

APPLICATION FOR TIRZ No. 1 FUNDS

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

Submittal Checklist:	Verified Project Eligibility [✓]	Letter of Intent [✓]	Completed Application [✓]
	Eligible Construction Cost Estimate(s) [✓]		Relevant Supporting Info [✓]

SECTION 1. GENERAL PROJECT INFORMATION

Project or Business Name:	Union Bear Brewing Co.				
Location of Project:	Town Center - Historic Downtown McKinney				
Physical Address of Project:	308 W Virginia Street				
	City:	McKinney	State:	TX	ZIP: 75069
Property Size:	.551	acres	CollinCAD Property ID:	1104753	
CollinCAD Geographic ID:	R-0856-031-167B-1				

SECTION 2. APPLICANT INFORMATION

Name:	D. PRESTON LANCASTER				
Company:	UB33 MCKINNEY LLC				
Mailing Address:	2591 DALLAS PKWY STE 300				
	City:	FRISCO	State:	TX	ZIP: 75034
Email Address:	PLANCASTER@33GROUP.COM				
Phone:	214-733-9764	Fax:		Cell:	214-733-9764

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

Name:	D. PRESTON LANCASTER				
Company:	PRB33 LLC				
Mailing Address:	2591 DALLAS PKWY STE 300				
	City:	FRISCO	State:	TX	ZIP: 75034
Email Address:	PLANCASTER@33GROUP.COM				
Phone:	214-733-9764	Fax:		Cell:	214-733-9764

SECTION 4. DETAILED PROJECT INFORMATION			
Project Category: (check one)	Catalyst [] Vacant/Underutilized Site/Buildings [☒] Mixed-Income Housing [] *maximum of \$25,000 per project*		
Proposed Land Use(s): (multi-family residential, restaurant, office, etc.)	Free-standing, Full-Service Restaurant with parking lots		
Estimated Date of Project Completion:		4/08/2025	
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:	6,953 sq. ft.
Days/Hours of Business Operation:	Mon-Sat: 11a to 11p, Sun 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:	\$ 943,103.64		

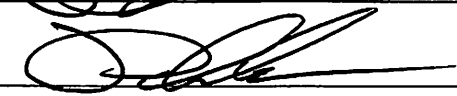
BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE 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.

Applicant's Signature:



Date: 9/26/2025

Owner's Signature:



Date: 9/26/2025

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