fence will be replaced with a metal frame and wooden boards.

We anticipate beginning the fence replacement in September, and the work is expected to be completed as fast as possible.

During the fence replacement, there may be periods when the existing fence is temporarily removed or access through the fence line is necessary. If your tenants have dogs or other pets in the yard, please keep them inside during the construction period to ensure their safety and prevent them from getting out.

We appreciate your cooperation and understanding while the work is being completed.

Please feel free to reach out to us if you have any questions or concerns regarding the fence replacement or the work schedule.

Sincerely,

Katie Vincent
Owner
337-313-8225

*Mailed letter
8/27 to neighbors.*

City of La Vernia
Development Permit

Physical Address: 102 San Antonio Rd.

Lot: - Block: - Subdivision: San Antonio Rd/87

Permit No.: 2026-0065 Permit Issued To: The Shed

Permit Date: 8-27-26 Emergency No.: 337-313-8225

Type of Construction: Fence Repl.

INVOICE

Rector Sawmill
235 County Road 34400
Sumner TX 75486

rectorsawmill@gmail.com
+1 (254) 595-2361



Chace Vincent

Invoice details

Invoice no.: 1228
Invoice date: 09/03/2026
Due date: 10/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1.5"x6"x12'@ \$2.00ft'		200.00	\$24.00	\$4,800.00
2.		Freight charge		1	\$1,414.00	\$1,414.00

Subtotal \$6,214.00

Ways to pay



Total \$6,214.00

View and pay