Tuesday, December 30, 2025

Project Grant Application

McKinney Community Development Corporation FY 2026

MCDC Mission

Staying true to voter intent, we work proactively, in partnership with others, to promote and fund community, cultural, and economic development projects that maintain and enhance the quality of life in McKinney.

Important Information

- Please read the McKinney Community Development Corporation Project Grant Guidelines before completing this application.
- The Grant Guidelines are available at McKinneyCDC.org or by emailing Info@McKinneyCDC.org.
- Please submit a request for preliminary review of your project prior to submitting an application. Use the form Letter of Inquiry.

Applications must be submitted via online form and must be submitted no later than 5 p.m. on the deadline date. Incomplete applications will not be eligible for review or consideration by the board.

Project Grants offer support for projects that are eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Horizontal Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises (water, sewer, utilities, site work)
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children's Sports
- Destination Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing (60% AMI or lower)
- Mass Transit-Related Facilities or Equipment
- Airport Facilities

Please include the information outlined below to ensure board consideration for funding.

- **Detailed project description**
  - Overall project goals - (e.g., financial impact, new business generated, new demographic reached, efficiency impact, safety and security impact, etc.)
  - Project Timeline (design to completion)
  - Detailed Project Budget
  - Site plan (property plat)
  - Design plans/images

    - Projected impact on McKinney's economy
    - Projected impact on McKinney's quality of life
- **Financial viability of organization (Please provide the following documentation)**
    - Verification of organization’s status (IRS letter of determination, W9, registration with the Secretary of State);
    - Most recent two years of audited financial statements including organization’s budget and profit/loss statements (written explanation if audit not available);
    - Organization’s funding sources, impact of the project, and how it will lead to new or expanded business, and the organization's financial position.

Project Grant Application Calendar

Cycle I

- Application Deadline: Dec. 30, 2025
- Presentation to MCDC Board: Jan. 22, 2026
- Board Vote and Award Notification: Feb. 26, 2026

Cycle II

- Application Deadline: March 31, 2026
- Presentation to MCDC Board: April 23, 2026
- Board Vote and Award Notification: May 28, 2026

Cycle III

- Application Deadline: June 30, 2026
- Presentation to MCDC Board: July 23, 2026
- Board Vote and Award Notification: Aug. 27, 2026

Organization Information

Organization Name	Presidium Group, LLC
CEO / Executive Director	John Griggs and Cross Moceri
Federal Tax I.D.	80-0907268
Incorporation Date	Thursday, March 20, 2014
Mailing Address	3100 McKinnon Street, 250 Dallas, TX, 75201
Phone Number	(214) 306-6589

Email	jgriggs@presidiumre.com
Website	https://www.presidiumre.com/
Facebook	https://www.facebook.com/PresidiumRE/
Instagram	https://www.instagram.com/presidiumre/
Twitter / X	https://x.com/Presidiumre
LinkedIn	https://www.linkedin.com/company/presidium-group/

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, staff, successes, contribution to community, etc.

Presidium is a Texas-based real estate developer, owner, and operator with a 22-year operating history and an existing real estate portfolio with assets totaling $2.6 billion in valuation. Presidium is a vertically integrated firm co-headquartered in Dallas and Austin. Presidium's in-house capabilities represent a spectrum of disciplines including acquisitions, development, property management, asset management, law, finance, accounting, special servicing, and public-private partnerships. Presidium has extensive experience across both multifamily value-add acquisitions and development. For nearly two decades Presidium has been acquiring and rehabilitating under-performing multifamily real estate in strong markets and submarkets across the Sunbelt and in Maine. Further, Presidium has a robust ten-year development pipeline exceeding 25 million buildable SF across 20 individual projects and master-planned communities. Presidium has a highly seasoned development team dedicated to creating best-in-class communities and employs over 200 team members across five offices. Throughout its history, Presidium has overseen 26,000 units, and sold over $2.42 billion in assets with an average IRR of 38.5%.

Mission Statement: Presidium is committed to providing best-in-class housing for individuals of all income levels and creating great spaces that enhance people's lives.

Core Values: Integrity, Responsibility, Excellence, Innovation, and Teamwork

Select One	For profit corporation

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Representative & Contact Information

Is the representative information same as above?	No
Representative Completing Application	Coleman Glass
Title	Senior Development Manager
Mailing Address	3100 McKinnon Street, 250 Dallas, TX, 75201
Phone Number	(214) 450-8508
Email Address	cglass@presidiumre.com

Is the contact for communications between MCDC and the organization same as above? Yes

Are you the property owner? Yes

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Information About Funding Request and Project Costs

Total Amount Requested $13,634,638.49

Are matching funds available? Yes

Matching Funds Available $3,000,000

Have you received or will funding be requested from any other City of McKinney entity (e.g. City of McKinney, MEDC, TIRZ, McKinney Housing & Community Development)? Yes

Please list name of City of McKinney entity funding source and amount.

City of McKinney Capital Improvements Program: Estimated $3-$4 million. We are assuming the low end ($3M) in calculating our request to the MCDC.

What is the total cost for this Project? $19,112,078.49

What percentage of Project total will be funded by the applicant? 13

Are matching funds available? Yes

Cash Matching Funds

Amount	Source	Percent of Total
$3,000,000	McKinney CIP	15.7

In-Kind Matching Funds

Amount	Source	Percent of Total
0	0	0

Other Funding Sources

We have been discussing this project with City of McKinney Staff. They have indicated the City may be willing to participate in the project through the CIP program and/or other means. They have estimated that their participation could likely be $3M-$4M. Our request in the application assumes a $3M city contribution.

The city has also indicated this contribution would be limited to the following scope:
-Deceleration Lanes along State Highway 5 at Grace and Elm Streets
-The Fowler Street Extension, including utilities, from Industrial Blvd to Burrs Street
-Sanitary Sewer upgrades along Couch Drive
-The 12” Water Loop to and from Elm as shown on the City’s water Master Plan

Estimated Annual Taxable Sales	$3,778,173

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Project Description and Details

Information about the project for which you are seeking funding.

Project / Business Name	The Cotton Mill District
Location of Project	Southeast Corner of Elm St. and Highway 5
Physical Address	610 Elm St McKinney, TX, 75069
Property Size (in acres)	33.15
Collin CAD Property ID	2719784
What kind of project is proposed? (Check all that apply.)	Expansion / improvement Replacement / repair Multi-phase project New project
Estimated Date of Project Start Date	Thursday, July 1, 2026
Estimated Date of Project Completion Date	Monday, February 1, 2027
Current Appraised Value of Property	$20,320,205.00
Estimated Appraised Value (post-improvement)	$756,408,512.28
Has the project been competitively bid?	No
Attach at least TWO competitive bids for the project	PDF CM Offsite Infrastructure Budget.pdf

Project Summary / Supplemental Documentation

Provide a comprehensive project narrative and/or attachments that include:

- Overall project goals – (e.g. - financial impact, new business generated, new demographic reached, efficiency impact, safety and security impact, etc.)
- Project Timeline (design to completion)
- Detailed Project Budget

- Site plan (property plat)
- Design plans/images
- Projected impact on McKinney's economy
- Projected impact on McKinney's quality of life

Project narrative and/or attachments

MCDC Project Grant Application - 12.3... .pdf

Presidium Supplemental Information t... .pdf

Presidium Cotton Mill MCDC Grant Ap... .pdf

2024-05-23 - BPC Facade Plan.zip

2024-05-23 - BPC Landscape Plan.pdf

2024-05-23 - BPC Site Plan.pdf

Cotton Mill - Economic Impact Study 2....pdf

Cotton Mill Development Opportunity ... .pdf

Cotton Mill District Parcel Appraisal L... .xlsx

Cotton Mill District Property Exhibit.pdf

Cotton Mill District Schedule.pdf

Cotton Mill_Infrastructure Detailed Bu... .xlsx

Presidium Cotton Mill MCDC Renderin... .pdf

Presidium Cotton Mill MCDC Renderin... .pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Structure and Financial Viability of the Organization

Provide the following documentation:

- Business Plan – mission/goals, organizational structure, target customers, product lines, future expansion
- Verification of organization's status (IRS letter of determination, W9, Secretary of State registration, etc.)
- Most recent two years of audited financial statement including organization's budget and profit/loss statement
  (written explanation if audit not available.)

Certificate of Formation (TX) -- Presidi... .pdf

Cotton Mill_Consolidated Proforma.xlsx

Form W-9 - Presidium Group LLC (exe... .pdf

FRANCHISE TAX ACCOUNT STATUS - ... .pdf

Presidium MCDC Cotton Mill Applicati... .pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Additional Information

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Checklist for Completed Application

All applicants must submit a complete application with the following attachments and required information as detailed throughout the application to ensure Board consideration for funding.

Procedure

- Application completed and submitted prior to deadline (5 p.m. on deadline date)
- Application submitted via online form

Organization and Financial Information

- Completed all organizational information
- Provided organization business plan
- Provided documentation of organization's status (IRS letter, W9, Secretary of State registration)
- Provided two most recent years of audited financial statements (budget + profit & loss)
- Provided information regarding project funding (e.g. organization's contribution, other sources)

Specific Project Elements

- Type of project (e.g. expansion, new development, repair)
- Project description (e.g. goals, impact on organization, impact on McKinney's economy and quality of life)
- Project timeline
- Detailed project budget
- Site plan and/or property plat
- Project designs
- Two comprehensive project bids

Community & Economic Impact

- Description of how the project supports new business development or expansion of existing business
- Economic impact projections
- Benefits to McKinney residents and community quality of life

Presentation to MCDC Board of Directors

Completed applications that are eligible for consideration by MCDC will be presented to the board

according to the schedule included on the first page of this application. Presentations will be limited to five (5) minutes followed by time for questions from the Board. **Please be prepared to provide the information outlined below in your presentation:**

- Introductory overview of applying organization
- Project description (e.g. purpose, goals, impact on organization)
- Project timeline
- Summary of project budget
- Site plan and/or property plat, project designs
- Impact of project on McKinney's economy and/or quality of life

Acknowledgements and Grantee Assurances

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- The Organization officials who have signed the application are authorized by the organization to submit the application.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Grant Guidelines in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for a minimum of ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- Applicant gives permission for the use of Board presentation images and other published event images on MCDC and City of McKinney website and social media content and print/digital publications.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the

120th day after the date the MCDC notifies the applicant of the violation.

Applicant Electronic Signature

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 I AM NOT GUARANTEED A GRANT.

Selecting this option indicates your agreement with the above statement.

Representative Completing Application

Date Tuesday, December 30, 2025

Property Owner

Date Tuesday, December 30, 2025

Notes

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the Final Report to report your results. A PDF version is also available.

Presidium Cotton Mill MCDC Grant Application – 12/30/25

Project Goals and Narrative

The primary goal in the redevelopment of the Cotton Mill District is to create a special place that the residents of McKinney can enjoy for years to come. We envision this as the southern bookend to the Highway 5 corridor. We want to bring pride—and a special type of development not yet seen—to East McKinney. Our goal is to create a bustling district that is inclusive and gives its neighbors a place to connect, dine, shop, and simply be together.

We expect this to be a major economic driver on the east side of town, garnering investments that have historically gone to other areas of McKinney or to other towns across North Texas. We believe this project is special, and our work to date very much reflects that belief.

The MCDC Grant application form lists several requirements for eligibility, and this development district meets several of them:

Job Creation

This project will create jobs. Between construction, property management, retail and commercial operations, and other services, the Economic Impact Study (EIS), included as an exhibit in our application, estimates that 2,800 new jobs will be created.

Infrastructure for Business Creation

This project will significantly improve infrastructure in the district, which is currently grossly undersized for any new or potential development. These improvements will allow new businesses to enter the area and will enable existing businesses—particularly the Cotton Mill itself—to expand. The EIS estimates a total economic impact of $826,482,817, including $192 million in potential tax revenues from city sales tax, city property tax, and McKinney Independent School District tax over the next 20 years.

Regardless of the type of development—residential, commercial, retail, hospitality, or office—the infrastructure that exists today will not support it. Whether it is Presidium or another developer, projects will not be financially feasible without assistance. Without some level of municipal participation, this land will sit vacant for years to come, and the prized and historic Cotton Mill will not be able to continue expanding as it has so successfully over the past quarter century.

We asked Kimley-Horn, our civil engineer, to evaluate the infrastructure needed to support the district regardless of whether our proposed Phase 1 multifamily development proceeds. Through these discussions, we learned that only one short run of sanitary sewer

on the south side of the Phase 1 multifamily site serves that project exclusively. All other Phase 1 infrastructure improvements are required to support the broader district.

From a land-use standpoint, the total area of the district served by Phase 1 infrastructure is approximately 18.96 acres. The Phase 1 multifamily project will occupy approximately 2.40 acres (12.66%). Accordingly, the Phase 1 multifamily contribution is 13%, reflecting our intent to pay our fair share.

Parks and Open Spaces

The infrastructure funding we are requesting will enable the development of new parks and open spaces. To create an open space worthy of attracting neighbors and visitors alike, it must be thoughtfully designed and unique. This includes creative landscaping, hardscapes, and other attractive features. Without upgraded utilities to support these designs, creating such a space is simply not viable.

Community Facilities

The proposed park and open space will be publicly accessible, creating a true community facility for all to enjoy. Again, if the goal is to draw the public to experience these special places, the infrastructure must exist to support their creation.

We have met with neighbors, community leaders, and City leaders to gather feedback on what they want to see. We have knocked on doors and held several community meetings where residents were encouraged to share their wants, needs, and concerns. That feedback has been incorporated into our design. Overall, support for the project has been tremendous and well received by a broad range of stakeholders.

Tourism and Destination Creation

With the Cotton Mill as a backdrop, the services enabled by this infrastructure, and the placemaking envisioned, this district will become a destination for residents of McKinney, visitors from across North Texas, and beyond. Our inspiration is the Pearl District in San Antonio, where historic buildings were leveraged to create a world-renowned destination. While the scale may be smaller, we believe the impact can be just as meaningful.

Low-Income Housing

Low-income housing will also be introduced as part of this redevelopment. We have been working with the McKinney Housing Authority on Phase 1 of the multifamily project. Currently, we intend to designate 45% of the units at 80% AMI and 5% at 30% AMI. We will continue evaluating opportunities to include additional low-income units and make the project even more accessible.

Project Goals

Beyond meeting funding criteria, we believe this project will be a catalyst for East McKinney. It will signal to investors, developers, retailers, and others that this is a place where they can successfully invest, develop, and do business. If MCDC funding and other forms of municipal participation are present, the district gains a competitive advantage in attracting capital. It also establishes a true anchor at the southern end of the Highway 5 corridor, potentially encouraging additional investment between the site and downtown.

We have already seen significant interest from private capital and believe that interest will continue if the project moves forward. McKinney is too attractive a city, and this is too strong a location, to not garner serious attention. However, if the numbers do not pencil because investors are required to fund a disproportionate share of the infrastructure, capital will simply go elsewhere.

As it stands today, the cost of upgrading infrastructure to support any new development is far too burdensome for any developer to undertake alone. These costs are well above what would typically be expected for off-site infrastructure on comparable projects. As such, the project is currently a non-starter.

Additionally, without a dense concentration of people, retail, commercial, hospitality, and service-oriented development will not materialize. That is why the highest and best use for much of the district is multifamily and office development. People bring activity, which in turn brings shops, restaurants, and hotels. If the City's or MCDC's goal is to create jobs and generate economic impact, ensuring a customer base is critical. Without people to serve and sell to, new businesses will fail.

Our goal is to create a district that everyone can be proud of. While financial success is important, we take great pride in creating special places that positively impact quality of life. This project can achieve both. While no one can promise complete success, and challenges will undoubtedly arise, we firmly believe that with funding support, this project will be highly successful. Without it, we can almost guarantee the project will not move forward.

Business Plan

In addition to its community impact, the project will introduce private capital, debt, and other funding sources.

Presidium will act as the master developer and will work closely with the Cotton Mill ownership to ensure the project meets their needs alongside those of other stakeholders. Presidium will oversee all infrastructure construction and will develop the office,

townhome, and multifamily components. If desired, we are also willing to assist the Cotton Mill group with development of office, retail, commercial, and park space on their property. We have maintained a strong partnership since the project's inception.

The multifamily components will be developed in phases to avoid competing with ourselves during initial lease-up periods. A phasing plan is included in the project schedule exhibit, outlining both infrastructure and vertical development phases. We anticipate full build-out will take approximately six years.

Presidium has a strong development track record and will source outside capital for vertical development. We maintain strong relationships with equity partners and construction lenders, and there has already been significant interest in the first multifamily phase.

From a demographic perspective, the district is intended to be inclusive and welcoming to all. Residentially, our target market includes young professionals, younger couples, and those looking to downsize while remaining in the community. Historically, renters in our projects have disposable income and prefer dining out and exploring their surroundings—traits that attract retailers. Given the district's appeal, we also believe it will attract high-end office users, particularly in technology and related industries. This creates a symbiotic relationship among residential, commercial, and office uses and fosters a true live-work-play environment, similar to other successful mixed-use destinations such as the Pearl District.

A rolled-up pro forma for the office, townhome, and multifamily parcels is included as an exhibit. It outlines projected costs, investment requirements, and returns, based on current assumptions and subject to change.

For the Cotton Mill and surrounding property, the proposed infrastructure would enable up to 325,000 square feet of retail, commercial, and office space, including a potential boutique hotel, two acres of park and open space, and a 100-stall parking garage—none of which are feasible without these improvements. An exhibit illustrating this potential is included. While the Cotton Mill team will continue developing the property as they have successfully for over 31 years, existing water and sewer capacity constraints have effectively halted further expansion.

Conclusion

In closing, we have the right team, the right city, and the right site. Our demographics are aligned, and we believe we have the right plan to ensure success. We are confident that if the City of McKinney and the MCDC invest in this project, others will follow. We respectfully

ask the MCDC to strongly consider our request and help us create a special place that will positively impact the community and make all of McKinney proud.

Presidium Supplemental Information to 12/30/25 MCDC Project Grant Application

Property Ownership:

-Presidium currently owns 8.12 acres in the district.

-The balance is made up of land owned by Cotton Mill Partners LTD and City Right-of-Way

-Presidium has an option to purchase an additional 4.38 acres.

-Survey indicating current ownership structure has been included in the supplemental documentation.

Total Amount Requested:

-In the application form, we included the requested amount for Phase 1 of the infrastructure installation only. That amount is $13,634,638.49.

-We have planned for four Phases of infrastructure installation and would ask MCDC to consider funding the infrastructure for all phases of installation.

-That amount is estimated to be approximately $15,513,740.60.

What is the total cost for this Project:

-The total cost of the Phase 1 infrastructure installation including design and engineering services, and land contribution is estimated to be $19,112,078.49.

-The total cost of all four Phases of infrastructure installation is estimated to be $25,991,180.60.

-The total cost of the Phase 1 infrastructure and all developments that would be served by the Phase 1 infrastructure estimated to be $202,752,385.49.

-The total cost of the entire development district is estimated to be $586,409,603.60.

What percentage of Project total will be funded by the applicant:

-For Phase 1 infrastructure, $2,477,440.00 or 13%. This includes $477,440 in land contribution for the regional detention facility, approximately $1M in design costs spent to date, and $1M in contribution towards the hard costs for the construction of the infrastructure.

-For total infrastructure, $7,477,440.00 or 28.8%. This includes $477,440 in land contribution for the regional detention facility, approximately $1M in design costs spent to date, and $6M in contribution towards the hard costs for the construction of the infrastructure over the course of all phases.

-For all Phase 1 developments, $186,117,747.00 in private capital or 91.8%.

-For all developments, $567,895,863.00 in private capital or 96.8%.

-A breakdown of the information above is provided in the Detailed Budget exhibit.

Property Address:

-In the application we used the Cotton Mill address, however work will take place across several parcels and addresses.

-Parcels and addresses can be found in the Parcel Appraisal Log exhibit

Property Size in Acres:

-We included the size of entire redevelopment district in the application.

-Presidium currently owns 8.12 acres.

-Presidium has an option on an additional 4.38 acres.

-The Cotton Mill owns 15.09 acres.

-The balance is made up of City Right-of-Way.

-We included an exhibit that shows who owns which parcels and the total acreage per ownership is included in the Parcel Appraisal Log exhibit.

Property ID:

-We listed the Property ID for the Cotton Mill property itself.

-We included a summary of parcel numbers & ownership in the Parcel Appraisal Log exhibit.

Estimated Date of Project Completion Date:

-The date provided in the application is an estimated completion date for the Phase 1 infrastructure.

-We anticipate the complete buildout of all developments and infrastructure to take approximately 6 years.

-An overall district schedule and narrative has been included as an exhibit.

Current Appraised Value of Property:

-We totaled the Collin County CAD appraised values of all parcels in the district and this is included in the parcel ownership summary provided.

Estimated Appraise Value (post-improvement):

-For this, we took the total projected property values from our proforma for all development projects.

-A rolled up Proforma, along with a summary of these values are being provided as exhibits.

Has the Project Been Competitively Bid:

-Up until this point, we have not competitively bid the project out, but we have been working with a contractor we have done most of our work within Texas over the recent years to develop a budget (or Opinion of Probably Cost) for the entire infrastructure. This has been included in as an exhibit.

-We derived the cost of each phase from the total budget provided based on unit pricing.

-Further, we have provided a break-down per infrastructure phase that includes hard, soft, and land acquisition costs for the infrastructure as an exhibit.

Cotton Mill Project Schedule Narrative

-A high-level schedule is attached.

-Assuming funding is in place, we are targeting to start work on this project in July 2026 on both the infrastructure and vertical development projects.

-We anticipate that the infrastructure work will take approximately 9 months to be completed.

-The first vertical development will our Phase 1 of Multifamily, which should take approximately 27 months to complete.

-For each subsequent phase of infrastructure, we would plan to start it about 12 months after the previous phase commences.

-For each subsequent phase of Multifamily, we are assuming a start date 15 months after the previous phase commences and 27 months to complete each phase.

-The retail/commercial/hospitality space at the Cotton Mill will be able to commence once the first phase of infrastructure is completed and will continue over the course of the lifecycle of the rest of the development district.

-The first office building and the townhomes are slated to start around the same time as Phase 3 of the multifamily.

-The second office building is scheduled to start around the same time as Phase 4 of the multifamily.

-Assuming we can maintain this schedule and these assumptions, we would anticipate the entire build-out being completed in late summer of 2032, or 6 years in total duration.

-Naturally, these developments are subject to market conditions, so adjustments may take place in reaction to those.

Cotton Mill District Schedule

	2026		2027				2028				2029				2030				2031				2032			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1 Infrastructure																										
Phase 1 MF																										
Cotton Mill Commercial/Retail/Hospitality																										
Phase 2 Infrastructure																										
Phase 2 MF																										
Phase 3 Instructure																										
Phase 3 MF																										
Phase 3 Office																										
Phase 3 Townhomes																										
Phase 4 Infrastructure																										
Phase 4 MF																										
Phase 4 Office																										

Catalyst Commercial
3838 Oak Lawn Ave | Suite 1230
Dallas, Texas 75219

THE COTTON MILL

Economic Impact Study
for a Proposed Mixed-Use Development
known as "The Cotton Mill District" in McKinney, Texas

Prepared for:

Presidium
Attention: Josh Eames | Director of Development
3100 McKinnon St, Suite 250
Dallas, Texas 75201

Prepared by:

Catalyst Commercial, Inc.
3232 McKinney Ave | 5th Floor
Dallas, Texas 75205
www.catalystcommercial.net

Presidium
Attention: Josh Eames | Director of Development
3100 McKinnon St, Suite 250
Dallas, Texas 75201

Re: Economic Impact study for a future mixed-use project Cotton Mill District, McKinney, Texas.

Josh,

In accordance with our engagement letter dated August 6, 2025, we have performed an updated economic impact analysis to determine the potential economic impact for the proposed Cotton Mill District project to be located in the historic Downtown McKinney, Texas. The opinions presented in the report are based upon our present knowledge and understanding of the project from available details submitted by the developer.

Our projections are based on estimates and assumptions which are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved with certainty. Nonetheless, they have been conscientiously prepared based on the information furnished to us, and from the research and analysis completed, as well as from our general experience in the industry.

The total economic impact for the development, including construction and output from operations is estimated to reach a total of $**826.5 million** during the period from 2028 to 2047. The total jobs generated from the project is estimated to be 1,954. Property tax and sales taxes generated to the City of McKinney are estimated to be $**75.6 million**. This development is estimated to bring an additional 2,356 residents to the area, resulting in a total additional retail spending power estimated at **$44.8 million** annually to the region.

In addition to the Cotton Mill District project, we performed a high-level analysis on a likely neighborhood redevelopment scenario for the adjacent neighborhoods. This scenario assumes that a number of the infill lots will be redeveloped over time into new housing or retail. An additional **$4.0 million** in property and sales tax revenues are estimated from the incremental redevelopment of these neighborhoods over the planning period.

As is customary in assignments of this nature, neither our name nor the material submitted may be included in any prospectus, newspaper publicity or as part of any printed material, without our prior written consent.

We will be available to discuss/interpret our findings and conclusions with you at your convenience, and we very much appreciate the cooperation you extended to us during the engagement.

Respectfully Submitted,

Jason Claunch

Catalyst Commercial, Inc.

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EXECUTIVE SUMMARY

Introduction

Catalyst Commercial was engaged by Presidium Development to conduct an economic impact analysis for a proposed development in McKinney, Texas. The total project consists of 255,000 square feet of retail, 264,560 square feet of office, 1,140 units of multifamily, and 27 units of townhomes around the existing Cotton Mill and future destination park.

Scope of Work

The data used in this report has been confirmed to the extent possible, unless otherwise expressly noted. The general information used in this analysis was obtained via local governmental sources, secondary data and interviews with local and regional real estate professionals. Specific information regarding the proposed site was obtained from Presidium and the Cotton Mill team. Market data was obtained from Catalyst Commercial data sets and from city and county sources.

During the preparation of this economic impact study, the following scope of work was undertaken by Catalyst Commercial:

- Discussed project with Presidium Development to clearly understand their plans for the proposed Cotton Mill development.
- Reviewed the details of the site and the surrounding developments, as well as the site plan from Presidium.
- Analyzed relevant economic trends, general market conditions, and the state of the specific market factors having a direct impact on demand within the McKinney market area, including trends related to the area employment, demographics, and the various attractions and amenities of the specific McKinney market area.
- Explored assumptions/inputs for the economic incentive agreement with McKinney EDC.
- Developed estimates of direct spending and resulting economic impacts generated by the Cotton Mill development and the incremental impacts that could result from increased demand associated with new development and mixed-use office.

CONCLUSIONS

Based on the research and analyses completed in conjunction with this study, the key highlights of our analysis, and our conclusions, are summarized as follows:

Cotton Mill | McKinney, Texas Total Economic Impact			
Year	Estimated Economic Impact		Total Economic Impact
	Construction	Retail Operations	
2028	$77,828,998	$0	$77,828,998
2029	$113,190,138	$4,368,097	$117,558,235
2030	$148,665,898	$12,099,630	$160,765,528
2031	$92,226,615	$18,893,769	$111,120,384
2032	$0	$19,271,644	$19,271,644
2033	$0	$19,657,077	$19,657,077
2034	$0	$20,050,218	$20,050,218
2035	$0	$20,451,223	$20,451,223
2036	$0	$20,860,247	$20,860,247
2037	$0	$21,277,452	$21,277,452
2038	$0	$21,703,001	$21,703,001
2039	$0	$22,137,061	$22,137,061
2040	$0	$22,579,803	$22,579,803
2041	$0	$23,031,399	$23,031,399
2042	$0	$23,492,027	$23,492,027
2043	$0	$23,961,867	$23,961,867
2044	$0	$24,441,104	$24,441,104
2045	$0	$24,929,927	$24,929,927
2046	$0	$25,428,525	$25,428,525
2047	$0	$25,937,096	$25,937,096
Total	**$555,418,174**	**$394,571,167**	**$826,482,817**

Source: Catalyst Commercial

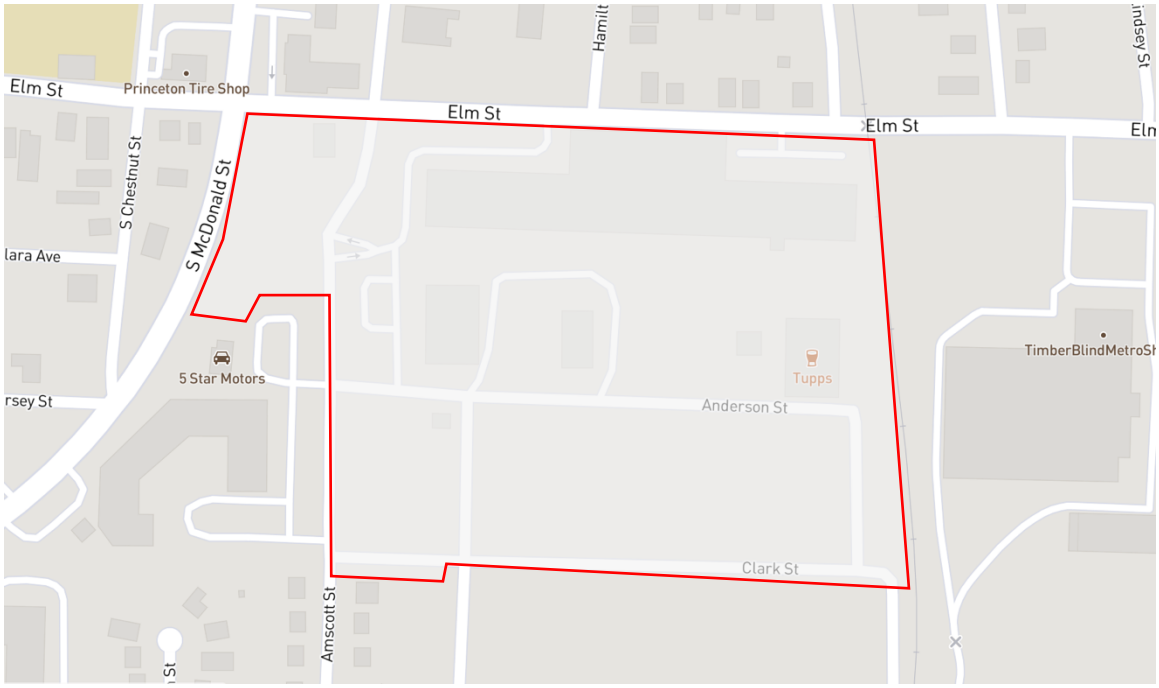
ASSUMPTIONS AND LIMITING CONDITIONS

This economic impact report is subject to general limiting conditions as well as the general and specific assumptions stated in this report. Your attention is also directed to the list of general and specific limiting conditions and assumptions found at the end of this report, as they are an integral part of the process.

INTRODUCTION

Overview

Presidium and the Cotton Mill team are pursuing the development of approximately 1.81M SF square feet of residential/office/retail to accommodate current and future demand in the market. This includes a substantial investment of over $555.4 million to create a first class destination project to serve the greater McKinney market.



Map 1 - Source Presidium

McKinney serves as the county seat of Collin County in the state of Texas and is in the northeastern part of Dallas/Fort Worth Metroplex. McKinney is the 15th largest city in Texas. According to Esri, there are 214,690 people in the City, and the greater DFW Metroplex is home to over 8.3M people. The City of McKinney has a projected annual growth rate of 1.8% over the next five years, reaching a projected population of 234,275. The median income is approximately $126,000 and the median age is 36.4. McKinney has a number of strong drivers, including an award-winning downtown, national airport, and an employment base of over 90,275.

DEMOGRAPHIC, ECONOMIC, AND EMPLOYMENT PROFILES

McKinney's current population of 214,690 has grown from the 2010 population of 131,117 in 2010. The city has an estimated 83,056 housing units as of 2025.

The city is racially diverse, with 51.3% White, 15.6% Asian, and 14.4% Black. Hispanics (of any race) represent approximately 17% of the population.

The median age in this area is 36.4, compared to US median age of 39.6. Current median household income is $126,001 in the City, compared to $81,624 for all US households. The median home value is $518,500, of which 62.2% are owner-occupied and 37.8% are renter-occupied.

Methodology and RIMS II

METHODOLOGY

Our basic methodology of estimating impact was first to calculate all of the direct spending that would result from the construction and operation of the project including the proposed project in McKinney. We then employed the Regional Input-Output Modeling System (RIMS II) for Collin County developed by the U.S. Department of Commerce's Bureau of Economic Analysis. Based on these multipliers, we developed estimates for total economic impact, the increased wages to the area, and the increased employment.

RIMS II METHODOLOGY

The following material in this section has been condensed from the RIMS II User Handbook for the purposes of this report.

Effective planning for public and private-sector projects and programs at the State and local levels requires a systematic analysis of the economic impacts of these projects and programs on affected regions. As a result, systematic analysis of economic impacts must account for the inter-industry relationships within regions because these relationships largely determine how regional economies are likely to respond to the various project and program changes. Therefore, regional input-output (I-O) multipliers, which account for inter-industry relationships within regions, are useful tools for conducting local, and more specifically, regional impact analysis.

In the 1970s, the Bureau of Economic Analysis (BEA) developed a method for estimating regional I-O multipliers known as RIMS (Regional Industrial Multiplier System). In the 1980s, BEA completed an enhancement of RIMS, known as RIMS II (Regional Input-Output Modeling System), and published the first handbook for RIMS II users. By 1997, BEA published a 3rd edition of the handbook that provides more detail on the use of the multipliers and the data sources and methods for estimating them.

To use the multipliers for economic impact analysis effectively, users must provide geographically and industry detailed information on the initial changes in output, earnings, or employment that are associated with the project or program under study. The multipliers can then be used to estimate the total impact of the project on regional output, earnings, and employment.

There are numerous advantages to using RIMS II including the accessibility of the main data sources, which makes it possible to estimate regional multipliers without conducting relatively expensive surveys. Another is the level of industry detail used in RIMS II helps avoid aggregation errors, which often occur when industries are combined. Finally, RIMS II multipliers are updated to reflect the most recent local-area wage/salary and personal income data.

CONCLUSION

The Bureau of Economic Analysis' RIMS multipliers can be a cost-effective way for analysts to estimate the economic changes in a regional economy without conducting multiple time consuming surveys with little consistency or volume of response that is provided by the BEA.

RIMS II is widely used in both the public and private sector. In the public sector, entities such as the Department of Defense and the State Department use RIMS II to estimate regional impacts of military base closings or airport expansions. In the private sector, analysts and consultants use RIMS II to estimate the regional impacts of a variety of projects and developments such as sport stadiums, shopping malls, and hotels.

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DEFINING ECONOMIC IMPACT

Economic Impact

Total economic impact is a product of new direct and indirect spending within the local economy. New direct spending comes from construction wages paid and materials purchased in the local economy, in addition to operation employee spending. Each new dollar spent (direct) has a multiplied effect on the economy in the form of increased revenues to local businesses, increased employment and increased wages (indirect). An example of this would be a retailer who hires more employees as a result of an increase in sales volumes. Each new employee is a new consumer who then re-spends the money within the local economy. Therefore, direct economic impacts are all expenditures that can be linked directly to construction and operations personnel, while indirect impacts are generated when these new dollars are re-spent within the local economy. These direct and indirect expenditures represent the total impact to the economy.

Direct Spending

The initial direct spending will come from the construction of the project in the form of wages and materials. Adjustments must be made to initial direct spending due to the reality that not all of the direct spending will impact the local economy, and some of the spending would have occurred regardless of the addition of the new development. Thus, our representation of direct spending represents economic activity that is "new" to the community and would not have occurred if the project were not present in the market. Operations of the new development will also impact through direct spending in the form of job creation and wages. Again this spending is "new" to the market as a result of the new development.

Total Output

The total output is the entirety of all spending effects generated by the project. This is the sum of total direct spending and any indirect or induced spending effects produced as a result of the new development.

Wages

The personal earnings of employees working for businesses in the market impacted by the project are represented by wages and salaries.

Employment

The employment representing additional jobs created by the project spending may be actualized in a variety of full- or part-time positions; however, the number of jobs is a function of a full-time equivalent (FTE) and is based on 2,080 annual hours or one year of employment.

Economic Multiplier

The economic impact resulting from the proposed project will be further increased as the initial direct spending is again spent in the local marketplace. The total impact is estimated by applying an economic multiplier to the initial direct spending associated with the project. The total output multiplier is applied to estimate the aggregated total spending starting with the initial direct spending and then each additional round of re-spending that occurs.

While the additional expenditures are accounted for in the total output multiplier, they are discussed most often as either indirect effects or induced effects on the local economy. An indirect impact is commonly found to occur in the industrial area of the economy representing wholesale, manufacturing, utilities, and transportation.

In theory, indirect spending could continue indefinitely; however, earners of these expenditures may choose to save money, pay taxes, or spend it outside of the local area. This effectively ends the subsequent expenditure and does not create the opportunity for further spending in the local marketplace. This "leakage" serves to reduce the overall economic impact of a project and must be considered in the adjustment of expenditures for the project.

The project will also "induce" positive changes in the market by the creation of new jobs, higher wages, and growing population. As these changes occur, more spending will take place in all sectors of the economy.

The various multipliers are based on the RIMS II data which has been discussed and considers nearly 500 U.S. industries as they pertain to the region's industrial structure and trading patterns.

Fiscal Impacts

The public sector of the economy also sees benefits from the project in terms of tax revenue. Estimating these fiscal impacts includes the consideration of tax revenues generated by the various forms of direct spending for the project. Sales tax, property tax, and hotel occupancy tax are the most common forms typically involved with the type of project being analyzed in this report.

ECONOMIC IMPACT OF CONSTRUCTION

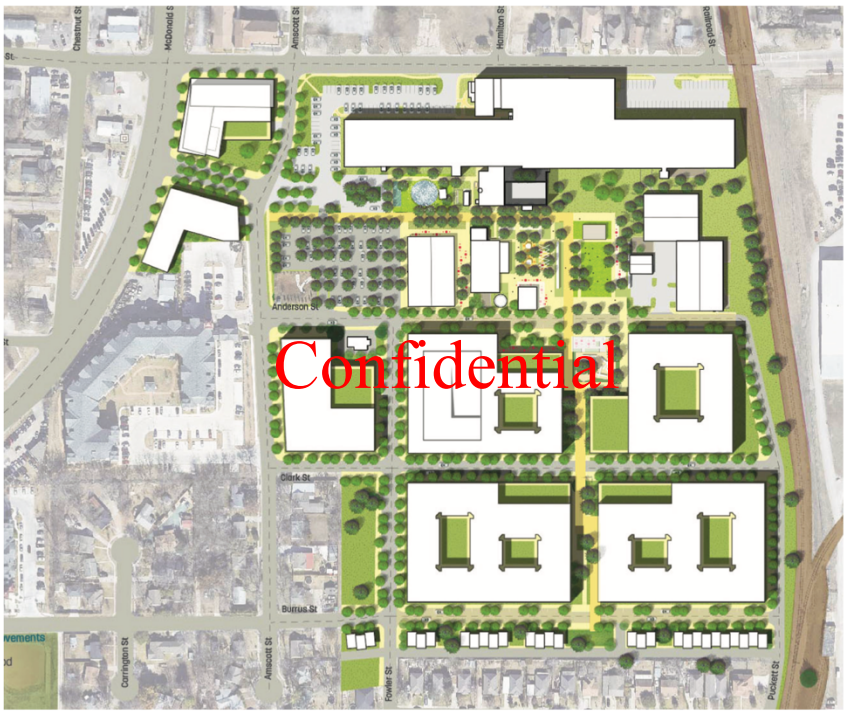
CONSTRUCTION IMPACT

Economic impact resulting from the subject project will be initially realized during the construction period due to the volume of spending and the location geographically of the work being done. According to the project development team at Presidium Development, the project contains a variety of phases and options for consideration; however, we have used estimations as shown in the site plan for the purpose of consistency in representation of the project.

FACILITY ASSUMPTIONS

Using information provided by Presidium and the team for the remaining Cotton Mill parcels, the following assumptions were used for the proposed development:

Illustrative Plan



- 255,000 SF of retail
- 264,560 SF of office
- 1,140 units of multifamily
- 27 units of townhomes

ESTIMATED IMPACT

Economic impact from the construction of the project comes in the form of wages paid to construction personnel as well as the purchase of construction materials. Total construction cost for the project is estimated to be over $555.4 million based on the proposed project program and probable costs of construction. Catalyst estimates that an estimated 40% of the wages paid and construction materials purchased would originate within the city limits. The following table uses the multipliers supplied by the RIMS II model for Collin County to estimate economic impact resulting from construction.

Cotton Mill | McKinney, Texas **Economic Impact from Construction**		
Total Construction Cost[1]		$555,418,174
Cost Generated		
within County	40%[2]	$222,167,270
Output - represents the dollar increase in area		
output for every dollar increase in direct spending	1.6494	$366,443,490
Wages - represents the dollar increase in area		
household income for every dollar increase in direct spending	0.2947	$65,468,161
Total Economic Impact From Construction		$431,911,650
Jobs - represents the increase in area jobs for every		
$1 million in direct spending	4.8048	2,669
[1]Value of development stabilized in 2032		
[2]Catalyst estimated local spend		
Multiplier Source: US Department of Commerce - Bureau of Economic Analysis		

As shown, the development of the proposed project is estimated to generate approximately $366.4 million in output within the local area over the course of the construction period. This level of economic activity would support approximately 2,669 jobs (both full-time and part-time) with an estimated $65.5 million in total earnings.

The following table shows estimated build-out and associated benefits over time:

Cotton Mill | McKinney, Texas Construction Economic Impact						
Year	Construction Cost per year[1]	Material Purchased Local	Annual Economic Output 1.64940358	Annual Wages Output 0.2947	Total Jobs Output 4.804799552	Value Added 0.86043166
2028	$100,084,450	$40,033,780	$66,031,860.34	$11,797,138	192 Jobs	$86,115,829
2029	$145,557,222	$58,222,889	$96,033,041	$17,157,097	280 Jobs	$125,242,041
2030	$191,177,389	$76,470,956	$126,131,468	$22,534,430	367 Jobs	$164,495,078
2031	$118,599,112	$47,439,645	$78,247,120	$13,979,495	228 Jobs	$102,046,431
2032	$0	$0	$0	$0	0 Jobs	$0
2033	$0	$0	$0	$0	0 Jobs	$0
2034	$0	$0	$0	$0	0 Jobs	$0
2035	$0	$0	$0	$0	0 Jobs	$0
2036	$0	$0	$0	$0	0 Jobs	$0
2037	$0	$0	$0	$0	0 Jobs	$0
2038	$0	$0	$0	$0	0 Jobs	$0
2039	$0	$0	$0	$0	0 Jobs	$0
2040	$0	$0	$0	$0	0 Jobs	$0
2041	$0	$0	$0	$0	0 Jobs	$0
2042	$0	$0	$0	$0	0 Jobs	$0
2043	$0	$0	$0	$0	0 Jobs	$0
2044	$0	$0	$0	$0	0 Jobs	$0
2045	$0	$0	$0	$0	0 Jobs	$0
2046	$0	$0	$0	$0	0 Jobs	$0
2047	$0	$0	$0	$0	0 Jobs	$0
Total	$555,418,174	$222,167,270	$366,443,490	$65,468,161	1067 Jobs	$477,899,379

[1] Catalyst Financial Projection dated August 2025 from Presidium

Source: Catalyst

ECONOMIC IMPACT OF RETAIL OPERATIONS

This section of the report estimates the economic impact from the operation of the subject development. Market information, estimates, and assumptions were derived through our interviews with local city and county government officials, inclusive of economic development offices and chambers of commerce.

ECONOMIC IMPACT FROM OPERATIONS

Direct economic impact from the operation of the proposed The Cotton Mill is generated by the creation of jobs and paying of wages to the employees of the proposed retail/restaurant. As much as 30% of these wages are typically withheld for taxes and savings and are not spent, which leaves 70% of these "net" wages to be spent on household products and services.

Indirect impact occurs when the industries that produce these products and deliver these services hire more persons and pay more wages. The economic impact from operations is presented in the following table.

Estimated Cotton Mille | McKinney, Texas
Economic Impact From Retail Operations

		Total Payroll2	Taxes &	Amount Spent	Economic Impact		Total	Total Impact
	Total	(16.6% of	Savings - (30%	In Local	Output3	Wages3	Employment	From
	Revenue1	Total Revenue)	of Payroll)	Economy	1.695	0.3934	10.9113	Operations
2028	$0	$0	$0	$0	$0	$0	0	$0
2029	$18,000,000	$2,988,000	$896,400	$2,091,600	$3,545,262	$822,835	196	$4,368,097
2030	$49,860,000	$8,276,760	$2,483,028	$5,793,732	$9,820,376	$2,279,254	544	$12,099,630
2031	$77,857,200	$12,924,295	$3,877,289	$9,047,007	$15,334,676	$3,559,092	850	$18,893,769
2032	$79,414,344	$13,182,781	$3,954,834	$9,227,947	$15,641,370	$3,630,274	867	$19,271,644
2033	$81,002,631	$13,446,437	$4,033,931	$9,412,506	$15,954,197	$3,702,880	884	$19,657,077
2034	$82,622,683	$13,715,365	$4,114,610	$9,600,756	$16,273,281	$3,776,937	902	$20,050,218
2035	$84,275,137	$13,989,673	$4,196,902	$9,792,771	$16,598,747	$3,852,476	920	$20,451,223
2036	$85,960,640	$14,269,466	$4,280,840	$9,988,626	$16,930,722	$3,929,526	938	$20,860,247
2037	$87,679,853	$14,554,856	$4,366,457	$10,188,399	$17,269,336	$4,008,116	957	$21,277,452
2038	$89,433,450	$14,845,953	$4,453,786	$10,392,167	$17,614,723	$4,088,278	976	$21,703,001
2039	$91,222,119	$15,142,872	$4,542,862	$10,600,010	$17,967,017	$4,170,044	995	$22,137,061
2040	$93,046,561	$15,445,729	$4,633,719	$10,812,010	$18,326,358	$4,253,445	1015	$22,579,803
2041	$94,907,492	$15,754,644	$4,726,393	$11,028,251	$18,692,885	$4,338,514	1036	$23,031,399
2042	$96,805,642	$16,069,737	$4,820,921	$11,248,816	$19,066,742	$4,425,284	1056	$23,492,027
2043	$98,741,755	$16,391,131	$4,917,339	$11,473,792	$19,448,077	$4,513,790	1077	$23,961,867
2044	$100,716,590	$16,718,954	$5,015,686	$11,703,268	$19,837,039	$4,604,066	1099	$24,441,104
2045	$102,730,922	$17,053,333	$5,116,000	$11,937,333	$20,233,780	$4,696,147	1121	$24,929,927
2046	$104,785,540	$17,394,400	$5,218,320	$12,176,080	$20,638,455	$4,790,070	1143	$25,428,525
2047	$106,881,251	$17,742,288	$5,322,686	$12,419,601	$21,051,224	$4,885,871	1166	$25,937,096
Total	**$1,625,943,811**	**$269,906,673**	**$80,972,002**	**$188,934,671**	**$320,244,267**	**$74,326,900**	**887**	**$394,571,167**

[1]Financial Projection dated August 2025

[2]Forbes Trends in the Retail Labor Cost per Sales

[3]Multiplier Source: US Department of Commerce - Bureau of Economic Analysis

Source: Catalyst

As shown, the operation of the proposed The Cotton Mill development is estimated to generate approximately $320.2 million in output within the local area over the course of the first 20-years of operation. This level of economic activity would support an annual estimated average of 887 jobs (both full-time and part-time) with an estimated $74.3 million in total earnings. These job figures are in line with ICSC research on the number of jobs per retail square footage and BOMA estimates for office workers.

GENERATED TAX REVENUE

Sales revenues will be generated on retail sales generated by retail and restaurant uses.

POTENTIAL TAXES

The following table summarizes the potential taxes for the first 20 years of operations realized for the State of Texas (6.25%) and the City of McKinney (1%), and Type A (0.5%) and Type B Corporations (0.5%). We have also assumed the initial phase opens is taxable and operating in 2029, which would allow for 2028 property tax revenues. The project is projected to create $32.5 million in local sales tax revenue and $43.0 million in tax revenue.

Cotton Mill - McKinney, Texas
Total Potential Tax Revenues to McKinney

Year	McKinney Sales Tax Revenue (2%)[2]	Potential Property Values	Estimated City Property Tax 0.4155130/$100	Estimated County Property 0.1493430/$100	Estimated School District 1.1252000/$100	Estimated Community College 0.0812200/$100	Total Potential McKinney Tax Revenues
2028	$ -	$ 23,369,228	$ 97,102	$ 34,900	$ 262,951	$ 18,980	$97,102
2029	$ 360,000	$ 169,393,834	$ 703,853	$ 252,978	$ 1,906,019	$ 137,582	$1,063,853
2030	$ 997,200	$ 363,959,101	$ 1,512,297	$ 543,547	$ 4,095,268	$ 295,608	$2,509,497
2031	$ 1,557,144	$ 489,837,395	$ 2,035,338	$ 731,538	$ 5,511,650	$ 397,846	$3,592,482
2032	$ 1,588,287	$ 499,634,143	$ 2,076,045	$ 746,169	$ 5,621,883	$ 405,803	$3,664,332
2033	$ 1,620,053	$ 509,626,826	$ 2,117,566	$ 761,092	$ 5,734,321	$ 413,919	$3,737,618
2034	$ 1,652,454	$ 519,819,362	$ 2,159,917	$ 776,314	$ 5,849,007	$ 422,197	$3,812,371
2035	$ 1,685,503	$ 530,215,749	$ 2,203,115	$ 791,840	$ 5,965,988	$ 430,641	$3,888,618
2036	$ 1,719,213	$ 540,820,064	$ 2,247,178	$ 807,677	$ 6,085,307	$ 439,254	$3,966,390
2037	$ 1,753,597	$ 551,636,466	$ 2,292,121	$ 823,830	$ 6,207,014	$ 448,039	$4,045,718
2038	$ 1,788,669	$ 562,669,195	$ 2,337,964	$ 840,307	$ 6,331,154	$ 457,000	$4,126,633
2039	$ 1,824,442	$ 573,922,579	$ 2,384,723	$ 857,113	$ 6,457,777	$ 466,140	$4,209,165
2040	$ 1,860,931	$ 585,401,030	$ 2,432,417	$ 874,255	$ 6,586,932	$ 475,463	$4,293,349
2041	$ 1,898,150	$ 597,109,051	$ 2,481,066	$ 891,741	$ 6,718,671	$ 484,972	$4,379,216
2042	$ 1,936,113	$ 609,051,232	$ 2,530,687	$ 909,575	$ 6,853,044	$ 494,671	$4,466,800
2043	$ 1,974,835	$ 621,232,257	$ 2,581,301	$ 927,767	$ 6,990,105	$ 504,565	$4,556,136
2044	$ 2,014,332	$ 633,656,902	$ 2,632,927	$ 946,322	$ 7,129,907	$ 514,656	$4,647,259
2045	$ 2,054,618	$ 646,330,040	$ 2,685,585	$ 965,249	$ 7,272,506	$ 524,949	$4,740,204
2046	$ 2,095,711	$ 659,256,641	$ 2,739,297	$ 984,554	$ 7,417,956	$ 535,448	$4,835,008
2047	$ 2,137,625	$ 672,441,774	$ 2,794,083	$ 1,004,245	$ 7,566,315	$ 546,157	$4,931,708
Total	**$32,518,876**		**$43,044,583**	**$15,471,013**	**$116,563,776**	**$8,413,891**	**$75,563,459**

Source: Catalyst Commercial

In addition to the Cotton Mill District project, a neighborhood redevelopment scenario was analyzed for the adjacent neighborhoods. This scenario assumes that a number of the infill lots will naturally be redeveloped over time into new housing or potentially retail in appropriate areas. An additional $1.2 million in sales tax revenues and $2.7 million in property tax revenues are estimated to be added to the City of McKinney over the 20 year planning period from this incremental redevelopment in the adjacent neighborhoods.

Cotton Mill Impact Area - McKinney, Texas
Total Potential Tax Revenues to McKinney

Year	McKinney Sales Tax Revenue (2%)[2]	Potential Property Values	Estimated City Property Tax 0.4155130/$100	Estimated County Property 0.1493430/$100	Estimated School District 1.1252000/$100	Estimated Community College 0.0812200/$100	Total Potential McKinney Tax Revenues
2028	$ -	$ 2,758,067	$ 11,460	$ 4,119	$ 31,034	$ 2,240	$11,460
2029	$ 5,771	$ 5,571,295	$ 23,149	$ 8,320	$ 62,688	$ 4,525	$28,920
2030	$ 11,657	$ 8,440,788	$ 35,073	$ 12,606	$ 94,976	$ 6,856	$46,730
2031	$ 17,661	$ 11,367,671	$ 47,234	$ 16,977	$ 127,909	$ 9,233	$64,895
2032	$ 23,785	$ 14,353,091	$ 59,639	$ 21,435	$ 161,501	$ 11,658	$83,424
2033	$ 30,032	$ 17,398,220	$ 72,292	$ 25,983	$ 195,765	$ 14,131	$102,323
2034	$ 36,403	$ 20,504,251	$ 85,198	$ 30,622	$ 230,714	$ 16,654	$121,601
2035	$ 42,902	$ 23,672,403	$ 98,362	$ 35,353	$ 266,362	$ 19,227	$141,264
2036	$ 49,531	$ 26,903,918	$ 111,789	$ 40,179	$ 302,723	$ 21,851	$161,320
2037	$ 56,292	$ 30,200,063	$ 125,485	$ 45,102	$ 339,811	$ 24,528	$181,777
2038	$ 63,189	$ 33,562,131	$ 139,455	$ 50,123	$ 377,641	$ 27,259	$202,644
2039	$ 70,224	$ 36,991,441	$ 153,704	$ 55,244	$ 416,228	$ 30,044	$223,928
2040	$ 77,399	$ 40,489,336	$ 168,238	$ 60,468	$ 455,586	$ 32,885	$245,637
2041	$ 84,718	$ 44,057,190	$ 183,063	$ 65,796	$ 495,732	$ 35,783	$267,781
2042	$ 92,183	$ 47,696,401	$ 198,185	$ 71,231	$ 536,680	$ 38,739	$290,368
2043	$ 99,797	$ 51,408,396	$ 213,609	$ 76,775	$ 578,447	$ 41,754	$313,406
2044	$ 107,564	$ 55,194,631	$ 229,341	$ 82,429	$ 621,050	$ 44,829	$336,905
2045	$ 115,486	$ 59,056,590	$ 245,388	$ 88,197	$ 664,505	$ 47,966	$360,874
2046	$ 123,567	$ 62,995,789	$ 261,756	$ 94,080	$ 708,829	$ 51,165	$385,322
2047	$ 131,809	$ 67,013,771	$ 278,451	$ 100,080	$ 754,039	$ 54,429	$410,260
Total	**$1,239,969**		**$2,740,871**	**$985,119**	**$7,422,218**	**$535,756**	**$3,980,840**

Source: Catalyst Commercial

CUMULATIVE ECONOMIC IMPACT

Using our estimates of project timing estimates and estimated gross revenues for the proposed retail/restaurant, coupled with our assumptions regarding ancillary facilities, we have estimated the potential revenues and expenses by department for the property's first twenty years of operation. Our statement of estimated timing for the project included at the end of this section is projected with reasonable assumptions. The following text describes our rationale for each line item of the financial projections.

TOTAL ECONOMIC IMPACT

The following table summarizes the economic impact of the proposed Cotton Mill development beginning with construction in 2028 through the project's first 20 years (through 2047) of operations.

Cotton Mill | McKinney, Texas
Total Economic Impact

Year	Estimated Economic Impact		Total Economic Impact
	Construction	Retail Operations	
2028	$77,828,998	$0	$77,828,998
2029	$113,190,138	$4,368,097	$117,558,235
2030	$148,665,898	$12,099,630	$160,765,528
2031	$92,226,615	$18,893,769	$111,120,384
2032	$0	$19,271,644	$19,271,644
2033	$0	$19,657,077	$19,657,077
2034	$0	$20,050,218	$20,050,218
2035	$0	$20,451,223	$20,451,223
2036	$0	$20,860,247	$20,860,247
2037	$0	$21,277,452	$21,277,452
2038	$0	$21,703,001	$21,703,001
2039	$0	$22,137,061	$22,137,061
2040	$0	$22,579,803	$22,579,803
2041	$0	$23,031,399	$23,031,399
2042	$0	$23,492,027	$23,492,027
2043	$0	$23,961,867	$23,961,867
2044	$0	$24,441,104	$24,441,104
2045	$0	$24,929,927	$24,929,927
2046	$0	$25,428,525	$25,428,525
2047	$0	$25,937,096	$25,937,096
Total	**$555,418,174**	**$394,571,167**	**$826,482,817**

Source: Catalyst Commercial

Conclusion

The proposed Cotton Mill project is expected to have both quantifiable and intangible benefits for the city of McKinney. The total estimated economic impact for the project is approximately $728.5 million with a net fiscal impact of over $75.5 million, and is anticipated to generate over 1,900 jobs.

Cotton Mill | McKinney, Texas Estimated Total Economic Impact		
Category		**Amount**
Economic Impact	$	826,482,817
Jobs from Construction (over 4 years)		1067 Jobs
Average Jobs from Retail Operations		887 jobs
Fiscal Impact (tax revenues to McKinney)	$	75,563,459
Source: Catalyst Commercial		

ASSUMPTIONS & LIMITING CONDITIONS

The following Standard Conditions apply to real estate consulting assignments by **Catalyst Commercial**:

Economic and Social Trends - The consultant assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical, or demographic factors were not present as of the date of the letter of transmittal accompanying this report. The consultant is not obligated to predict future political, economic or social trends.

Information Furnished by Others - In preparing the report, the consultant relied on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the consultant for the accuracy of such information and the consultant assumes no responsibility for information relied upon later found to have been inaccurate. The consultant reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

Title - No opinion as to the title of the subject property is rendered. The property is evaluated assuming it to be under responsible ownership and competent management.

Hidden Conditions - The consultant assumes no responsibility for hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject more or less valuable. No responsibility is assumed for arranging for engineering, geologic or environmental studies that may be required to discover such hidden or unapparent conditions.

Hazardous Materials - The consultant has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in the report, the consultant did not become aware of the presence of any such material or substance during the consultant's inspection of the subject property. However, the consultant is not qualified to investigate or test for the presence of such materials or substances. Unless otherwise stated, this report assumes the subject property is in compliance with all federal, state and local environmental laws, regulations and rules.

Zoning and Land Use - Unless otherwise stated, the subject property is evaluated assuming it to be in full compliance with all applicable zoning and land use regulations and restrictions.

Licenses and Permits - Unless otherwise stated, the property is evaluated assuming that all required licenses, permits, certificates, consents or other legislative and/or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the analysis contained in this report is based.

Engineering Survey - No engineering survey has been made by the consultant. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable and no encroachment of the subject property is considered to exist.

Maps, Plats and Exhibits - Maps, plats and exhibits included in this report are for illustration only to serve as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

Legal Matters - No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate consultants.

Right of Publication - Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of Catalyst Commercial, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with properly written qualification and only in its entirety for its stated purpose.

Testimony in Court - Testimony or attendance in court or at any other hearing is not required by reason of rendering this report, unless such arrangements are made a reasonable time in advance of said hearing. Further, unless otherwise indicated, separate arrangements shall be made concerning compensation for the consultant's time to prepare for and attend any such hearing.

Income Data Provided by Third Party – Any income and expense data related to the property provided by the client is assumed, but not warranted, to be accurate.

Asbestos - The consultant is not aware of the existence of asbestos in any improvements on the subject property. However, the consultant is not trained to discover the presence of asbestos and assumes no responsibility should asbestos be found in or at the subject property. For the purposes of this report, the consultant assumes the subject property is free of asbestos and that the subject property meets all federal, state and local laws regarding asbestos abatement.

Archaeological Significance - No investigation has been made by the consultant and no information has been provided to the consultant regarding potential archaeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archaeological significance.

Definitions and Assumptions - The definitions and assumptions upon which our analyses, opinions and conclusions are based are set forth in appropriate sections of this report and are to be part of these general assumptions as if included here in their entirety.

Dissemination of Material - Neither all nor any part of the contents of this report (including the identity of the consultant or Jason Claunch shall be disseminated to the general public through advertising or sales media, public relations media, news media or other public means of communication without the prior written consent and approval of Catalyst Commercial.

Distribution and Liability to Third Parties - The party for whom this appraisal report was prepared may distribute copies of this report only in its entirety to such third parties as may be selected by the party for whom this report was prepared; however, portions of this report shall not be given to third parties without the written consent of Catalyst Commercial. Liability to third parties will not be accepted.

Use in Offering Materials - This report, including all cash flow forecasts, market surveys and related data, conclusions, exhibits and supporting documentation may not be reproduced or references made to the report or to Catalyst Commercial in any sales offering, prospectus, public or private placement memorandum, proxy statement or other document ("Offering Material") in connection with a merger, liquidation or other corporate transaction unless Jason Claunch has approved in writing the text of any such reference or reproduction prior to the distribution and filing thereof.

Limits of Liability – Catalyst Commercial cannot be held liable in any cause of action resulting in litigation for any dollar amount which exceeds the total fees collected from this individual engagement.

CERTIFICATION

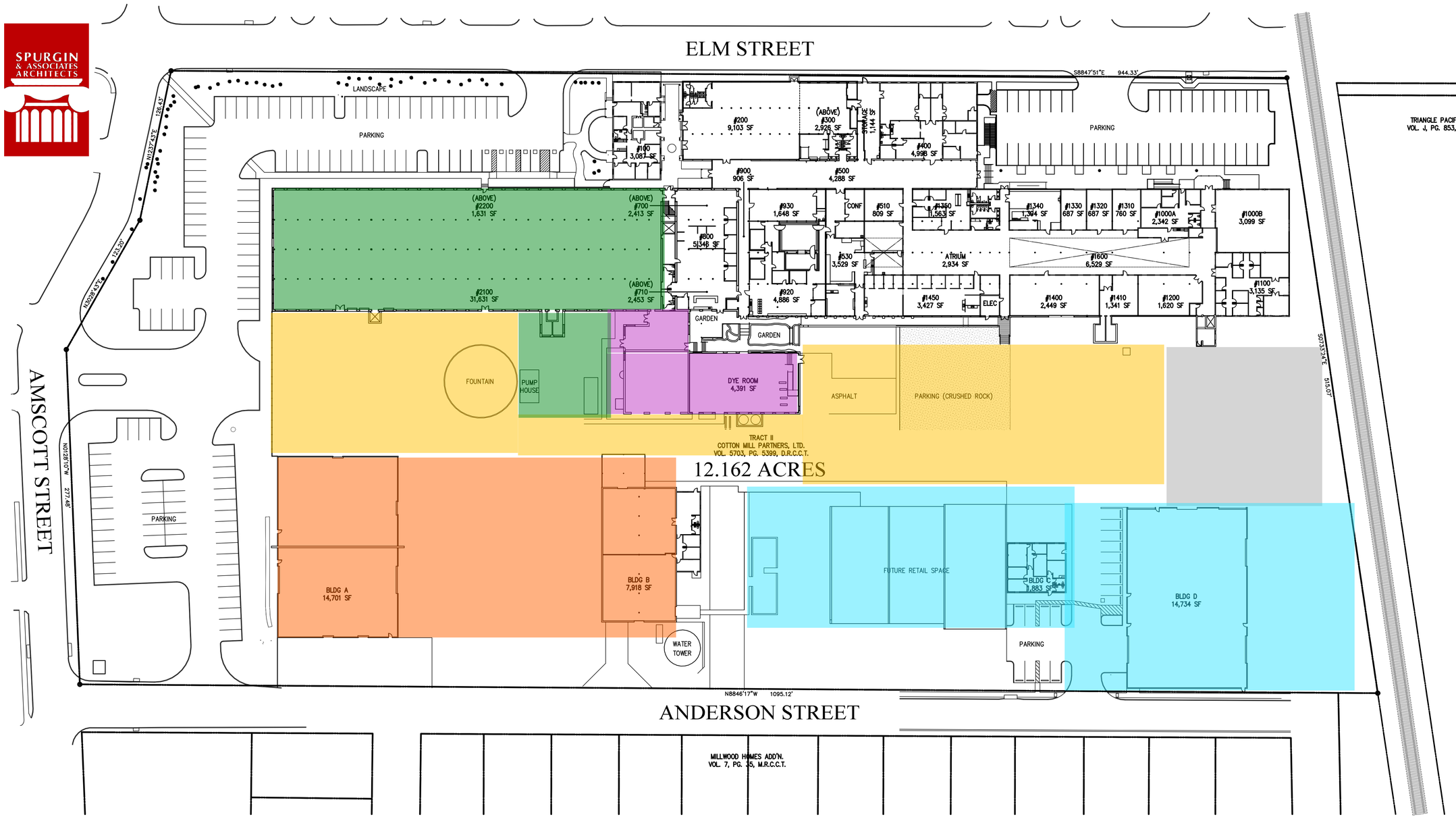
The undersigned certifies that, to the best of my knowledge and belief:

- That the statements of fact contained in this report are true and correct;
- That the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment;
- That my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- That my compensation for completing this assignment is not contingent upon the development or reporting of predetermined results or a direction in results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this market study;
- Jason Claunch made a personal inspection of the property (site) that is the subject of this report.

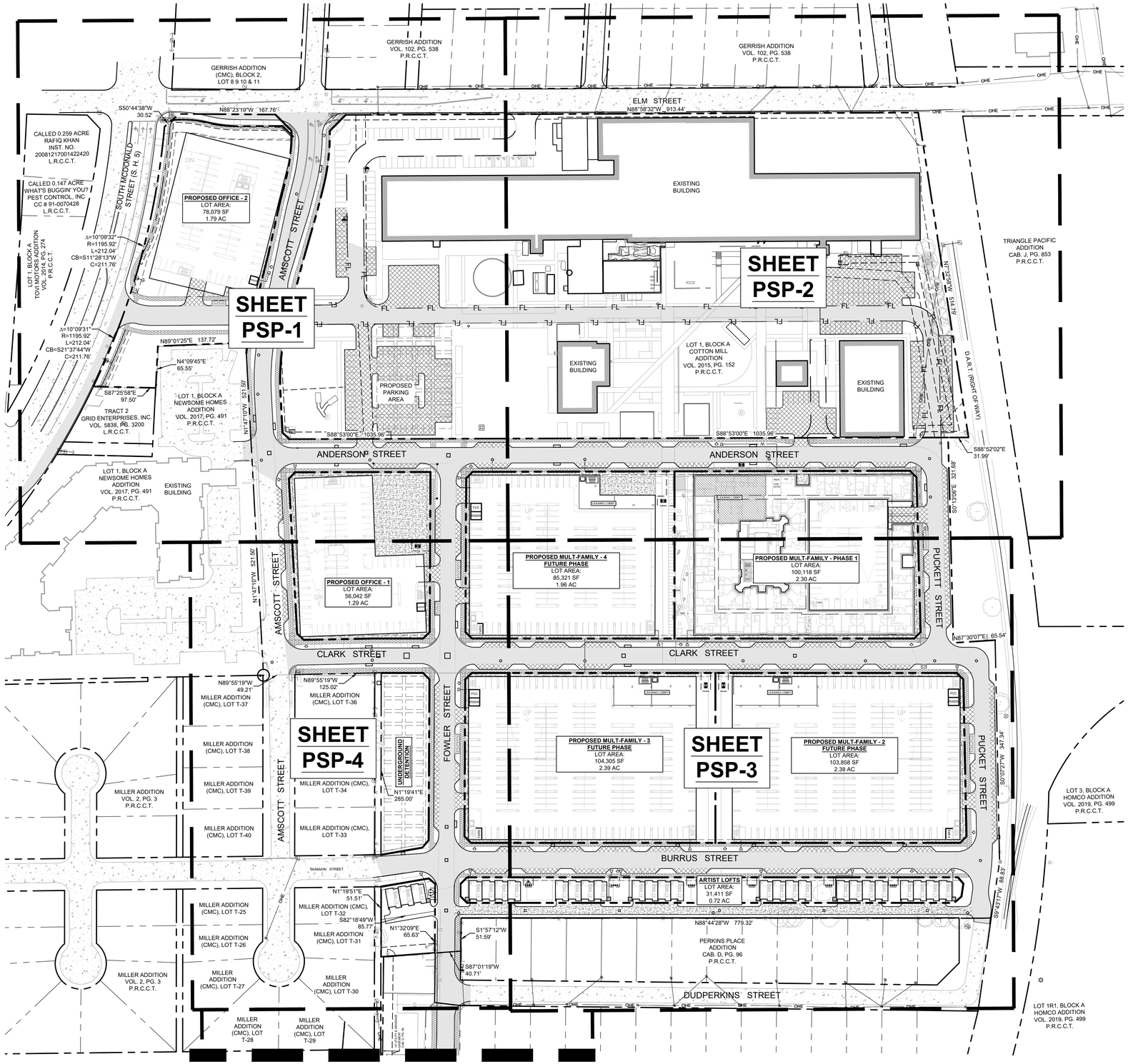
Catalyst Commercial, Inc.,

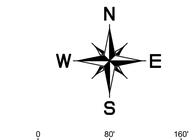
Jason Claunch
President

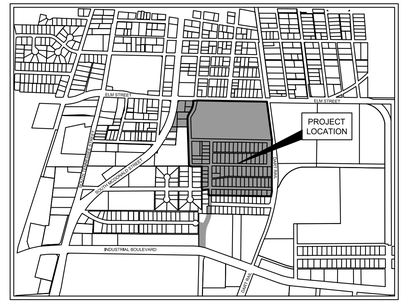
LEGEND
Green: Hospitality/Office/Retail 3 Stories (100,000 sq. ft)
Orange: Retail/Office 3 Stories (135,000 sq. ft.)
Blue: Retail/ &B 1-2 Stories (50,000 -60,000 sq. ft.)
Purple: Hospitality/ F&B 1-3 stories(10,000 sq. ft. - 30,000 sq. ft.)
Grey: Structured Public/Private Parking
Yellow: Community Space



THE COTTON MILL - MASTER PLAN

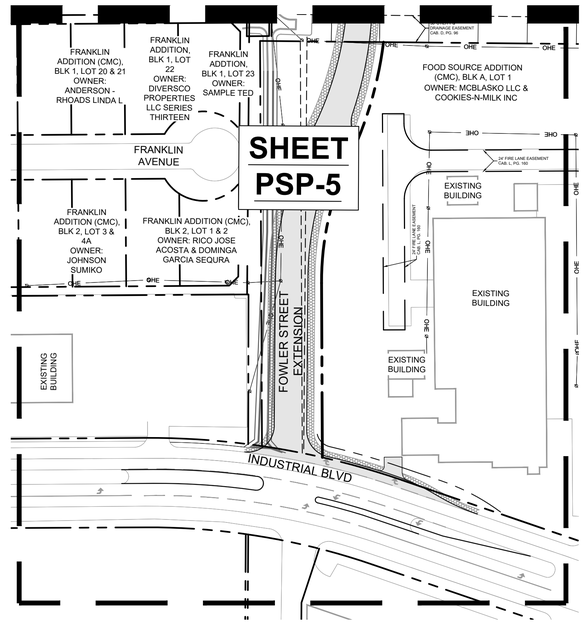






VICINITY MAP
N.T.S.

MATCHLINE THIS SHEET



SITE PLAN NOTE:

1. FOWLER STREET EXTENSION IS NOT REQUIRED UNTIL DEVELOPMENT OF AN OFFICE OR RESIDENTIAL MULTI-FAMILY BUILDING BEYOND THE MULTI-FAMILY BUILDING IDENTIFIED AS PHASE 1 IN THIS SITE PLAN.

Building Permit Copy
Approved By The Planning Department
05/23/2024

No.	REVISIONS	DATE	BY

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

TBPE Firm No. 928

KHA PROJECT	069258111
DATE	05/17/2024
SCALE:	AS SHOWN
DESIGNED BY:	RPS
DRAWN BY:	RPS
CHECKED BY:	RCL

COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
PSP-0

Plotted By:Cobarrubias, Raphael Date:May 17, 2024 09:17:40am File Path:K:\DAL_Civil\069258111 - Cotton Mill\Cad\PlanSheets_Prelim Engr\Overall Site Plan.dwg
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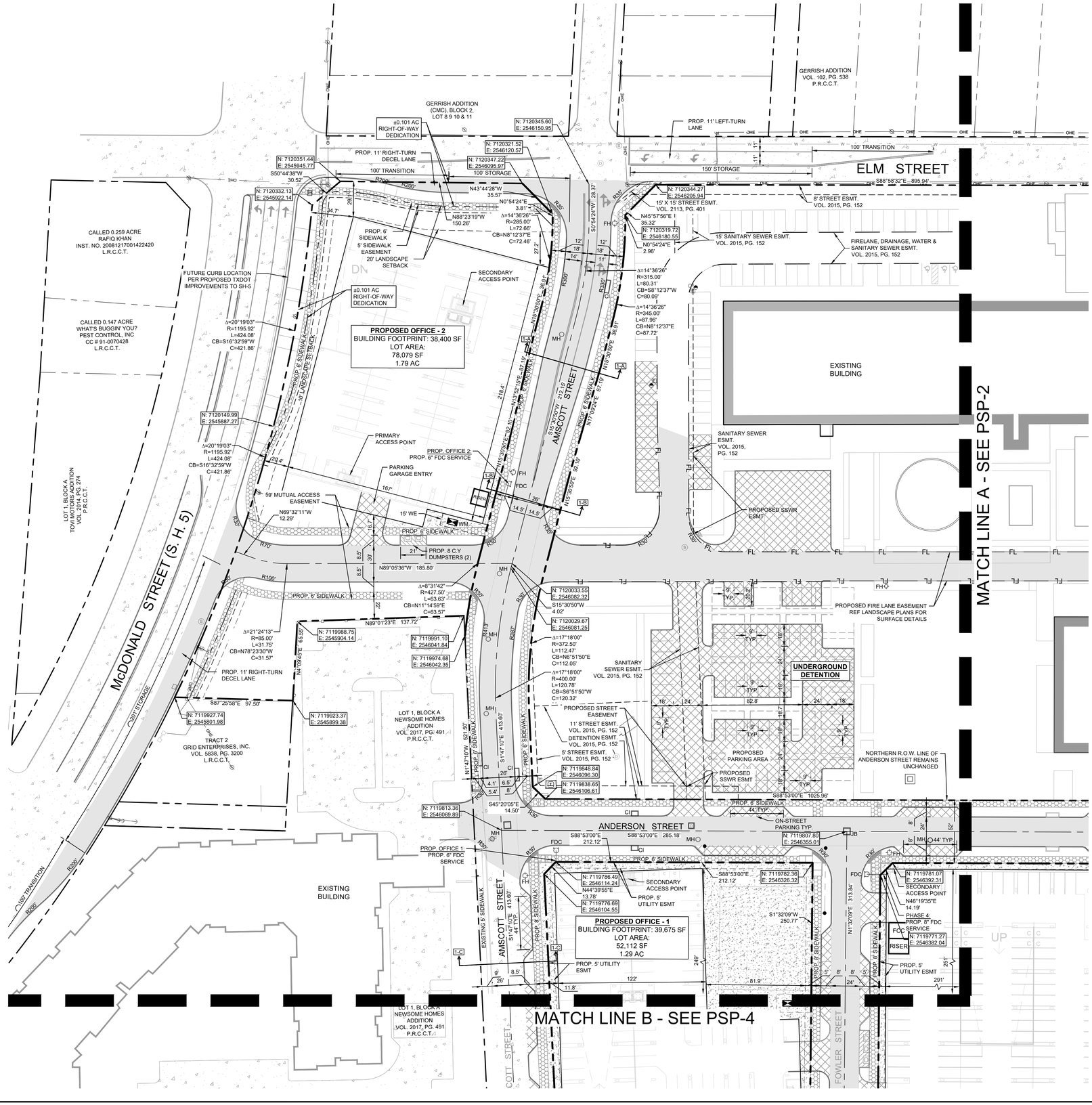

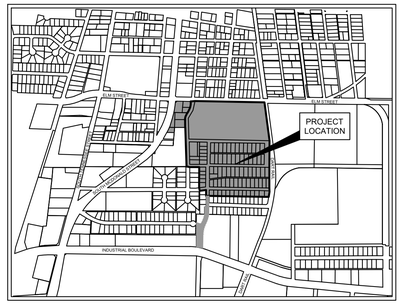

VICINITY MAP
N.T.S.

CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 15' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.
6. REMOTE FDCS SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS.
7. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.

N
W E
S
0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PARKING
- PROPOSED BUILDING
- EXISTING CONTOUR LINE - MAJOR
- EXISTING CONTOUR LINE - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL

TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

Building Permit Copy
Approved By The Planning Department
05/23/2024

SITE PLAN
COTTON MILL ADDITION

32.10 Acres

Southeast Corner of Elm St. & McDonald St. (S.H. 5)

City of McKinney, Collin County, Texas

Submitted: 05/17/2024

Owner/Developer:	Architect:	Engineer:
Cotton Mill Partners LTD. 610 Elm Street, Ste. 120 McKinney, TX, 75069 Contact: Terry Casey Phone: (972) 838-7558	O'Brien Architects 5310 Harvest Hill Rd., Ste 136 Dallas, TX 75230 Contact: Mick Granlund Phone: (214) 215-3477	Kimley-Horn and Associates, Inc. 13455 Noel Rd Two Galleria Office Tower, Ste 700 Dallas, Texas 75240 Contact: Jonathan Kerby, P.E. Phone: (972) 770-1370

No.	REVISIONS	DATE	BY

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
TX REGISTRATION NO. F-928
TBPE Firm No. 928
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KHA PROJECT 069258111
DATE 05/17/2024
SCALE: AS SHOWN
DESIGNED BY: RPS
DRAWN BY: RPS
CHECKED BY: RCL

COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
PSP-1

Plotted By:Cobsmithas, Raphael Date:May 17, 2024 09:17:02am File Path:K:\DAL_Civil\069258111 - Cotton Mill\Cad\PlanSheets\ Prelim Engr\Prelim Site Plan.dwg
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ELM STREET

GERRISH ADDITION
VOL. 102, PG. 538
P.R.C.C.T.

S88°58'32"E - 895.94'

5' STREET ESMT.
VOL. 2015, PG. 152

8' STREET ESMT.
VOL. 2015, PG. 152

N: 7120328.25
E: 2547101.73

PROP. 10' WATER ESMT

PROP. 15' WATER ESMT

EXISTING BUILDING

MATCH LINE A - SEE PSP-1

PROPOSED FIRE LANE EASEMENT
REF LANDSCAPE PLANS FOR SURFACE DETAILS

LOT 1, BLOCK A
COTTON MILL ADDITION
VOL. 2015, PG. 152
P.R.C.C.T.

REFERENCE LANDSCAPE PLANS THIS AREA

EXISTING BUILDING

15' SANITARY SEWER ESMT.
VOL. 2015, PG. 152

PROP. 15' WATER ESMT

10' ONCOR ELECTRIC ESMT.
VOL. 2015, PG. 152 & INST. NO.
20141119001262700

EXISTING BUILDING

24' FIRELANE ESMT.
VOL. 2015, PG. 152
TO BE ABANDONED

NORTHERN R.O.W. LINE OF ANDERSON STREET REMAINS UNCHANGED

TRIANGLE PACIFIC ADDITION
CAB. J, PG. 853
P.R.C.C.T.

NORTHERN R.O.W. LINE OF ANDERSON STREET REMAINS UNCHANGED

ON-STREET PARKING TYP.

STREET ESMT.
VOL. 2015, PG. 152

S88°53'00"E 1025.96'

PROP. 6' SIDEWALK

PROP. 8' SIDEWALK

ANDERSON STREET

S88°53'00"E 759.61'

N: 7119817.92
E: 2547169.37

S88°52'02"E 31.99'

N: 7119767.73
E: 2547076.58

SECONDARY ACCESS POINT
N: 7119757.54
E: 2547086.61

D.A.R.T. (RIGHT OF WAY)

PRIMARY ACCESS POINT

PROP. 5' UTILITY ESMT
315.89'

PRIMARY ACCESS POINT

LEASING LOBBY

10' WIDE BREEZEWAY ACCESS TO COURTYARD

RISER
DOM. WATER
FCC

PROP. 5' UTILITY ESMT
368.51'

PHASE 1:
PROP. 8" FDC SERVICE

S44°33'03"E
14.31'

PROP. 5' UTILITY ESMT

PROP. 8' SIDEWALK

PUCKETT STREET

S0°13'06"E
315.73'

S0°13'06"E
321.69'

S0°13'06"E
100.51'

PROPOSED 8 C.Y DUMPSTERS (3)

S0°13'06"E
242.71'

PARKING GARAGE ENTRY

PROPOSED MULT-FAMILY - 4 FUTURE PHASE
UNIT COUNT: 247 UNITS
BUILDING FOOTPRINT: 54,550 SF
GARAGE FOOTPRINT: 69,670 SF
(PODIUM STYLE)
LOT AREA:
85,221 SF
1.96 AC

LEASING LOBBY

PROPOSED MULT-FAMILY - PHASE 1
UNIT COUNT: 245 UNITS
BUILDING FOOTPRINT: 56,231 SF
GARAGE FOOTPRINT: 21,231 SF
LOT AREA:
100,018 SF
2.30 AC

MATCH LINE B - SEE PSP-3

PROJECT LOCATION

VICINITY MAP
N.T.S.

CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
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7. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.
8. DEVELOPER WILL REQUIRE DUMPSTER SHARING AGREEMENT BETWEEN LOTS 3AR AND 3BR.

N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PARKING
	PROPOSED BUILDING
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
BFR	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

Building Permit Copy
Approved By The Planning Department
05/23/2024

No.	REVISIONS	DATE	BY

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

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KHA PROJECT 060258111
DATE 05/17/2024
SCALE: AS SHOWN
DESIGNED BY: RPS
DRAWN BY: RPS
CHECKED BY: RCL

COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
PSP-2

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Plotted By:Cobarrubias, Raphael Date:May 17, 2024 09:18:01 am File Path:K:\DAL_Civil\060258111 - Cotton Mill\Cad\PlanSheets_Prelim Engr\Prelim Site Plan.dwg

MATCH LINE B - SEE PSP-2

MATCH LINE C - SEE PSP-4

PROPOSED MULT-FAMILY - 4
FUTURE PHASE
UNIT COUNT: 247 UNITS
BUILDING FOOTPRINT: 54,550 SF
GARAGE FOOTPRINT: 69,670 SF
(PODIUM STYLE)
LOT AREA:
85,221 SF
1.96 AC

PROPOSED MULT-FAMILY - PHASE 1
UNIT COUNT: 245 UNITS
BUILDING FOOTPRINT: 56,231 SF
GARAGE FOOTPRINT: 21,231 SF
LOT AREA:
100,018 SF
2.30 AC

PROPOSED MULT-FAMILY - 3
FUTURE PHASE
UNIT COUNT: 318 UNITS
BUILDING FOOTPRINT: 70,301 SF
GARAGE FOOTPRINT: 90,826 SF
(PODIUM STYLE)
LOT AREA:
104,205 SF
2.39 AC

PROPOSED MULT-FAMILY - 2
FUTURE PHASE
UNIT COUNT: 318 UNITS
BUILDING FOOTPRINT: 70,301 SF
GARAGE FOOTPRINT: 90,826 SF
(PODIUM STYLE)
LOT AREA:
103,738 SF
2.38 AC

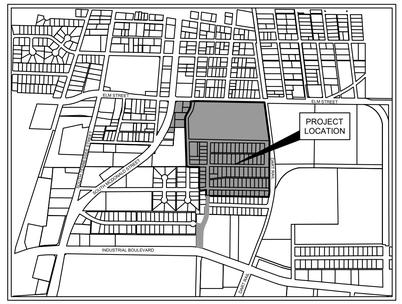
ARTIST LOFTS
AREA: 56,700 QSF
HEIGHT: 35.58'/3 STY
LOT AREA:
31,409 SF
0.72 AC

CLARK STREET
PUCKETT STREET
BURRUS STREET
DUDPERKINS STREET
12' ALLEY
D.A.R.T. (RIGHT OF WAY)

PERKINS PLACE ADDITION
CAB. D, PG. 96
P.R.C.C.T.

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14

VICINITY MAP
N.T.S.



GRAPHIC SCALE 40'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PARKING
- PROPOSED BUILDING
- EXISTING CONTOUR LINE - MAJOR
- EXISTING CONTOUR LINE - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING
- PROP. — PROPOSED

CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
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7. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.
8. DEVELOPER WILL REQUIRE DUMPSTER SHARING AGREEMENT BETWEEN LOTS 3AR AND 3BR.

Building Permit Copy
Approved By The Planning Department
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SCALE: AS SHOWN
DESIGNED BY: RPS
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CHECKED BY: RCL

COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
PSP-3

Plotted By:Cobarrubias, Raphael Date:May 17, 2024 09:18:08am File Path:K:\DAL_Civil\069258111 - Cotton Mill\Cad\PlanSheets\ Prelim Engr\Prelim Site Plan.dwg
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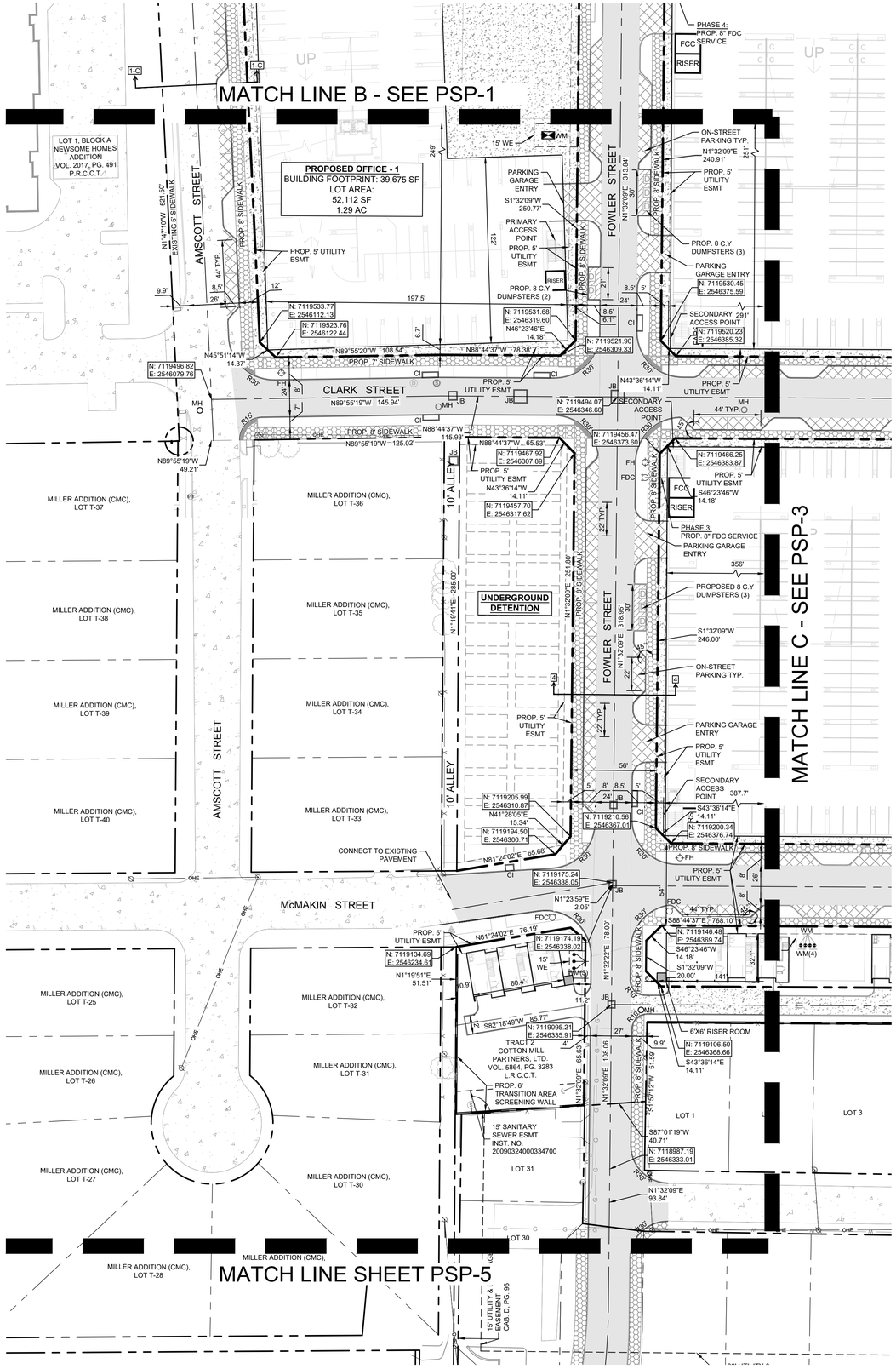

VICINITY MAP

N.T.S.

CITY OF MCKINNEY SITE PLAN NOTES:

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8. DEVELOPER WILL REQUIRE DUMPSTER SHARING AGREEMENT BETWEEN LOTS 3AR AND 3BR.

N

W E

S

0 40' 80'

GRAPHIC SCALE 40'

LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PARKING
	PROPOSED BUILDING
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(X)	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

Building Permit Copy
Approved By The Planning Department
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No.	REVISIONS	DATE	BY

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2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1300
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FIRM REGISTRATION #: TBPE Firm No. 928

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KHA PROJECT	069258111
DATE	05/17/2024
SCALE:	AS SHOWN
DESIGNED BY:	RPS
DRAWN BY:	RPS
CHECKED BY:	RCL

COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
PSP-4

Plotted By:Cobarrubias, Raphael Date:May 17, 2024 09:18:16am File Path:K:\DAL_Civil\069258111 - Cotton Mill\Cad\PlanSheets_Prelim Engr\Prelim Site Plan.dwg
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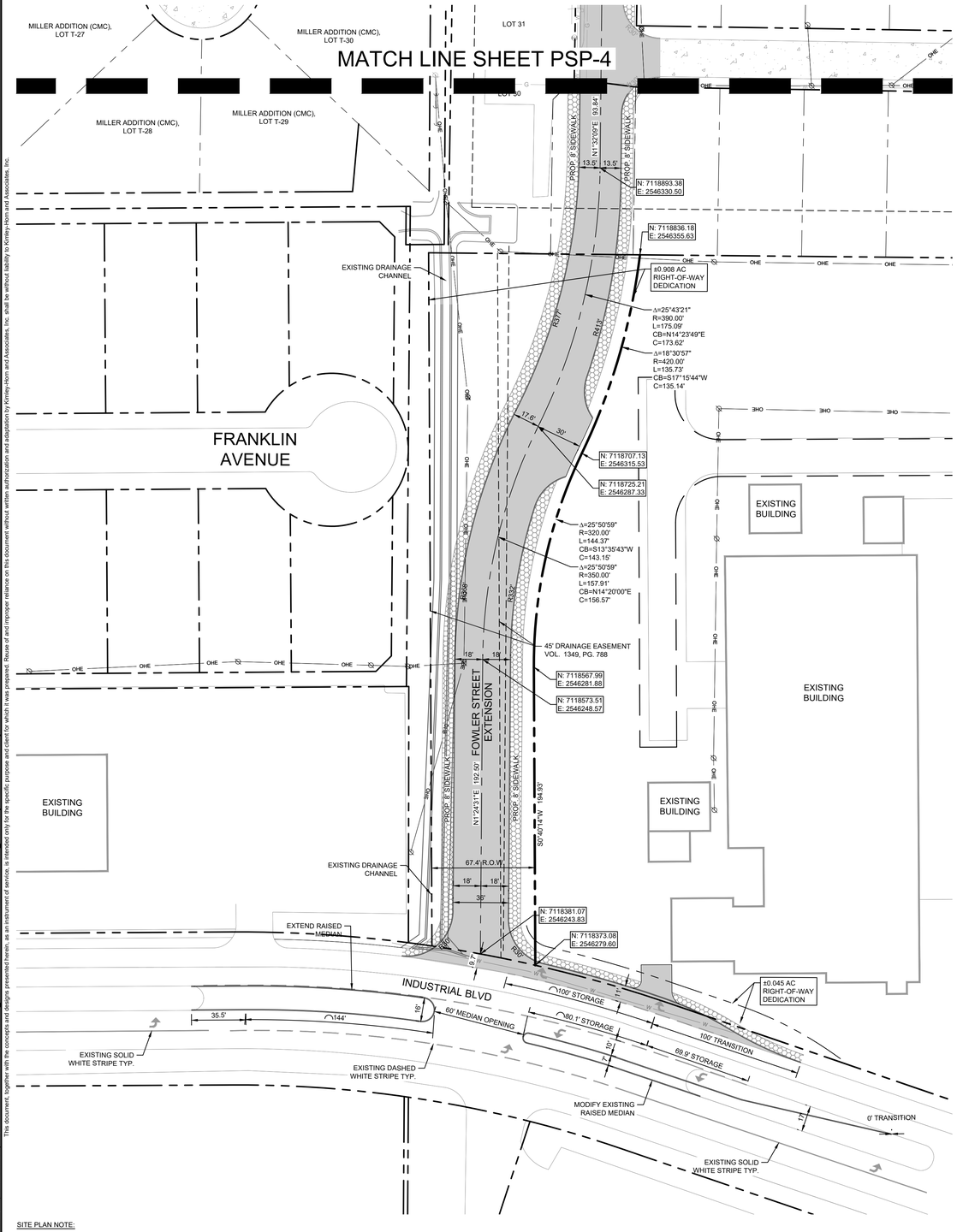
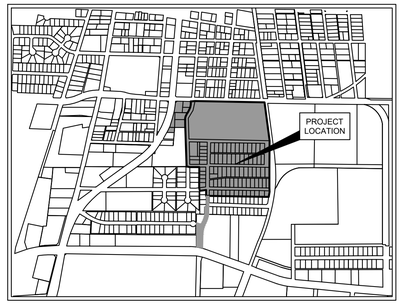


SITE PLAN NOTE:

1. FOWLER STREET EXTENSION IS NOT REQUIRED UNTIL DEVELOPMENT OF AN OFFICE OR RESIDENTIAL BUILDING BEYOND THE MULTI-FAMILY BUILDING IDENTIFIED AS PHASE 1 IN THIS SITE PLAN.



VICINITY MAP
N.T.S.

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N

W E

S

0 40' 80'

GRAPHIC SCALE 40'

LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PARKING
	PROPOSED BUILDING
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	EXISTING CONTOUR LINE - MINOR
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	ACCESSIBLE PARKING SYMBOL
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T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
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PROP.	PROPOSED

Building Permit Copy
Approved By The Planning Department
05/23/2024

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2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

KHA PROJECT 069258111
DATE 05/17/2024
SCALE: AS SHOWN
DESIGNED BY: RPS
DRAWN BY: RPS
CHECKED BY: RCL

COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
PSP-5

Plotted By:Cobarrubias, Raphael Date:May 17, 2024 09:18:21am File Path:K:\DAL_Civil\069258111 - Cotton Mill\Cad\PlanSheets_Prelim Engr\Prelim Site Plan.dwg
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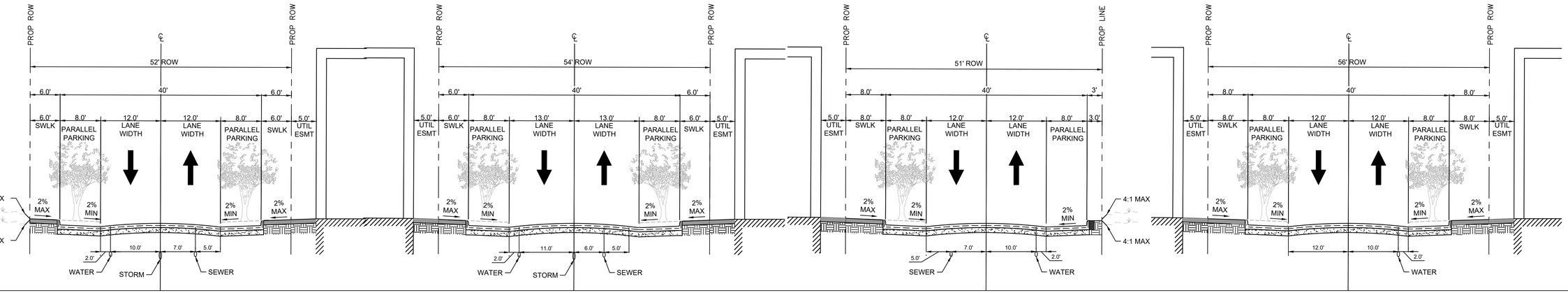
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	MF1 - PHASE 1 (NE)	MF2 - FUTURE PHASE (SE)	MF3- FUTURE PHASE (SW)	MF4 - FUTURE PHASE (NW)	OFFICE 1	OFFICE 2	ARTIST LOFTS
ZONING	MTC - CMC	MTC - CME/CMC	MTC - CME/CMC	MTC - CMC	MTC - CME	MTC - CMC	MTC - CME
LAND USE	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	OFFICE	OFFICE	MULTI-FAMILY
LOT AREA (SQ. FT.)	100,018	103,738	104,205	85,221	52,112	78,079	31,409
LOT AREA (ACRES)	2.30	2.38	2.39	1.96	1.20	1.79	0.72
DWELLING UNITS	245	318	318	247	NA	NA	27
BUILDING FOOTPRINT AREA (SQ. FT.)	56,231	70,301	70,301	54,550	39,675	38,400	700
BUILDING GROSS AREA (SQ. FT.)	281,155	351,505	351,505	272,750	79,350	115,200	8,400
BUILDING HEIGHT (FT/STY)	58.28/5	83.28/7	83.28/7	83.28/7	60/4	60/4	35.58/3
PARKING STRUCTURE FOOTPRINT AREA (SQ. FT.)	21,231	90,826	90,826	69,670	39,675	38,400	NA
PARKING STRUCTURE GROSS AREA (SQ. FT.)	127,386	181,652	181,652	139,340	119,025	115,200	NA
TOTAL GROSS AREA (SQ. FT.)	372,932	533,157	533,157	412,090	198,375	230,400	56,700
LOT COVERAGE	77.45%	87.55%	87.16%	81.75%	76.13%	49.18%	60.17%
FLOOR AREA RATIO	2.8:1	3.4:1	3.4:1	3.2:1	1.5:1	1.5:1	1.8:1
PARKING							
REQUIRED PARKING RATIO	1 SP / UNIT	1 SP / UNIT	1 SP / UNIT	1 SP / UNIT	1 SP / 400 SF	1 SP / 400 SF	1 SP / UNIT
REQUIRED PARKING	245	318	318	247	198	288	31
PARKING PROVIDED (SPACES)	307	447	447	335	294	228	54
HANDICAP PARKING REQUIRED	6.14	8.94	8.94	6.7	9	9	N/A
HANDICAP PARKING PROVIDED	7	9	9	7	9	9	N/A
		*PODIUM STYLE PARKING STRUCTURES					

ON-STREET PARKING PROVIDED
135 SPACES

COTTON MILL OFF-STREET PARKING PROVIDED
193 SPACES

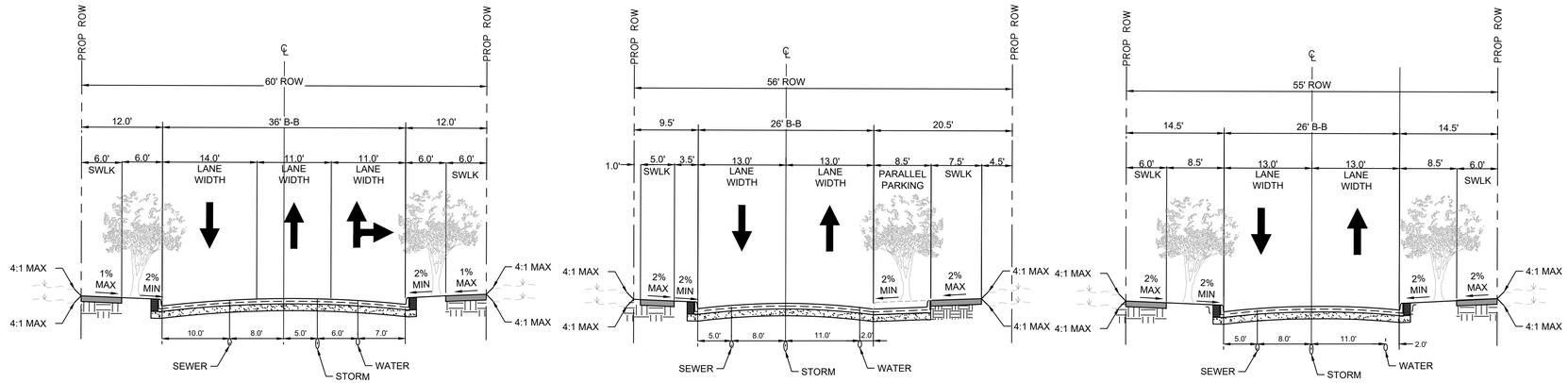


2 — 2-LANE UNDIVIDED CONCRETE ANDERSON STREET (WITH PARALLEL PARKING)
SCALE: H: 1"=10' V: 1"=5'

3 — 2-LANE UNDIVIDED CONCRETE CLARK/BURRUS STREET (WITH PARALLEL PARKING)
SCALE: H: 1"=10' V: 1"=5'

4 — 2-LANE UNDIVIDED CONCRETE PUCKETT STREET (WITH PARALLEL PARKING)
SCALE: H: 1"=10' V: 1"=5'

5 — 2-LANE UNDIVIDED CONCRETE FOWLER STREET (WITH PARALLEL PARKING)
SCALE: H: 1"=10' V: 1"=5'



1-A — 3-LANE UNDIVIDED CONCRETE AMSCOTT STREET (A-A)
SCALE: H: 1"=10' V: 1"=5'

1-C — 2-LANE UNDIVIDED CONCRETE AMSCOTT STREET (C-C)
SCALE: H: 1"=10' V: 1"=5'

1-B — 2-LANE UNDIVIDED CONCRETE AMSCOTT STREET (B-B)
SCALE: H: 1"=10' V: 1"=5'

Building Permit Copy
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05/23/2024

Plotted By:Cobarrubias, Raphael Date:May 17, 2024 09:18:29am File Path:K:\DAL-Civil\069258111 - Cotton Mill\Cad\PlanSheets_Prelim Engr\Prelim Site Plan.dwg
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CHECKED BY:	RCL

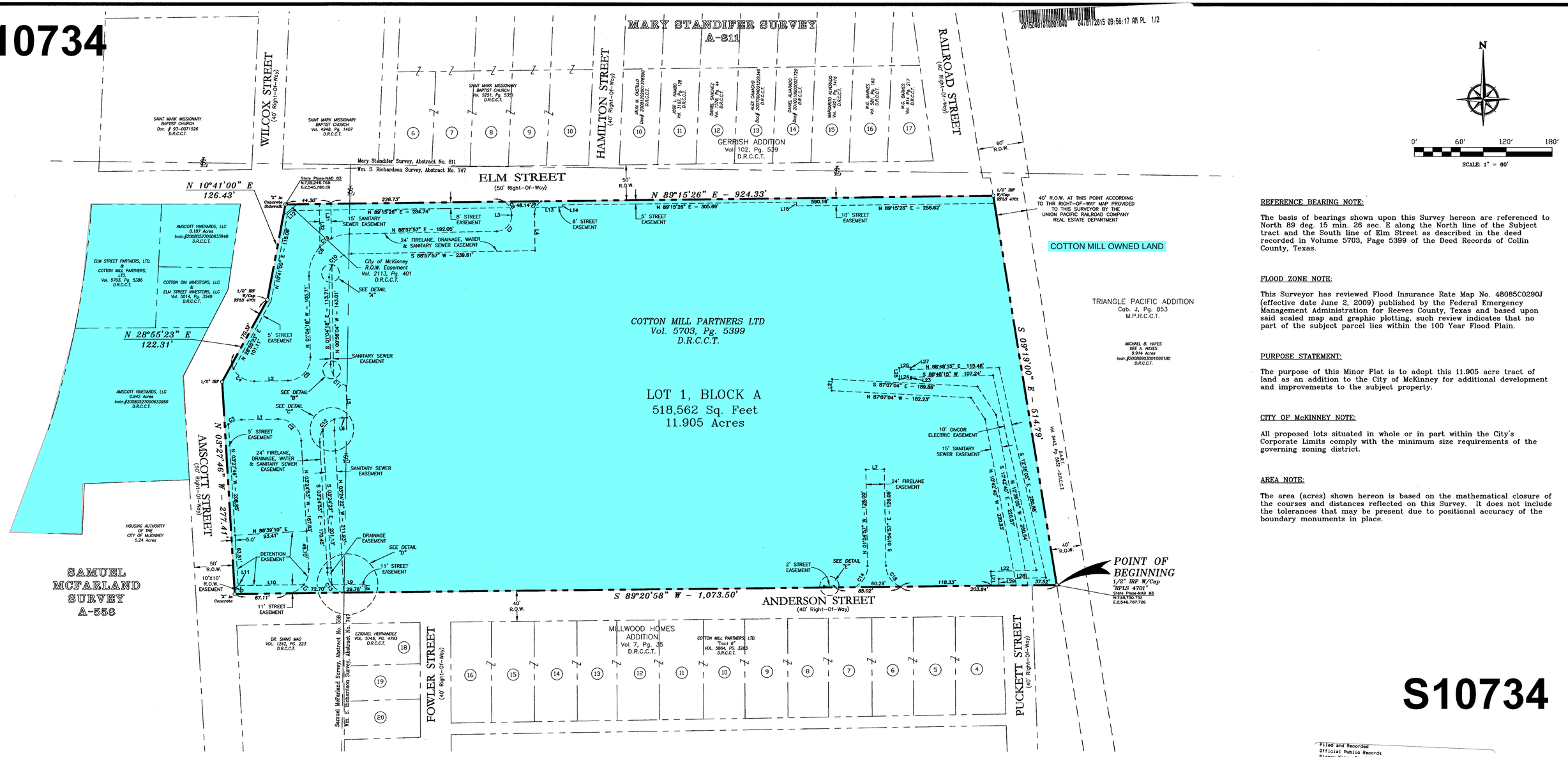
COTTON MILL
ELM STREET,
MCKINNEY, COLLIN COUNTY, TEXAS

SITE DATA

SHEET NUMBER
PSP-6

10734

20150401010001040 04/01/2015 09:56:17 AM PL 1/2



REFERENCE BEARING NOTE:

The basis of bearings shown upon this Survey hereon are referenced to North 89 deg. 15 min. 26 sec. E along the North line of the Subject tract and the South line of Elm Street as described in the deed recorded in Volume 5703, Page 5399 of the Deed Records of Collin County, Texas.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Reeves County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Flood Plain.

PURPOSE STATEMENT:

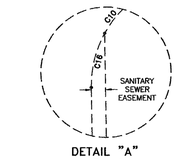
The purpose of this Minor Plat is to adopt this 11.905 acre tract of land as an addition to the City of McKinney for additional development and improvements to the subject property.

CITY OF McKINNEY NOTE:

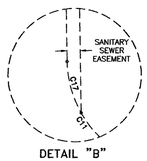
All proposed lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the governing zoning district.

AREA NOTE:

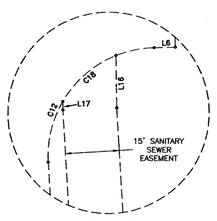
The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.



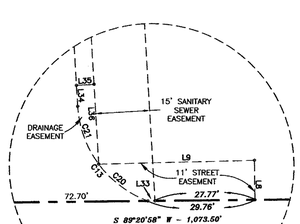
DETAIL "A"
1"=20'



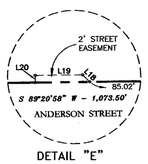
DETAIL "B"
1"=20'



DETAIL "C"
1"=20'

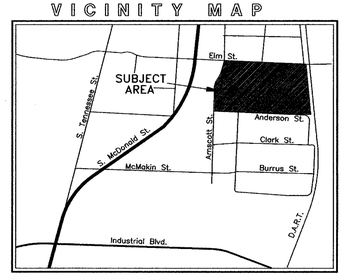


DETAIL "D"
1"=20'



DETAIL "E"
1"=20'

VICINITY MAP



LINE	BEARING	DISTANCE
L1	S 88°55'42" W	47.71'
L2	N 88°55'42" E	43.87'
L3	N 00°54'14" W	1.64'
L4	S 00°44'34" E	47.66'
L5	S 01°04'18" E	41.72'
L6	S 88°55'42" W	5.88'
L7	N 88°55'03" E	24.00'
L8	N 00°39'30" W	11.00'
L9	S 88°33'04" W	43.29'
L10	S 89°20'58" W	83.63'
L11	N 47°03'56" W	3.26'
L12	N 49°58'13" E	7.74'
L13	N 89°15'26" E	34.28'
L14	N 00°44'34" W	3.00'
L15	N 00°41'48" W	5.00'
L16	N 00°56'04" W	14.55'
L17	N 00°56'04" W	2.35'
L18	N 45°15'45" W	2.81'

LINE	BEARING	DISTANCE
L19	S 89°20'58" W	13.19'
L20	S 00°39'02" E	2.00'
L21	N 01°46'13" W	18.68'
L22	N 88°30'29" E	59.55'
L23	S 01°22'27" E	2.48'
L24	S 88°37'33" W	15.00'
L25	N 01°22'27" W	15.00'
L26	N 88°37'33" E	15.00'
L27	S 01°22'27" E	2.52'
L28	S 88°30'29" W	61.66'
L29	S 01°46'13" E	8.83'
L30	N 47°03'24" W	14.48'
L31	S 00°56'04" E	45.23'
L32	N 00°56'04" W	56.27'
L33	S 89°20'58" W	1.99'
L34	N 03°24'53" W	5.81'
L35	N 86°35'07" W	4.89'
L36	S 03°24'22" E	22.23'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°22'22"	30.00'	47.84'	N 42°16'18" E	42.93'
C2	87°39'25"	30.00'	45.90'	N 47°14'36" W	41.55'
C3	46°18'42"	30.00'	24.25'	S 65°46'21" W	23.59'
C4	73°57'53"	30.00'	38.73'	S 54°05'22" E	36.09'
C5	90°00'00"	30.00'	47.12'	N 43°55'42" E	42.43'
C6	90°02'15"	54.00'	84.86'	N 43°56'49" E	76.39'
C7	89°52'11"	20.00'	31.37'	N 44°01'51" E	28.25'
C8	57°25'56"	20.00'	20.05'	N 29°37'12" W	19.22'
C9	56°08'44"	20.00'	19.60'	S 27°19'48" W	18.82'
C10	90°02'15"	30.00'	47.14'	S 43°56'49" W	42.44'
C11	70°31'48"	30.00'	36.93'	S 36°20'13" E	34.64'
C12	92°20'35"	30.00'	48.35'	S 42°45'24" W	43.28'
C13	66°12'03"	30.00'	34.66'	S 36°30'54" E	32.77'
C14	65°44'22"	30.00'	34.42'	N 31°47'14" E	32.56'
C15	67°41'26"	30.00'	35.44'	S 34°55'40" E	33.42'
C16	29°54'14"	30.00'	15.66'	S 13°52'49" W	15.48'
C17	28°33'48"	30.00'	14.96'	S 15°21'14" E	14.80'
C18	38°00'37"	30.00'	19.90'	S 49°12'44" W	19.54'
C19	19°51'48"	54.00'	18.72'	S 52°42'09" W	18.63'
C20	33°02'05"	30.00'	17.30'	N 53°05'53" W	17.06'
C21	33°09'58"	30.00'	17.37'	N 19°59'52" W	17.12'

FROM:
R-6558-000-0010-1 / 1.7050 ACS
R-6747-000-0050-1 / 10.45 ACS
FOR TAX YEAR 2016

OWNERS
COTTON MILL PARTNERS, LTD.
Contact: Terrance M. Casey, Partner
9205 Skillman Street, Suite 112
Dallas, Texas 75243
214-502-2370

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266

S10734

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/01/2015 09:56:17 AM
$37.00 SCHPELA
20150401010001040

2015-152

COURT OF COLLIN COUNTY TEXAS

MINOR PLAT

COTTON MILL ADDITION
LOT 1, BLOCK A

Situated in the
Wm. S. Richardson Survey, A-747
Samuel McFarland Survey, A-558
City of McKinney
Collin County, Texas
11.905 Acres

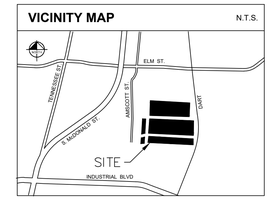
RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	09/25/14	1"=60'	14091	14091-PLAT.DWG	1 of 2

NORTH

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 30X42

VICINITY MAP
N.T.S.



PRESIDIUM OWNED LAND

PRESIDIUM OPTION LAND

COTTON MILL OWNED LAND

NOTES:

There are no buildings observed on the surveyed property.

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

No cemeteries or burial grounds were observed at the time of survey.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using City of McKinney Monument No. 43 and Monument No. 44. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985018216.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	PKS PK NAIL SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING	ADF ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
MARQUEE/BILLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
STM	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

ALTA/NSPS LAND TITLE SURVEY
7.192 ACRES
TRACTS 1, 2, 3, 4, 5, 6, &, 7
MILLWOOD HOMES ADDITION
WILLIAM S. RICHARDSON SURVEY,
ABSTRACT NO. 747
CITY OF McKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	2/1/2023	069258111	1 OF 2

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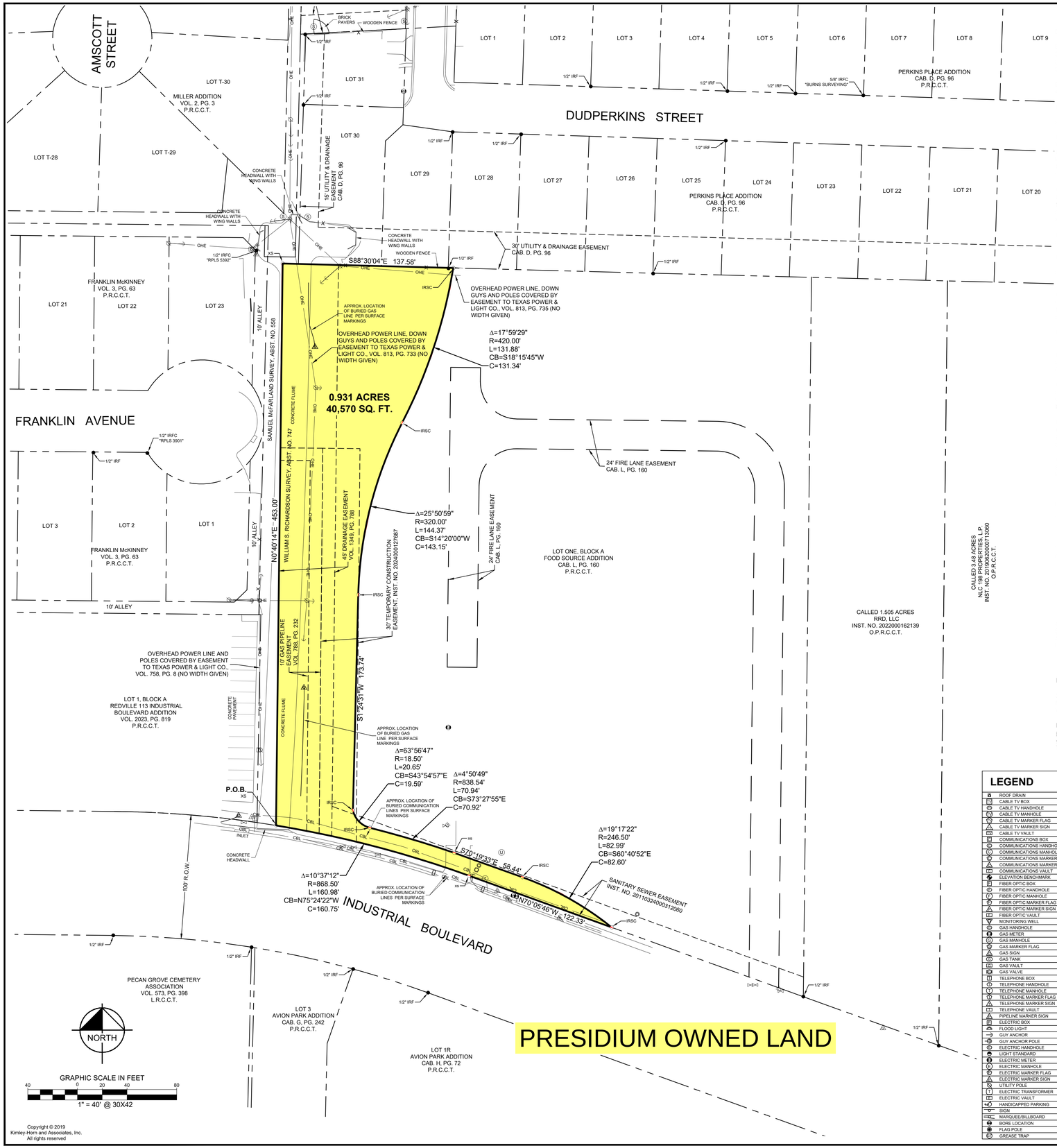
DRAWING NAME: K:\FW_SURVEY\069258111-PRESIDIUM COTTON MILL - MCKINNEY\DWG\069258111 PHASE 1 SURVEY 1 MODEL.DWG PLOTTED BY: MARK MICHAEL 2/1/2023 9:54 AM CST SAVED 2/1/2023 9:51 AM



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DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being a portion of Lot One, Block A of Food Source Addition, an addition to the City of McKinney, according to the Minor Plat, recorded in Cabinet L, Page 160 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut set for the southwest corner of said Lot One, same being on the northerly right of way line of Industrial Boulevard, a 100' wide right of way;

THENCE North 00°40'14" East, departing the northerly right of way line of said Industrial Boulevard and along the west line of said Lot One, a distance of 453.00 feet to an "X" cut set for the northwest corner of said Lot One;

THENCE South 88°30'04" East, along the north line of said Lot One, passing the southwest corner of Lot 30 of Perkins Place Addition, an addition to the City of McKinney, recorded in Cabinet D, Page 96 of the Plat Records of Collin County, Texas, continuing along the south line of said Perkins Place Addition, a total distance of 137.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 420.00 feet, a central angle of 17°59'29", and a chord bearing and distance of South 18°15'45" West, 131.34 feet;

THENCE in a southerly direction, departing the north line of said Lot One and the south line of said Perkins Place Addition, crossing said Lot One, with said non-tangent curve to the right, an arc distance of 131.88 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a reverse curve to the left with a radius of 320.00 feet, a central angle of 25°50'59", and a chord bearing and distance of South 14°20'00" West, 143.15 feet;

THENCE in a southerly direction, continuing across said Lot One, with said reverse curve to the left, an arc distance of 144.37 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 01°24'31" West, continuing across said Lot One, a distance of 173.74 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 18.50 feet, a central angle of 63°56'47", and a chord bearing and distance of South 43°54'57" East, 19.59 feet;

THENCE in a southerly direction, continuing across said Lot One, with said non-tangent curve to the left, an arc distance of 20.65 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 838.54 feet, a central angle of 04°50'49", and a chord bearing and distance of South 73°27'55" East, 70.92 feet;

THENCE in an easterly direction, continuing across said Lot One, with said reverse curve to the right, an arc distance of 70.94 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 70°19'33" East, continuing across said Lot One, a distance of 58.44 feet to an "X" cut in a concrete driveway for the point for the beginning of a tangent curve to the right with a radius of 246.50 feet, a central angle of 19°17'22", and a chord bearing and distance of South 60°40'52" East, 82.60 feet;

THENCE in an easterly direction, continuing across said Lot One, with said tangent curve to the right, an arc distance of 82.99 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner on the southerly line of said Lot One, same being on the northerly right of way line of aforesaid Industrial Boulevard;

THENCE North 70°05'46" West, along the southerly line of said Lot One and the northerly right of way line of said Industrial Boulevard, a distance of 122.33 feet to an "X" cut in a concrete driveway for the beginning of a tangent curve to the left with a radius of 868.50 feet, a central angle of 10°37'12", and a chord bearing and distance of North 75°24'22" West, 160.75 feet;

THENCE in a westerly direction, continuing along the southerly line of said Lot One and the northerly right of way line of said Industrial Boulevard, with said tangent curve to the left, an arc distance of 160.98 feet to the **POINT OF BEGINNING** and containing 0.931 of an acre (40,570 square feet) of land, more or less.

NOTES:

There are no buildings observed on the surveyed property.

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

No cemeteries or burial grounds were observed at the time of survey.

The property is a portion of Collin Central Appraisal District Property ID 2087113 and is a portion of 181 Industrial Boulevard.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using City of McKinney Monument No. 43 and Monument No. 44. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999850180216.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0290J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

ROOF DRAIN		MAIL BOX	
CABLE TV BOX		SANITARY SEWER CLEAN OUT	
CABLE TV HANDHOLE		SANITARY SEWER MANHOLE	
CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG	
CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN	
CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK	
CABLE TV VAULT		SANITARY SEWER VAULT	
COMMUNICATIONS BOX		STORM SEWER BOX	
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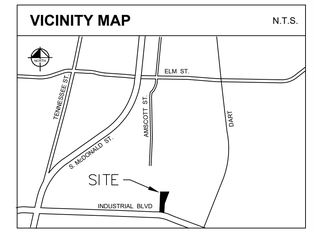
COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE	
COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT	
COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER	
COMMUNICATIONS VAULT		TRAFFIC BOLLARD	
ELEVATION BENCHMARK		TRAFFIC BOX	
FIBER OPTIC BOX		CROSS WALK SIGNAL	
FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE	
FIBER OPTIC MANHOLE		TRAFFIC MANHOLE	
FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN	
FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL	
FIBER OPTIC VAULT		TRAFFIC VAULT	
MONITORING WELL		UNIDENTIFIED BOX	
GAS HANDHOLE		UNIDENTIFIED HANDHOLE	
GAS METER		UNIDENTIFIED METER	
GAS MANHOLE		UNIDENTIFIED MANHOLE	
GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG	
GAS SIGN		UNIDENTIFIED MARKER SIGN	
GAS TANK		UNIDENTIFIED POLE	
GAS VAULT		UNIDENTIFIED TANK	
GAS VALVE		UNIDENTIFIED VAULT	
TELEPHONE BOX		UNIDENTIFIED VALVE	
TELEPHONE HANDHOLE		TREE	
TELEPHONE MANHOLE		WATER BOX	
TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION	
TELEPHONE MARKER SIGN		WATER HAND HOLE	
TELEPHONE VAULT		FIRE HYDRANT	
PIPELINE MARKER SIGN		WATER METER	
ELECTRIC BOX		WATER MANHOLE	
FLOOD LIGHT		WATER MARKER FLAG	
GUY ANCHOR		WATER MARKER SIGN	
GUY ANCHOR POLE		WATER VAULT	
ELECTRIC HANDHOLE		WATER VALVE	
LIGHT STANDARD		AIR RELEASE VALVE	
ELECTRIC METER		WATER WELL	
ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET	
ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND	
ELECTRIC MARKER SIGN	PKS	PK NAIL SET	
UTILITY POLE	PKF	PK NAIL FOUND	
ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND	
ELECTRIC VAULT	IPF	IRON PIPE FOUND	
HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND	
SIGN	XS	"X" CUT IN CONCRETE SET	
MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND	
BORE LOCATION	P.O.B.	POINT OF BEGINNING	
FLAG POLE	P.O.C.	POINT OF COMMENCING	
GREASE TRAP			

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

VICINITY MAP N.T.S.



NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by Fidelity National Title Insurance Company, GF. No. FT-31-9001312401098L, effective date December 22, 2024, issued January 3, 2025.)

10f. The following, according to the plat recorded in Cabinet L, Page 160 of the Map Records of Collin County, Texas:
i). Twenty-four foot (24') fire lane easement **(Does not affect subject tract)**

10g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: F. D. Perkins
Purpose: As provided in said document
Recording Date: March 28, 1932
Recording No: Volume 286, Page 223, Real Property Records, Collin County, Texas.
(Does not affect subject tract)

10h. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: May 28, 1970
Recording No: Volume 758, Page 8, Real Property Records, Collin County, Texas.
(Does not affect subject tract)

10i. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: March 14, 1972
Recording No: Volume 813, Page 733, Real Property Records, Collin County, Texas.
(Affects as shown)

10j. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: March 14, 1972
Recording No: Volume 813, Page 735, Real Property Records, Collin County, Texas.
(Affects as shown)

10k. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of McKinney
Purpose: As provided in said document
Recording Date: February 4, 1981
Recording No: Volume 1349, Page 788, Real Property Records, Collin County, Texas; shown on the plat recorded in Cabinet L, Page 160 of the Map Records of Collin County, Texas.
(Affects as shown)

10l. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of McKinney
Purpose: As provided in said document
Recording Date: March 24, 2011
Recording No: under Clerk's File No. 20110324000312060, Real Property Records, Collin County, Texas.
(Affects as shown)

10m. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Atmos Energy Corporation, a Texas and Virginia corporation
Purpose: As provided in said document
Recording Date: October 17, 2024
Recording No: under Clerk's File No. 2024-2024000127687, Real Property Records, Collin County, Texas.
(Affects as shown)

SURVEYORS CERTIFICATION:

To: PG Investco, LLC, a Texas limited liability company, McBlasko, LLC, a Texas limited liability company, Fidelity National Title Agency, Inc., and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 13 and 16 of Table A thereof. The field work was completed on April 10, 2024.

1/23/25

Michaël B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
0.931 ACRE
PORTION OF LOT ONE, BLOCK A
FOOD SOURCE ADDITION
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

No.	DATE	REVISION DESCRIPTION
2	1/23/25	Corrected Item 10h to does not affect
1	1/22/25	Revised per comments.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	04/17/2024	069258111	1 OF 1

DWG NAME: K:\FR_SURVEY\069258111-PRESIDIUM COTTON MILL - MCKINNEY\DWG\069258111 FOOD SOURCE SURVEY VER18.DWG PLOTTED BY: MARX, MICHAEL 1/23/2025 8:08 AM LAST SAVED: 1/23/2025 12:32 PM

PHASE 1 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	9,060	53%	7,470	60%	11,410	65%	6,875	54%	34,815	58%
CASTS STONE	650	4%	485	4%	720	4%	470	4%	2,325	4%
FIBER CEMENT	7,120	42%	4,465	36%	5,425	31%	5,235	41%	22,245	37%
ARCH. METAL	200	1%	110	1%	110	1%	115	1%	535	1%
TOTAL SOLID AREA	17,030	100%	12,530	100%	17,665	100%	12,695	100%	59,920	100%
GLAZING	5,980	26%	3,910	24%	5,700	24%	4,315	25%	19,905	25%
PERF. METAL SCREEN	- 0	0%	- 0	0%	- 0	0%	- 0	0%	- 0	0%
TOTAL TRANSPARENCY	5,980	26%	3,910	24%	5,700	24%	4,315	25%	19,905	25%
TOTAL FAÇADE AREA	23,010		16,440		23,365		17,010		79,825	

DESIGN EXCEPTIONS REQUIRED

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS.PROPOSED ENTRY IS LOCATED ON A PRIORITY B STREET.

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. PARKING STRUCTURE IS WRAPPED WITH RESIDENTIAL UNITS.

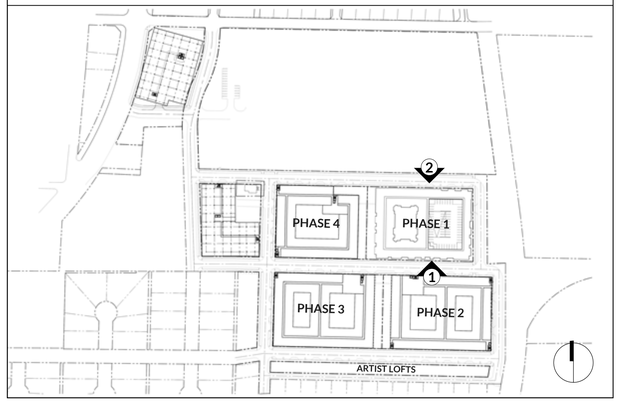
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL (NOT USED IN PHASE 1)
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM (NOT USED IN PHASE 1)
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 1 (NORTH) PRIORITY B

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 1 (SOUTH)

SCALE: 1/16" = 1'-0"

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05/23/2024

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COTTON MILL

OWNER
PRESIDIUM

CIVIL
KIMLEY HORN

LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

SHEET NO.

A01

PHASE 1 - FACADE PLANS

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PHASE 1 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	9,060	53%	7,470	60%	11,410	65%	6,875	54%	34,815	58%
CASTS STONE	650	4%	485	4%	720	4%	470	4%	2,325	4%
FIBER CEMENT	7,120	42%	4,465	36%	5,425	31%	5,235	41%	22,245	37%
ARCH. METAL	200	1%	110	1%	110	1%	115	1%	535	1%
TOTAL SOLID AREA	17,030	100%	12,530	100%	17,665	100%	12,695	100%	59,920	100%
GLAZING	5,980	26%	3,910	24%	5,700	24%	4,315	25%	19,905	25%
PERF. METAL SCREEN	- 0	0%	- 0	0%	- 0	0%	- 0	0%	- 0	0%
TOTAL TRANSPARENCY	5,980	26%	3,910	24%	5,700	24%	4,315	25%	19,905	25%
TOTAL FAÇADE AREA	23,010		16,440		23,365		17,010		79,825	

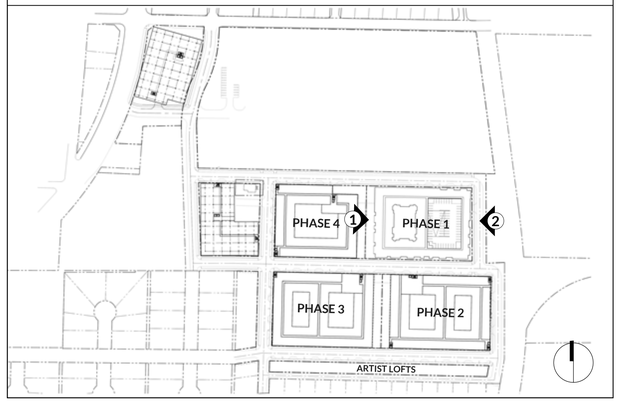
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL (NOT USED IN PHASE 1)
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM (NOT USED IN PHASE 1)
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 1 (EAST)

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 1 (WEST)

SCALE: 1/16" = 1'-0"

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PRESIDIUM

CIVIL
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LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.: 202130
ISSUE DATE: 04/03/23
ISSUE NAME: SITE PLAN SUBMITTAL

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SHEET NO.
A02
PHASE 1 - FACADE PLANS

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PHASE 2 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	15,550	66%	10,775	63%	15,225	65%	10,625	60%	52,175	64%
CAST STONE	1,030	4%	705	4%	980	4%	720	4%	3,435	4%
FIBER CEMENT	6,655	28%	5,385	32%	7,000	30%	6,265	35%	25,305	31%
ARCH. METAL	300	1%	110	1%	145	1%	185	1%	740	1%
TOTAL SOLID AREA	23,535	100%	16,975	100%	23,350	100%	17,795	100%	81,655	100%
GLAZING	5,680	18%	3,745	17%	5,120	17%	3,965	17%	18,510	17%
PERF. METAL SCREEN	1,745	6%	1,485	7%	2,385	8%	1,385	6%	7,000	7%
TOTAL TRANSPARENCY	7,425	24%	5,230	24%	7,505	24%	5,350	23%	25,510	24%
TOTAL FAÇADE AREA	30,960		22,205		30,855		23,145		107,165	

DESIGN EXCEPTIONS REQUIRED

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. NO PRIORITY A STREET AVIALABLE FOR THIS PHASE.

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITHOPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE.

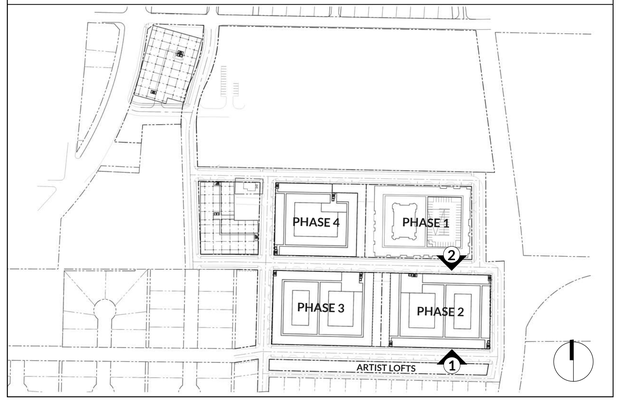
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 2 (NORTH)

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 2 (SOUTH) PRIORITY B

SCALE: 1/16" = 1'-0"

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Approved By The Planning Department
05/23/2024

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PRESIDIUM

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LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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SHEET NO.
A03
PHASE 2 - FACADE PLANS

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PHASE 2 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	15,550	66%	10,775	63%	15,225	65%	10,625	60%	52,175	64%
CAST STONE	1,030	4%	705	4%	980	4%	720	4%	3,435	4%
FIBER CEMENT	6,655	28%	5,385	32%	7,000	30%	6,265	35%	25,305	31%
ARCH. METAL	300	1%	110	1%	145	1%	185	1%	740	1%
TOTAL SOLID AREA	23,535	100%	16,975	100%	23,350	100%	17,795	100%	81,655	100%
GLAZING	5,680	18%	3,745	17%	5,120	17%	3,965	17%	18,510	17%
PERF. METAL SCREEN	1,745	6%	1,485	7%	2,385	8%	1,385	6%	7,000	7%
TOTAL TRANSPARENCY	7,425	24%	5,230	24%	7,505	24%	5,350	23%	25,510	24%
TOTAL FAÇADE AREA	30,960		22,205		30,855		23,145		107,165	

ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE- HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
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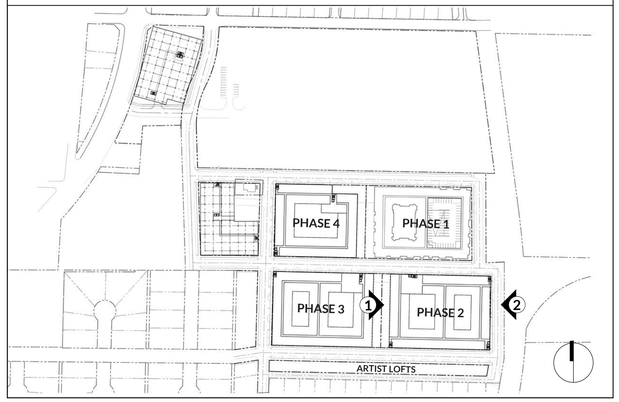
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 2 (EAST)

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 2 (WEST)

SCALE: 1/16" = 1'-0"

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SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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SHEET NO.
A04
PHASE 2 - FACADE PLANS

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PHASE 2 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	15,550	66%	10,775	63%	15,225	65%	10,625	60%	52,175	64%
CAST STONE	1,030	4%	705	4%	980	4%	720	4%	3,435	4%
FIBER CEMENT	6,655	28%	5,385	32%	7,000	30%	6,265	35%	25,305	31%
ARCH. METAL	300	1%	110	1%	145	1%	185	1%	740	1%
TOTAL SOLID AREA	23,535	100%	16,975	100%	23,350	100%	17,795	100%	81,655	100%
GLAZING	5,680	18%	3,745	17%	5,120	17%	3,965	17%	18,510	17%
PERF. METAL SCREEN	1,745	6%	1,485	7%	2,385	8%	1,385	6%	7,000	7%
TOTAL TRANSPARENCY	7,425	24%	5,230	24%	7,505	24%	5,350	23%	25,510	24%
TOTAL FAÇADE AREA	30,960		22,205		30,855		23,145		107,165	

DESIGN EXCEPTIONS REQUIRED

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. ENTRANCES ARE LOCATED ALONG THE CENTRAL PASEO TO KEEP A CLEAR VIEW OF THE COTTON MILL PUBLIC AREAS.

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITHOPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE.

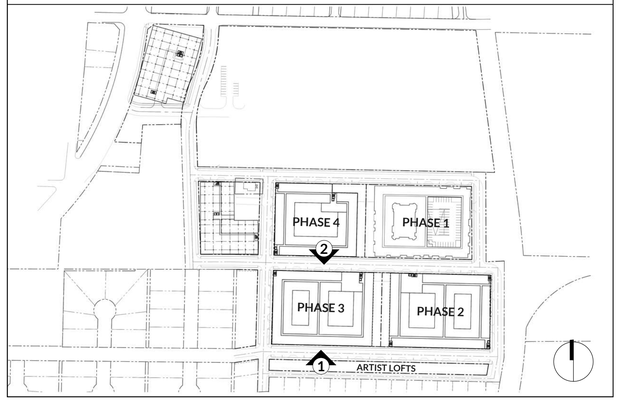
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 3 (NORTH)

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 3 (SOUTH) PRIORITY B

SCALE: 1/16" = 1'-0"

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Approved By The Planning Department
05/23/2024

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LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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SHEET NO.
A05
PHASE 3 - FACADE PLANS

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PHASE 2 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	15,550	66%	10,775	63%	15,225	65%	10,625	60%	52,175	64%
CAST STONE	1,030	4%	705	4%	980	4%	720	4%	3,435	4%
FIBER CEMENT	6,655	28%	5,385	32%	7,000	30%	6,265	35%	25,305	31%
ARCH. METAL	300	1%	110	1%	145	1%	185	1%	740	1%
TOTAL SOLID AREA	23,535	100%	16,975	100%	23,350	100%	17,795	100%	81,655	100%
GLAZING	5,680	18%	3,745	17%	5,120	17%	3,965	17%	18,510	17%
PERF. METAL SCREEN	1,745	6%	1,485	7%	2,385	8%	1,385	6%	7,000	7%
TOTAL TRANSPARENCY	7,425	24%	5,230	24%	7,505	24%	5,350	23%	25,510	24%
TOTAL FAÇADE AREA	30,960		22,205		30,855		23,145		107,165	

ELEVATION KEYNOTES

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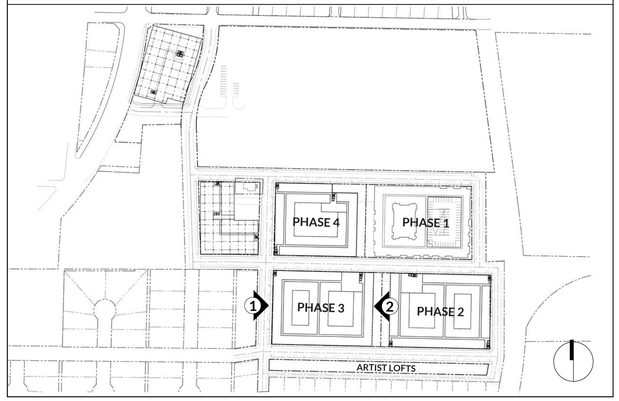
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE- HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 3 (EAST)

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 3 (WEST) PRIORITY A

SCALE: 1/16" = 1'-0"

Building Permit Copy
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05/23/2024

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LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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SHEET NO.
A06
PHASE 3 - FACADE PLANS

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PHASE 4 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	12,350	61%	11,030	61%	12,140	60%	10,780	63%	46,300	62%
CAST STONE	855	4%	715	4%	815	4%	705	4%	3,090	4%
FIBER CEMENT	6,660	33%	6,020	34%	7,000	35%	5,385	32%	25,065	33%
ARCH. METAL	300	1%	180	1%	145	1%	110	1%	735	1%
TOTAL SOLID AREA	20,165	100%	17,945	100%	20,100	100%	16,980	100%	75,190	100%
GLAZING	4,960	19%	3,830	18%	4,400	18%	3,745	18%	16,935	18%
PERF. METAL SCREEN	1,375	5%	1,200	6%	2,015	8%	1,485	7%	6,075	6%
TOTAL TRANSPARENCY	6,335	24%	5,030	23%	6,415	26%	5,230	25%	23,010	25%
TOTAL FAÇADE AREA	26,500		21,775		24,500		20,725		93,500	

DESIGN EXCEPTIONS REQUIRED

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. ENTRANCES ARE LOCATED ALONG THE CENTRAL PASEO TO KEEP A CLEAR VIEW OF THE COTTON MILL PUBLIC AREAS.

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITHOPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE.

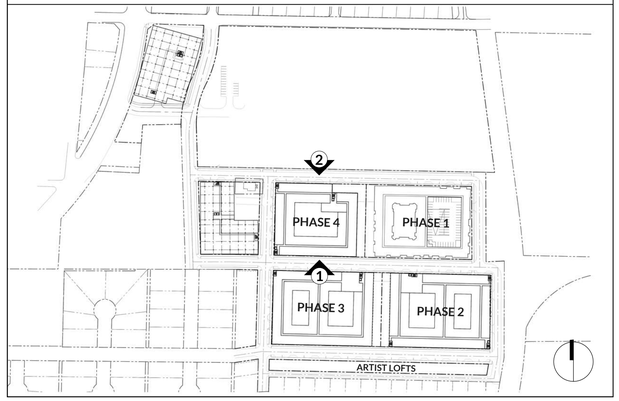
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 4 (NORTH) PRIORITY B

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 4 (SOUTH)

SCALE: 1/16" = 1'-0"

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COTTON MILL

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CIVIL
KIMLEY HORN

LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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PHASE 4 - FACADE PLANS

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PHASE 4 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	12,350	61%	11,030	61%	12,140	60%	10,780	63%	46,300	62%
CAST STONE	855	4%	715	4%	815	4%	705	4%	3,090	4%
FIBER CEMENT	6,660	33%	6,020	34%	7,000	35%	5,385	32%	25,065	33%
ARCH. METAL	300	1%	180	1%	145	1%	110	1%	735	1%
TOTAL SOLID AREA	20,165	100%	17,945	100%	20,100	100%	16,980	100%	75,190	100%
GLAZING	4,960	19%	3,830	18%	4,400	18%	3,745	18%	16,935	18%
PERF. METAL SCREEN	1,375	5%	1,200	6%	2,015	8%	1,485	7%	6,075	6%
TOTAL TRANSPARENCY	6,335	24%	5,030	23%	6,415	26%	5,230	25%	23,010	25%
TOTAL FAÇADE AREA	26,500		21,775		24,500		20,725		93,500	

DESIGN EXCEPTIONS REQUIRED

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITHOPENING MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE.

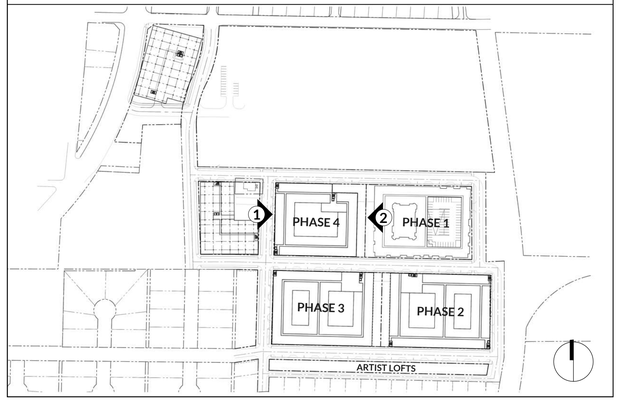
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 MULTI-FAMILY PHASE 4 (EAST)

SCALE: 1/16" = 1'-0"

1 MULTI-FAMILY PHASE 4 (WEST) PRIORITY A

SCALE: 1/16" = 1'-0"

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COTTON MILL

OWNER
PRESIDIUM

CIVIL
KIMLEY HORN

LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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PHASE 4 - FACADE PLANS

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ARTIST LOFT - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	920	48%	550	61%	1,055	48%	550	61%	3,075	52%
FIBER CEMENT	865	46%	310	34%	1,090	49%	310	34%	2,575	44%
ARCH. METAL	115	6%	45	5%	60	3%	45	5%	265	4%
TOTAL SOLID AREA	1,900	100%	905	100%	2,205	100%	905	100%	5,915	100%
GLAZING	840	31%	305	25%	- 0	0%	305	25%	1,450	20%
TOTAL TRANSPARENCY	840	31%	305	25%	- 0	0%	305	25%	1,450	20%
TOTAL FAÇADE AREA	2,740		1,210		2,205		1,210		7,365	

ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
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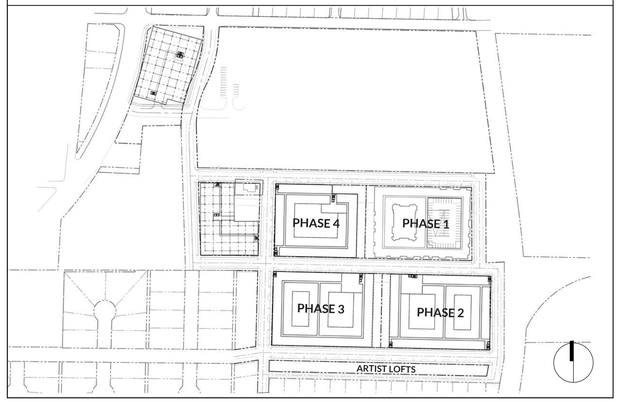
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

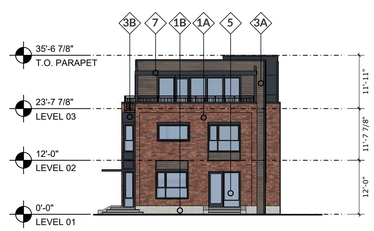
1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



4 TYPICAL ARTIST LOFT (EAST)
SCALE: 1/16" = 1'-0"

2 TYPICAL ARTIST LOFT (SOUTH)
SCALE: 1/16" = 1'-0"



3 TYPICAL ARTIST LOFT (WEST)
SCALE: 1/16" = 1'-0"

1 TYPICAL ARTIST LOFT (NORTH) PRIORITY B
SCALE: 1/16" = 1'-0"

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ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

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SHEET NO.
A09
ARTIST LOFTS- FACADE PLANS

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OFFICE 1 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	6,365	82%	5,135	60%	6,110	80%	6,075	69%	23,685	72%
CASTS STONE	- 0	0%	- 0	0%	- 0	0%	- 0	0%	- 0	0%
ARCH. METAL	1,425	18%	3,405	40%	1,485	20%	2,675	31%	8,990	28%
TOTAL SOLID AREA	7,790	100%	8,540	100%	7,595	100%	8,750	100%	32,675	100%
GLAZING	3,205	26%	6,375	42%	3,230	26%	5,485	36%	18,295	33%
PERF. METAL SCREEN	1,460	12%	115	1%	1,675	13%	1,155	8%	4,405	8%
TOTAL TRANSPARENCY	4,665	37%	6,490	43%	4,905	39%	6,640	43%	22,700	41%
TOTAL FAÇADE AREA	12,455		15,030		12,500		15,390		55,375	

DESIGN EXCEPTIONS REQUIRED

1. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGs MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STURCTURE.

ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
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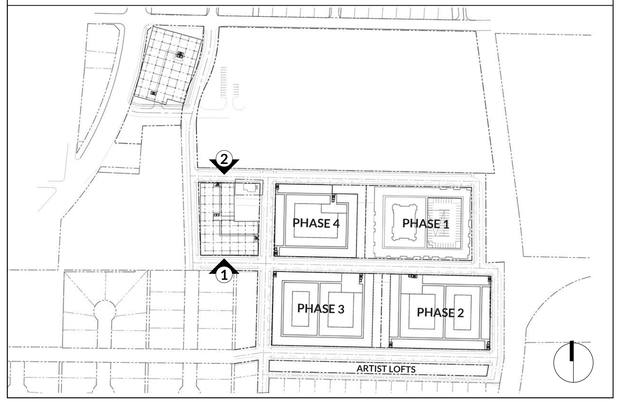
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 OFFICE BUILDING 1 (NORTH) PRIORITY B

SCALE: 1/16" = 1'-0"

1 OFFICE BUILDING 1 (SOUTH)

SCALE: 1/16" = 1'-0"

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ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.: 202130
ISSUE DATE: 04/03/23
ISSUE NAME: SITE PLAN SUBMITTAL

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SHEET NO.
A10
OFFICE 1 - FACADE PLANS

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OFFICE 1 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	6,365	82%	5,135	60%	6,110	80%	6,075	69%	23,685	72%
CASTS STONE	- 0	0%	- 0	0%	- 0	0%	- 0	0%	- 0	0%
ARCH. METAL	1,425	18%	3,405	40%	1,485	20%	2,675	31%	8,990	28%
TOTAL SOLID AREA	7,790	100%	8,540	100%	7,595	100%	8,750	100%	32,675	100%
GLAZING	3,205	26%	6,375	42%	3,230	26%	5,485	36%	18,295	33%
PERF. METAL SCREEN	1,460	12%	115	1%	1,675	13%	1,155	8%	4,405	8%
TOTAL TRANSPARENCY	4,665	37%	6,490	43%	4,905	39%	6,640	43%	22,700	41%
TOTAL FAÇADE AREA	12,455		15,030		12,500		15,390		55,375	

DESIGN EXCEPTIONS REQUIRED

1. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGs MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STURCTURE.

ELEVATION KEYNOTES

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GENERAL NOTES

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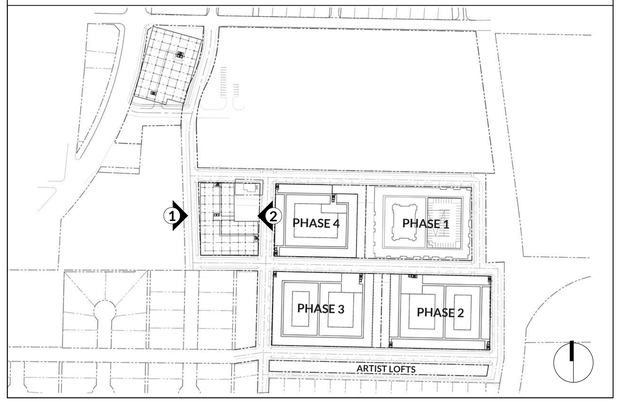
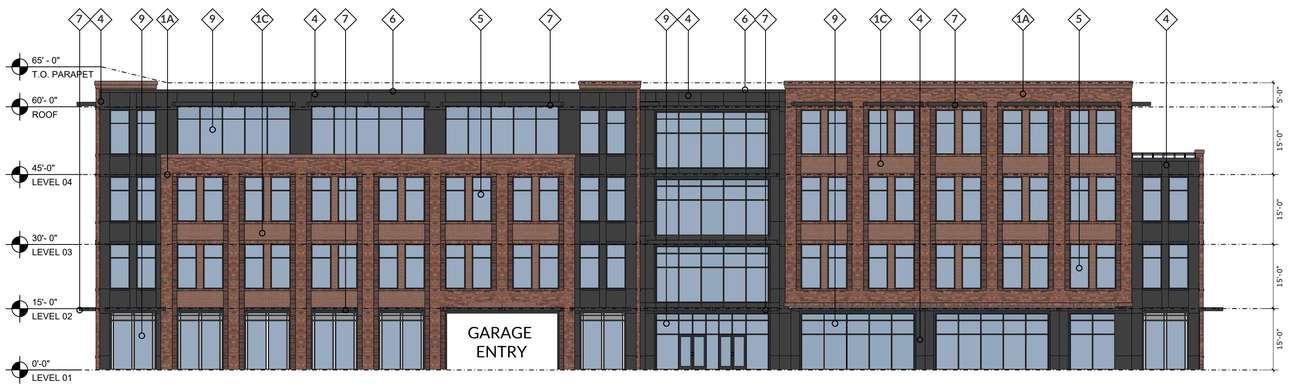
KEY PLAN





2 OFFICE BUILDING 1 (EAST) PRIORITY A

SCALE: 1/16" = 1'-0"

1 OFFICE BUILDING 1 (WEST) PRIORITY A

SCALE: 1/16" = 1'-0"

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05/23/2024

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ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

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SHEET NO.
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OFFICE 1 - FACADE PLANS

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OFFICE 2 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	4,900	89%	5,765	90%	4,835	89%	6,610	89%	22,110	89%
CAST STONE	400	7%	355	6%	350	6%	575	8%	1,680	7%
ARCH. METAL	225	4%	300	5%	245	5%	255	3%	1,025	4%
TOTAL SOLID AREA	5,525	100%	6,420	100%	5,430	100%	7,440	100%	24,815	100%
GLAZING	3,735	35%	6,005	48%	3,770	41%	4,485	38%	17,995	41%
PERF. METAL SCREEN	1,545	14%	1,105	9%	1,300	14%	2,295	19%	6,245	14%
TOTAL TRANSPARENCY	5,280	49%	7,110	57%	5,070	55%	6,780	57%	24,240	55%
TOTAL FAÇADE AREA	10,805		12,425		9,200		11,925		44,355	

DESIGN EXCEPTIONS REQUIRED

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS.NO PRIORITY A STREET AVAILABLE SO PRIMARY ENTRANCE IS ON PRIORITY B STREET.

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY"A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGs MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STURCTURE.

3. ALL GROUND FLOOR BUILDING FACADES ALONG ALL PEDESTRIAN PRIORITY"A" STREETS SHALL HAVE TRANSPARENT STOREFRONT WINDOWS COVERING NO LESS THAN 65% OF SAID FAÇADE AREA.STOREFRONT IS HEAVILY USED ALONG PRIORITY A STREET TO HIDE PARKING GARAGE STRUCTURE.

ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
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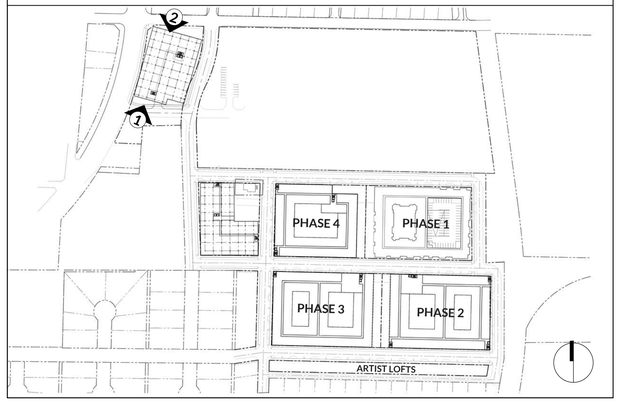
GENERAL NOTES

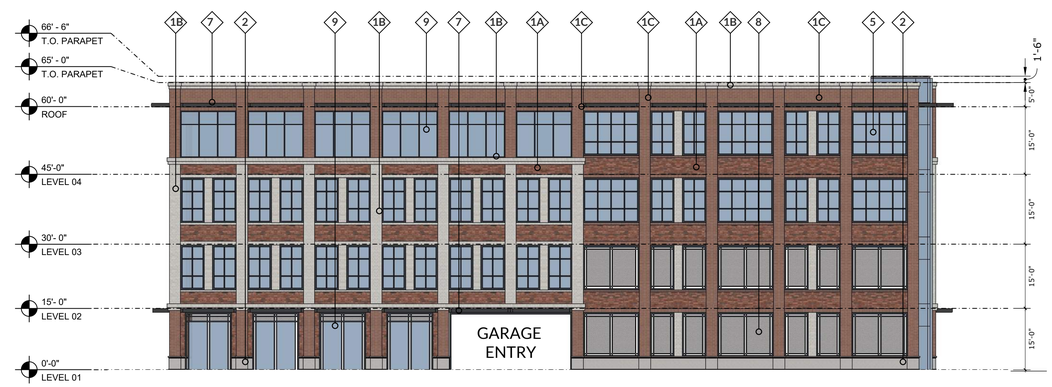
1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 OFFICE BUILDING 2 (NORTH)

SCALE: 1/16" = 1'-0"



1 OFFICE BUILDING 2 (SOUTH)

SCALE: 1/16" = 1'-0"

Building Permit Copy
Approved By The Planning Department
05/23/2024

O'BRIEN ARCHITECTS
1722 ROUTH STREET
SUITE 122
DALLAS, TX 75201
(972) 788-1010
WWW.OBRIENARCH.COM

COTTON MILL

OWNER
PRESIDIUM

CIVIL
KIMLEY HORN

LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.: 202130
ISSUE DATE: 04/03/23
ISSUE NAME: SITE PLAN SUBMITTAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

SHEET NO.
A12
OFFICE 2 - FACADE PLANS

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OFFICE 2 - MATERIAL CALCULATIONS

ELEVATION ORIENTATION	NORTH		EAST		SOUTH		WEST		BUILDING TOTALS	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
BRICK	4,900	89%	5,765	90%	4,835	89%	6,610	89%	22,110	89%
CAST STONE	400	7%	355	6%	350	6%	575	8%	1,680	7%
ARCH. METAL	225	4%	300	5%	245	5%	255	3%	1,025	4%
TOTAL SOLID AREA	5,525	100%	6,420	100%	5,430	100%	7,440	100%	24,815	100%
GLAZING	3,735	35%	6,005	48%	3,770	41%	4,485	38%	17,995	41%
PERF. METAL SCREEN	1,545	14%	1,105	9%	1,300	14%	2,295	19%	6,245	14%
TOTAL TRANSPARENCY	5,280	49%	7,110	57%	5,070	55%	6,780	57%	24,240	55%
TOTAL FAÇADE AREA	10,805		12,425		9,200		11,925		44,355	

DESIGN EXCEPTIONS REQUIRED

1. PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS.NO PRIORITY A STREET AVAILABLE SO PRIMARY ENTRANCE IS ON PRIORITY B STREET.

2. ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY"A" AND "B" STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. GARAGE SCREENED WITH PERFORATED METAL PANELS WITH OPENINGs MIMICING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE. STOREFRONT IS USED ALONG A AND B STREETS TO FURTHER HIDE PARKING GARAGE STURCTURE.

3. ALL GROUND FLOOR BUILDING FACADES ALONG ALL PEDESTRIAN PRIORITY"A" STREETS SHALL HAVE TRANSPARENT STOREFRONT WINDOWS COVERING NO LESS THAN 65% OF SAID FAÇADE AREA.STOREFRONT IS HEAVILY USED ALONG PRIORITY A STREET TO HIDE PARKING GARAGE STRUCTURE.

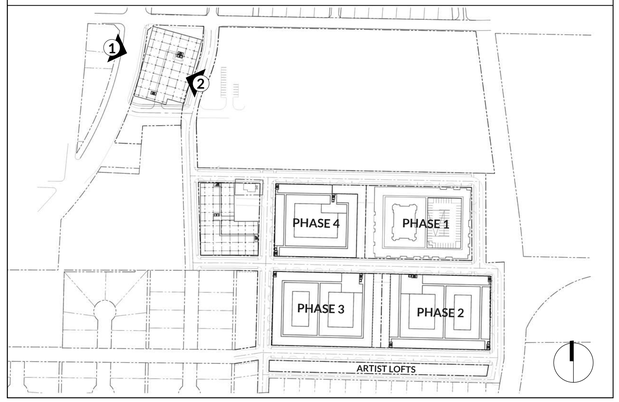
ELEVATION KEYNOTES

- 1A BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE
- 1B BRICK 01: ACME, KING SIZE, GLACIER WHITE-HERITAGE TEXTURE
- 1C BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE
- 2 CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL
- 3A FIBER CEMENT SIDING: HARDIE, LAP, PAINTED
- 3B FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR
- 4 ACM METAL PANEL COLOR: ACRYLIC COATED GALVALUME
- 5 STOREFRONT & DOORS: KAWNEER
- 6 PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
- 7 METAL CANOPIES: PAINTED
- 8 PERF. METAL SCREEN SYSTEM
- 9 CURTAINWALL SYSTEM

GENERAL NOTES

1. WINDOWS ARE VINYL U.N.O.
2. WALL SCONCE AT EVERY BALCONY

KEY PLAN



2 OFFICE BUILDING 2 (EAST) PRIORITY B

SCALE: 1/16" = 1'-0"

1 OFFICE BUILDING 2 (WEST)

SCALE: 1/16" = 1'-0"

Building Permit Copy
Approved By The Planning Department
05/23/2024

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COTTON MILL

OWNER
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LANDSCAPE
SASAKI

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:	202130
ISSUE DATE:	04/03/23
ISSUE NAME:	SITE PLAN SUBMITTAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

SHEET NO.

A13

OFFICE 2 - FACADE PLANS

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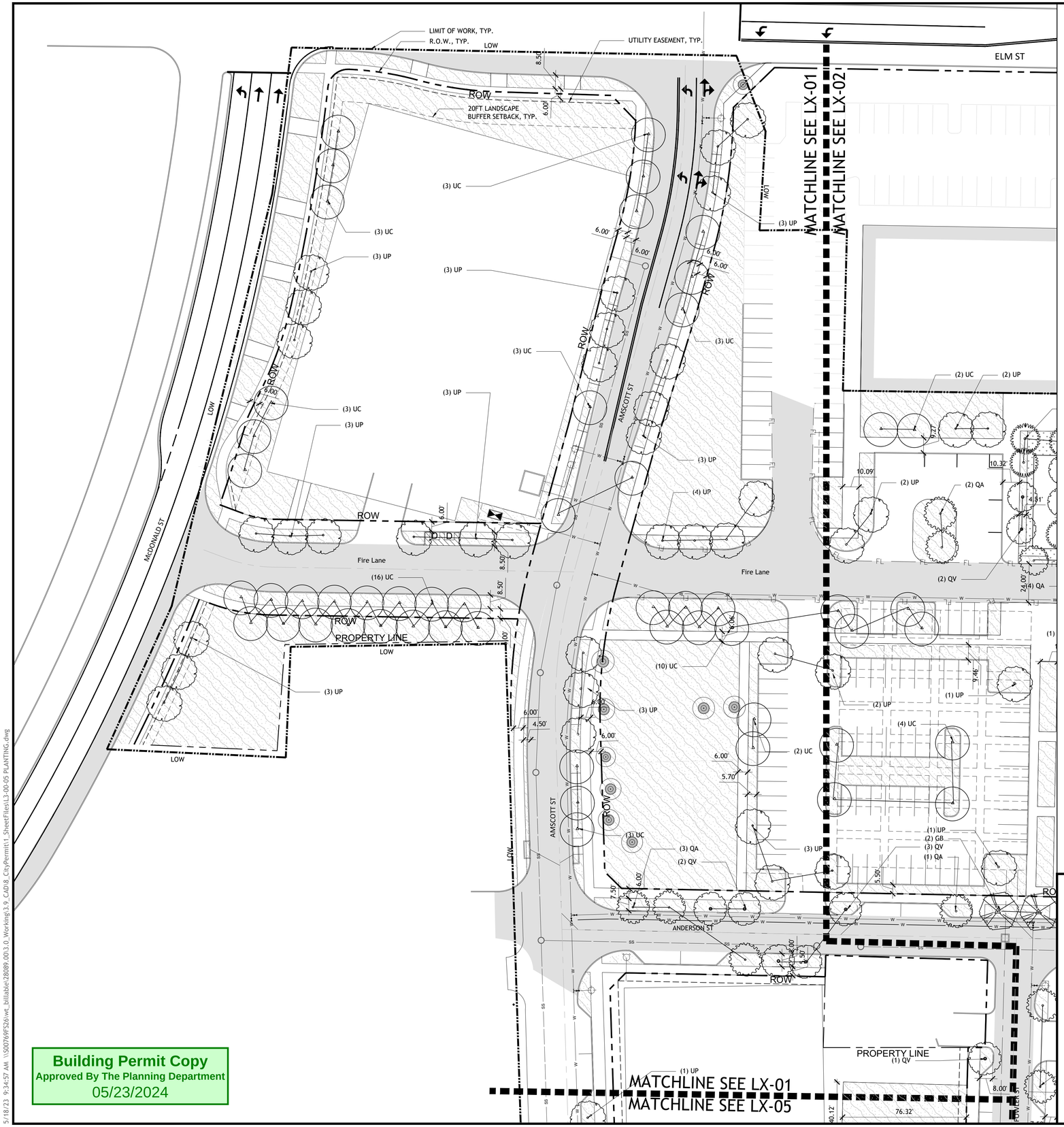

Building Permit Copy
Approved By The Planning Department
05/23/2024

PLANT SCHEDULE						
TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	Cercis canadensis	Eastern redbud	16	3" CAL	B&B
	CI	Carya illinoinensis	Pecan	10	3" CAL	B&B
	CD	Cedrus deodara	Deodar cedar	7	4.5" CAL	B&B
	GB	Ginkgo biloba	Ginkgo	13	4.5" CAL	B&B
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	MS	Magnolia stellata	Star magnolia	5	3" CAL	B&B, multistem
	MXS	Magnolia x soulangeana	Saucer magnolia	15	4.5" CAL	B&B, multistem
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	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	72" o.c.
	BG	Bouteloua gracilis	Blue Grama		#1 Cont	12" o.c.
	CS	Cortaderia selloana	Pampas Grass		#3 Cont	36" o.c.
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	PA	Pennisetum alopecuroides	Fountain Grass		#3 Cont	24" o.c.
	SS	Sedum spp.	Sedum		#1 Cont	12" o.c.
	LAWN			33,718 sf		Sod

GENERAL NOTES:
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SYMBOLS LEGEND

SYMBOL	DESCRIPTION
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	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20FT LANDSCAPE BUFFER SETBACK
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W	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
FH	PROPOSED FIRE HYDRANT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER (AND VAULT)
IM	IRRIGATION METER
MH	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE
CI	PROPOSED CURB INLET
GI / JB	PROPOSED GRATE INLET / JUNCTION BOX
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F.L.M.A.W.S.D.	FIRE LANE, MUTUAL ACCESS, WATER, SEWER, & DRAINAGE

PRELIMINARY SITE PLAN
COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106
CONTACT: JOSH EAMES

ENGINEER / SURVEYOR:
KIMLEY HORN
13455 NOEL RD., SUITE 700
Dallas, TX 75240
TEL:972.770.1370
CONTACT:JONATHAN KERBY

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300
CONTACT: MARK DAWSON

SASAKI
110 CHAUNCY STREET, SUITE 200 BOSTON, MA 02111
P 617 926 3300 F 617 924 2748 W SASAKI.COM

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www.obrienarch.com

CIVIL:
KIMLEY HORN
13455 NOEL RD., SUITE 700
Dallas, TX 75240
TEL:972.770.1370
www.kimley-horn.com

No.	Description	Date
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
4	SITE PLAN RESUBMISSION	04.03.2023
5	SITE PLAN RESUBMISSION	05.18.2023

DWG ISSUE & REVISION HISTORY

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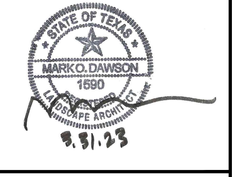

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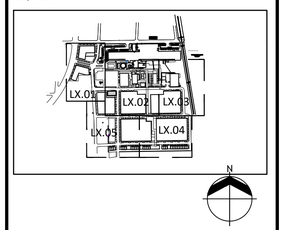


Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:

PLANTING PLAN

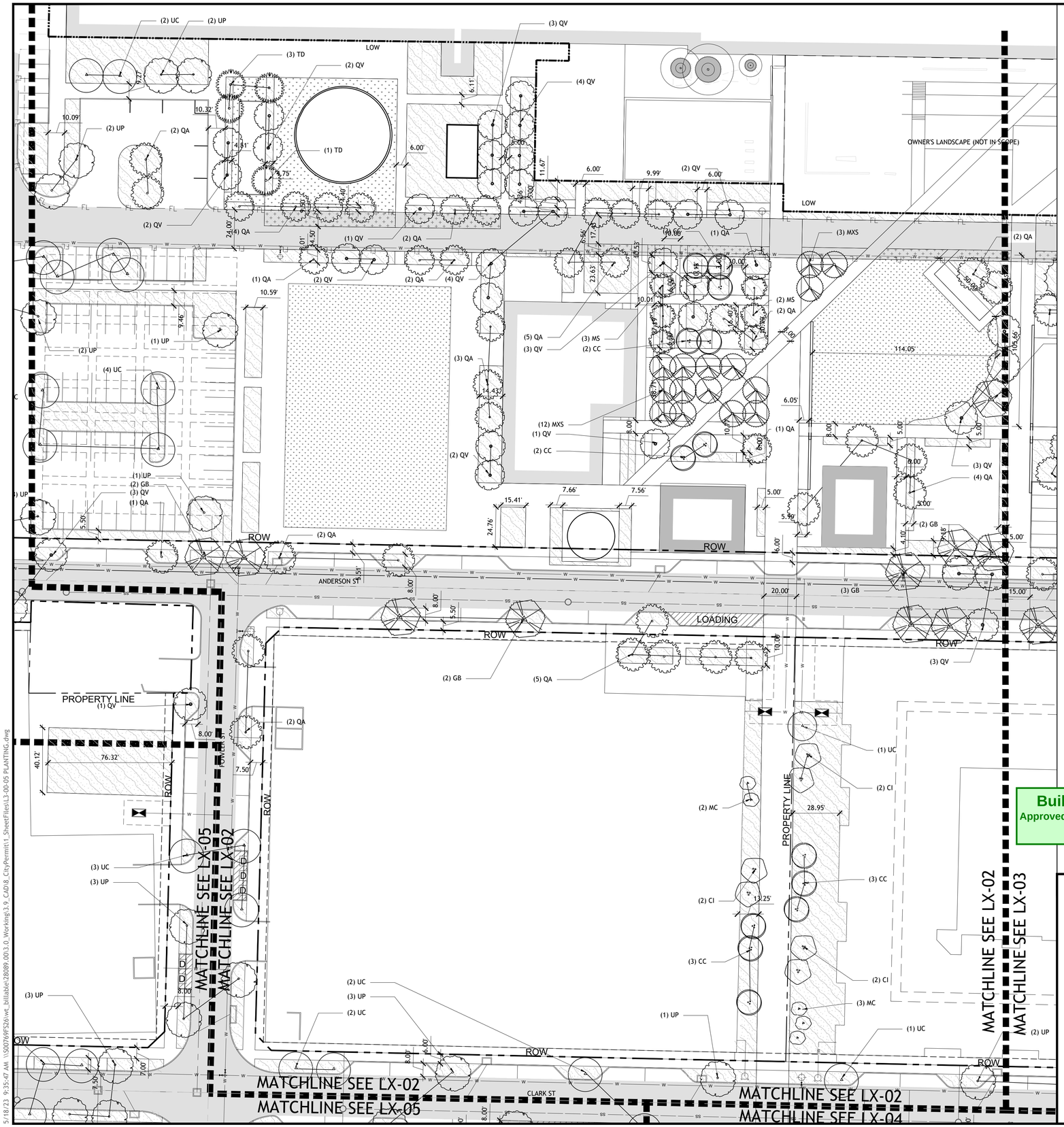
Project No: 18059
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Scale: 1"=30'
0 15' 30'

Drawing No:

L3-01

5/18/23 9:34:57 AM \\S0769FS26\wt_billable\28089.003.0_Working\3.9_CAD\8_CityPermit\1_SheetFiles\L3-00-05 PLANTING.dwg



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SYMBOLS LEGEND

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	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20FT LANDSCAPE BUFFER SETBACK
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	PROPOSED STORM LINE
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	PROPOSED GATE VALVE
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F.L.M.A.W.S.D.	FIRE LANE, MUTUAL ACCESS, WATER, SEWER, & DRAINAGE

Building Permit Copy
Approved By The Planning Department
05/23/2024

PRELIMINARY SITE PLAN
COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106
CONTACT: JOSH EAMES

ENGINEER / SURVEYOR:
KIMLEY HORN
13455 NOEL RD., SUITE 700
Dallas, TX 75240
TEL:972.770.1370
CONTACT:JONATHAN KERBY

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300
CONTACT: MARK DAWSON

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P 617 926 3300 F 617 924 2748 W SASAKI.COM

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No.	Description	Date
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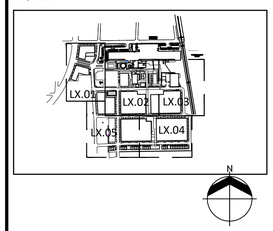
DWG ISSUE & REVISION HISTORY

Stamp

Key Plan



Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:

PLANTING PLAN

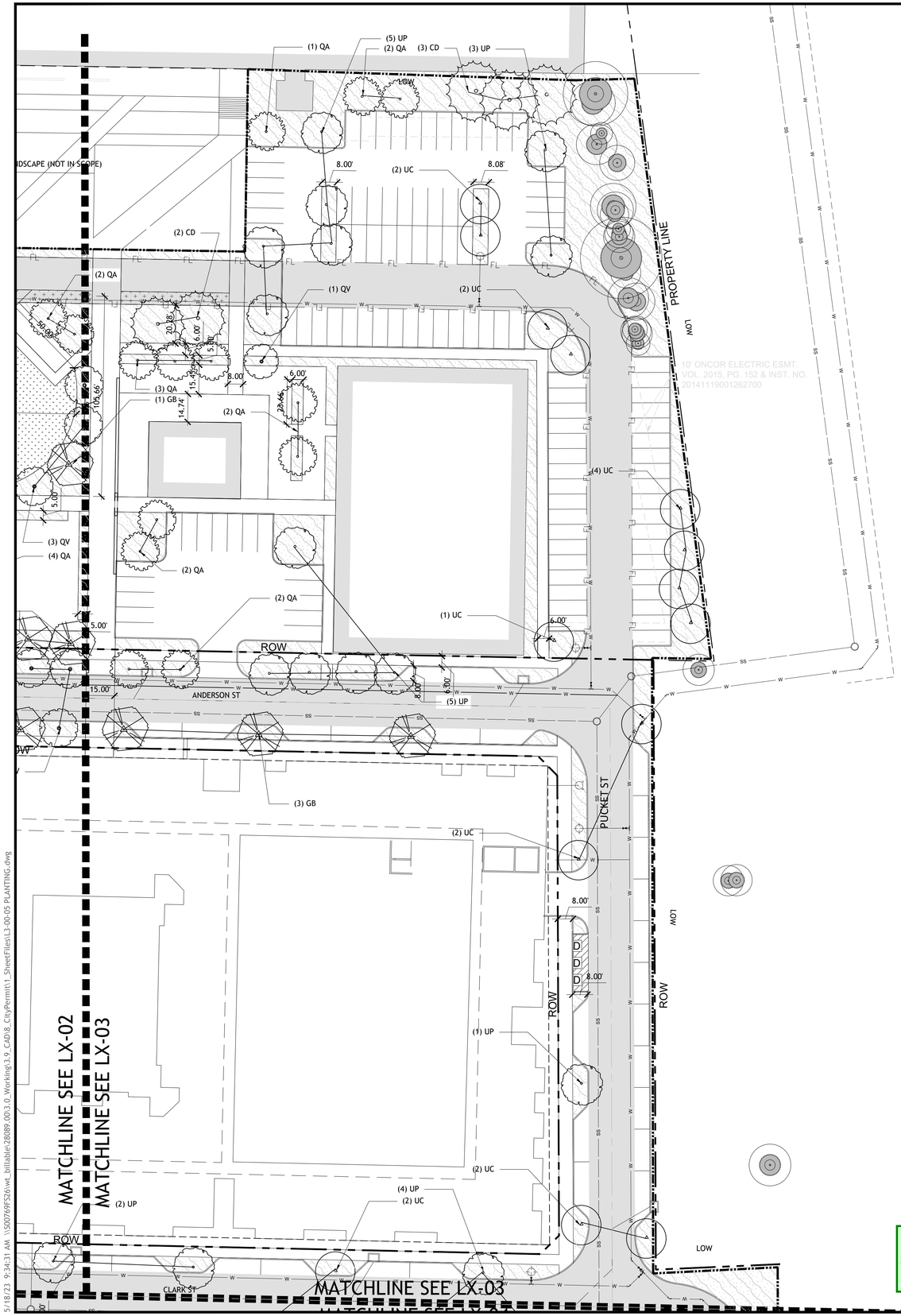
Project No: 18059
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Scale: 1"=30'
0 50 100

Drawing No:

L3-02

5/18/23 9:35:47 AM \\SO076FS2\wt_billable\28089.003.0_Working\3.9_CAD\8_CityPermit\1_SheetFiles\L3-00-05 PLANTING.dwg



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P 617 926 3300 F 617 924 2748 W SASAKI.COM

CLIENT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300

ARCHITECT:
OBRIEN ARCHITECTS
5310 HARVEST HILL RD., SUITE 136
Dallas, TX 75230
TEL:972.788.1010
www.obrienarch.com

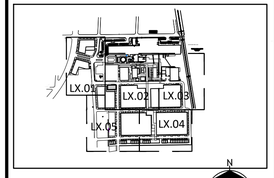
CIVIL:
KIMLEY HORN
13455 NOEL RD., SUITE 700
Dallas, TX 75240
TEL:972.770.1370
www.kimley-horn.com

No.	Description	Date
1	SITE PLAN	07.05.2022
2	SITE PLAN RESUBMISSION	10.21.2022
3	SITE PLAN RESUBMISSION	12.16.2022
4	SITE PLAN RESUBMISSION	04.03.2023
5	SITE PLAN RESUBMISSION	05.18.2023

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan



Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:

PLANTING PLAN

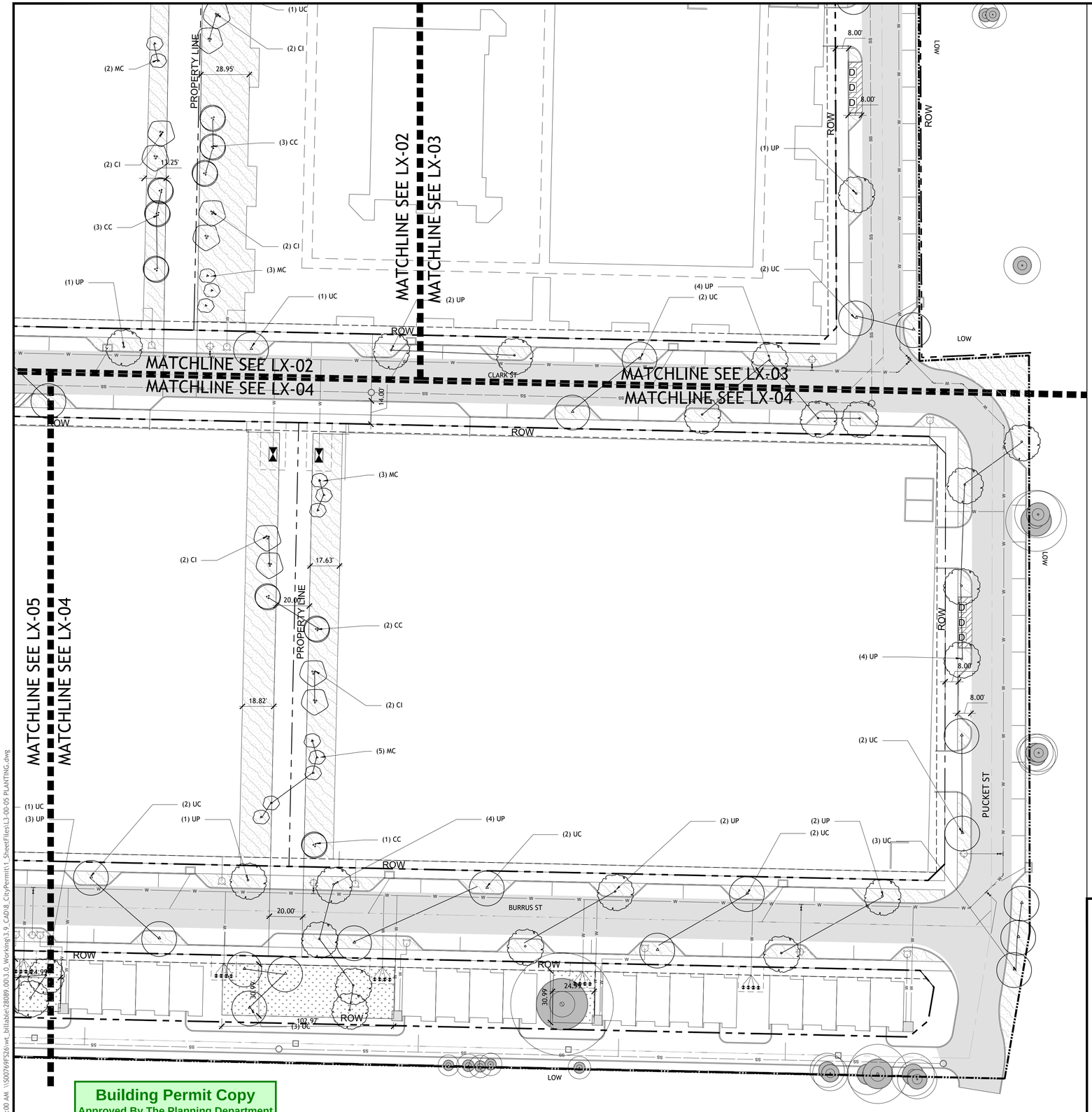
Project No: 18059
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Scale: 1"=30'
0 15' 30'

Drawing No:

L3-03

5/18/23 9:34:31 AM \\SOD76WFS26\wt_billable\28089.00\3.0_Working\3.9_CAD\8_CityPermit\1_SheetFiles\L3-00-05 PLANTING.dwg



Building Permit Copy
Approved By The Planning Department
05/23/2024

PLANT SCHEDULE						
TREES	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	CC	Cercis canadensis	Eastern redbud	16	3" CAL	B&B
	CI	Carya illinoinensis	Pecan	10	3" CAL	B&B
	CD	Cedrus deodara	Deodar cedar	7	4.5" CAL	B&B
	GB	Ginkgo biloba	Ginkgo	13	4.5" CAL	B&B
	MC	Myrica cerifera	Southern wax myrtle	13	3" CAL	B&B, multistem
	MS	Magnolia stellata	Star magnolia	5	3" CAL	B&B, multistem
	MXS	Magnolia x soulangeana	Saucer magnolia	15	4.5" CAL	B&B, multistem
	TD	Taxodium distichum	Bald cypress	10	4.5" CAL	B&B
	QA	Quercus acutissima	Sawtooth Oak	53	4.5" CAL	B&B
	QV	Quercus virginiana	Live oak	40	4.5" CAL	B&B
	UC	Ulmus crassifolia	Cedar elm	108	4.5" CAL	B&B
	UP	Ulmus parvifolia	Lacebark elm	98	4.5" CAL	B&B

SHRUBS & GROUNDCOVER	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	AG	Abelia grandiflora	Glossy Abelia	189,762sf	30"-36" HT	72" o.c.
	LF	Leucophyllum frutescens	Texas Sage		30"-36" HT	72" o.c.
	SO	Symphoricarpos orbiculatus	Coralberry		30"-36" HT	72" o.c.
	BG	Bouteloua gracilis	Blue Grama		#1 Cont	12" o.c.
	CS	Cortaderia selloana	Pampas Grass		#3 Cont	36" o.c.
	MSG	Miscanthus sinensis 'Gracellimus'	Maiden Grass		#3 Cont	36" o.c.
	PA	Pennisetum alopecuroides	Fountain Grass		#3 Cont	24" o.c.
	SS	Sedum spp.	Sedum		#1 Cont	12" o.c.
	LAWN			33,718 sf		Sod

GENERAL NOTES:
1. THE SHRUB AND GROUNDCOVER LIST WILL BE FURTHER REFINED AS DESIGN DEVELOPS; ALL SPECIES WILL BE SELECTED FROM THE APPROVED PLANT LIST IN APPENDIX A.
2. ALL LANDSCAPE AREAS WILL PROVIDE WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
3. REFER TO MATERIAL PLANS L2-01, L2-02, L2-03, L2-04, AND L2-05 FOR MORE MATERIAL AND PAVING INFORMATION.
4. REFER TO PLANTING PLANS L3-01, L3-02,L3-03,L3-04 AND L3-05 FOR PLANTING INFORMATION AND DIMENSIONS OF ALL LANDSCAPE AREA.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	PRESERVED EXISTING TREES
	LIMIT OF WORK
	RIGHT OF WAY
	UTILITIES EASEMENT
	20FT LANDSCAPE BUFFER SETBACK
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
FH	PROPOSED FIRE HYDRANT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER (AND VAULT)
IM	IRRIGATION METER
MH	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE
CI	PROPOSED CURB INLET
GI / JB	PROPOSED GRATE INLET / JUNCTION BOX
EX FH	EXISTING FIRE HYDRANT
EX MH	EXISTING SEWER MANHOLE
F.L.M.A.W.S.D.	FIRE LANE, MUTUAL ACCESS, WATER, SEWER, & DRAINAGE

PRELIMINARY SITE PLAN
COTTON MILL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

OWNER / APPLICANT:
PRESIDIUM
3100 MCKINNON ST SUITE 250
DALLAS, TEXAS 75201
TEL:609.602.8106
CONTACT: JOSH EAMES

ENGINEER / SURVEYOR:
KIMLEY HORN
13455 NOEL RD., SUITE 700
Dallas, TX 75240
TEL:972.770.1370
CONTACT:JONATHAN KERBY

LANDSCAPE ARCHITECT:
SASAKI
110 CHAUNCY ST, SUITE 200,
BOSTON, MA 02111
TEL: 617.926.3300
CONTACT: MARK DAWSON

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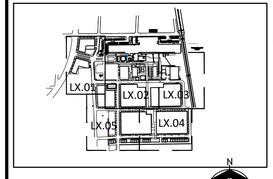
DWG ISSUE & REVISION HISTORY

Stamp

Key Plan



Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:

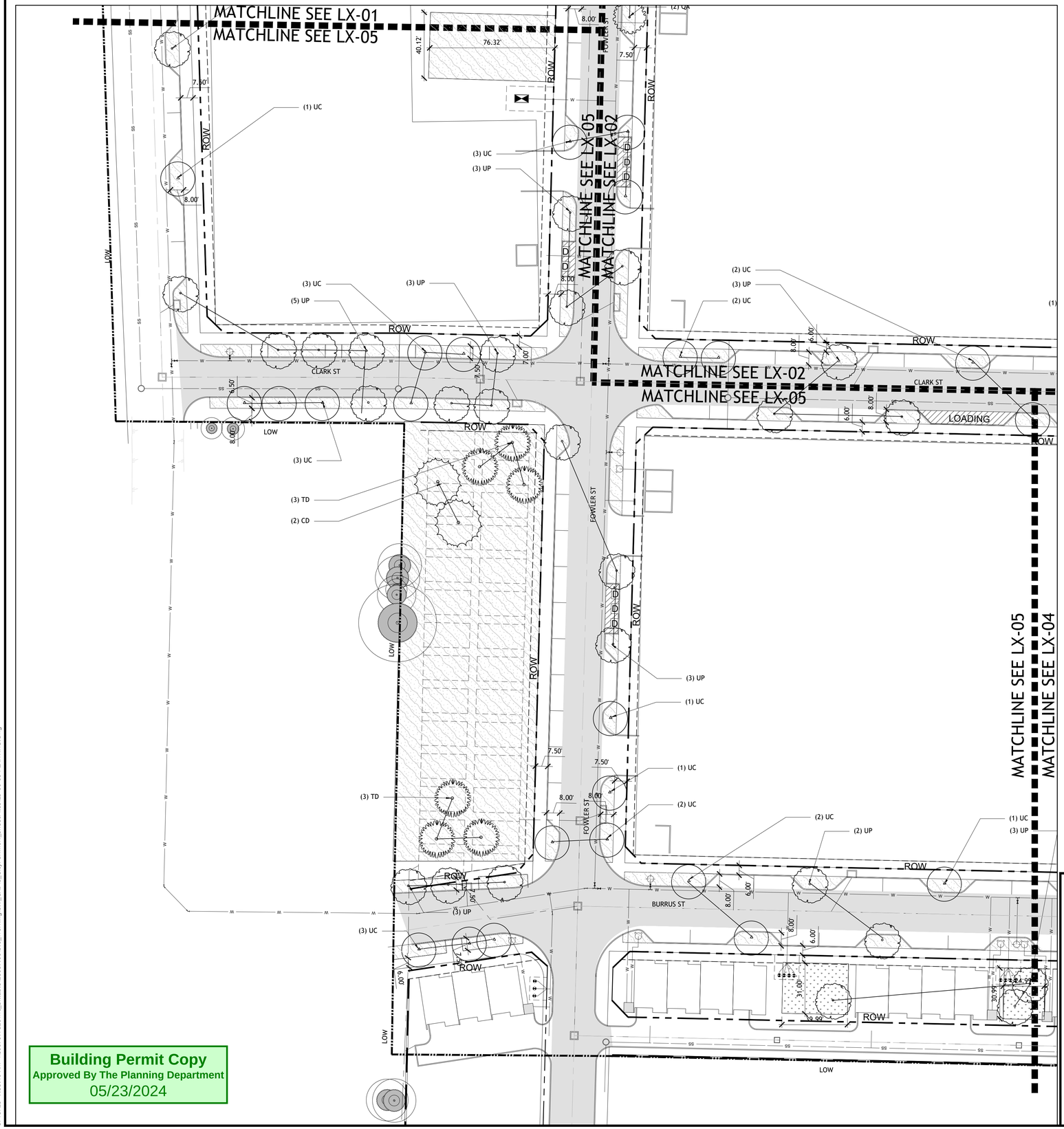
PLANTING PLAN

Project No: 18059
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023

Scale: 1"=30'
0 15' 30'

Drawing No: L3-04

5/18/23 9:36:00 AM \\SU076FS2\cwt_billable\28089.00\3.0 Working\3.9_CAD\8_CityPermit\1 SheetFiles\L3-00-05 PLANTING.dwg



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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: JULY 5, 2022

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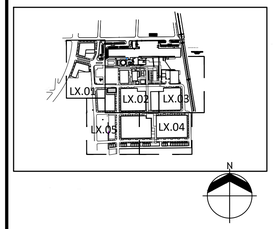


Project Title:

COTTON MILL
610 ELM STREET
MCKINNEY, TX 75069

Drawing Title:

PLANTING PLAN

Project No: 18059
Drawn By: SASAKI TEAM
Checked By: JOEL SMITH
Approved By: JOEL SMITH
Date: 05/18/2023
Scale: 1"=30'
0 15 30'

Drawing No: L3-05

5/18/23 9:35:10 AM \\SOUTH0FSZ61\wt_billable\28089.00\3.0 Working\3.9_CAD\8_CityPermit\1_SheetFiles\L3-00-05 PLANTING.dwg

Cotton Mill Entrance looking East

Cotton Mill Building looking Northwest

Aerial View over Anderson Street looking Northwest

Cotton Mill Plaza looking Southeast

Movie Night Cotton Mill Exterior looking Northwest

Opinion of Probable Hard Costs - Prepared in Conjuction with Blackland Partners

	Quantity	Unit	Unit Price	Total
Existing Conditions				110,000.00
Erosion Control	1	LS	$ 50,000.00	$50,000.00
Utility Relocation				Excluded
Demo Exisiting House	1	LS	$ 60,000.00	$60,000.00
Earthwork				1,365,462.93
Demo Existing Paving	287901	SF	$ 4.43	$ 1,275,401.43
Scarify/Recompact under Pavement	287901	SF		Included
Lime Stabilization under Pavement	287901	SF		Included
Deceleration Lane	3	EA	$ 30,020.50	$ 90,061.50
Concrete				4,170,811.69
8" Concrete Pavement (Hand Poured) - #4 @ 18" ocew	287901	SF	$ 8.29	$ 2,386,220.93
Slip Form Upgrade	287901	SF	$ 3.78	$ 1,088,265.78
Decel Lanes	8044	SF	$ 10.78	$ 86,674.98
Sidewalks	60965	SF	$ 10.00	$ 609,650.00
Electrical				771,225.00
Primary Conduit (Allowance)	3723	LF	$ 75.00	$ 279,225.00
Street Lighting (Allowance)	41	EA	$ 12,000.00	$ 492,000.00
Water Utilities				4,097,990.00
Remove Existing Pavement (10' Wide)	12232	SF	$ 10.00	$ 122,320.00
Replace Existing Pavement (10' Wide)	12232	SF	$ 20.00	$ 244,640.00
Remove and Replace existing 6" water with 12" water	4659	LF	$ 200.00	$ 931,800.00
Remove Water line	1611	LF	$ 20.00	$ 32,220.00
Irrigation Meter	10	EA	$ 3,250.00	$ 32,500.00
Connect to Proposed Stub Out	3	EA	$ 2,500.00	$ 7,500.00
12"x12" Cut in Tee	3	EA	$ 9,500.00	$ 28,500.00
12" PVC Water Line	2276	LF	$ 90.00	$ 204,840.00
12" PVC Water Line (Under Paving)	1314	LF	$ 120.00	$ 157,680.00
6" PVC Water Line	120	LF	$ 50.00	$ 6,000.00
6" PVC Water Line (Under Paving)	215	LF	$ 65.00	$ 13,975.00
8" PVC Fire Line	704	LF	$ 60.00	$ 42,240.00
6" PVC Domestic Line	366	LF	$ 60.00	$ 21,960.00
4" PVC Water Line	394	LF	$ 60.00	$ 23,640.00
Ductile Iron Fittings	90	EA	$ 1,000.00	$ 90,000.00
12" Gate Valve	44	EA	$ 5,200.00	$ 228,800.00
6" Gate Valve	49	EA	$ 2,650.00	$ 129,850.00
Std. Bury Fire Hydrant	19	EA	$ 6,200.00	$ 117,800.00
8" Fire Riser (1' A.F.F. & 1' Inside Bldg)	15	EA	$ 4,250.00	$ 63,750.00
6" DDCV w/Vault	15	EA	$ 36,000.00	$ 540,000.00
4" Domestic Meter w/Vault	15	EA	$ 65,000.00	$ 975,000.00
Traffic Control	6	MO	$ 5,500.00	$ 33,000.00
Water Line Testing	9995	LF	$ 3.00	$ 29,985.00
Trench Safety	9995	LF	$ 2.00	$ 19,990.00
Offsite Sewer				753,933.00
Pre TV Existing SS Line	1	LS	$ 6,500.00	$ 6,500.00
Remove Existing SS Line	2311	LF	$ 35.00	$ 80,885.00
Remove Existing Manhole	6	EA	$ 2,500.00	$ 15,000.00
Remove Existing Pavement (10' Wide)	4040	SF	$ 10.00	$ 40,400.00
Replace Existing Pavement (10' Wide)	4040	SF	$ 20.00	$ 80,800.00
Bypass Pumping	1	LS	$ 60,000.00	$ 60,000.00
Connect to Existing Manhole	4	EA	$ 9,500.00	$ 38,000.00
15" PVC Sanitary Sewer (Under Paving	235	LF	$ 180.00	$ 42,300.00

	Quantity	Unit	Unit Price	Total
15" PVC Sanitary Sewer	984	LF	$ 140.00	$ 137,760.00
12" PVC Sanitary Sewer (Under Paving)	169	LF	$ 160.00	$ 27,040.00
12" PVC Sanitary Sewer	923	LF	$ 120.00	$ 110,760.00
4' Std. Manhole	6	EA	$ 11,500.00	$ 69,000.00
Traffic Control	6	MO	$ 4,500.00	$ 27,000.00
TV, Air & Mandrel Testing	2311	LF	$ 5.00	$ 11,555.00
Trench Safety	2311	LF	$ 3.00	$ 6,933.00

Onsite Sewer					957,480.00
Remove Existing SS Line (Under Railroad)	80	LF	$ 50.00	$	4,000.00
Remove Existing Pavement (10' Wide)	3060	SF	$ 10.00	$	30,600.00
Replace Existing Pavement (10' Wide)	3060	SF	$ 20.00	$	61,200.00
Connect to Existing Manhole	1	EA	$ 8,500.00	$	8,500.00
12" PVC Sanitary Sewer	174	LF	$ 160.00	$	27,840.00
10" PVC Sanitary Sewer (Under Paving)	2265	LF	$ 140.00	$	317,100.00
Bore & Steel Encase 10" SS Line (20" Encasement Under Railroad)	80	LF	$ 500.00	$	40,000.00
8" PVC Sanitary Sewer (Under Paving)	1623	LF	$ 95.00	$	154,185.00
6" PVC Sanitary Sewer	82	LF	$ 55.00	$	4,510.00
4" PVC Sanitary Sewer (Under Paving)	179	LF	$ 55.00	$	9,845.00
4' Std. Manhole	23	EA	$ 11,500.00	$	264,500.00
TV, Air & Mandrel Testing	4400	LF	$ 5.00	$	22,000.00
Trench Safety	4400	LF	$ 3.00	$	13,200.00

Storm Drainage					5,251,400.60
Remove Existing Pavement (10' Wide)	200	SF	$ 10.00	$	2,000.00
Replace Existing Pavement (10' Wide)	200	SF	$ 20.00	$	4,000.00
Connect to Existing RCP/Junction Box	1	EA	$ 6,500.00	$	6,500.00
72" CL III RCP	65	LF	$ 650.00	$	42,250.00
60" CL III RCP	450	LF	$ 400.00	$	180,000.00
48" CL III RCP	1049	LF	$ 280.00	$	293,720.00
42" CL III RCP	2686	LF	$ 230.00	$	617,780.00
30" CL III RCP	415	LF	$ 130.00	$	53,950.00
24" CL III RCP	875	LF	$ 100.00	$	87,500.00
21" CL III RCP	175	LF	$ 90.00	$	15,750.00
18" CL III RCP	355	LF	$ 80.00	$	28,400.00
14'x6' Junction Box	1	EA	$ 35,000.00	$	35,000.00
8'x8' Junction Box	4	EA	$ 17,500.00	$	70,000.00
6'x6' Junction Box	1	EA	$ 12,000.00	$	12,000.00
5'x5' Junction Box	10	EA	$ 11,000.00	$	110,000.00
4'x4' Wye Inlet	9	EA	$ 8,500.00	$	76,500.00
10' Curb Inlet	12	EA	$ 6,200.00	$	74,400.00
5' Curb Inlet	11	EA	$ 5,200.00	$	57,200.00
4'x4' Grate Inlet	5	EA	$ 4,500.00	$	22,500.00
18" SET Headwall	1	EA	$ 2,400.00	$	2,400.00
18" Type B Headwall	1	EA	$ 3,600.00	$	3,600.00
4'x8' RCB	580	LF	$ 714.07	$	414,160.60
StormTank Detention System	2	EA	$ 1,500,000.00	$	3,000,000.00
TV Testing	6965	LF	$ 3.00	$	20,895.00
Trench Safety	6965	LF	$ 3.00	$	20,895.00

Utility Misc					675,000.00
Mobilization/Construction Staking	1	LS	$ 250,000.00	$	250,000.00
Public Maintenance Bond	1	LS	$ 125,000.00	$	125,000.00
Haul Off Utility Spoils	20000	CY	$ 15.00	$	300,000.00
	Quantity	Unit	Unit Price		Total

Exterior Improvements					1,354,974.93
Striping - Allowance	295945	SF	$ 0.08	$	23,675.60
Sod	33780	SF	$ 0.95	$	32,091.00
Groundcover	184226	SF	$ 1.67	$	307,043.33
Irrigation	218006	SF	$ 2.50	$	545,015.00
Landscape	1	LS	$ 447,150.00	$	447,150.00

Fowler St. Extension					1,112,371.63
Demo Exisiting House	1	LS	$ 60,000.00	$	60,000.00
Scarify/Recompact under Pavement	2899.44444	SY	$ 4.00	$	11,597.78
Lime Stabilization under Pavement	2899.44444	SY	$ 8.00	$	23,195.56
8" Concrete Pavement (Hand Poured) - #4 @ 18" ocew	26095	SF	$ 8.29	$	216,284.19
Slip Form Upgrade	26095	SF	$ 3.78	$	98,639.10
Decel Lanes	2836	SF	$ 10.78	$	30,558.21
Sidewalks	10381	SF	$ 10.00	$	103,810.00
Deceleration Lane	1	EA	$ 30,020.50	$	30,020.50
8'x4' Concrete Wingwall	1	EA	$ 26,738.80	$	26,738.80
8'x4' Headwall	1	EA	$ 26,738.80	$	26,738.80
Remove Existing Culvert	315	LF	$ 50.00	$	15,750.00
5'x10' RCB	315	LF	$ 1,142.28	$	359,818.20

12'x5' TXDOT Wing Walls	1	EA	$	35,195.49	$	35,195.49
TV Testing	315	LF	$	3.00	$	945.00
Trench Safety	315	LF	$	3.00	$	945.00
12" PVC Water Line	733	LF	$	90.00	$	65,970.00
Connect to Proposed Stub Out	1	EA	$	2,500.00	$	2,500.00
Water Line Testing	733	LF	$	3.00	$	2,199.00
Trench Safety	733	LF	$	2.00	$	1,466.00
SUBTOTAL						20,560,649.78
General Conditions/Fee						3,095,970.14
Contingency	5%	LS	$	20,560,649.78	$	1,028,032.49
Fee	4%	LS	$	20,560,649.78	$	822,425.99
General Liability	0.91%	LS	$	20,560,649.78	$	187,101.91
SDI	1.50%	LS	$	20,560,649.78	$	308,409.75
General Conditions	10	mths	$	75,000.00	$	750,000.00
TOTAL						23,656,619.91

Presidium Cotton Mill
Detailed Project Budget

The budget herein contains the following:
-The estimated cost of the infrastructure installation by phase and in total
-The estimated cost of all developments (infrastructure & vertical) by phase and in total
-The estimated contributions from Presidium, other funding sources, and requested amount from the MCDC for the infrastructure by phase and in total.
-The estimated contributions from Presidium, other funding sources, and requested amount from the MCDC for the all developments by phase and in total.

Infrastructure Cost Breakdown

	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
Existing Conditions	$110,000.00	$ -	$ -	$ -	$ 110,000.00
Earthwork	$833,143.00	$ 267,098.00		$ 265,215.00	$ 1,365,456.00
Concrete	$2,770,190.00	$ 881,566.00		$ 519,056.00	$ 4,170,812.00
Electrical	$301,200.00	$ 237,825.00	$ 157,200.00	$ 75,000.00	$ 771,225.00
Water	$3,160,351.80	$ 737,638.20		$ 200,000.00	$ 4,097,990.00
Sanitary System	$1,369,130.40	$ -	$ -	$ 342,282.60	$ 1,711,413.00
Storm	$4,221,232.88	$ 630,168.12	$ 200,000.00	$ 200,000.00	$ 5,251,401.00
Misc	$225,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 675,000.00
Landscaping/Irrigation	$536,196.00	$ 163,755.80	$ 245,633.70	$ 409,389.50	$ 1,354,975.00
Fowler Street Extension	$1,112,372.00	$ -	$ -	$ -	$ 1,112,372.00
Subtotal	$ 14,638,816.08	$ 3,068,051.12	$ 752,833.70	$ 2,160,943.10	$ 20,620,644.00
GC/Fee	$2,195,822.41	$ 460,207.67	$ 112,925.06	$ 324,141.47	$ 3,093,096.60
Design Services	$1,000,000.00	$ -	$ -	$ -	$ -
Land For Detention Facility	$477,440.00	$ -	$ -	$ -	$ -
Land Acquisition for Fowler	$ 800,000.00	$ -	$ -	$ -	$ 800,000.00
Total	**$ 19,112,078.49**	**$ 3,528,258.79**	**$ 865,758.76**	**$ 2,485,084.57**	**$ 25,991,180.60**

CONTRIBUTIONS FOR INFRASTRUCTURE ONLY					
Presidium Hard Cost Contribution	$ 1,000,000.00	$ 1,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 6,000,000.00
City CIP	$ 3,000,000.00	$ -	$ -	$ -	$ 3,000,000.00
Presidium Design Contribution	$ 1,000,000.00	$ -	$ -	$ -	$ 1,000,000.00
Presidium Land Contribution	$ 477,440.00	$ -	$ -	$ -	$ 477,440.00
TOTAL:	$ 5,477,440.00	$ 1,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 10,477,440.00
Funding Request	$ 13,634,638.49	$ 2,528,258.79	$ (1,134,241.25)	$ 485,084.57	$ 15,513,740.60
Presidium Contribution	$ 2,477,440.00	$ 1,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 7,477,440.00
Presidium Contribution %	13.0%	28.3%	231.0%	80.5%	28.8%

CONTRIBUTIONS FOR TOTAL DEVELOPMENT					
Private Capital (Presidium & Others)	$ 186,117,747.00	$ 99,903,858.00	$ 150,831,707.00	$ 131,042,551.00	$ 567,895,863.00
City CIP	$ 3,000,000.00	$ -	$ -	$ -	$ 3,000,000.00
MCDC Funding Request	$ 13,634,638.49	$ 2,528,258.79	$ (1,134,241.25)	$ 485,084.57	$ 15,513,740.60
TOTAL ESTIMATED COST	$ 202,752,385.49	$ 102,432,116.79	$ 149,697,465.76	$ 131,527,635.57	$ 586,409,603.60
Private Capital Contribution %	91.8%	97.5%	100.8%	99.6%	96.8%

Presidium would use its contribution in Phase 3 to offset previous funding requests by this amount.

PHASE 1 TOTAL DEVELOPMENT COSTS		
Infrastructure	$	19,112,078.49
MF Phase 1	$	70,712,307.00
Cotton Mill Retail/Commercial	$	107,250,000.00
Cotton Mill Open Space	$	2,178,000.00
Cotton Mill Parking Garage	$	3,500,000.00
	$	202,752,385.49

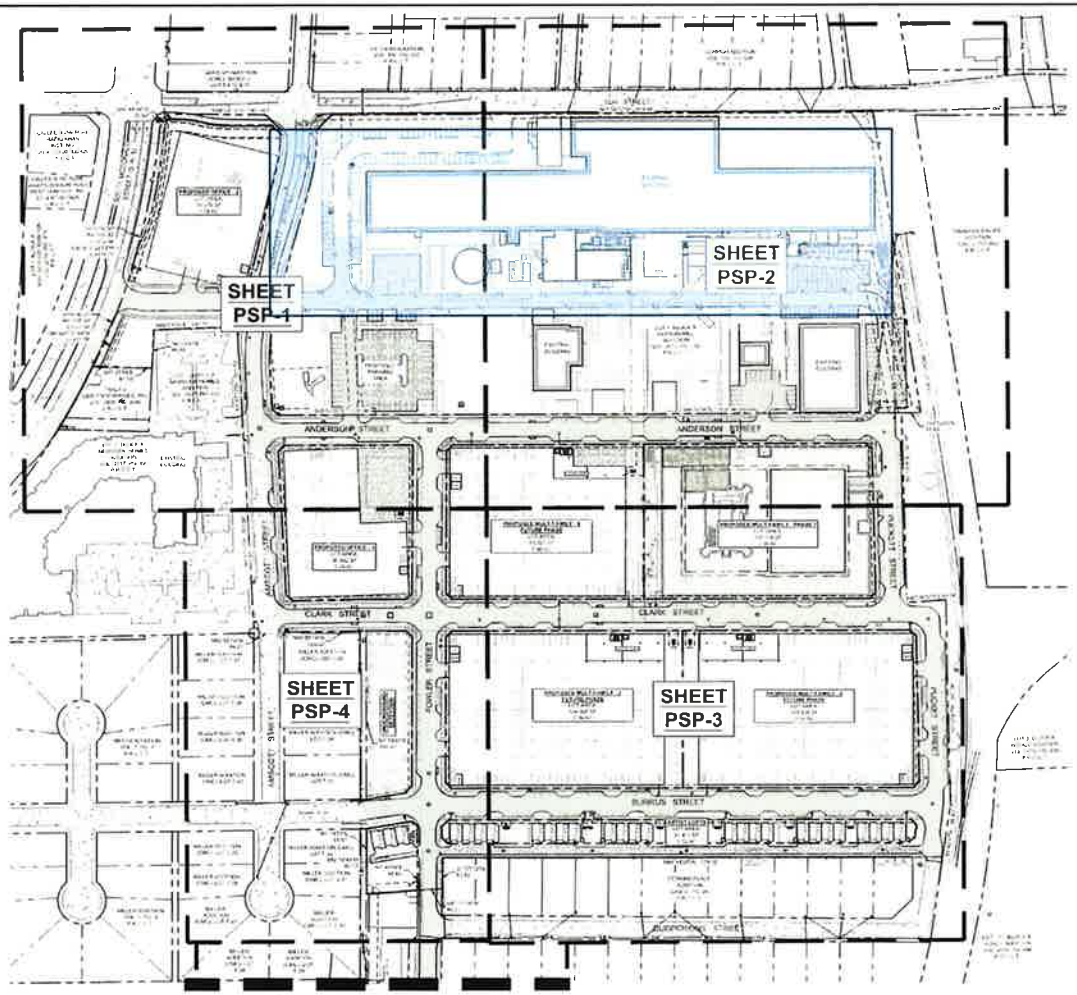
REMAINING PHASES TOTAL DEVELOPMENT COSTS		
MF Phase 2	$	98,903,858.00
MF Phase 3	$	101,704,215.00
Office Phase 3	$	33,689,459.00
TH Phase 3	$	13,438,033.00
MF Phase 4	$	82,953,393.00
Office Phase 4	$	46,089,158.00
Remaining Infrastructure	$	6,879,102.11
TOTAL DEVELOPMENT COST	$	586,409,603.60

Cotton Mill

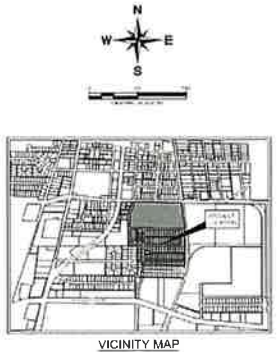
Summary

Development Summary	Phase 1	Phase 2	Phase 3				Phase 4			
	MF	MF	MF	Office	TH/Artist	Subtotal	MF	Office	Subtotal	Total
Click Model Links	Model Link	Model Link	Model Link	Model Link	Model Link		Model Link	Model Link		
Project Timeline										
Construction Start	12/1/2025	12/1/2026	12/1/2027	12/1/2027	12/1/2027		12/1/2028	2/1/2029		
Construction Completion	5/1/2028	5/1/2029	5/1/2030	12/1/2029	9/30/2028		5/1/2031	2/1/2031		
Stabilization	7/1/2028	9/1/2029	9/1/2030	5/1/2030	11/1/2029		6/1/2031	7/1/2031		
Property Summary										
Gross Land Area	2.30	2.38	2.39	1.29	0.72	4.40	1.96	1.79	3.75	12.83
Stories	5	7	7	2	2		7	2		
Gross Square Footage	280,454	346,081	346,081	79,360	48,600	474,041	268,099	115,200	383,299	1,483,875
Net Square Footage	224,363	276,865	276,865	71,424	48,600	396,889	214,479	103,680	318,159	1,216,276
Construction Efficiency	80%	80%	80%	90%		84%	80%	90%	83%	82%
Units	257	318	318		27	345	247		247	1,167
Parking Spaces	308	382	382	286	27	695	296	415	711	2,096
Parking Ratio	1.2 per Unit	1.2 per Unit	1.2 per Unit	3.6 per 1,000	1.0 per Unit		1.2 per Unit	3.6 per 1,000		
Project Budget										
Infrastructure Contribution	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$0**	**$2,000,000**	**$1,000,000**	**$1,000,000**	**$2,000,000**	**$6,000,000**
Land Price	$2,087,840	$2,630,910	$2,630,910	$1,000,000	$675,000	$4,305,910	$2,630,910	$1,000,000	$3,630,910	$12,655,569
A & E	$2,230,785	$2,230,785	$2,230,785	$1,780,000	$300,000	$4,310,785	$2,230,785	$1,780,000	$4,010,785	$12,783,141
Hard Costs	$52,003,476	$77,799,124	$80,270,155	$17,856,000	$11,070,000	$109,196,155	$64,029,506	$25,920,000	$89,949,506	$328,948,261
Misc. Development Costs	$741,350	$774,900	$774,900	$475,000		$1,249,900	$735,850	$475,000	$1,210,850	$3,977,000
FFE	$950,000	$950,000	$950,000			$950,000	$950,000		$950,000	$3,800,000
Permit/City Fees	$1,338,422	$1,496,107	$1,496,107	$872,900	$160,000	$2,529,007	$1,312,572	$872,900	$2,185,472	$7,549,008
TI/LC				$6,496,190		$6,496,190		$9,526,227	$9,526,227	$16,022,417
Developer Fee	$1,637,807	$2,434,893	$2,511,248	$582,650	$342,063	$3,435,961	$2,009,412	$831,828	$2,841,240	$10,349,901
Financing Costs	$714,189	$892,378	$913,766	$253,447	$224,850	$1,392,063	$770,557	$315,446	$1,086,002	$4,084,633
Closing Costs	$2,709,763	$1,876,183	$1,919,036	$640,924	$154,376	$2,714,337	$1,613,373	$728,033	$2,341,406	$9,641,689
Reserves	$3,299,903	$4,014,511	$4,121,678	$1,780,227	$70,000	$5,971,905	$3,330,939	$2,326,448	$5,657,387	$18,943,706
Contingency	$1,998,771	$2,804,066	$2,885,630	$952,120	$441,744	$4,279,494	$2,339,490	$1,313,276	$3,652,766	$12,735,098
Total Budget	$70,712,307	$98,903,858	$101,704,215	$33,689,459	$13,438,033	$148,831,707	$82,953,393	$46,089,158	$129,042,551	$447,490,423
$/SF or $/Unit	$275,145	$311,018	$319,825	$472	$497,705	$431,396	$335,844	$445		
Capital Stack										
Construction Loan	$45,962,999	$54,397,122	$55,937,318	$16,844,730	$6,719,017	$79,501,064	$45,624,366	$23,044,579	$68,668,945	$248,530,131
Equity	$24,749,307	$44,506,736	$45,766,897	$16,844,730	$6,719,017	$69,330,643	$37,329,027	$23,044,579	$60,373,606	$198,960,292
LP	$23,511,842	$42,281,399	$43,478,552	$15,160,257	$6,047,115	$64,685,923	$35,462,575	$20,740,121	$56,202,697	$186,681,861
GP	$1,237,465	$2,225,337	$2,288,345	$1,684,473	$671,902	$4,644,719	$1,866,451	$2,304,458	$4,170,909	$12,278,431
Total	$70,712,307	$98,903,858	$101,704,215	$33,689,459	$13,438,033	$148,831,707	$82,953,393	$46,089,158	$129,042,551	$447,490,423
LTC	65%	55%	55%	50%	50%	53%	55%	50%		
Return										
Rent Unit	Monthly	Monthly	Monthly	Annual			Monthly	Annual		
Rent trended - Const. Starts	$2.17	$2.68	$2.76	$45.00			$2.85	$46.35		
ROC	7.37%	7.00%	7.00%	9.54%			6.80%	10.43%		
Exit Date	12/1/2029	12/1/2030	12/1/2031	12/1/2030			12/1/2032	2/1/2032		
Sales Proceeds	$101,410,627	$142,983,291	$147,186,154	$45,915,429	$19,926,000	$213,027,583	$117,408,040	$68,650,971	$186,059,012	$643,480,512
$/SF or $/Unit	$394,594	$449,633	$462,850	$643	$738,000		$475,336	$662		
Hold Period	4 years	4 years	4 years	3 years	2 years		4 years	3 years		
Deal IRR	23.89%	20.80%	20.85%	19.68%			20.10%	25.40%		
Deal Equity Multiple	2.33x	2.11x	2.11x	1.71x	1.81x		2.06x	1.97x		

***Please note the above doesn't include the public/retail space. See highlighted in blue on the site plan.**

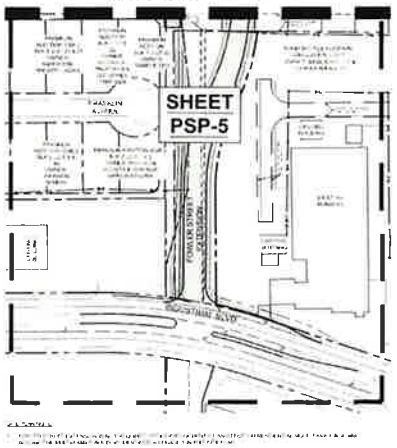


MATCHLINE THIS SHEET



VICINITY MAP
NTS

MATCHLINE THIS SHEET



Building Permit Copy
Approved By The Planning Department
05/23/2024

Kimley»Horn

COTTON MILL
ELM STREET
MCKINNEY, COLLIN COUNTY, TEXAS

OVERALL
SITE PLAN

PSP-0

PH1 MF

Project Budget

BUDGET SUMMARY	$ Amount	$/Unit	$/GSF	$/NRSF	%
Land Price	$2,087,840	$8,124	$7.44	$9.31	3.0%
A & E	$2,230,785	$8,680	$7.95	$9.94	3.2%
Hard Costs	$53,003,476	$206,239	$188.99	$236.24	75.0%
FFE	$950,000	$3,696	$3.39	$4.23	1.3%
Permit/City Fees	$1,338,422	$5,208	$4.77	$5.97	1.9%
Misc. Development Costs	$741,350	$2,885	$2.64	$3.30	1.0%
Developer Fee	$1,637,807	$6,373	$5.84	$7.30	2.3%
Financing Costs	$714,189	$2,779	$2.55	$3.18	1.0%
Closing Costs	$2,709,763	$10,544	$9.66	$12.08	3.8%
Reserves	$3,299,903	$12,840	$11.77	$14.71	4.7%
Contingency	$1,998,771	$7,777	$7.13	$8.91	2.8%
Total	$70,712,307	$275,145	$252.14	$315.17	100.0%

BUDGET DETAILS	$ Amount	$/Unit	$/GSF	$/NRSF	%
Land Price	**$2,087,840**	**$8,124**	**$7.44**	**$9.31**	**3.0%**
Land Price	$2,087,840	$8,124	$7.44	$9.31	3.0%
A & E	**$2,230,785**	**$8,680**	**$7.95**	**$9.94**	**3.2%**
Architect (+ MEP, Structural)	$1,018,312	$3,962	$3.63	$4.54	1.4%
Civil Engineer	$483,300	$1,881	$1.72	$2.15	0.7%
Landscape Architect	$100,000	$389	$0.36	$0.45	0.1%
Waterproofing Consultants	$80,000	$311	$0.29	$0.36	0.1%
ADA Consultants	$50,000	$195	$0.18	$0.22	0.1%
Interior Design	$150,000	$584	$0.53	$0.67	0.2%
Permit Expediting					
CMT Inspector	$120,000	$467	$0.43	$0.53	0.2%
As Built Survey	$15,000	$58	$0.05	$0.07	0.0%
ALTA / Topo / Tree Surveys					

Geotech Report	$35,000	$136	$0.12	$0.16	0.0%
Phase I Environmental / Asb.	$10,000	$39	$0.04	$0.04	0.0%
TIA	$25,000	$97	$0.09	$0.11	0.0%
Master Plan Architect	$81,625	$318	$0.29	$0.36	0.1%
Master Civil	$62,548	$243	$0.22	$0.28	0.1%
Hard Costs	**$53,003,476**	**$206,239**	**$188.99**	**$236.24**	**75.0%**
GC Hard Costs	$53,456,000	$208,000	$190.61	$238.26	75.6%
Inflation					
Smart Apt Low-Voltage	$385,500	$1,500	$1.37	$1.72	0.5%
BDA System	$205,600	$800	$0.73	$0.92	0.3%
Offsite Infrastructure	$1,000,000	$3,891	$3.57	$4.46	1.4%
HFC Sales Tax Savings	-$2,724,831	-$10,602	-$9.72	-$12.14	-3.9%
HFC GC Fee	$681,208	$2,651	$2.43	$3.04	1.0%
FFE	**$950,000**	**$3,696**	**$3.39**	**$4.23**	**1.3%**
Clubhouse	$700,000	$2,724	$2.50	$3.12	1.0%
Gym	$125,000	$486	$0.45	$0.56	0.2%
Pool / Accessories	$125,000	$486	$0.45	$0.56	0.2%
Golf Simulator					
Permit/City Fees	**$1,338,422**	**$5,208**	**$4.77**	**$5.97**	**1.9%**
Permit	$85,000	$331	$0.30	$0.38	0.1%
City Review Fees	$50,000	$195	$0.18	$0.22	0.1%
Parkland					
Domestic Water Impact Fee	$58,460	$227	$0.21	$0.26	0.1%
Domestic Waterwater Impact Fee	$54,777	$213	$0.20	$0.24	0.1%
Irrigation Water Impact Fee	$5,840	$23	$0.02	$0.03	0.0%
Roadway Impact Fees	$664,345	$2,585	$2.37	$2.96	0.9%
Meter Costs	$20,000	$78	$0.07	$0.09	0.0%
Energy Infrastructure Cost	$400,000	$1,556	$1.43	$1.78	0.6%
Misc. Development Costs	**$741,350**	**$2,885**	**$2.64**	**$3.30**	**1.0%**

Bulk Data		$141,350	$550	$0.50	$0.63	0.2%
EV Charging Stations		$40,000	$156	$0.14	$0.18	0.1%
Signage		$250,000	$973	$0.89	$1.11	0.4%
Trash Compactor		$50,000	$195	$0.18	$0.22	0.1%
Teal Install		$35,000	$136	$0.12	$0.16	0.0%
Office / Maintenance / Golf Cart		$25,000	$97	$0.09	$0.11	0.0%
Marketing Costs		$200,000	$778	$0.71	$0.89	0.3%
Developer Fee		**$1,637,807**	**$6,373**	**$5.84**	**$7.30**	**2.3%**
Development Fee		$1,637,807	$6,373	$5.84	$7.30	2.3%
Construction Mgmt. Fee						
Financing Costs		**$714,189**	**$2,779**	**$2.55**	**$3.18**	**1.0%**
Loan Broker Fee		$229,815	$894	$0.82	$1.02	0.3%
Loan Origination Fee		$229,815	$894	$0.82	$1.02	0.3%
Loan UW Fee		$50,000	$195	$0.18	$0.22	0.1%
Bank Construction Consulting		$87,000	$339	$0.31	$0.39	0.1%
Equity Fee		$117,559	$457	$0.42	$0.52	0.2%
Closing Costs		**$2,709,763**	**$10,544**	**$9.66**	**$12.08**	**3.8%**
Legal/Accounting		$350,000	$1,362	$1.25	$1.56	0.5%
	0.004	$183,852	$715	$0.66	$0.82	0.3%
Appraisal		$10,000	$39	$0.04	$0.04	0.0%
Market Study		$25,000	$97	$0.09	$0.11	0.0%
Insurance - Owner's GL		$121,908	$474	$0.43	$0.54	0.2%
Insurance - BR		$693,245	$2,697	$2.47	$3.09	1.0%
	0.05	$40,758	$159	$0.15	$0.18	0.1%
Rollback Tax						
HFC Fees		$1,285,000	$5,000	$4.58	$5.73	1.8%
Reserves		**$3,299,903**	**$12,840**	**$11.77**	**$14.71**	**4.7%**
Tax Reserve		$90,062	$350	$0.32	$0.40	0.1%
Interest Reserve (Cal.)		$2,063,972	$8,031	$7.36	$9.20	2.9%

Extra Interest Reserve	$595,442	$2,317	$2.12	$2.65	0.8%
Marketing/Lease-up Reserve	$250,000	$973	$0.89	$1.11	0.4%
Operating Reserve (Cal.)	$61,925	$241	$0.22	$0.28	0.1%
Extra Operating Reserve	$238,501	$928	$0.85	$1.06	0.3%
Additional Reserve					
Contingency	**$1,998,771**	**$7,777**	**$7.13**	**$8.91**	**2.8%**
Hard Cost Contingency	$1,590,104	$6,187	$5.67	$7.09	2.2%
Soft Cost Contingency	$408,667	$1,590	$1.46	$1.82	0.6%

PH2 MF

Project Budget

BUDGET SUMMARY	$ Amount	$/Unit	$/GSF	$/NRSF	%
Land Price	$2,630,910	$8,273	$7.60	$9.50	2.7%
A & E	$2,230,785	$7,015	$6.45	$8.06	2.3%
Hard Costs	$78,799,124	$247,796	$227.69	$284.61	79.7%
FFE	$950,000	$2,987	$2.75	$3.43	1.0%
Permit/City Fees	$1,496,107	$4,705	$4.32	$5.40	1.5%
Misc. Development Costs	$774,900	$2,437	$2.24	$2.80	0.8%
Developer Fee	$2,434,893	$7,657	$7.04	$8.79	2.5%
Financing Costs	$892,378	$2,806	$2.58	$3.22	0.9%
Closing Costs	$1,876,183	$5,900	$5.42	$6.78	1.9%
Reserves	$4,014,511	$12,624	$11.60	$14.50	4.1%
Contingency	$2,804,066	$8,818	$8.10	$10.13	2.8%
Total	$98,903,858	$311,018	$285.78	$357.23	100.0%

BUDGET DETAILS	$ Amount	$/Unit	$/GSF	$/NRSF	%
Land Price	**$2,630,910**	**$8,273**	**$7.60**	**$9.50**	**2.7%**
Land Price	$2,630,910	$8,273	$7.60	$9.50	2.7%
A & E	**$2,230,785**	**$7,015**	**$6.45**	**$8.06**	**2.3%**
Architect (+ MEP, Structural)	$1,018,312	$3,202	$2.94	$3.68	1.0%
Civil Engineer	$483,300	$1,520	$1.40	$1.75	0.5%
Landscape Architect	$100,000	$314	$0.29	$0.36	0.1%
Waterproofing Consultants	$80,000	$252	$0.23	$0.29	0.1%
ADA Consultants	$50,000	$157	$0.14	$0.18	0.1%
Interior Design	$150,000	$472	$0.43	$0.54	0.2%
Permit Expediting					
CMT Inspector	$120,000	$377	$0.35	$0.43	0.1%
As Built Survey	$15,000	$47	$0.04	$0.05	0.0%
ALTA / Topo / Tree Surveys					

Geotech Report	$35,000	$110	$0.10	$0.13	0.0%
Phase I Environmental / Asb.	$10,000	$31	$0.03	$0.04	0.0%
TIA	$25,000	$79	$0.07	$0.09	0.0%
Master Plan Architect	$81,625	$257	$0.24	$0.29	0.1%
Master Civil	$62,548	$197	$0.18	$0.23	0.1%
Hard Costs	**$78,799,124**	**$247,796**	**$227.69**	**$284.61**	**79.7%**
GC Hard Costs	$75,750,264	$238,208	$218.88	$273.60	76.6%
Inflation	$1,317,460	$4,143	$3.81	$4.76	1.3%
Smart Apt Low-Voltage	$477,000	$1,500	$1.38	$1.72	0.5%
BDA System	$254,400	$800	$0.74	$0.92	0.3%
Offsite Infrastructure	$1,000,000	$3,145	$2.89	$3.61	1.0%
HFC Sales Tax Savings					
HFC GC Fee					
FFE	**$950,000**	**$2,987**	**$2.75**	**$3.43**	**1.0%**
Clubhouse	$700,000	$2,201	$2.02	$2.53	0.7%
Gym	$125,000	$393	$0.36	$0.45	0.1%
Pool / Accessories	$125,000	$393	$0.36	$0.45	0.1%
Golf Simulator					
Permit/City Fees	**$1,496,107**	**$4,705**	**$4.32**	**$5.40**	**1.5%**
Permit	$85,000	$267	$0.25	$0.31	0.1%
City Review Fees	$50,000	$157	$0.14	$0.18	0.1%
Parkland					
Domestic Water Impact Fee	$58,460	$184	$0.17	$0.21	0.1%
Domestic Waterwater Impact Fee	$54,777	$172	$0.16	$0.20	0.1%
Irrigation Water Impact Fee	$5,840	$18	$0.02	$0.02	0.0%
Roadway Impact Fees	$822,030	$2,585	$2.38	$2.97	0.8%
Meter Costs	$20,000	$63	$0.06	$0.07	0.0%
Energy Infrastructure Cost	$400,000	$1,258	$1.16	$1.44	0.4%
Misc. Development Costs	**$774,900**	**$2,437**	**$2.24**	**$2.80**	**0.8%**

Bulk Data		$174,900	$550	$0.51	$0.63	0.2%
EV Charging Stations		$40,000	$126	$0.12	$0.14	0.0%
Signage		$250,000	$786	$0.72	$0.90	0.3%
Trash Compactor		$50,000	$157	$0.14	$0.18	0.1%
Teal Install		$35,000	$110	$0.10	$0.13	0.0%
Office / Maintenance / Golf Cart		$25,000	$79	$0.07	$0.09	0.0%
Marketing Costs		$200,000	$629	$0.58	$0.72	0.2%
Developer Fee		**$2,434,893**	**$7,657**	**$7.04**	**$8.79**	**2.5%**
Development Fee		$2,434,893	$7,657	$7.04	$8.79	2.5%
Construction Mgmt. Fee						
Financing Costs		**$892,378**	**$2,806**	**$2.58**	**$3.22**	**0.9%**
Loan Broker Fee		$271,986	$855	$0.79	$0.98	0.3%
Loan Origination Fee		$271,986	$855	$0.79	$0.98	0.3%
Loan UW Fee		$50,000	$157	$0.14	$0.18	0.1%
Bank Construction Consulting		$87,000	$274	$0.25	$0.31	0.1%
Equity Fee		$211,407	$665	$0.61	$0.76	0.2%
Closing Costs		**$1,876,183**	**$5,900**	**$5.42**	**$6.78**	**1.9%**
Legal/Accounting		$350,000	$1,101	$1.01	$1.26	0.4%
	0.004	$217,588	$684	$0.63	$0.79	0.2%
Appraisal		$10,000	$31	$0.03	$0.04	0.0%
Market Study		$25,000	$79	$0.07	$0.09	0.0%
Insurance - Owner's GL		$181,238	$570	$0.52	$0.65	0.2%
Insurance - BR		$1,031,710	$3,244	$2.98	$3.73	1.0%
	0.05	$60,647	$191	$0.18	$0.22	0.1%
Rollback Tax						
HFC Fees						
Reserves		**$4,014,511**	**$12,624**	**$11.60**	**$14.50**	**4.1%**
Tax Reserve		$1,321,314	$4,155	$3.82	$4.77	1.3%
Interest Reserve (Cal.)		$1,299,078	$4,085	$3.75	$4.69	1.3%

Extra Interest Reserve	$519,400	$1,633	$1.50	$1.88	0.5%
Marketing/Lease-up Reserve	$250,000	$786	$0.72	$0.90	0.3%
Operating Reserve (Cal.)	$74,800	$235	$0.22	$0.27	0.1%
Extra Operating Reserve	$549,919	$1,729	$1.59	$1.99	0.6%
Additional Reserve					
Contingency	**$2,804,066**	**$8,818**	**$8.10**	**$10.13**	**2.8%**
Hard Cost Contingency	$2,363,974	$7,434	$6.83	$8.54	2.4%
Soft Cost Contingency	$440,093	$1,384	$1.27	$1.59	0.4%

PH3 MF

Project Budget

BUDGET SUMMARY	$ Amount	$/Unit	$/GSF	$/NRSF	%
Land Price	$2,630,910	$8,273	$7.60	$9.50	2.6%
A & E	$2,230,785	$7,015	$6.45	$8.06	2.2%
Hard Costs	$81,270,155	$255,567	$234.83	$293.54	79.9%
FFE	$950,000	$2,987	$2.75	$3.43	0.9%
Permit/City Fees	$1,496,107	$4,705	$4.32	$5.40	1.5%
Misc. Development Costs	$774,900	$2,437	$2.24	$2.80	0.8%
Developer Fee	$2,511,248	$7,897	$7.26	$9.07	2.5%
Financing Costs	$913,766	$2,873	$2.64	$3.30	0.9%
Closing Costs	$1,919,036	$6,035	$5.55	$6.93	1.9%
Reserves	$4,121,678	$12,961	$11.91	$14.89	4.1%
Contingency	$2,885,630	$9,074	$8.34	$10.42	2.8%
Total	$101,704,215	$319,825	$293.87	$367.34	100.0%

BUDGET DETAILS	$ Amount	$/Unit	$/GSF	$/NRSF	%
Land Price	**$2,630,910**	**$8,273**	**$7.60**	**$9.50**	**2.6%**
Land Price	$2,630,910	$8,273	$7.60	$9.50	2.6%
A & E	**$2,230,785**	**$7,015**	**$6.45**	**$8.06**	**2.2%**
Architect (+ MEP, Structural)	$1,018,312	$3,202	$2.94	$3.68	1.0%
Civil Engineer	$483,300	$1,520	$1.40	$1.75	0.5%
Landscape Architect	$100,000	$314	$0.29	$0.36	0.1%
Waterproofing Consultants	$80,000	$252	$0.23	$0.29	0.1%
ADA Consultants	$50,000	$157	$0.14	$0.18	0.0%
Interior Design	$150,000	$472	$0.43	$0.54	0.1%
Permit Expediting					
CMT Inspector	$120,000	$377	$0.35	$0.43	0.1%
As Built Survey	$15,000	$47	$0.04	$0.05	0.0%
ALTA / Topo / Tree Surveys					

Geotech Report	$35,000	$110	$0.10	$0.13	0.0%
Phase I Environmental / Asb.	$10,000	$31	$0.03	$0.04	0.0%
TIA	$25,000	$79	$0.07	$0.09	0.0%
Master Plan Architect	$81,625	$257	$0.24	$0.29	0.1%
Master Civil	$62,548	$197	$0.18	$0.23	0.1%
Hard Costs	**$81,270,155**	**$255,567**	**$234.83**	**$293.54**	**79.9%**
GC Hard Costs	$75,750,264	$238,208	$218.88	$273.60	74.5%
Inflation	$3,629,491	$11,413	$10.49	$13.11	3.6%
Smart Apt Low-Voltage	$636,000	$2,000	$1.84	$2.30	0.6%
BDA System	$254,400	$800	$0.74	$0.92	0.3%
Offsite Infrastructure	$1,000,000	$3,145	$2.89	$3.61	1.0%
HFC Sales Tax Savings					
HFC GC Fee					
FFE	**$950,000**	**$2,987**	**$2.75**	**$3.43**	**0.9%**
Clubhouse	$700,000	$2,201	$2.02	$2.53	0.7%
Gym	$125,000	$393	$0.36	$0.45	0.1%
Pool / Accessories	$125,000	$393	$0.36	$0.45	0.1%
Golf Simulator					
Permit/City Fees	**$1,496,107**	**$4,705**	**$4.32**	**$5.40**	**1.5%**
Permit	$85,000	$267	$0.25	$0.31	0.1%
City Review Fees	$50,000	$157	$0.14	$0.18	0.0%
Parkland					
Domestic Water Impact Fee	$58,460	$184	$0.17	$0.21	0.1%
Domestic Waterwater Impact Fee	$54,777	$172	$0.16	$0.20	0.1%
Irrigation Water Impact Fee	$5,840	$18	$0.02	$0.02	0.0%
Roadway Impact Fees	$822,030	$2,585	$2.38	$2.97	0.8%
Meter Costs	$20,000	$63	$0.06	$0.07	0.0%
Energy Infrastructure Cost	$400,000	$1,258	$1.16	$1.44	0.4%
Misc. Development Costs	**$774,900**	**$2,437**	**$2.24**	**$2.80**	**0.8%**

Bulk Data		$174,900	$550	$0.51	$0.63	0.2%
EV Charging Stations		$40,000	$126	$0.12	$0.14	0.0%
Signage		$250,000	$786	$0.72	$0.90	0.2%
Trash Compactor		$50,000	$157	$0.14	$0.18	0.0%
Teal Install		$35,000	$110	$0.10	$0.13	0.0%
Office / Maintenance / Golf Cart		$25,000	$79	$0.07	$0.09	0.0%
Marketing Costs		$200,000	$629	$0.58	$0.72	0.2%
Developer Fee		**$2,511,248**	**$7,897**	**$7.26**	**$9.07**	**2.5%**
Development Fee		$2,511,248	$7,897	$7.26	$9.07	2.5%
Construction Mgmt. Fee						
Financing Costs		**$913,766**	**$2,873**	**$2.64**	**$3.30**	**0.9%**
Loan Broker Fee		$279,687	$880	$0.81	$1.01	0.3%
Loan Origination Fee		$279,687	$880	$0.81	$1.01	0.3%
Loan UW Fee		$50,000	$157	$0.14	$0.18	0.0%
Bank Construction Consulting		$87,000	$274	$0.25	$0.31	0.1%
Equity Fee		$217,393	$684	$0.63	$0.79	0.2%
Closing Costs		**$1,919,036**	**$6,035**	**$5.55**	**$6.93**	**1.9%**
Legal/Accounting		$350,000	$1,101	$1.01	$1.26	0.3%
	0.004	$223,749	$704	$0.65	$0.81	0.2%
Appraisal		$10,000	$31	$0.03	$0.04	0.0%
Market Study		$25,000	$79	$0.07	$0.09	0.0%
Insurance - Owner's GL		$186,921	$588	$0.54	$0.68	0.2%
Insurance - BR		$1,060,971	$3,336	$3.07	$3.83	1.0%
	0.05	$62,395	$196	$0.18	$0.23	0.1%
Rollback Tax						
HFC Fees						
Reserves		**$4,121,678**	**$12,961**	**$11.91**	**$14.89**	**4.1%**
Tax Reserve		$1,359,677	$4,276	$3.93	$4.91	1.3%
Interest Reserve (Cal.)		$1,334,903	$4,198	$3.86	$4.82	1.3%

Extra Interest Reserve	$534,107	$1,680	$1.54	$1.93	0.5%
Marketing/Lease-up Reserve	$250,000	$786	$0.72	$0.90	0.2%
Operating Reserve (Cal.)	$77,101	$242	$0.22	$0.28	0.1%
Extra Operating Reserve	$565,890	$1,780	$1.64	$2.04	0.6%
Additional Reserve					
Contingency	**$2,885,630**	**$9,074**	**$8.34**	**$10.42**	**2.8%**
Hard Cost Contingency	$2,438,105	$7,667	$7.04	$8.81	2.4%
Soft Cost Contingency	$447,526	$1,407	$1.29	$1.62	0.4%

PH3 Office

Project Budget

BUDGET SUMMARY	$ Amount	$/GSF	$/NRSF	%
Land	$1,000,000	$12.60	$14.00	3.0%
A & E	$1,780,000	$22.43	$24.92	5.3%
Hard Costs	$18,856,000	$237.60	$264.00	56.0%
Misc. Development Costs	$475,000	$5.99	$6.65	1.4%
Permit/City Fees	$872,900	$11.00	$12.22	2.6%
TI/LC	$6,496,190	$81.86	$90.95	19.3%
Developer Fee	$582,650	$7.34	$8.16	1.7%
Financing Costs	$253,447	$3.19	$3.55	0.8%
Closing Costs	$640,924	$8.08	$8.97	1.9%
Reserves	$1,780,227	$22.43	$24.92	5.3%
Contingency	$952,120	$12.00	$13.33	2.8%
Total	$33,689,459	$424.51	$471.68	100.0%

BUDGET DETAILS	$ Amount	$/GSF	$/NRSF	%
Land	**$1,000,000**	**$12.60**	**$14.00**	**3.0%**
Land Price	$1,000,000	$12.60	$14.00	3.0%
A & E	**$1,780,000**	**$22.43**	**$24.92**	**5.3%**
Architect	$600,000	$7.56	$8.40	1.8%
MEP	$100,000	$1.26	$1.40	0.3%
Structural	$100,000	$1.26	$1.40	0.3%
Civil Engineer	$300,000	$3.78	$4.20	0.9%
ADA Consultants	$25,000	$0.32	$0.35	0.1%
Landscape Architect	$100,000	$1.26	$1.40	0.3%
Rebranding and Signage Consultant	$100,000	$1.26	$1.40	0.3%
Permit Expediting	$50,000	$0.63	$0.70	0.1%
CMT Inspector	$50,000	$0.63	$0.70	0.1%
Low-Voltage	$50,000	$0.63	$0.70	0.1%

ALTA / Topo / Tree Surveys	$25,000	$0.32	$0.35	0.1%
Geotech Report	$20,000	$0.25	$0.28	0.1%
Phase I Environmental / Asbestos	$15,000	$0.19	$0.21	0.0%
Utility Coordinator	$20,000	$0.25	$0.28	0.1%
SIF Offset Agreement Coordination	$25,000	$0.32	$0.35	0.1%
Misc.	$200,000	$2.52	$2.80	0.6%
Hard Costs	**$18,856,000**	**$237.60**	**$264.00**	**56.0%**
Hard Costs	$17,856,000	$225.00	$250.00	53.0%
Offsite Infrastructure	$1,000,000	$12.60	$14.00	3.0%
Misc. Development Costs	**$475,000**	**$5.99**	**$6.65**	**1.4%**
FFE	$100,000	$1.26	$1.40	0.3%
Signage	$150,000	$1.89	$2.10	0.4%
Marketing Costs	$50,000	$0.63	$0.70	0.1%
Owners Rep	$125,000	$1.58	$1.75	0.4%
Misc.	$50,000	$0.63	$0.70	0.1%
Permit/City Fees	**$872,900**	**$11.00**	**$12.22**	**2.6%**
City Review Fees	$50,000	$0.63	$0.70	0.1%
Austin Energy Fee	$300,000	$3.78	$4.20	0.9%
Domestic Water & WW Impact Fee	$182,400	$2.30	$2.55	0.5%
Irrigation Water Impact Fee	$40,500	$0.51	$0.57	0.1%
Contingency	$300,000	$3.78	$4.20	0.9%
TI/LC	**$6,496,190**	**$81.86**	**$90.95**	**19.3%**
TI	$4,285,440	$54.00	$60.00	12.7%
LC	$2,210,750	$27.86	$30.95	6.6%
Developer Fee	**$582,650**	**$7.34**	**$8.16**	**1.7%**
Developer Fee	$582,650	$7.34	$8.16	1.7%
Financing Costs	**$253,447**	**$3.19**	**$3.55**	**0.8%**
Loan Broker Fee	$84,224	$1.06	$1.18	0.3%

Loan Origination Fee	$84,224	$1.06	$1.18	0.3%
Loan UW Fee	$25,000	$0.32	$0.35	0.1%
Bank Inspection Fee	$60,000	$0.76	$0.84	0.2%
Closing Costs	**$640,924**	**$8.08**	**$8.97**	**1.9%**
Legal/Accounting	$400,000	$5.04	$5.60	1.2%
0.004	$67,379	$0.85	$0.94	0.2%
Appraisal	$10,000	$0.13	$0.14	0.0%
Market Study	$10,000	$0.13	$0.14	0.0%
Insurance - Owner's GL	$47,140	$0.59	$0.66	0.1%
Insurance - BR	$88,280	$1.11	$1.24	0.3%
0.06	$8,125	$0.10	$0.11	0.0%
0.01	$10,000	$0.13	$0.14	0.0%
Rollback Tax				
Reserves	**$1,780,227**	**$22.43**	**$24.92**	**5.3%**
Tax Reserve	$238,237	$3.00	$3.34	0.7%
Interest Reserve (Cal.)	$773,146	$9.74	$10.82	2.3%
Extra Interest Reserve	$201,417	$2.54	$2.82	0.6%
Marketing/Lease-up Reserve	$100,000	$1.26	$1.40	0.3%
Operating Reserve (Cal.)	$347,428	$4.38	$4.86	1.0%
Extra Operating Reserve				
Additional Reserve	$120,000	$1.51	$1.68	0.4%
Contingency	**$952,120**	**$12.00**	**$13.33**	**2.8%**
Hard Cost Contingency	$565,680	$7.13	$7.92	1.7%
Soft Cost Contingency	$386,440	$4.87	$5.41	1.1%

PH3 ARTIST LOFTS
McKinney, TX

PH3 TH - Budget

Construction Budget - PH3 ARTIST LOFTS									
	Amount		Total Cost	$ nsf	$ unit	Start Date	Duration	End Date	
Hard Costs									
Building - Townhomes	$225	NSF	$10,935,000	$225.00	$405,000	10/1/2027	12	9/30/2028	9/30/2028
Smart Apt Low-Voltage	0	Per Unit	0	0.00	$0	10/1/2027	12	9/30/2028	
Teal Install	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Contingency	5,000	Per Unit	135,000	2.78	$5,000	10/1/2027	12	9/30/2028	9/30/2028
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Hard Cost Contingency	3.0%	% of Hard Costs	332,100	6.83	$12,300	10/1/2027	12	9/30/2028	9/30/2028
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	GSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	NSF	0	0.00	$0	10/1/2027	12	9/30/2028	
Subtotal- Hard Costs			$11,402,100	$234.61	$422,300				
Soft Costs									
A&E									
Architect (including MEP, Structural)	100,000	Fixed Amount	100,000	2.06	$3,704	10/1/2027	12	9/30/2028	9/30/2028
Civil Engineer	100,000	Fixed Amount	100,000	2.06	$3,704	10/1/2027	12	9/30/2028	9/30/2028
Landscape Architect	50,000	Fixed Amount	50,000	1.03	$1,852	10/1/2027	12	9/30/2028	9/30/2028
Waterproofing Consultants	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
MDA Consultants	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Interior Design	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Permit Expediting	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
CMT & Threshold Inspections	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
As Built Survey	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Energy Consultant	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Arbonist Consultant	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Legal Misc.	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
ALTA/Topo/Tree Surveys	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
GeoTech Report	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Phase I Environmental	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Traffic Impact Analysis	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	50,000	Fixed Amount	50,000	1.03	$1,852	10/1/2027	12	9/30/2028	9/30/2028
FFE - Not Applicable									
Clubhouse	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Gym	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Pool / Accessories	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Car Charging Stations (2 poles - 4 stations)	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Permit/City Fees									
Permit	25,000	Fixed Amount	25,000	0.51	$926	10/1/2027	12	9/30/2028	9/30/2028
City Review Fees	25,000	Fixed Amount	25,000	0.51	$926	10/1/2027	12	9/30/2028	9/30/2028
Parkland	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
WW Impact Fees - Domestic	30,000	Fixed Amount	30,000	0.62	$1,111	10/1/2027	12	9/30/2028	9/30/2028
Water Impact Fees - Irrigation	30,000	Fixed Amount	30,000	0.62	$1,111	10/1/2027	12	9/30/2028	9/30/2028
Tree Mitigation Fees		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Landscape Inspection Fee		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
License Agreement Fee		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Misc. Admin Waivers		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Rezoning		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Austin Energy Installation		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Road Impact - TIA Fees		Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Contingency	50,000	Fixed Amount	50,000	1.03	$1,852	10/1/2027	12	9/30/2028	9/30/2028
Developer Fee									
Developer Fee	3.0%	% of Hard Costs + Contingency	342,063	7.04	$12,669	10/1/2027	12	9/30/2028	9/30/2028
Financing Costs									
	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Loan Facility Fee	20,000	Fixed Amount	20,000	0.41	$741	10/1/2027	12	9/30/2028	9/30/2028
Loan Inspection Fee	50,000	Fixed Amount	50,000	1.03	$1,852	10/1/2027	12	9/30/2028	9/30/2028
	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Misc. Closing Costs									
Legal/Accounting	50,000	Fixed Amount	50,000	1.03	$1,852	10/1/2027	12	9/30/2028	9/30/2028
Title & Escrow (0.35% of Loan)	0.40%	% of Hard Costs + Contingency	26876.06611	0.55	$995	10/1/2027	12	9/30/2028	9/30/2028
Appraisal	7,500	Fixed Amount	7,500	0.15	$278	10/1/2027	12	9/30/2028	9/30/2028
Market Study	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Due Diligence Fee	10,000	Fixed Amount	10,000	0.21	$370	10/1/2027	12	9/30/2028	9/30/2028
Owner's General Liability	30,000	Fixed Amount	30,000	0.62	$1,111	10/1/2027	12	9/30/2028	9/30/2028
Builder's Risk Insurance	30,000	Fixed Amount	30,000	0.62	$1,111	10/1/2027	12	9/30/2028	9/30/2028

Trash Compactor	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Signage	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Office/Maintenance/Golf Cart	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Submeters	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Rollback Taxes	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Reserves									
Tax Reserve	20,000	Fixed Amount	20,000	0.41	$741	10/1/2027	12	9/30/2028	9/30/2028
Interest Reserve	50,000	Fixed Amount	50,000	1.03	$1,852	10/1/2027	12	9/30/2028	9/30/2028
Extra Interest Reserve	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Marketing/Lease-up Reserve	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Operating Reserve	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	10/31/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	10/31/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Soft Cost Contingency	10.0%	% of Soft Costs	109,644	2.26	$4,061	10/1/2027	12	9/30/2028	9/30/2028
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Other	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Preliminary Soft Costs	0	Fixed Amount	0	0.00	$0	10/1/2027	12	9/30/2028	
Subtotal- Soft Costs			**$1,206,083**	**$24.82**	**$44,670**				
Subtotal Hard and Soft Costs			**$12,608,183**	**$259.43**	**$466,970**				
Land Costs			$675,000	$13.89	$25,000				
Financing Costs			$154,850	$3.19	$5,735				
Total Project Costs			**$13,438,033**	**$276.50**	**$497,705**				

LTC Debt Analysis	
Land Cost	$675,000
Loan Origination Fees	$67,190
Interest Reserve	$51,065
Equity Placement Fee	$33,595
Total Budget	**$13,438,033**
Construction Debt	$6,719,017
Mezz Debt	$0
Equity	$6,719,017

Loan & Equity Amount Summary	
Upfront Total Unlevered Budget (After Land and Financing Fees)	$13,438,033
LTC	50.0%
Construction Debt Amount	$6,719,017
Mezz Debt	$0
Equity Amount	$6,719,017

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Project Budget

BUDGET SUMMARY	$ Amount	$/GSF	$/NRSF	%
Land	$1,000,000	$8.68	$9.65	2.2%
A & E	$1,780,000	$15.45	$17.17	3.9%
Hard Costs	$26,920,000	$233.68	$259.65	58.4%
Misc. Development Costs	$475,000	$4.12	$4.58	1.0%
Permit/City Fees	$872,900	$7.58	$8.42	1.9%
TI/LC	$9,526,227	$82.69	$91.88	20.7%
Developer Fee	$831,828	$7.22	$8.02	1.8%
Financing Costs	$315,446	$2.74	$3.04	0.7%
Closing Costs	$728,033	$6.32	$7.02	1.6%
Reserves	$2,326,448	$20.19	$22.44	5.0%
Contingency	$1,313,276	$11.40	$12.67	2.8%
Total	$46,089,158	$400.08	$444.53	100.0%

BUDGET DETAILS	$ Amount	$/GSF	$/NRSF	%
Land	**$1,000,000**	**$8.68**	**$9.65**	**2.2%**
Land Price	$1,000,000	$8.68	$9.65	2.2%
A & E	**$1,780,000**	**$15.45**	**$17.17**	**3.9%**
Architect	$600,000	$5.21	$5.79	1.3%
MEP	$100,000	$0.87	$0.96	0.2%
Structural	$100,000	$0.87	$0.96	0.2%
Civil Engineer	$300,000	$2.60	$2.89	0.7%
ADA Consultants	$25,000	$0.22	$0.24	0.1%
Landscape Architect	$100,000	$0.87	$0.96	0.2%
Rebranding and Signage Consultant	$100,000	$0.87	$0.96	0.2%
Permit Expediting	$50,000	$0.43	$0.48	0.1%
CMT Inspector	$50,000	$0.43	$0.48	0.1%
Low-Voltage	$50,000	$0.43	$0.48	0.1%

ALTA / Topo / Tree Surveys	$25,000	$0.22	$0.24	0.1%
Geotech Report	$20,000	$0.17	$0.19	0.0%
Phase I Environmental / Asbestos	$15,000	$0.13	$0.14	0.0%
Utility Coordinator	$20,000	$0.17	$0.19	0.0%
SIF Offset Agreement Coordination	$25,000	$0.22	$0.24	0.1%
Misc.	$200,000	$1.74	$1.93	0.4%
Hard Costs	**$26,920,000**	**$233.68**	**$259.65**	**58.4%**
Hard Costs	$25,920,000	$225.00	$250.00	56.2%
Offsite Infrastructure	$1,000,000	$8.68	$9.65	2.2%
Misc. Development Costs	**$475,000**	**$4.12**	**$4.58**	**1.0%**
FFE	$100,000	$0.87	$0.96	0.2%
Signage	$150,000	$1.30	$1.45	0.3%
Marketing Costs	$50,000	$0.43	$0.48	0.1%
Owners Rep	$125,000	$1.09	$1.21	0.3%
Misc.	$50,000	$0.43	$0.48	0.1%
Permit/City Fees	**$872,900**	**$7.58**	**$8.42**	**1.9%**
City Review Fees	$50,000	$0.43	$0.48	0.1%
Austin Energy Fee	$300,000	$2.60	$2.89	0.7%
Domestic Water & WW Impact Fee	$182,400	$1.58	$1.76	0.4%
Irrigation Water Impact Fee	$40,500	$0.35	$0.39	0.1%
Contingency	$300,000	$2.60	$2.89	0.7%
TI/LC	**$9,526,227**	**$82.69**	**$91.88**	**20.7%**
TI	$6,220,800	$54.00	$60.00	13.5%
LC	$3,305,427	$28.69	$31.88	7.2%
Developer Fee	**$831,828**	**$7.22**	**$8.02**	**1.8%**
Developer Fee	$831,828	$7.22	$8.02	1.8%
Financing Costs	**$315,446**	**$2.74**	**$3.04**	**0.7%**
Loan Broker Fee	$115,223	$1.00	$1.11	0.3%

Loan Origination Fee	$115,223	$1.00	$1.11	0.3%
Loan UW Fee	$25,000	$0.22	$0.24	0.1%
Bank Inspection Fee	$60,000	$0.52	$0.58	0.1%
Closing Costs	**$728,033**	**$6.32**	**$7.02**	**1.6%**
Legal/Accounting	$400,000	$3.47	$3.86	0.9%
0.004	$92,178	$0.80	$0.89	0.2%
Appraisal	$10,000	$0.09	$0.10	0.0%
Market Study	$10,000	$0.09	$0.10	0.0%
Insurance - Owner's GL	$67,300	$0.58	$0.65	0.1%
Insurance - BR	$126,902	$1.10	$1.22	0.3%
0.06	$11,652	$0.10	$0.11	0.0%
0.01	$10,000	$0.09	$0.10	0.0%
Rollback Tax				
Reserves	**$2,326,448**	**$20.19**	**$22.44**	**5.0%**
Tax Reserve	$336,264	$2.92	$3.24	0.7%
Interest Reserve (Cal.)	$1,022,894	$8.88	$9.87	2.2%
Extra Interest Reserve	$278,675	$2.42	$2.69	0.6%
Marketing/Lease-up Reserve	$100,000	$0.87	$0.96	0.2%
Operating Reserve (Cal.)	$468,616	$4.07	$4.52	1.0%
Extra Operating Reserve				
Additional Reserve	$120,000	$1.04	$1.16	0.3%
Contingency	**$1,313,276**	**$11.40**	**$12.67**	**2.8%**
Hard Cost Contingency	$807,600	$7.01	$7.79	1.8%
Soft Cost Contingency	$505,676	$4.39	$4.88	1.1%

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Project Budget

BUDGET SUMMARY	$ Amount	$/GSF	$/NRSF	%
Land	$1,000,000	$8.68	$9.65	2.2%
A & E	$1,780,000	$15.45	$17.17	3.9%
Hard Costs	$26,920,000	$233.68	$259.65	58.4%
Misc. Development Costs	$475,000	$4.12	$4.58	1.0%
Permit/City Fees	$872,900	$7.58	$8.42	1.9%
TI/LC	$9,526,227	$82.69	$91.88	20.7%
Developer Fee	$831,828	$7.22	$8.02	1.8%
Financing Costs	$315,446	$2.74	$3.04	0.7%
Closing Costs	$728,033	$6.32	$7.02	1.6%
Reserves	$2,326,448	$20.19	$22.44	5.0%
Contingency	$1,313,276	$11.40	$12.67	2.8%
Total	$46,089,158	$400.08	$444.53	100.0%

BUDGET DETAILS	$ Amount	$/GSF	$/NRSF	%
Land	**$1,000,000**	**$8.68**	**$9.65**	**2.2%**
Land Price	$1,000,000	$8.68	$9.65	2.2%
A & E	**$1,780,000**	**$15.45**	**$17.17**	**3.9%**
Architect	$600,000	$5.21	$5.79	1.3%
MEP	$100,000	$0.87	$0.96	0.2%
Structural	$100,000	$0.87	$0.96	0.2%
Civil Engineer	$300,000	$2.60	$2.89	0.7%
ADA Consultants	$25,000	$0.22	$0.24	0.1%
Landscape Architect	$100,000	$0.87	$0.96	0.2%
Rebranding and Signage Consultant	$100,000	$0.87	$0.96	0.2%
Permit Expediting	$50,000	$0.43	$0.48	0.1%
CMT Inspector	$50,000	$0.43	$0.48	0.1%
Low-Voltage	$50,000	$0.43	$0.48	0.1%

ALTA / Topo / Tree Surveys	$25,000	$0.22	$0.24	0.1%
Geotech Report	$20,000	$0.17	$0.19	0.0%
Phase I Environmental / Asbestos	$15,000	$0.13	$0.14	0.0%
Utility Coordinator	$20,000	$0.17	$0.19	0.0%
SIF Offset Agreement Coordination	$25,000	$0.22	$0.24	0.1%
Misc.	$200,000	$1.74	$1.93	0.4%
Hard Costs	**$26,920,000**	**$233.68**	**$259.65**	**58.4%**
Hard Costs	$25,920,000	$225.00	$250.00	56.2%
Offsite Infrastructure	$1,000,000	$8.68	$9.65	2.2%
Misc. Development Costs	**$475,000**	**$4.12**	**$4.58**	**1.0%**
FFE	$100,000	$0.87	$0.96	0.2%
Signage	$150,000	$1.30	$1.45	0.3%
Marketing Costs	$50,000	$0.43	$0.48	0.1%
Owners Rep	$125,000	$1.09	$1.21	0.3%
Misc.	$50,000	$0.43	$0.48	0.1%
Permit/City Fees	**$872,900**	**$7.58**	**$8.42**	**1.9%**
City Review Fees	$50,000	$0.43	$0.48	0.1%
Austin Energy Fee	$300,000	$2.60	$2.89	0.7%
Domestic Water & WW Impact Fee	$182,400	$1.58	$1.76	0.4%
Irrigation Water Impact Fee	$40,500	$0.35	$0.39	0.1%
Contingency	$300,000	$2.60	$2.89	0.7%
TI/LC	**$9,526,227**	**$82.69**	**$91.88**	**20.7%**
TI	$6,220,800	$54.00	$60.00	13.5%
LC	$3,305,427	$28.69	$31.88	7.2%
Developer Fee	**$831,828**	**$7.22**	**$8.02**	**1.8%**
Developer Fee	$831,828	$7.22	$8.02	1.8%
Financing Costs	**$315,446**	**$2.74**	**$3.04**	**0.7%**
Loan Broker Fee	$115,223	$1.00	$1.11	0.3%

Loan Origination Fee	$115,223	$1.00	$1.11	0.3%
Loan UW Fee	$25,000	$0.22	$0.24	0.1%
Bank Inspection Fee	$60,000	$0.52	$0.58	0.1%
Closing Costs	**$728,033**	**$6.32**	**$7.02**	**1.6%**
Legal/Accounting	$400,000	$3.47	$3.86	0.9%
0.004	$92,178	$0.80	$0.89	0.2%
Appraisal	$10,000	$0.09	$0.10	0.0%
Market Study	$10,000	$0.09	$0.10	0.0%
Insurance - Owner's GL	$67,300	$0.58	$0.65	0.1%
Insurance - BR	$126,902	$1.10	$1.22	0.3%
0.06	$11,652	$0.10	$0.11	0.0%
0.01	$10,000	$0.09	$0.10	0.0%
Rollback Tax				
Reserves	**$2,326,448**	**$20.19**	**$22.44**	**5.0%**
Tax Reserve	$336,264	$2.92	$3.24	0.7%
Interest Reserve (Cal.)	$1,022,894	$8.88	$9.87	2.2%
Extra Interest Reserve	$278,675	$2.42	$2.69	0.6%
Marketing/Lease-up Reserve	$100,000	$0.87	$0.96	0.2%
Operating Reserve (Cal.)	$468,616	$4.07	$4.52	1.0%
Extra Operating Reserve				
Additional Reserve	$120,000	$1.04	$1.16	0.3%
Contingency	**$1,313,276**	**$11.40**	**$12.67**	**2.8%**
Hard Cost Contingency	$807,600	$7.01	$7.79	1.8%
Soft Cost Contingency	$505,676	$4.39	$4.88	1.1%

Presidium Owned Parcels

Number	Street	Property ID	Appraised Value
712	Anderson	2879520	$68,000.00
714	Anderson	1106626	$68,000.00
716	Anderson	1106617	$68,000.00
718	Anderson	1106608	$68,000.00
720	Anderson	1106591	$68,000.00
722	Anderson	1106582	$68,000.00
724	Anderson	1106573	$68,000.00
700	Burrus	1107091	$68,000.00
702	Burrus	1107117	$68,000.00
704	Burrus	1107135	$68,000.00
706	Burrus	1107153	$68,000.00
708	Burrus	1107171	$68,000.00
710	Burrus	1107199	$68,000.00
712	Burrus	1107215	$68,000.00
714	Burrus	1107233	$68,000.00
716	Burrus	1107251	$68,000.00
717	Burrus	1107242	$68,000.00
718	Burrus	1107279	$68,000.00
719	Burrus	1107260	$68,000.00
720	Burrus	1107297	$68,000.00
721	Burrus	1107288	$68,000.00
722	Burrus	1107313	$68,000.00
723	Burrus	1107304	$68,000.00
724	Burrus	1107331	$68,000.00
725	Burrus	1107322	$68,000.00
726	Burrus	1107359	$68,000.00
727	Burrus	1107340	$68,000.00
728	Burrus	1107368	$68,000.00
713	Clark	1106902	$68,000.00
714	Clark	1106911	$68,000.00
715	Clark	1106920	$68,000.00
716	Clark	1106939	$68,000.00
717	Clark	1106948	$68,000.00
718	Clark	1106957	$68,000.00
719	Clark	1106966	$68,000.00
720	Clark	1106975	$68,000.00
721	Clark	1106984	$68,000.00
722	Clark	1106993	$68,000.00
723	Clark	1107000	$68,000.00
724	Clark	1107019	$68,000.00
725	Clark	1107028	$68,000.00
726	Clark	1107037	$68,000.00

1500	Fowler	1106779	$68,000.00
1502	Fowler	1106788	$68,000.00
1504	Fowler	1107046	$68,000.00
1506	Fowler	1107055	$68,000.00
1508	Fowler	1107064	$68,000.00
1600	Fowler	1107377	$68,000.00
1602	Fowler	1107386	$68,000.00
n/a	Industrial	2963642	$450,000.00
715	Burrus	2879575	$68,000.00
Subtotal			**$3,850,000.00**

Presidium Cotton Mill LLC Option Parcels

Number	Street	Property ID	Appraised Value
700	Anderson	1106699	$71,760.00
702	Anderson	1106680	$71,760.00
704	Anderson	1106671	$71,760.00
706	Anderson	1106662	$71,760.00
708	Anderson	1106653	$71,760.00
710	Anderson	1106644	$74,880.00
701	Burrus	1107082	$65,520.00
703	Burrus	1107108	$65,520.00
705	Burrus	1107126	$65,520.00
707	Burrus	1107144	$68,640.00
709	Burrus	1107162	$71,760.00
711	Burrus	1107180	$68,640.00
713	Burrus	1107206	$71,760.00
715	Burrus	1107224	$49,920.00
700	Clark	1106706	$49,920.00
701	Clark	1107395	$78,000.00
702	Clark	1106797	$65,520.00
703	Clark	1106804	$68,640.00
704	Clark	1106813	$78,000.00
705	Clark	1106822	$71,760.00
706	Clark	1106831	$74,880.00
707	Clark	1106840	$74,880.00
708	Clark	1106859	$74,880.00
709	Clark	1106868	$74,880.00
710	Clark	1106877	$78,000.00
711	Clark	1106886	$68,640.00
712	Clark	1106895	$74,880.00
602	Dudperkins	1598284	$242,921.00
1503	Fowler	1107073	$71,760.00
Subtotal			**$2,208,521.00**

Cotton Mill Partners LTD Owned Parcels

Number	Street	Property ID	Appraised Value
610	Elm	2719784	$12,700,000.00
1400	Fowler	1106715	$240,287.00
1402	Fowler	1106724	$62,400.00
1404	Fowler	1106733	$62,400.00
1406	Fowler	1106742	$62,400.00
1408	Fowler	1106751	$62,400.00
1410	Fowler	1106760	$62,400.00
1409	Amscott	1106564	$68,640.00
1411	Amscott	1106555	$68,640.00
n/a	Amscott	1085211	$122,188.00
n/a	Amscott	984830	$3,485.00
1304	Amscott	2784050	$746,444.00
Subtotal			**$14,261,684.00**

TOTAL APPRAISED VALUE	**$20,320,205.00**

Presidium Owned Acres
1.156
1.241
1.259
1.173
1.587
0.228
0.548
0.93
8.122

Presidium Option Acres
0.99
1.04
1.3
1.05
4.38

Cotton Mill Owned Acres
1.55
1.63
11.905
15.085

Phase 1 Service Area
18.96

Phase 1 MF Area
2.397

PHASE 1

	Source of Value Projection	Estimated Value at Completion	
Multifamily Phase 1	Proforma	$	101,410,626.93
Cotton Mill Retail/Commercial	Cost	$	107,250,000.00
Cotton Mill Open Space	Cost	$	2,178,000.00
Cotton Mill Garage	Cost	$	3,500,000.00
Phase 1		$	214,338,626.93

REMAINING PHASES

	Source of Value Projection	Estimated Value at Completion	
Multifamily Phase 2	Prof	$	142,983,290.80
Multifamily Phase 3	Proforma	$	147,186,154.34
Office Phase 3	Proforma	$	45,915,428.57
Townhomes Phase 3	Proforma	$	19,926,000.00
Multifamily Phase 2	Proforma	$	117,408,040.21
Office Phase 3	Proforma	$	68,650,971.43
All Phases	TOTAL	$	756,408,512.28

Presidium MCDC Cotton Mill Application

Written Financials Explanation

Copies of our financials are available upon request. We would prefer not to upload them to a portal, however are comfortable sending them to those who need to review directly. We would very much like to keep them confidential.

FRANCHISE TAX ACCOUNT STATUS

This record as of December 11, 2025 at 16:25:45

PRESIDIUM GROUP, LLC

Texas Taxpayer Number:	32050490260
Mailing Address:	3100 MCKINNON ST STE 250 DALLAS, TX 75201 - 1112
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	03/20/2013
Texas SOS File Number:	0801753420
Registered Agent Name:	BUKOWSKI LAW FIRM PC
Registered Office Street Address:	1601 RIO GRANDE SUITE 300A AUSTIN, TX 78701

Public Information Report for Year 2024

Title	Name and Address
MGR MEM	**CROSS K MOCERI** 3100 MCKINNON STREET SUITE 250 DALLAS, TX 75201 **Source:** SOS

MGR MEM	**JOHN J GRIGGS III** 3100 MCKINNON STREET SUITE 250 DALLAS, TX 75201 **Source:** SOS	

Information on this site is obtained from the most recent Public Information Report (PIR) submitted to the Comptroller of Public Accounts (CPA) or from the most recent PIR processed by the Secretary of State (SOS). Annual PIRs submitted to the CPA are forwarded to the SOS.

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the
Secretary of State of Texas
Filing #: 801753420 03/20/2013
Document #: 472117180002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Presidium Group, LLC

Article 2 – Registered Agent and Registered Office

☑ A. The initial registered agent is an organization (cannot be company named above) by the name of:

Bukowski Law Firm PC

OR

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:
900 Congress
Suite M100 Austin TX 78701

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☑ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: **John J Griggs III** Title: **Managing Member**

Address: **2525 McKinnon St Suite 200 Dallas TX, USA 75201**

Managing Member 2: **Cross K Moceri** Title: **Managing Member**

Address: **2525 McKinnon St Suite 200 Dallas TX, USA 75201**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Sean Bukowski, Attorney **900 Congress, Suite M100 Austin, Texas 78701**

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Sean Bukowski

Signature of Organizer

FILING OFFICE COPY

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Presidium Group, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . **P**

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

3100 McKinnon Street, Suite 250

6 City, state, and ZIP code

Dallas, TX 75201

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

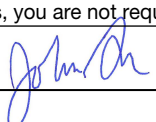
8	0	–	0	9	0	7	2	6	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person**  **Date** 12/11/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);

2. Certify that you are not subject to backup withholding; or

3. Claim exemption from backup withholding if you are a U.S. exempt payee; and

4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and

5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;

2. You do not certify your TIN when required (see the instructions for Part II for details);

3. The IRS tells the requester that you furnished an incorrect TIN;

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or

5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

• Generally, individuals (including sole proprietors) are not exempt from backup withholding.

• Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.

• Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.

• Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2—The United States or any of its agencies or instrumentalities.

3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.

5—A corporation.

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.

7—A futures commission merchant registered with the Commodity Futures Trading Commission.

8—A real estate investment trust.

9—An entity registered at all times during the tax year under the Investment Company Act of 1940.

10—A common trust fund operated by a bank under section 584(a).

11—A financial institution as defined under section 581.

12—A middleman known in the investment community as a nominee or custodian.

13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5.[2]
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

[1] See Form 1099-MISC, Miscellaneous Information, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.SSA.gov*. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/EIN*. Go to *www.irs.gov/Forms* to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to *www.irs.gov/OrderForms* to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor[2]
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
6. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity[4]
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at *spam@uce.gov* or report them at *www.ftc.gov/complaint*. You can contact the FTC at *www.ftc.gov/idtheft* or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see *www.IdentityTheft.gov* and Pub. 5027.

Go to *www.irs.gov/IdentityTheft* to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.