

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON APPROVING A GRANT TO MISTER RED LLC FOR FAÇADE, AWNING, SIGN, AND UTILITY IMPROVEMENTS LOCATED AT 122 N. LOCUST STREET FROM THE DOWNTOWN REINVESTMENT GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED \$50,000.00 FROM TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE. THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD RECOMMENDS APPROVAL (6-0).

WHEREAS, on April 3, 2007, the City Council approved the Downtown Reinvestment Grant Program (the "Program") by Ordinance No. 2007-072; and

WHEREAS, on September 18, 2018, August 18, 2020, December 14, 2021, and November 19, 2025, the City Council approved changes to the Program by Ordinance Nos. 18-1321, 20-1521, 21-2626, and 25-1911, respectively; and

WHEREAS, Mister Red, LLC, tenant of the property located at 122 N. Locust St., Denton, Texas 76201 (the "Property"), applied for a \$50,000.00 grant in accordance with the Program; and

WHEREAS, the Tax Increment Financing Reinvestment Zone Number One Board and the Downtown Economic Development Committee reviewed the application in accordance with the Program and recommend a grant in the full amount requested by the applicant; and

WHEREAS, pursuant to the Program, the maximum Grant amount for the improvements to the Property is \$50,000.00; and

WHEREAS, it is in the public interest and benefits the Downtown TIRZ to award the Downtown Reinvestment Grant, thereby stimulating economic development and promoting desired redevelopment in the downtown area of the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations in the preamble of this ordinance are found to be true and incorporated herein by reference as if fully set forth in the body of this ordinance.

SECTION 2. The City Council of the City of Denton hereby approves an agreement between the City and Mister Red LLC in the form attached hereto authorizing a grant in an amount not to exceed \$50,000.00 payable from Tax Increment Reinvestment Zone No. 1 funds under the Program.

SECTION 3. The City Manager, or their designee, is hereby authorized to execute the Agreement and to carry out the duties and responsibilities of the City, including the expenditure of funds as provided in the Agreement.

SECTION 4. This Ordinance shall become effective immediately upon its passage and approval.

The motion to approve this Ordinance was made by _____ and seconded by _____. the Ordinance was passed and approved by the following vote[_-]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

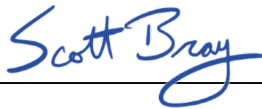
PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____
Scott Bray
Deputy City Attorney

DOWNTOWN REINVESTMENT GRANT AGREEMENT

This Downtown Reinvestment Grant Agreement (the “Agreement”) is entered into by and between the City of Denton, Texas, a Texas municipal corporation duly acting herein by and through its City Manager (the “City”), and Mister Red LLC, a Texas limited liability company with principal place of business at 122 N. Locust Street Denton, TX 76201 (“Owner”).

WHEREAS, the City Council of Denton, Texas (the “City Council”) has, by Ordinance No. 2007-072, elected to offer downtown reinvestment grant incentives and has adopted guidelines and criteria governing downtown reinvestment grant incentive agreements known as the Downtown Reinvestment Grant Program Policy (the “Program”), a copy of which is on file in the City of Denton Economic Development Office and which is incorporated herein by reference; and

WHEREAS, the Program constitutes appropriate “guidelines and criteria” governing downtown reinvestment grant incentive agreements to be entered into by the City;

WHEREAS, the Owner will be the owner or have a leasehold interest, as of the Effective Date (as hereinafter defined), of certain real property more particularly described in Exhibit “A” attached hereto and incorporated herein by reference and made a part of this Agreement for all purposes (the “Premises”); and

WHEREAS, on the 13th day of January 2026, Owner submitted an application for a reinvestment grant with various attachments to the City concerning the contemplated use of the Premises (the “Application”), which is attached hereto and incorporated herein by reference as Exhibit “B”; and

WHEREAS, the City Council of the City of Denton finds that the contemplated use of the Premises, the Improvements (as hereinafter defined) to the Premises as set forth in this Agreement, and the other terms hereof are consistent with encouraging development in accordance with the purposes and are in compliance with the Program and similar guidelines and criteria adopted by the City and all applicable law;

NOW, THEREFORE, the City and Owner for and in consideration of the premises contained herein do hereby contract, covenant, and agree as follows:

I.

TERMS AND CONDITIONS OF REIMBURSEMENT GRANT

A. In consideration of and subject to the Owner meeting all the terms and conditions of reimbursement set forth herein, the City will pay to the Owner the following reimbursement grant:

1. A reimbursement grant in an amount not to exceed \$50,000 (the "Grant") attributable to new Improvements, as hereinafter defined, being constructed on the Premises.

2. The Grant will be distributed to Owner as a lump sum reimbursement upon completion of the Project, the receipt of adequate documentation of expenditure of the Grant amount on costs necessary and related to the Improvements as described in Exhibit "B" attached hereto, and approval of the completed Improvements by the City.

B. A condition of receiving the Grant is that, by May 5, 2027, Owner will complete paint, sign, and utility updates as described in Exhibit "B" (collectively, the "Improvements") on the Premises

C. A condition of the Reimbursement is that the Improvements be completed and used substantially in accordance with the description of the project set forth in Exhibit "B" and comply with the requirements of the Program, which are incorporated herein by reference.

D. Owner agrees to comply with all the terms and conditions set forth in this Agreement.

E. The parties expressly understand and agree that City's payment of the Grant is contingent upon City's receipt and appropriation of adequate funds to pay the Grant. If adequate funds are not available to make the payment under this Agreement, City may, at its option, either reduce the amount of the Grant or terminate the Agreement.

F. It is expressly understood that this Agreement in no way obligates the City to provide more funds than the Grant amount.

II. CONDITION OF REIMBURSEMENT

A. Prior to payment of any portion of the Grant, all ad valorem real property taxes with respect to the Premises and all other property in the City owned by the Owner shall be current.

B. Prior to the payment of any portion of the Grant, Owner shall have constructed the Improvements as specified in Exhibit "B."

C. If alterations to the paint or sign are made for any reason within one (1) year from final payment of the Grant, Owner is required to reimburse the City in the full amount of the Grant.

D. Prior to the award of the Grant, Owner shall own or have a leasehold interest in the Premises.

III.
RECORDS AND EVALUATION OF PROJECT

- A. The Owner shall provide access and authorize inspection of the Premises by City employees and allow sufficient inspection of financial information related to construction of the Improvements to ensure that the Improvements are made, and performance thresholds are met according to the specifications and conditions of this Agreement. Such inspections shall be done in a way that will not interfere with Owner's business operations.

IV.
GENERAL PROVISIONS

- A. The City has adopted guidelines and criteria for the Program that allow it to enter into this Agreement containing the terms set forth herein.
- B. The City has determined that procedures followed by the City to enter into this Agreement and the obligations of the parties to this Agreement conform to the requirements of the Code and the Program.
- C. In the event of any conflict between the City zoning ordinances, or other City ordinances or regulations, and this Agreement, such ordinances or regulations shall control.
- D. Owner represents and warrants that Owner is authorized to make the Improvements to the Premises.
- E. Pursuant to Section 2264.051 of the Texas Government Code, Owner certifies that it and its branches, divisions, or departments do not and will not knowingly employ an undocumented worker.

V.
NOTICE

All notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designated in writing, by certified mail postage prepaid, by hand delivery or via facsimile:

OWNER:

Mister Red, LLC
122 N. Locust
Denton, TX 76201

CITY:

Cassey Ogden, Interim City Manager
City of Denton
215 E. McKinney,
Denton, Texas 76201
Fax No. 940-349-8596

VI.
CITY COUNCIL AUTHORIZATION

This Agreement was authorized by the City Council by passage of Ordinance No. _____ authorizing the City Manager to execute this Agreement on behalf of the City.

VII.
SEVERABILITY

In the event any section, subsection, paragraph, sentence, phrase or word is held invalid, illegal or unconstitutional, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word. In the event that (i) the term of the Grant with respect to any property is longer than allowed by law, or (ii) the Grant applies to a broader classification of property than is allowed by law, then the Grant shall be valid with respect to the classification of property abated hereunder, and the portion of the term, that is allowed by law.

VIII.
OWNER STANDING

Owner, as a party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or City Council actions authorizing same and Owner shall be entitled to intervene in said litigation.

IX.
APPLICABLE LAW

This Agreement shall be construed under the laws of the State of Texas and is fully performable in Denton County, Texas. Venue for any action under this Agreement shall be in Denton County, Texas.

X.
ENTIRE AGREEMENT

This instrument with the attached exhibits contains the entire agreement between the parties with respect to the transaction contemplated in this Agreement.

XI. BINDING

This Agreement shall be binding on the parties and the respective successors, assigns, heirs, and legal representatives.

XII.
COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed an

original, but all of which together shall constitute one and the same instrument.

XIII.
SECTION AND OTHER HEADINGS

Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

XIV.
NO JOINT VENTURE

Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby disavowed.

XV.
AMENDMENT

This Agreement may be modified in writing by the parties hereto to include other provisions which could have originally been included in this Agreement or to delete provisions that were not originally necessary to this Agreement.

XVI.
FORCE MAJEURE

If, because of flood, fire, explosions, civil disturbances, strikes, war, acts of God, or other causes beyond the control of either Party, either Party is not able to perform any or all of its obligations under this Agreement, then the respective Party's obligations hereunder shall be suspended during such period but for no longer than such period of time when the party is unable to perform.

XVII.
INDEMNIFICATION

OWNER SHALL INDEMNIFY, SAVE AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, OFFICERS, AGENTS, ATTORNEYS AND EMPLOYEES (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION WHICH DIRECTLY OR INDIRECTLY ARISES FROM CITY'S GRANT AND OWNER'S PERFORMANCE OF ITS OBLIGATIONS HEREUNDER AND ANY CONTESTS OR CHALLENGES TO THE LEGAL AUTHORITY OF THE CITY OR OWNER TO ENTER INTO THIS AGREEMENT AND ANY AND ALL LIABILITIES, LOSSES, COSTS OR EXPENSES (INCLUDING ATTORNEY'S FEES AND DISBURSEMENTS) THAT ANY INDEMNITEES SUFFER OR INCURS AS A RESULT OF ANY OF THE FOREGOING; PROVIDED, HOWEVER, THAT OWNER SHALL HAVE NO OBLIGATION UNDER THIS PARAGRAPH TO THE CITY WITH RESPECT TO ANY OF THE FOREGOING ARISING OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY OR

THE BREACH BY THE CITY OF THIS AGREEMENT.

This Agreement is executed and effective on this, the _____ day of _____, 2026, (the "Effective Date") by duly authorized officials of the City and Owner.

CITY OF DENTON

CASSEY OGDEN, INTERIM CITY MANAGER

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Scott Bray Scott Bray
Deputy City Attorney

OWNER:
Mister Red LLC

Signed by:
By: Mike Church
07F3065D2FD1436
Mike Church, Managing Member

EXHIBIT "A"

Legal description of the land:

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. NEIL SURVEY, ABSTRACT NO. 971, DENTON COUNTY, TEXAS, BEING THE WEST 86.1 FEET OF THE NORTH 1/2 OF LOT 1, BLOCK 7 OF THE ORIGINAL TOWN OF DENTON AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO AMERICAN ALUMINUM RECYCLING, INC., RECORDED IN DOCUMENT #99-R0059521, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A BUILDING CORNER FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF E. OAK STREET AND THE EAST RIGHT-OF-WAY LINE OF N. LOCUST STREET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 7 AND THE NORTHWEST CORNER OF SAID AMERICAN ALUMINUM TRACT;

THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. OAK STREET, THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID AMERICAN ALUMINUM TRACT, A DISTANCE OF 86.10 FEET TO A BUILDING SEAM RUNNING IN THE MIDDLE OF TWO SEPARATE WALLS FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANNE N. SHIPLEY AND HUSBAND, ROGER SHIPLEY, RECORDED IN VOLUME 1396, PAGE 133, DEED RECORDS, DENTON COUNTY, TEXAS AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING SOUTH 89 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 0.70 FEET FROM THE NORTHEAST CORNER OF SAID AMERICAN ALUMINUM TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS EAST, ALONG SAID SEAM AND WITH THE WEST LINE OF SAID SHIPLEY TRACT, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LEO H. WILL AND SPOUSE, SHIRLEY J. WILL, RECORDED IN DOCUMENT #95-R0047075, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND THE SOUTH LINE OF SAID AMERICAN ALUMINUM TRACT FOR THE SOUTHWEST CORNER OF SAID SHIPLEY TRACT AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING SOUTH 89 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 0.70 FEET FROM THE SOUTHWEST CORNER OF SAID AMERICAN ALUMINUM TRACT;

THENCE SOUTH 89 DEGREES 53 MINUTES 01 SECONDS WEST, ALONG A SEAM BETWEEN TWO SEPARATE WALLS WITH THE SOUTH LINE OF SAID AMERICAN ALUMINUM TRACT AND THE NORTH LINE OF SAID WILL TRACT, A DISTANCE OF 86.10 FEET TO A BUILDING CORNER FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID N. LOCUST STREET AND THE WEST LINE OF SAID LOT 1 FOR THE NORTHWEST CORNER OF SAID WILL TRACT, THE SOUTHWEST CORNER OF SAID AMERICAN ALUMINUM TRACT AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 06 MINUTES 59 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID

TRACT, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.049 ACRES OF LAND, MORE OR LESS.

ORIGINAL TOWN OF DENTON BLK 7 LOT 1

EXHIBIT B

APPLICATION AND IMPROVEMENTS

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	Michael Churent	Date	1/13/2026
Business Name	MISTER RED LLC dba Ruby Rodeo / Red:Italian		
Mailing Address	[REDACTED]		
Contact Phone	[REDACTED]	Email Address	[REDACTED]
Building Owner (if different from applicant)	GREEN EGG AND HAM LLC		
Historical/Current Building Name	PASchalls		
Project Site/Address	122 N. LOCUST ST DENTON TX 76201		

Type of Work: (check all that apply)

- Paint Only
- Signage
- Utility Upgrades
- Facade & Building Renovation
- Awnings
- Impact Fees
- Interior/Code Improvements
- Fire Suppression System

Details of planned improvements relating to grant request (attach additional information if necessary).

SEE ATTACHED

How will this project benefit Downtown?

X SEE ATTACHED

Legal Description of the property:

OT DENTON BLK 7, LOT 1 (W. 86.1 OF N 25)
NKA 122 N. LOCUST ST DENTON TX 76201
PASCALL'S BUILDING

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$ 32,981.25	\$ 16,490.62
Awnings	\$ 11,853.38	\$ 5,926.69 7,500
Signs	\$ 612.95	\$ 2,500.00
Impact Fees	∅	∅
Utility Upgrades	∅	∅
Interior/Code Improvements	\$ 51,175.69	\$ 25,587.84
Fire Suppression System	∅	∅
Totals	\$ 102,137.27	

TOTAL COST OF PROPOSED PROJECT


\$ 102,137.27

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$50,000)

\$ 50,000.00

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.


Applicant's Signature

11/13/2024
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

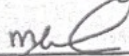
Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

MISTEE RED LLC dba Ruby Rodeo | RED Italian

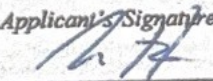
Business/Organization Name

 Michael Church 1/5/2026

Applicant's Signature

Printed Name

Date

 Mark Hicks 1-5-26

Building Owner's Signature (if different from applicant)

Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature

Mister Red, LLC dba Ruby Rodeo/Red:Italian

January 13th, 2026

Attn: Downtown Denton Reinvestment Grant
City of Denton
215 E. McKinney St.
Denton, TX 76201

RE: Grant Application for Property Improvements at 122 N. Locust Street

To the Grant Review Committee,

Please accept this formal proposal for the Denton Reinvestment Grant, regarding the revitalization of the property located at 122 North Locust Street, Denton, Texas. As a committed stakeholder in our downtown district, I am seeking support to execute a project that balances historic preservation with essential infrastructure modernization.

Our project focuses on three primary objectives:

Historic Restoration: We have worked closely with the Historic Committee Commission to ensure our façade and signage renovations (see attached renderings) honor the architectural heritage of the Denton Square.

Public Safety and Accessibility: By adding a new awning on the Oak Street side, we are improving the pedestrian experience and providing much-needed protection from the elements for visitors of Red: Italian Restaurant.

Infrastructure Compliance: A significant portion of this project involves installing a code-compliant 250-gallon grease interceptor. This critical investment allows us to introduce Red's Italian, a high-end, intimate dining experience that will diversify the local culinary market and generate increased sales tax revenue for the city.

We believe that these improvements will serve as a catalyst for increased foot traffic, benefiting the entire North Locust and Oak Street corridors. Attached to this letter, you will find, approved renderings, and projected economic impact reports and of quotes from all contractors for the work to be performed:

Storefront "remodel" Approved by Historical Committee.

Awning Work, updated.

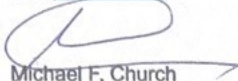
Updating Side Door, to bring to code for Emergency Exit, approved by Fire Marshall.

Install of 250 G Grease Trap Inceptor, approved by FOG Denton.

Sign for Ruby Rodeo.

Thank you for your time and for your continued dedication to the growth and beauty of downtown Denton. I look forward to the possibility of partnering with the city on this project.

Best,

A handwritten signature in blue ink, appearing to be 'M. Church', written over a light blue rectangular background.

Michael F. Church

Owner/Chef

Ruby Rodeo/Red: Italian

Proposed Weekly Economic Impact Projections

Establishments: Ruby Rodeo & Red Italian

Location: Denton, TX

1. Weekly Operating Schedule & Revenue

Day	Operating Hours	Ruby Rodeo Sales	Red Italian Sales	Daily Net Total
Monday	Closed			
Tuesday	5pm – 11pm	\$3,000	\$3,000	\$6,000
Wednesday	5pm – 11pm	\$3,000	\$3,000	\$6,000
Thursday	5pm – 12am	\$5,000	\$4,000	\$9,000
Friday	5pm – 2am	\$7,000	\$5,000	\$12,000
Saturday	5pm – 2am	\$7,000	\$8,000	\$15,000
Sunday	1pm – 12am	\$4,000	\$3,000	\$7,000
TOTALS		\$29,000	\$26,000	\$55,000

2. Monthly & Annual Impact Summary

- * Total Weekly Net Sales: \$55,000
- * Total Monthly Net Sales: \$220,000
- * Total Projected Annual Sales: \$2,640,000

3. Local Government Revenue Contribution

Based on projected performance and local tax estimations.

- > Estimated Monthly Tax Revenue: \$20,000+
- > Estimated Yearly Tax Revenue: \$240,000+
- > This figure represents a direct contribution to the City of Denton's tax base, supporting local infrastructure, public services, and community development.



QUOTATION

DEC 5, 2025

BILL TO: Victor Garcia
122 N Locust ST Denton, TX 76201

NUMBER: EST0007

DATE: Dec 5, 2025

Emergency Exit For Basement

Description	Quantity	Unit price	TAX	Amount
REAR EXIT DOOR/EMERGENCY DOOR Tear out old door and door frame Frame out opening for new custom door (5ftx6ft) Install door frame (secure to ground and king studs, fill in with Sheetrock on the inside and dense glass on the exterior) Install bare doors Finally adjust doors and install hardware (panic bar, closure, install flush bolts for small door)	1	\$3,500.00	6.25 %	\$3,500.00
DOOR COST Door is to be made custom to order. Quote from door company is attached to this estimate where you can see the cost. \$280 dollar delivery fee is applied for pick up from their warehouse and brought to job site	1	\$4,200.00	6.25 %	\$4,200.00
MATERIALS FOR DOOR CLOSE OUT 2 sheets of exterior dense glass \$86.26 3 6in 10ft 16ga tracks \$133.80 7 6in 10 ft 16ga studs \$312.20 Material delivery \$250 Mud, paint, stucco (labor and materials) \$1800	1	\$2,583.00	6.25 %	\$2,583.00

SUBTOTAL: \$10,283.00



QUOTATION

DEC 5, 2025

BILL TO: Victor Garcia
122 N Locust ST Denton, TX 76201

NUMBER: EST0008

DATE: Dec 5, 2025



Store Front For Ruby Rodeo



Description	Quantity	Unit price	TAX	Amount
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FRONT ENTRANCE

1

\$8,500.00

6.25 %

\$8,500.00

- Replace front door with bigger door which requires reframing of opening
- Frame out for 2 windows and install
- Cover up framing and trim out as needed inside and out

MATERIALS

1

\$23,950.00

0 %

\$23,950.00

- Pinnacle iron door collection: J-Series (50"x97-1/2") \$5500
- temporary windows \$4500
- bifold windows \$12000
- wood for framing and trim finishes \$1500
- stain and paint \$450

SUBTOTAL: \$32,450.00

TAX: \$531.25

TOTAL: \$32,981.25

PAID: \$0.00

BALANCE DUE \$32,981.25

NTTA

North Texas Tarp & Awning

3300 W. University
Denton, TX 76207
940.566.6619

Ruby Rodeo
122 N Locust St
Denton TX 76201

12/08/25

Re: Quote For 1) Std. Awning w/ Sign Panel. & Wrap Around 11"

Material: \$930.00
Labor: \$2,375.00
Frame: 3,350.00
Install: \$2,495.00
Graphics: \$1,000.00

Quote: 1) \$10,950.00 plus tax Grand Total: \$11,853.38

Prices are firm for 30 days from the above date and exclude permits, engineering drawings, or any other changes not covered by the above estimate. Prices given exclude any other charges that deviate from the above estimate. Prices do not include Tax. All sales are subject to tax unless you provide us with a copy of your sales tax exemption number or sign/provide us a "Resale Exemption Certificate". Warranties cover 1 year on labor plus 10 years on the material.

Terms: A deposit of at least 50% of the total is required to establish the order with the balance due at our office at the time of acquirement.

Thank you again for allowing us to provide you with this quote. If you have any questions or concerns, please feel free to contact me anytime. *Your satisfaction is my number one priority!*

Sincerely,
Bryce Harrington
North Texas Tarp and Awning
940-566-6619



RED
ITALIAN GRILL



RUBY RODEO



ALL PRO SIGNS LLC

716 S. PEAK ST.
DALLAS TX. 75223

Invoice

Number: 2363

Date: January 05, 2026

Bill To:

MISTER RED, LLC
RUBY RODEO
122 N LOCUST
DENTON, TX 76201

Ship To:



PO Number	Terms	Project
CHECK		

Date	Description	Hours	Rate	Tax 1	Tax 2	Amount
01/05/26	FRONT-LIT CHANNEL LETTERS WITH LED ILLMINATION ON A BLACK SQUARE WITH INSTALLATION AND CITY PERMIT , OVER ALL SIZE 2.65 X 15 FT LONG, EXTRA PERMIT ARE NOT INCLUDE IN PRICE.	1.00	5,660.00		✓	5,660.00
ONE YEAR WARRANTY ON ALL WORK WITH 50% DOWN IS \$3,063.48						

Sub-Total	\$5,660.00
State Tax 0.00% on 0.00	0.00
City Tax 8.25% on 5,660.00	466.95
Total	\$6,126.95

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$6,126.95	\$0.00	\$0.00	\$0.00	\$6,126.95

front-lit Channel letters w/ LED illumination - Individually Mounted Letters direct to wall - Ruby Rodeo - Denton - TX

Elevation : West

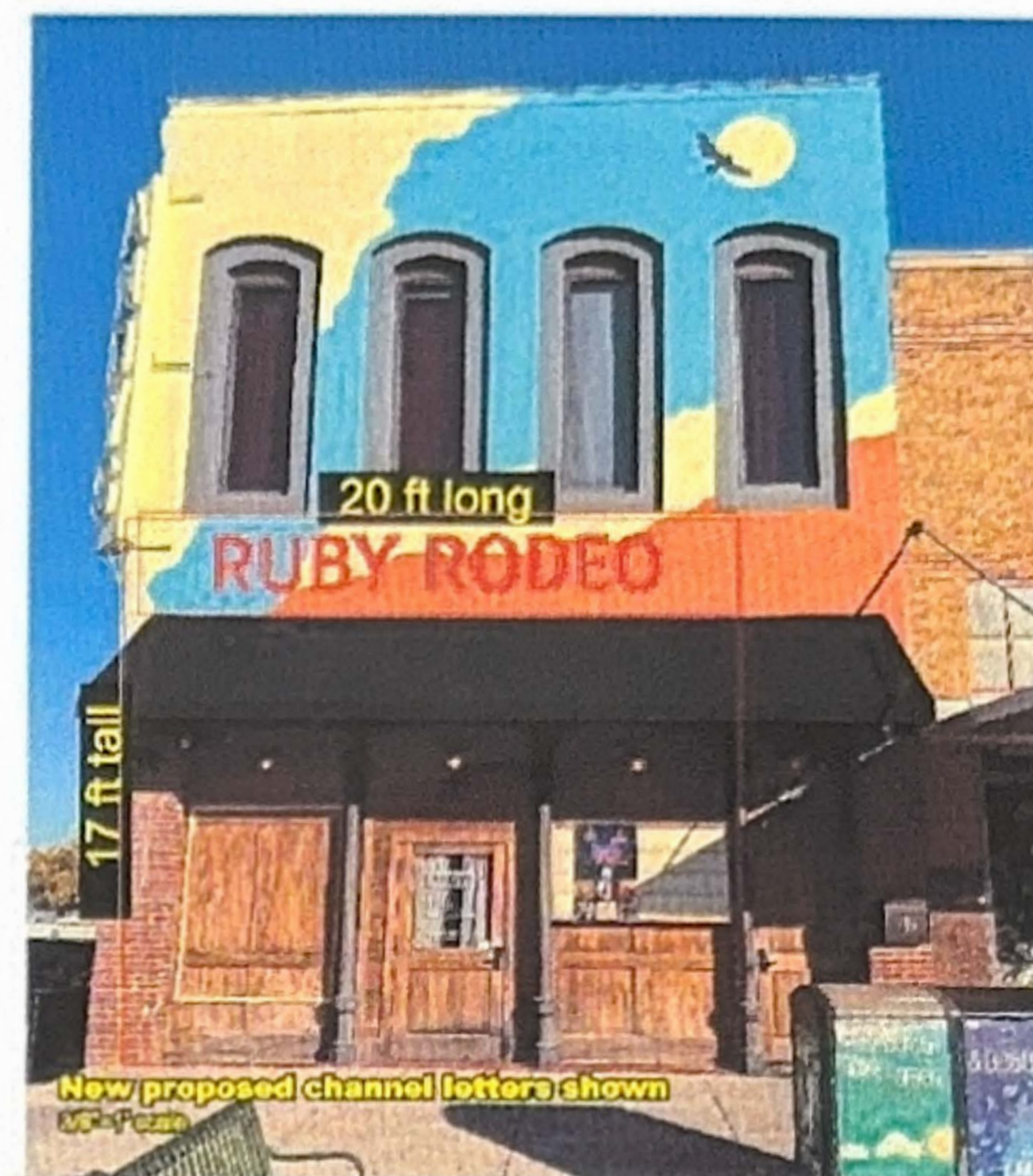
store front 20 ft long x 17 ft tall

day view:



night view:

RUBY RODEO



A Front-Lit, Plex-Face Channel Letters w/ LED, Individually Mounted to the wall.

SCALE: 0/0" = 1' 0" • For Production / For Presentation • Front View

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE SET

- Overall Height: 2.00 ft
- Overall Length: 15.00 ft
- Total Sq.Ft.: 30.00 ft²
- Returns: 5" Black
- Trimcap: 1" Black
- Face: 3/16 White Acrylic # 2447 over-lay in full-color graphic print.

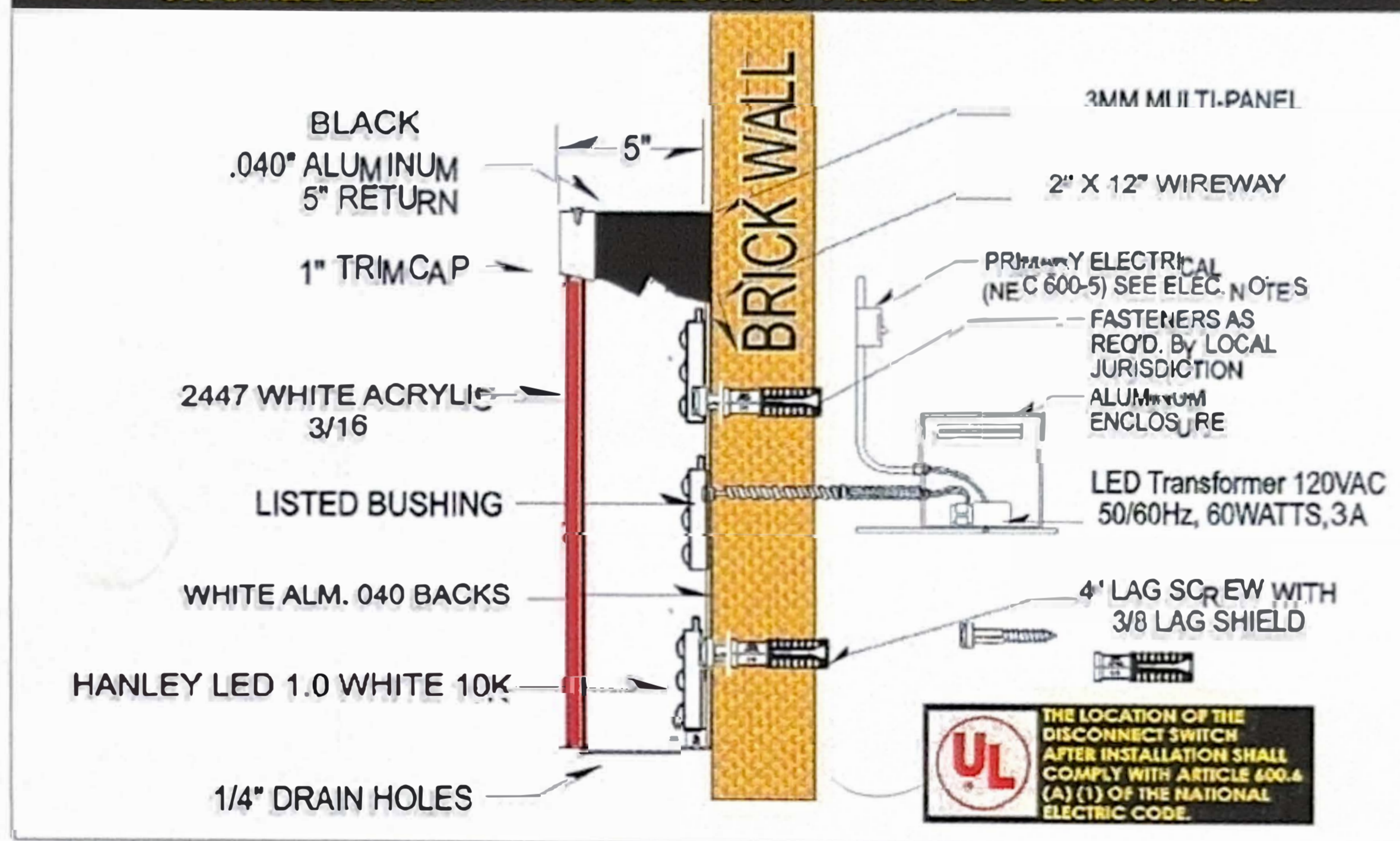
denton sq.ft 2 time store front under sign 40 sq.ft and 75% is under 15 ft long

Illumination: White GE LED
LED Transformer 120VAC 50/60Hz, 60WATTS, 5A

NOTES:

- Individually Mounted letters directly to wall.
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

WE DO NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

one year warranty on all work and electrical work with out the liability of acts of god



Client Name:
Ruby Rodeo
Mister Red, LLC
Location:
122 N Locust St.
Denton, Tx 76201

Start Date: 12 / 26 / 25
Last Revision: 01 / 07 / 26
Job#: 4068
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

- _____
Client Approval
- _____
Landlord Approval

Sales Rep:
Ricky G.
Designer:
Pete S.





Haltex Plumbing, LLC 2301 Colorado Blvd, Denton, TX 76205
9409997742 | Service@haltexplumbing.com



Estimate #744

Estimate for Mike Church

For: Mike Church,
122 N Locust St, Denton, TX 76201

Created on: Mon Nov 17, 2025

Serviced on: Tue Oct 28, 2025

Option #1

\$40,250.00

Approve

Services

Labor

This proposal is to replumb the kitchen in the basement and install a 75-gallon Schier grease trap with sample well. We will run all new floor sinks and drains to this grease trap for the new kitchen layout. We will sawcut all concrete and haul off and repour after inspection. We will remove the mop sink from the bathroom and install new in the kitchen area. Along with a floor sink for the three comp and dishwasher, a floor drain in the middle of the floor, A floor sink for the vegetable wash station as well. This does include setting all fixtures and installing a backflow on the dishwasher. All work will be tested after install and inspected by the City of Denton. Normal business hours apply. During repair and delivery of tank we will have area of the parking blocked off for safety. Customer will supply all fixtures. Testing and inspection will take a couple of days so sewer will be out of use dur Any unforeseen beams, plumbing piping, backfall, extra concrete work, or demo can cre... a change order. Customers responsibility to accommodate grease trap entry to the room.

[Privacy - Terms](#)

Services subtotal

\$16,000.00

Materials

Materials

Permit

Excavation

Materials subtotal \$24,250.00

Subtotal **\$40,250.00**

Tax \$0.00

Commercial Labor

Total **\$40,250.00**

Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline estimate](#)

[Contact us](#)



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