APPLICATION FOR TIRZ No. 1 FUNDS

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

Submittal	Verified Project Eligibility [✓]	Letter of Intent [✓]	Completed Application [/]
			Completed Application [/]
Checklist:	Eligible Construction Cost Estim	ato/e\ [. /]	Delevent Companies Info [41
CHOOKIISt.	Lingiple Constituction Cost Estill	a(e(s)[V]	Relevant Supporting Info [/]

SECTION 1. GENERAL PROJECT INFORMATION											
Project or Business N		ne: Union Bear Brewing Co.									
Location of Project:		Town Center - Historic Downtown McKinney									
Physical Address of	308	08 W Virginia Street									
Project:	City	City: McKinney			State:	te: TX ZIP			75069		
Property Siz	erty Size: .551 acre			CollinCAD Property ID: 110475				4753			
CollinCAD Geographic	R-0856-031-167B-1										
	SECTION 2. APPLICANT INFORMATION										
Name:	D. PRESTON LANCASTER										
Company:	UB33 MCKINNEY LLC										
Mailing	2591	2591 DALLAS PKWY STE 300									
Address:	City:	F	RISCO				State	: _{T>}	(ZIP:	75034
Email Address:	PLAI	PLANCASTER@33GROUP.COM									
Phone:	214-7	-733-9764 Fax:				Cell: 214-733-9764			3-9764		
SECTIO	N 3. PROPERTY OWNER INFORMATION (if different than Applicant info above)										
Name:	D. PRESTON LANCASTER										
Company:	PRB33 LLC										
Mailing	2591 DALLAS PKWY STE 300										
Address:	City:	: FRISCO					State:	: ТХ		ZIP:	75034
Email Address:	PLANCASTER@33GROUP.COM										
Phone:	214-7	-733-9764 Fax: Cell: 214-733-9764					3-9764				
	TIF	?Z#	1 REIMBURSEMENT	APPLI	CATION				PAGE 1	OF 2	

SECTION 4. DETAILED PROJECT INFORMATION								
Project Category: (check one)	Catalyst []		acant/Underutilize Site/Buildings [√] eximum of \$25,000 po project*	Mived	Mixed-Income Housing []			
Proposed Land Use(s): (multi-family residential, restaurant, office, etc.)			vice Restaurant	with parking	lots			
Estimated Date of Projec	t Completion:	/08/2025						
Current Number of Dwelling Units:		d.u.	Number of Dwelling Units Post-Construction:		d.u.			
Current Area of Building/Use(s):	5,000	sq. ft.	Area of Building/Use(s) Post-Construction:		6,9	6,953 sq. ft.		
Days/Hours of Business Operation:	Mon-Sat: 11a to 11p		n 11a-10p	Number of New Jobs Created:		90		
Estimated Annual Taxable Sales (Post Construction):			\$7,000,000					
Current Appraised Value of Property and Improvements:			\$2021 Pre-Construction Appraised Value: \$469,973					
Estimated Appraised Value of Property and Improvements (Post-Construction):			\$2025 Post-Construction Appraised Value: \$2,379,636					
Estimated Construction Cost for Entire Project including all Phases:			\$ 8,532,955					
Portion of the Project for which Reimbursement is Requested: (building demo, public utility improvement, fire safety improvements, etc.)			Utility Infrastructure - \$622,161.90 Fire Suppression - \$94,854.00 Environmental Remediation - \$4,800.00 Critical Maintenance - \$147,024.24 Street Streetscape Improvements - \$74,263.50					
Requested Reimbursement Amount:			,103.64					

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

CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE.	I RIGHTS AS SPECIFIED IN
Applicant's Signature:	Date: 9/26/2025
Owner's Signature:	Date: 9/26/2025
FOR OFFICIAL USE ONLY	