

APPLICATION FOR TIRZ No. 1 FUNDS

*Before submitting this application for processing, please verify that your project is eligible for reimbursement by reviewing the info provided within the application packet or the TIRZ no. 1 Project Plan.

Submittal Checklist:	Verified Project Eligibility <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>	Completed Application <input checked="" type="checkbox"/>
	Eligible Construction Cost Estimate(s) <input checked="" type="checkbox"/>		Relevant Supporting Info <input checked="" type="checkbox"/>

SECTION 1. GENERAL PROJECT INFORMATION

Project or Business Name:	Social Living				
Location of Project:	downtown McKinney - 120 W. Louisiana				
Physical Address of Project:	120 W. Louisiana				
	City:	McKinney	State:	TX	ZIP: 75069
Property Size:	.0459 acres	CollinCAD Property ID:	1097057		
CollinCAD Geographic ID:	R-0856-003-026A-1				

SECTION 2. APPLICANT INFORMATION

Name:	Janet Clark				
Company:	Cobbel Real Estate Group, LLC				
Mailing Address:	120 W. Louisiana				
	City:	McKinney	State:	TX	ZIP: 75069
Email Address:	janet@sociallivingre.com				
Phone:	214-945-1970	Fax:		Cell:	972-333-3271

SECTION 3. PROPERTY OWNER INFORMATION (if different than Applicant info above)

Name:	Simmons Tailor Shop c/o Nancy Simmons				
Company:					
Mailing Address:	90 Monte Alto Rd.				
	City:	Santa Fe	State:	NM	ZIP: 87508
Email Address:	bridgefarmer@icloud.com				
Phone:	214-466-4060	Fax:		Cell:	

SECTION 4. DETAILED PROJECT INFORMATION			
Project Category: (check one)	Catalyst []	Vacant/Underutilized Site/Buildings [<input checked="" type="checkbox"/>] <i>*maximum of \$25,000 per project*</i>	Mixed-Income Housing []
Proposed Land Use(s): (multi-family residential, restaurant, office, etc.)	Office		
Estimated Date of Project Completion:	ASAP		
Current Number of Dwelling Units:	1 d.u.	Number of Dwelling Units Post-Construction:	1 d.u.
Current Area of Building/Use(s):	1700 sq. ft.	Area of Building/Use(s) Post-Construction:	1700 sq. ft.
Days/Hours of Business Operation:	7AM - 7PM	Number of New Jobs Created:	10-20
Estimated Annual Taxable Sales (Post Construction):	\$		
Current Appraised Value of Property and Improvements:	\$ 285,787.00		
Estimated Appraised Value of Property and Improvements (Post-Construction):	\$ 300,000.00		
Estimated Construction Cost for Entire Project including all Phases:	\$ 11,000		
Portion of the Project for which Reimbursement is Requested: (building demo, public utility improvement, fire safety improvements, etc.)	exterior Awning		
Requested Reimbursement Amount:	\$ 7,185.00		

BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT: (1) I AM NOT GUARANTEED REIMBURSEMENT, (2) REIMBURSEMENT WILL NOT BE POSSIBLE IF THERE ARE NO UNALLOCATED TIRZ FUNDS AVAILABLE, AND (3) THIS APPLICATION VESTS NO DEVELOPMENT RIGHTS AS SPECIFIED IN CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE.

Applicant's Signature: Janet Clark **Date:** 10/28/19

Owner's Signature: Nancy Lim **Date:** 10/28/19

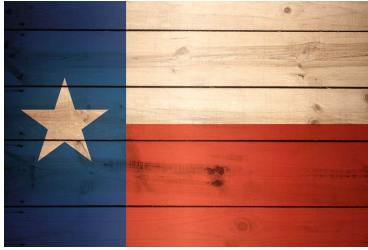
DocuSigned by: 4286ED03BDF4A8

FOR OFFICIAL USE ONLY

LETTER OF INTENT FOR CITY OF MCKINNEY TIRZ REQUEST

- CONTACT INFO:
Cobbel Real Estate Group, LLC
d/b/a Social Living Real Estate Boutique
c/o Janet Clark
120 W. Louisiana, McKinney, Texas 75069
(214)945-1970 ext 700
janet@sociallivingre.com

- BUSINESS NAME:
Social Living Real Estate Boutique
- BUSINESS LOCATION:
120 W. Louisiana, McKinney, TX 75069
- BUSINESS TYPE:
We are brewing a new way to real estate in downtown McKinney, Texas! Offering full service real estate, at your convenience, in one location. Stop in and enjoy our espresso and waffle bar cafe, if you have time, have a chit chat with one of our experienced REALTORS®, get pre-qualified with a mortgage lender, learn about 2019's "it" color, textures and flooring from our lead interior designer/stager, shop for insurance, etc. At a minimum, we just hope you remember that we are your local, one stop shop for anything having to do with real estate, in one convenient, quaint and easy location. Come be Social!
- JOBS:
10-20
- ANNUAL SALES:
Sales is commission based on sale of real estate plus Espresso/Waffle sales estimated around \$5,000/mth.
- BENEFIT TO CITY:
We are located in the gateway to downtown McKinney, specifically at the NEC of Louisiana and Wood St. We are further working on a "selfie" mural of sorts on our street wall that will incorporate all of the downtown area business as well as patrons to use and post about McKinney. We envision the requested awning funds as beautifying the exterior space since, again, we are located on a corner entrance. It would further unify the space to incorporate with other area businesses that have done the space.
- ANTICIPATED COST OF ENTIRE PROJECT: \$11,000.00 (Awning, mural, business signage, updated lights, windows and door painting, etc)
- TIRZ ELIGIBLE: Yes;
TYPE OF PROJECT: Requesting funds just for exterior awning installation similar to City of McKinney Human Resource office across the street.
- REQUESTING FUNDS:
\$7,185.00 only for awning
- Eligible cost associated: Exterior awning
- Attaching plan render and applicable material costs associated with the awning construction



LoneStar Trim & Remodeling
JC Woodward
214-325-6462

Job Estimate
RE: 120 W Louisiana St
McKinney, Tx

Job Description:
Storefront Awning-
Fabricate steel awning per plans provided by owner
Paint – undercoat and approved final color
Install using approved fasteners per McKinney Historic District

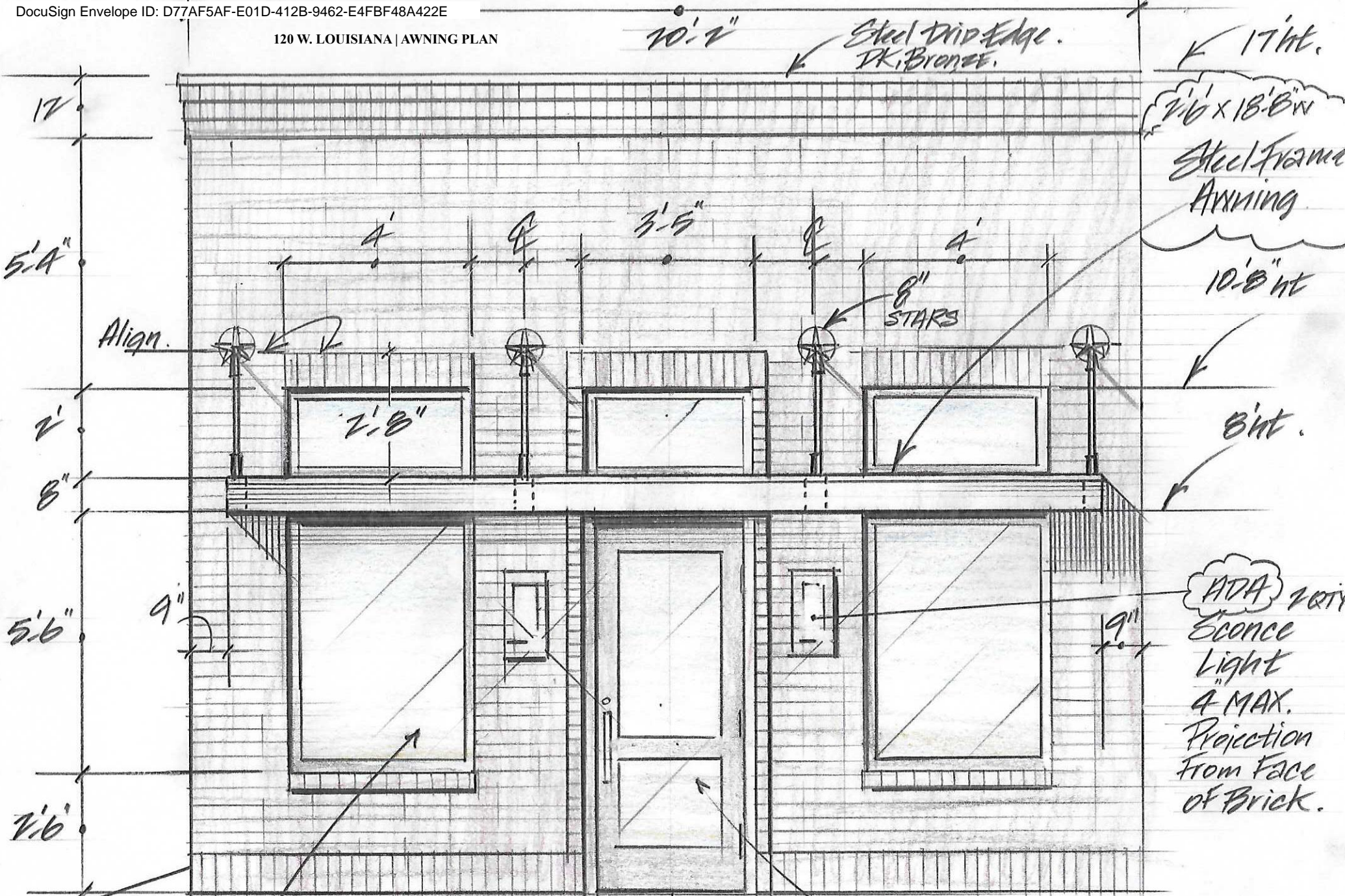
	\$6,385.00
Additional Costs:	
Structural mounting brackets (4) Texas Star mounting rings	\$800.00
TOTAL COST	\$7,185.00

Approved by _____ Date _____

120 W. Louisiana, McKinney, TX



120 W. LOUISIANA | AWNING PLAN



10' 2"

Steel Trip Edge.
DK. BRONZE.

17' ht.

2'6" x 18'8" W
Steel Frame
Awning

10'8" ht

8' ht.

ADA 2011
Sconce
Light
4 MAX.
Projection
From Face
of Brick.

17'

5'4"

2'

8"

5'6"

7'6"

4'

3'5"

4'

8" STARS

Align.

2'8"

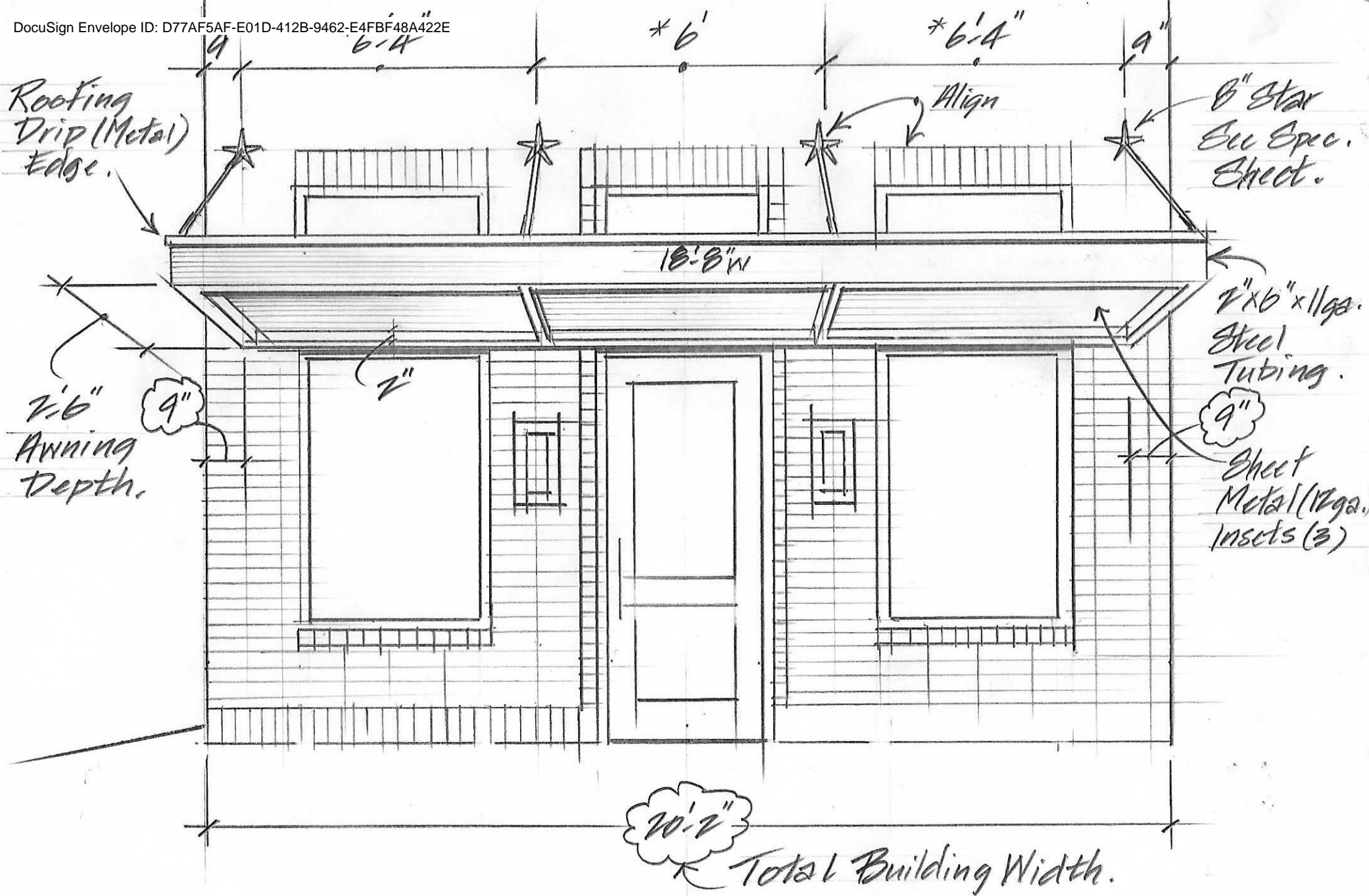
9"

9"

1" Insulated Glass Unit
LOW-E Tempered.
Bronze Anodized Alum.

3/0 . 8/0
Alum. Storefront
Bronze Anodized.

ADA approved Concealed
(Built-into door/Hdr.)
Vista Wall®



Underside View of Awning

Section Thru Awning

King Supply #8-C50047
Architectural Iron Star

1/2" All Thread

#55 Chicago Hdwr.
Forged Yoke

**SLOPE AWNING DOWN
TOWARD STREET SIDE**

1/2"/12" Pitch

Clerestory Window

#55 Chicago Hdwr.
Forged Yoke

3/4" Plywood Roof Deck
Ice Shield peel/Stick
Composition Roll Roofing

2'-6"

2"

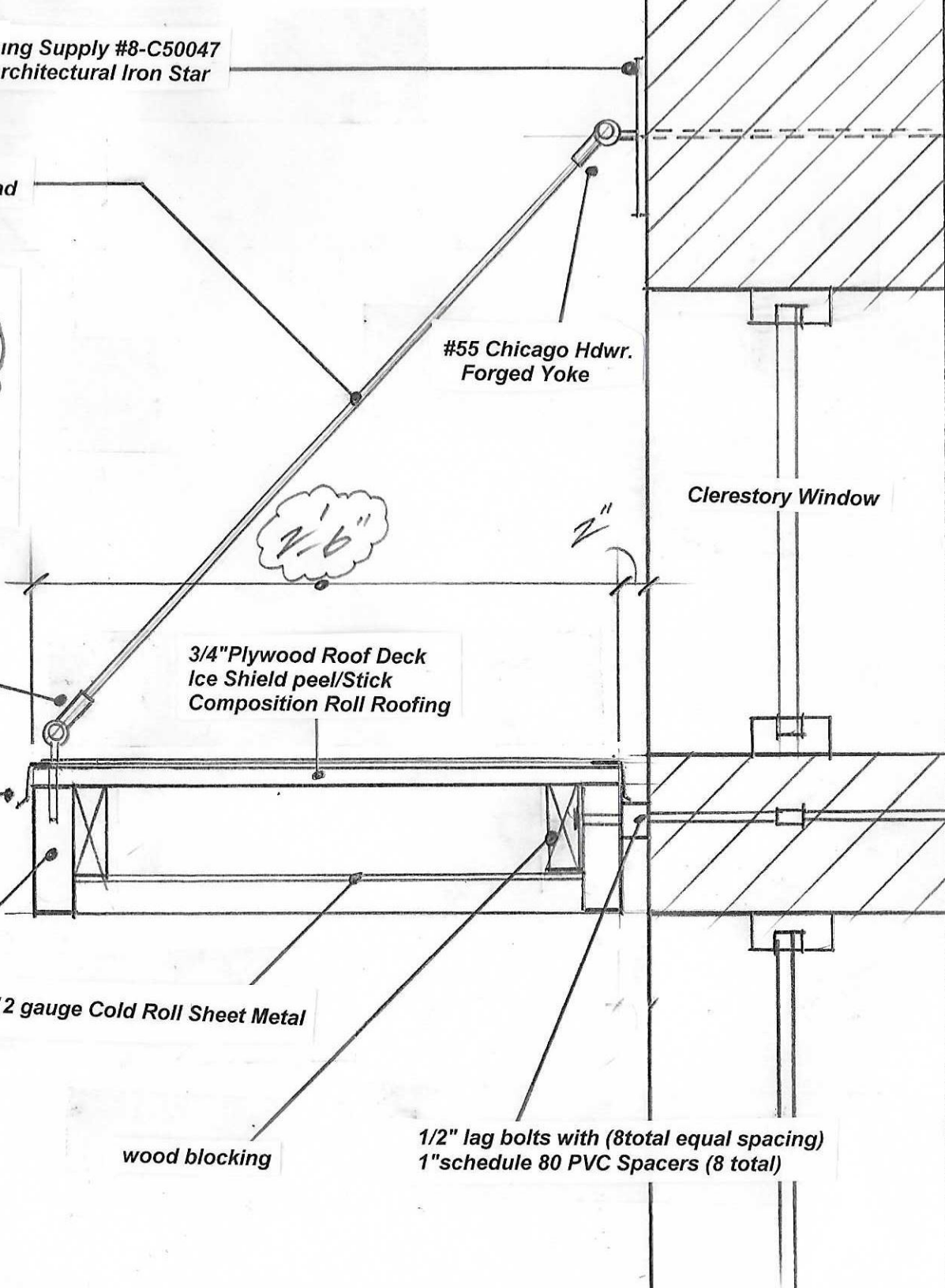
Formed Metal Drip Edge

12 gauge Cold Roll Sheet Metal

2"x6"x11gauge (6.46lb/ft)

wood blocking

1/2" lag bolts with (8 total equal spacing)
1" schedule 80 PVC Spacers (8 total)



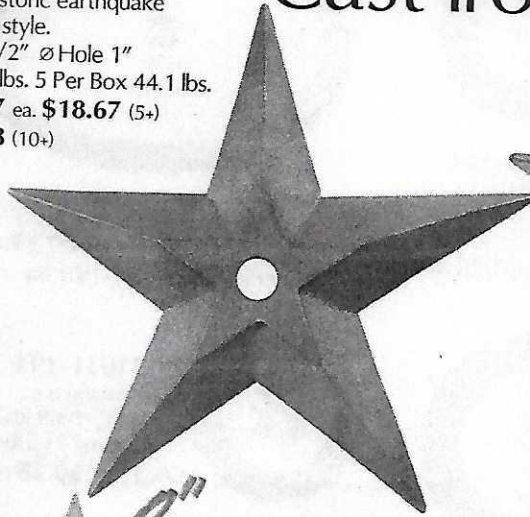
338 CAST IRON STARS

SAME DAY SHIPPING!

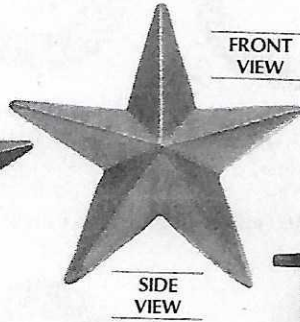
STARS

45-6100

Single faced star; architecturally historic earthquake washer style.
 † 15-1/2" ∅ Hole 1"
 ‡ 8.82 lbs. 5 Per Box 44.1 lbs.
\$19.57 ea. \$18.67 (5+)
\$17.98 (10+)

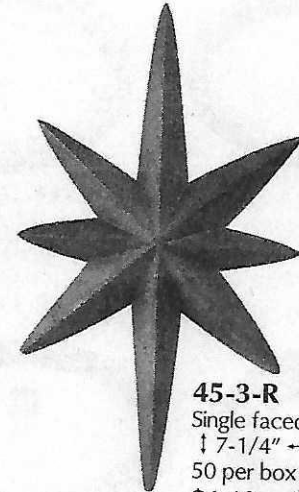


Cast iron stars



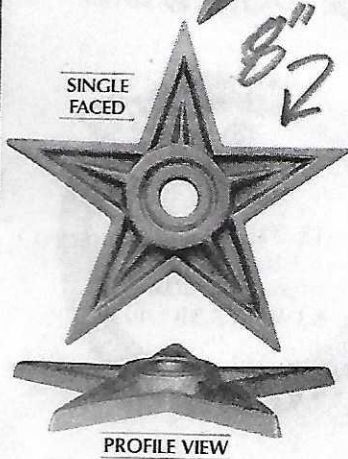
8-C50121

Single faced cast iron star.
 † 4-5/8" ↔ 4-5/8" ‡ .5 lbs.
\$5.39 ea. \$5.18 (30+) \$4.97 (60+)



45-3-R

Single faced North star.
 † 7-1/4" ↔ 4-1/8" ‡ .59 lbs.
 50 per box / 29.5 lbs.
\$1.18 ea. \$1.14 (50+)
\$1.07 (100+)



Cast iron architectural stars (single faced)

ITEM#	SIZE (DIA.)	CENTER HOLE DIA.	APPROX. THICKNESS	WT.	EACH PRICE	PRICE (QTY)	
8-C50044	3"	1/4"	1/4"	.23 lbs.	\$0.87	\$0.78 (15+)	\$0.73 (30+)
8-C50045	4-1/2"	3/8"	1/4"	.40 lbs.	\$1.57	\$1.54 (15+)	\$1.48 (30+)
8-C50046	6-3/4"	5/8"	5/16"	1.90 lbs.	\$2.29	\$2.09 (50+)	\$1.98 (100+)
8-C50047	8"	5/8"	3/8"	2.10 lbs.	\$3.37	\$3.08 (15+)	\$2.89 (45+)

• Solid cast iron • Flat back for easier attachment • Architecturally historic earthquake washer style

Cast iron stars with ring



ITEM#	SGL. OR DBL. FACED	SIZE (DIA)	APPROX. THICKNESS	WEIGHT	QTY. PER BOX/WT.	EACH PRICE	PRICE (QTY)	
45-8402	Single	5-1/4"	9/16"	1.52 lbs.	35/53.2 lbs.	\$2.47	\$2.39 (35+)	\$2.27 (70+)
45-9237	Double	6-3/8"	1-1/4"	4.63 lbs.	30/74.08 lbs.	\$8.37	\$7.99 (16+)	\$7.79 (32+)
45-711	Single	11"	1"	10.58 lbs.	5 / 52.9 lbs.	\$18.77	\$17.99 (5+)	\$17.37 (10+)

4" CODE



Cast iron stars with ring

ITEM #	SGL. OR DBL. FACED	OUTSIDE DIAMETER	THICKNESS	WT.	BOX QTY.	PRICE EACH	PRICE (QTY)	
45-353-S	Single	3-3/8"	5/16"	.4 lbs.	200	\$1.29	\$1.19 (70+)	\$1.09 (140+)
45-353-D	Double	3-3/8"	5/8"	.72 lbs.	200	\$1.68	\$1.64 (40+)	\$1.57 (80+)
45-355-S	Single	3-7/8"	7/16"	.62 lbs.	100	\$1.49	\$1.38 (45+)	\$1.27 (90+)
45-355-D	Double	3-7/8"	7/8"	1.20 lbs.	50	\$2.68	\$2.64 (25+)	\$2.57 (100+)
45-356-S	Single	4-3/8"	3/8"	.8 lbs.	50	\$1.58	\$1.47 (35+)	\$1.38 (105+)
45-356-D	Double	4-3/8"	3/4"	1.42 lbs.	50	\$3.37	\$3.18 (20+)	\$3.07 (100+)
45-358-S	Single	4-7/8"	1/2"	1.2 lbs.	50	\$2.18	\$1.97 (45+)	\$1.89 (90+)
45-358-D	Double	4-7/8"	1"	2.20 lbs.	50	\$4.98	\$4.77 (25+)	\$4.49 (100+)

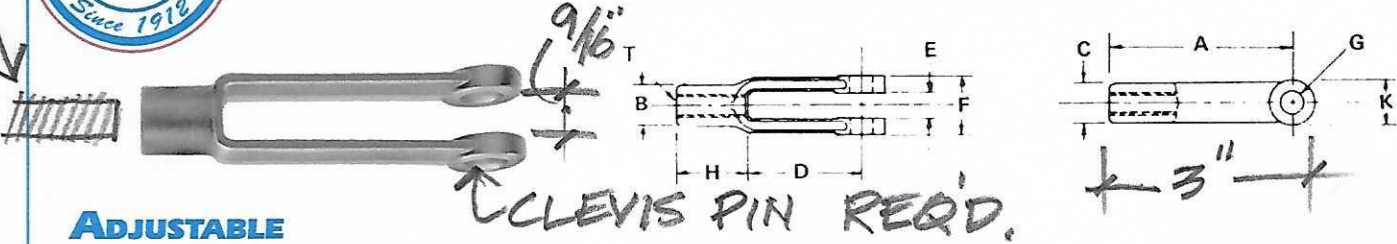
• Solid cast iron • Single or double faced
 • Flat back for easier attachment

8 TOTAL REQUIRED



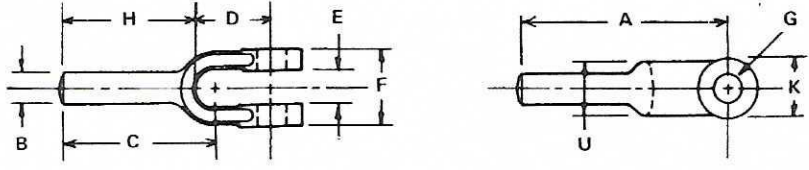
DROP FORGED YOKE ENDS

SELF-COLORED DROP FORGED YOKE ENDS



ADJUSTABLE

Stock No.	Part No.	"T" Tap Size	Dimensions in Inches - Machined									Est. Wt. Per 100 Pcs.
			A	B	C	D	E	F	G	H	K	
51	19505 8	1/4"-28	2"	7/16"	7/16"	1-1/4"	9/32"	5/8"	1/4"	3/4"	1/2"	7.5 Lbs.
52	19510 2	5/16"-24	2-1/4"	1/2"	1/2"	1-7/16"	11/32"	3/4"	5/16"	13/16"	19/32"	10.7 Lbs.
53	19515 7	3/8"-24	2-1/2"	5/8"	5/8"	1-5/8"	7/16"	7/8"	3/8"	7/8"	11/16"	16 Lbs.
54	19520 1	7/16"-20	2-7/8"	23/32"	23/32"	1-7/8"	1/2"	1"	7/16"	1"	13/16"	24 Lbs.
55	19525 6	1/2"-20	3"	13/16"	13/16"	1-7/8"	9/16"	1-1/8"	1/2"	1-1/8"	15/16"	32.2 Lbs.
56	19530 0	5/8"-18	4-15/16"	1-1/16"	1-1/16"	3-11/16"	11/16"	1-3/8"	5/8"	1-1/4"	1-3/16"	80 Lbs.
57	19535 5	3/4"-16	6-1/16"	1-1/4"	1-1/4"	4-9/16"	13/16"	1-5/8"	3/4"	1-1/2"	1-7/16"	135 Lbs.



PLAIN TYPE

Stock No.	Part No.	Dimensions in Inches - Machined										Est. Wt. Per 100 Pcs.
		A	B	C	D	E	F	G	H	K	U	
61	19705 2	1-3/4"	1/4"	1-19/32"	5/8"	9/32"	5/8"	1/4"	1-1/8"	1/2"	7/16"	4.7 Lbs.
62	19710 6	2"	5/16"	1-7/16"	3/4"	11/32"	3/4"	5/16"	1-1/4"	19/32"	1/2"	7.8 Lbs.
63	19715 1	2-1/8"	3/8"	1-33/64"	27/32"	7/16"	7/8"	3/8"	1-9/32"	11/16"	5/8"	11.1 Lbs.
64	19720 5	2-1/4"	7/16"	1-57/64"	1"	1/2"	1"	7/16"	1-1/4"	13/16"	23/32"	15.1 Lbs.
65	19725 0	2-1/2"	1/2"	1-11/16"	1-1/8"	9/16"	1-1/8"	1/2"	1-3/8"	15/16"	13/16"	23.1 Lbs.
66	19730 4	2-7/8"	5/8"	1-53/64"	1-7/16"	11/16"	1-3/8"	5/8"	1-7/16"	1-3/16"	1-1/16"	43 Lbs.
67	19735 9	3-5/8"	3/4"	2-25/64"	1-11/16"	13/16"	1-5/8"	3/4"	1-15/16"	1-7/16"	1-1/8"	75 Lbs.

SELF-COLORED SAE CLEVIS PINS FOR YOKE ENDS



Part No.	Shank Diameter	Dimensions in Inches - Machined						Weight Per 100 in Lbs.
		Lengths		Head		Hole		
		Overall	Under Head	O.D.	Thickness	I.D.	*Center	
19305 4	1/4"	55/64"	49/64"	3/8"	3/32"	5/64"	43/64"	1.3
19310 8	5/16"	1-1/32"	15/16"	7/16"	3/32"	7/64"	13/16"	2.3
19315 3	3/8"	1-3/16"	1-1/16"	1/2"	1/8"	7/64"	15/16"	3.7
19320 7	7/16"	1-11/32"	1-3/16"	9/16"	5/32"	7/64"	1-1/16"	5.9
19330 6	1/2"	1-33/64"	1-23/64"	5/8"	5/32"	9/64"	1-13/64"	8.6
19335 1	5/8"	1-13/16"	1-39/64"	13/16"	13/64"	9/64"	1-29/64"	16.2
19340 5	3/4"	2-5/32"	1-29/32"	15/16"	1/4"	11/64"	1-23/32"	27.5

Produced from 1018 cold heading quality wire.

*From under head

1/2" 8 TOTAL REQ'D

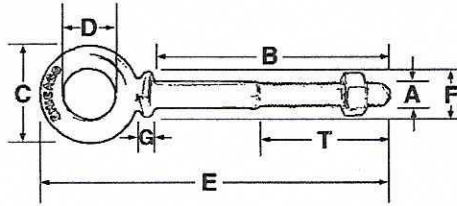


DROP FORGED EYE BOLTS



MACHINE THREAD (As noted on page 14)

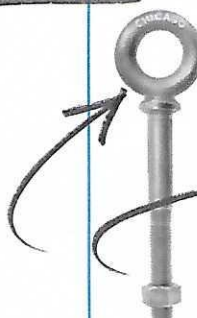
WARNING:
Any deviations such as angular lifts, shock loads, modification of the basic forging, etc., will result in drastically reduced working load limits.



SHOULDER

Diameter (A) & Shank Length (B)	Part No.	Dimensions - Inches						Weight Per 100 pcs	Working Load Limit†
		Outside Eye (C)	Inside Eye (D)	Overall Length (E)	Outside Shoulder (F)	Thickness at Shoulder (G)	Thread Length (T)		
1/4" x 2"	08405 5	1"	1/2"	3-1/8"	7/16"	5/64"	1-1/2"	7.4	500
1/4" x 4"	08411 6	1"	1/2"	5-1/8"	7/16"	5/64"	2"	10.7	500
5/16" x 2-1/4"	08422 2	1-1/4"	5/8"	3-5/8"	9/16"	3/32"	1-1/2"	12.9	800
5/16" x 4-1/4"	08428 4	1-1/4"	5/8"	5-5/8"	9/16"	3/32"	2-1/2"	16.8	800
3/8" x 2-1/2"	08439 0	1-1/2"	3/4"	4-1/4"	11/16"	1/8"	1-1/2"	21	1200
3/8" x 4-1/2"	08445 1	1-1/2"	3/4"	6-1/4"	11/16"	1/8"	2"	29	1200
1/2" x 2"	08459 8	2"	1"	4-5/16"	7/8"	5/32"	1-7/8"	44	2200
1/2" x 3-1/4"	08462 8	2"	1"	5-1/2"	7/8"	5/32"	1-1/2"	46	2200
1/2" x 6"	08468 0	2"	1"	8-1/4"	7/8"	5/32"	3"	63	2200
5/8" x 4-1/2"	08482 6	2-5/16"	1-1/4"	7-1/4"	1-1/8"	13/64"	2"	99	3500
5/8" x 6"	08485 7	2-5/16"	1-1/4"	8-9/16"	1-1/8"	13/64"	3"	103	3500
3/4" x 4-1/2"	08508 3	2-3/4"	1-1/2"	7-3/4"	1-3/8"	1/4"	2-1/2"	152	5200
3/4" x 6"	08511 3	2-3/4"	1-1/2"	9-1/8"	1-3/8"	1/4"	3"	166	5200
7/8" x 5"	08534 2	3-1/2"	1-3/4"	9-1/4"	1-1/2"	9/32"	2-1/2"	222	7000
7/8" x 8"	08537 3	3-1/2"	1-3/4"	12-1/8"	1-1/2"	9/32"	4"	269	7000
1" x 6"	08551 9	3-3/4"	2"	10-1/2"	1-3/4"	5/16"	3"	331	10000
1" x 9"	08554 0	3-3/4"	2"	13-1/4"	1-3/4"	5/16"	4"	404	10000

8074

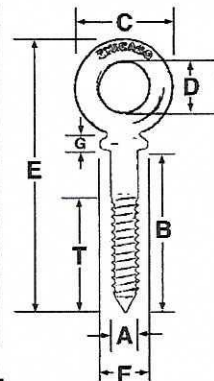


† Loads are based on a safety factor of 5 to 1. Some sizes also available in Stainless Steel. See page 47. Special shank and thread lengths are also available.

SCREW THREAD EYE BOLTS

REGULAR

Diameter (A) & Shank Length (B)	Part No.	Dimensions - Inches				Weight Per 100
		Outside Eye (C)	Inside Eye (D)	Overall Length (E)	Thread Length (T)	
1/4" x 2"	08805 3	1"	1/2"	3"	1-1/2"	5.3
5/16" x 2-1/4"	08810 7	1-1/4"	5/8"	3-1/2"	1-5/8"	9
3/8" x 2-1/2"	08815 2	1-1/2"	3/4"	4"	1-3/4"	16
1/2" x 3-1/4"	08820 6	2"	1"	5-1/4"	2-1/8"	39
5/8" x 4-1/2"	08825 1	2-5/16"	1-1/4"	6-13/16"	2-1/2"	67
3/4" x 4-1/2"	08830 5	2-3/4"	1-1/2"	7-1/4"	3"	108
7/8" x 5"	08835 0	3-1/2"	1-3/4"	8-1/4"	3-1/4"	166
1" x 6"	08840 4	3-3/4"	2"	9-3/4"	3-1/2"	265



Screw eye bolts supplied with cone points - lag screw thread.

SHOULDER

Diameter (A) & Shank Length (B)	Part No.	Dimensions - Inches						Weight Per 100 pcs
		Outside Eye (C)	Inside Eye (D)	Overall Length (E)	Outside Shoulder (F)	Thickness at Shoulder (G)	Thread Length (T)	
1/4" x 2"	08905 0	1"	1/2"	3-1/8"	7/16"	5/64"	1-1/2"	6.7
5/16" x 2-1/4"	08910 4	1-1/4"	5/8"	3-3/4"	9/16"	3/32"	1-5/8"	12
3/8" x 2-1/2"	08915 9	1-1/2"	3/4"	4-1/4"	11/16"	1/8"	1-3/4"	19
1/2" x 3-1/4"	08920 3	2"	1"	5-1/2"	7/8"	5/32"	2-1/8"	42
5/8" x 4-1/2"	08925 8	2-5/16"	1-1/4"	7-1/4"	1-1/8"	13/64"	2-1/2"	86
3/4" x 4-1/2"	08930 2	2-3/4"	1-1/2"	7-3/4"	1-3/8"	1/4"	3"	120
7/8" x 5"	08935 7	3-1/2"	1-3/4"	9"	1-1/2"	9/32"	3-1/4"	189
1" x 6"	08940 1	3-3/4"	2"	10-1/2"	1-3/4"	5/16"	3-1/2"	297