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
- Cotton Mill Partners LTD
- CEO / Executive Director
- Federal Tax I.D.
- Incorporation Date

- Mailing Address
- Phone Number
- Email
- Website
- https://mckinneycottonmill.com/Facebook
    - https://www.facebook.com/themckinneycottonmill
- Instagram
- https://www.instagram.com/mckinneycottonmillweddings/Twitter / X
- LinkedIn
- Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, staff, successes, contribution to community, etc.*
- Select One*
    - Nonprofit – 501(c)3
    - Government Entity
    - For Profit Corporation
    - Other

Representative & Contact Information

- Is the representative information same as above?* (Y/N)
- Is the contact for communications between MCDC and the organization same as above?* (Y/N) YES
- Are you the property owner?* (Y/N) YES

Information About Funding Request and Project Costs

- Total Amount Requested*
    - $13,620,896.11
- Are matching funds available?* (Y/N) 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)?* (Y/N) 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?*
    - $19,098,336.11
- What percentage of Project total will be funded by the applicant?*
    - 13%
- Are matching funds available?* (Y/N)
    - Yes
- Cash Matching Funds
    - Amount: $3,000,000
    - Source: McKinney CIP
    - Percent of Total: 15.7%

- 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

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)*
  - 16.924
- Collin CAD Property ID*
  - 2719784
- What kind of project is proposed? (Check all that apply.)*
  - Expansion / Improvement - Y
  - Replacement / repair -Y
  - Multi-phase project - Y
  - New project - Y
- Estimated Date of Project Start Date*
  - 011/01/2026
- Estimated Date of Project Completion Date*
  - 06/01/2027
- Current Appraised Value of Property*
  - $15,430,605.00
- Estimated Appraised Value (post-improvement)*
  - $201,376,953.11
- Has the project been competitively bid?* (Y/N) N

- Attach at least TWO competitive bids for the project
    - Budget attached
- **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.) Narrative provided
    - Project Timeline (design to completion) Schedule with Narrative Provided
    - Detailed Project Budget Budget Provided
    - Site plan (property plat) Provided
    - Design plans/images Site Planand Rendering Provided
    - Projected impact on McKinney's economy Economic Impact Study Provided
    - Projected impact on McKinney's quality of life Included in Narrative on Overall Project Goals

Structure and Financial Viability of the Organization

- Provide the following documentation:

    - Business Plan – mission/goals, organizational structure, target customers, product lines, future expansion additional details can be found in Narrative on Overall Project Goals
    - 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.)

Cotton Mill MCDC Grant Application – 3/31/26

Project Goals and Narrative

The primary goal of the Cotton Mill District redevelopment is to create a distinctive, lasting destination for the residents of McKinney. Envisioned as the southern anchor of the Highway 5 corridor, this project will bring a unique type of development—unlike anything currently found in East McKinney. Our intent is to cultivate a vibrant, inclusive district where people can gather, connect, dine, shop, and enjoy shared experiences.

We anticipate this project becoming a significant economic driver for the east side of McKinney, attracting investment that has historically been directed elsewhere in the city or across North Texas. We firmly believe in the strength and uniqueness of this project, and our progress to date reflects that commitment.

Alignment with MCDC Grant Criteria

Job Creation
This development will generate substantial employment opportunities. According to the Economic Impact Study (EIS) included in our application, the project is expected to create approximately 2,800 jobs across construction, property management, retail, commercial operations, and related services.

Infrastructure for Business Growth
The district's current infrastructure is significantly undersized and incapable of supporting new development. Proposed improvements will enable both new and existing businesses to thrive, including the continued expansion of the Cotton Mill itself. The EIS estimates a total economic impact of $826 million, including approximately $192 million in tax revenues over the next 20 years.

Without infrastructure upgrades, no form of development—residential, commercial, retail, hospitality, or office—will be financially viable. In the absence of municipal participation, the site will likely remain underutilized, and the Cotton Mill's growth will stall. Phase 1 infrastructure improvements will serve approximately 16.92 acres of the district.

Parks and Open Space
Requested funding will support the development of thoughtfully designed public spaces, including plazas, parks, and open areas. These spaces will incorporate unique landscaping, hardscape elements, and preserved materials collected by the Casey family. Without necessary utility upgrades, creating meaningful public spaces is not feasible.

Community Facilities
Approximately 1.5 acres of publicly accessible parks and open space will serve as a central gathering place for residents and visitors. These spaces are designed to foster community interaction and enhance quality of life.

Extensive community engagement has been a cornerstone of this project. Through meetings, outreach, and direct conversations with residents and local leaders, we have incorporated meaningful feedback into the design. The project has received strong and widespread support.

Tourism and Destination Creation
With the historic Cotton Mill as its centerpiece, the district is poised to become a regional destination. Inspired by successful developments such as San Antonio's Pearl District, this project aims to attract visitors from across North Texas and beyond, delivering a similarly impactful—though appropriately scaled—experience.

Project Vision and Impact

Beyond meeting grant requirements, this project is intended to serve as a catalyst for East McKinney. It will signal to investors, developers, and businesses that this area is ready for growth and investment. Public-private partnership, including MCDC support, will provide a competitive advantage in attracting capital and establishing a strong anchor at the southern end of the Highway 5 corridor.

While there is already interest from private investors, the project's financial feasibility depends on shared infrastructure investment. Without it, capital will likely shift to other opportunities.

Currently, the cost of necessary infrastructure improvements exceeds what the Cotton Mill can reasonably bear. These costs are significantly higher than typical off-site infrastructure expenses, resulting in a standstill in expansion efforts.

Our goal is to create a place the community can take pride in—one that balances economic success with meaningful contributions to quality of life. While challenges are inevitable, we are confident that with funding support, the project will succeed. Without it, the project is unlikely to move forward.

Business Plan Overview

In addition to its significant community impact, the Cotton Mill District will be supported by a combination of private equity, debt financing, and public participation. This layered capital approach is essential to delivering a project of this scale while ensuring long-term viability.

From a market standpoint, the district is intentionally designed to be inclusive and broadly appealing. Target demographics include young professionals, younger couples, and empty nesters—groups that typically have higher levels of discretionary income and a strong preference for dining, entertainment, and experiential retail. These characteristics make the district highly attractive to retailers and restaurateurs. In addition, the character and uniqueness of the Cotton Mill environment position it to attract high-quality office users, particularly in technology and creative industries. The integration of these uses fosters a dynamic, symbiotic "live-work-play" environment similar to other successful mixed-use destinations such as the Pearl District in San Antonio.

With the proposed infrastructure improvements in place, the Cotton Mill District has the capacity to support up to approximately 350,000 square feet of retail, commercial, office, and hospitality uses. This includes the potential for a boutique hotel, expanded retail offerings, and a curated mix of tenants aligned with the Cotton Mill's established culture. Plans also include approximately 1.5 acres of public plazas, parks, and open space, as well as structured parking to support increased activity. At present, none of these components are feasible without critical infrastructure upgrades.

The Cotton Mill team intends to continue its proven, organic growth model—one that has guided the property's evolution over the past 31 years. This approach focuses on thoughtfully building out individual spaces and selecting tenants that align with the character and vision of the district. While this strategy has been highly successful, it has reached a practical limit. Existing infrastructure constraints—particularly related to water, sewer, and fire protection—now prevent further expansion and limit the ability to fully utilize the property.

Specifically, the site currently lacks adequate infrastructure to support continued growth or ensure proper protection of the historic structure. There is no accessible fire lane along the south side of the building, and approximately 100,000 square feet of the property remains without a sprinkler system. These deficiencies not only hinder expansion but also pose risks to the long-term preservation of the Cotton Mill.

With MCDC's investment in infrastructure, the Cotton Mill District will commit to delivering a minimum of 1.5 acres of publicly accessible plazas, parks, and open space within the

next 6–8 years, formalized through a development agreement. These spaces will be privately owned but open to the public, ensuring broad community benefit. Initial concepts include an event lawn, a central fountain, and a network of pedestrian-oriented streets and paseos designed to host programming and community events.

Importantly, the development of parks, plazas, and open space carries significantly less market risk than vertical mixed-use components such as retail, office, and hospitality. While vertical development is subject to market cycles, leasing velocity, capital markets conditions, and tenant demand, open space improvements can be delivered with greater certainty and are less sensitive to economic fluctuations. These public realm investments serve as foundational infrastructure for placemaking—establishing identity, driving foot traffic, and ultimately supporting the long-term success of adjacent private development. As such, prioritizing open space allows the project to move forward in a meaningful way even as vertical components are phased in over time in response to market conditions.

At full buildout, total investment in the district is projected to exceed $200 million. Development will occur incrementally, allowing the project to respond to evolving market conditions. While vertical development timing may vary, infrastructure improvements will immediately unlock the ability to deliver open space and public realm enhancements, which are less sensitive to market fluctuations and critical to establishing the district's identity.

There has already been meaningful interest from private capital, and we are confident that interest will continue to grow as the project advances. However, without shared investment in infrastructure, the financial burden placed on private stakeholders becomes disproportionate, making the project infeasible. In that scenario, capital will be redirected to other opportunities, and the district will remain underdeveloped.

The Casey family remains deeply committed to the long-term stewardship of the Cotton Mill, with a vision of preserving and enhancing this historic asset for future generations. Realizing that vision requires a partnership approach—one that mirrors the spirit of investment and growth that helped shape McKinney more than a century ago.

Conclusion

The Cotton Mill District represents a unique opportunity: the right team, the right location, and the right vision. With aligned demographics and a thoughtful development plan, this project is well-positioned for success.

We are confident that with support from the City of McKinney and MCDC, this project will attract additional investment and deliver lasting benefits to the community. We respectfully request your consideration and support in bringing this vision to life—creating a place that will make McKinney proud for generations to come.

THE COTTON MILL

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2026.03.18

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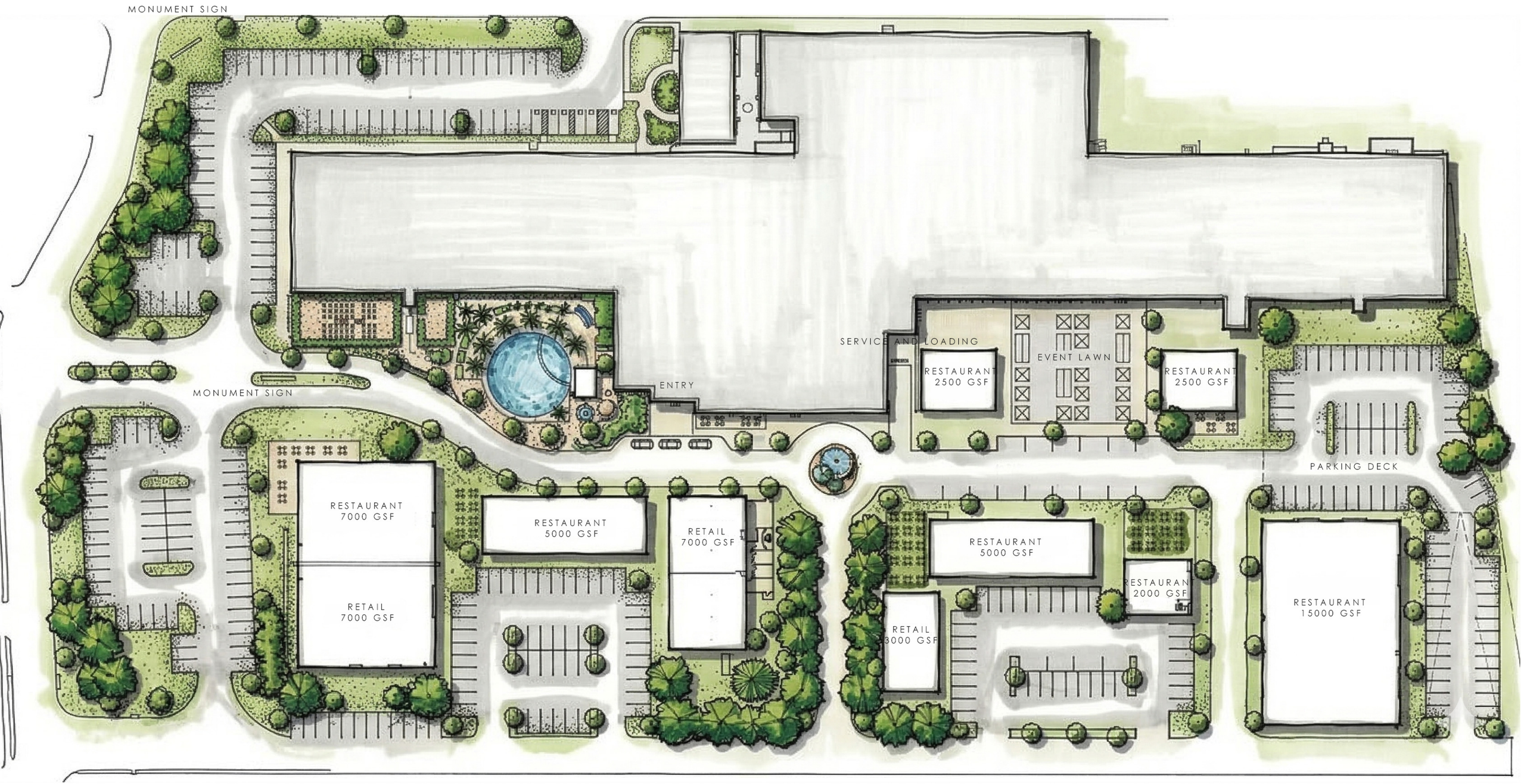

SITE PLAN

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273 PARKING SPACES PROVIDED
56,000 GSF OF NEW RETAIL

NTS

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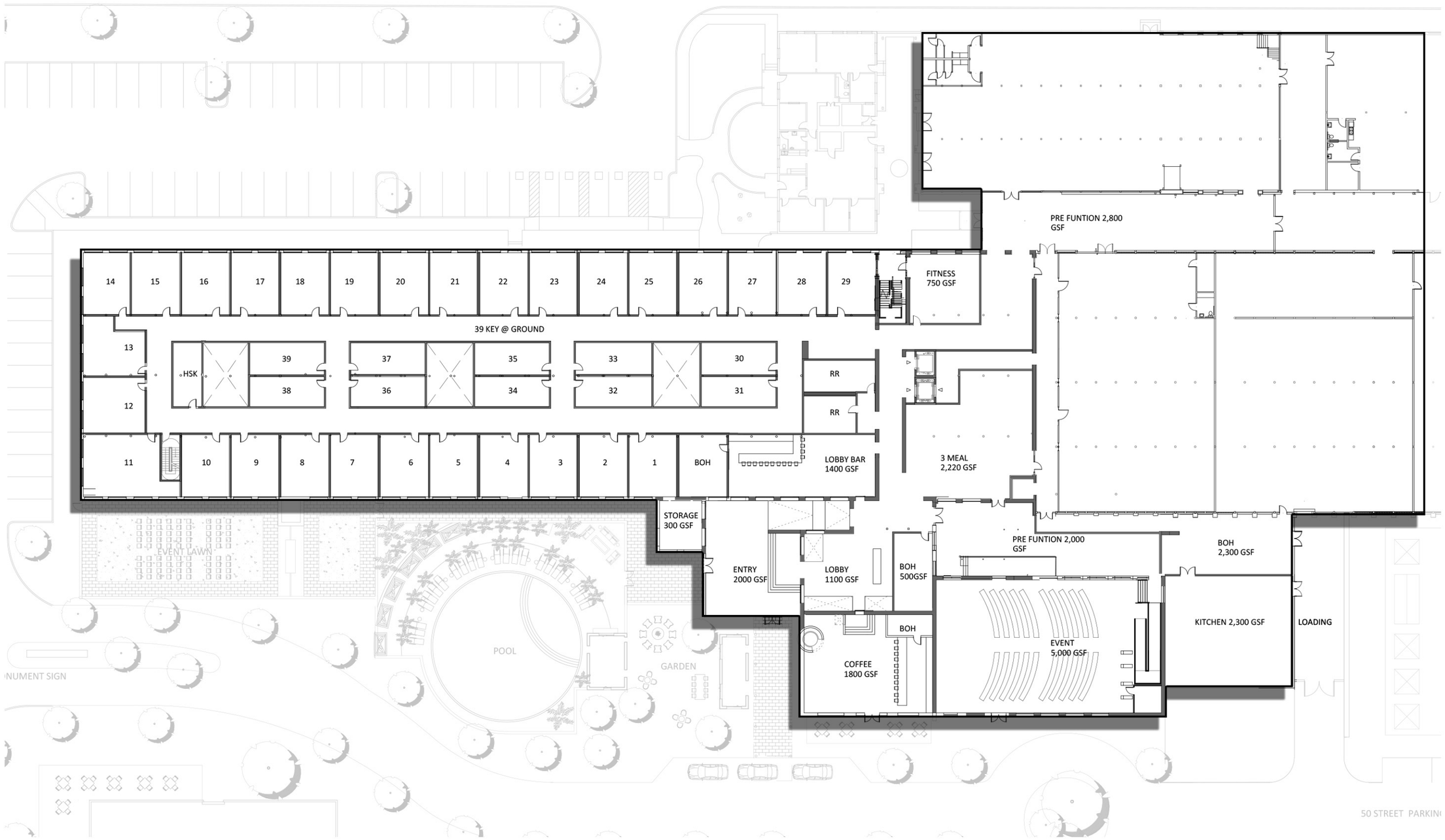

GROUND FLOOR - OPTION 1

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82 KEYS PROVIDED @ 2 FLOORS

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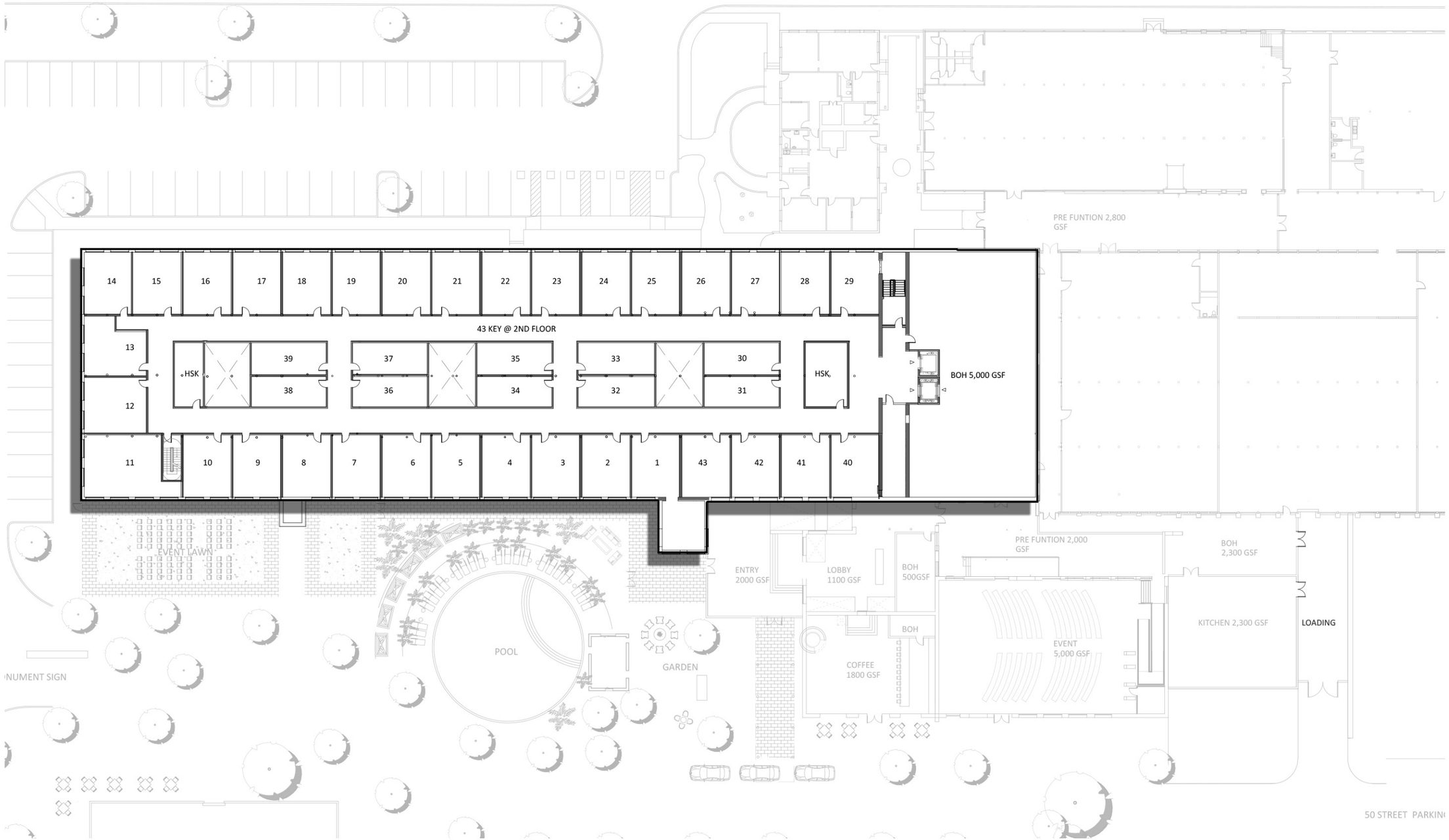

SECOND FLOOR - OPTION 1

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82 KEYS PROVIDED @ 2 FLOORS

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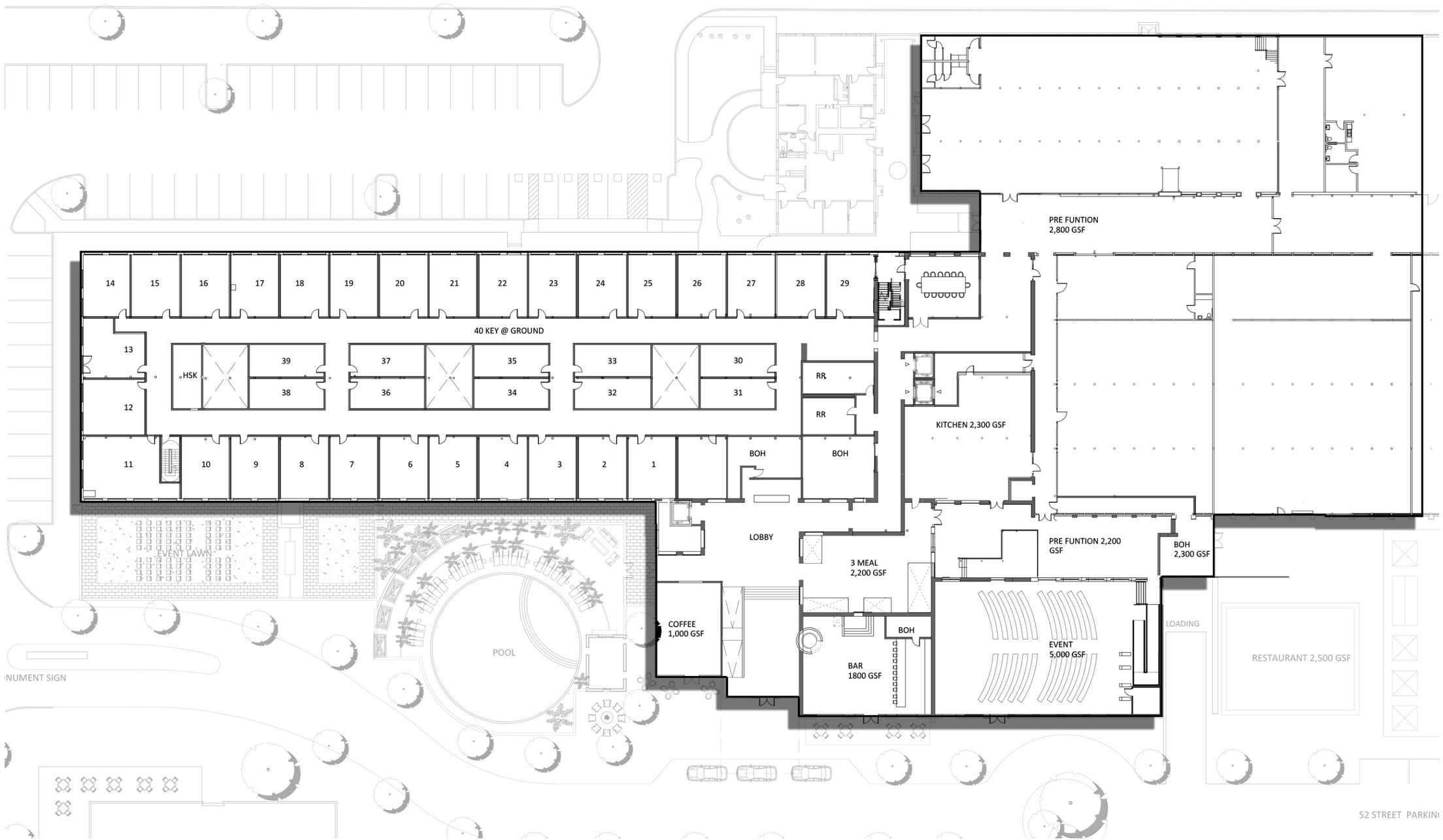

GROUND FLOOR - OPTION 2

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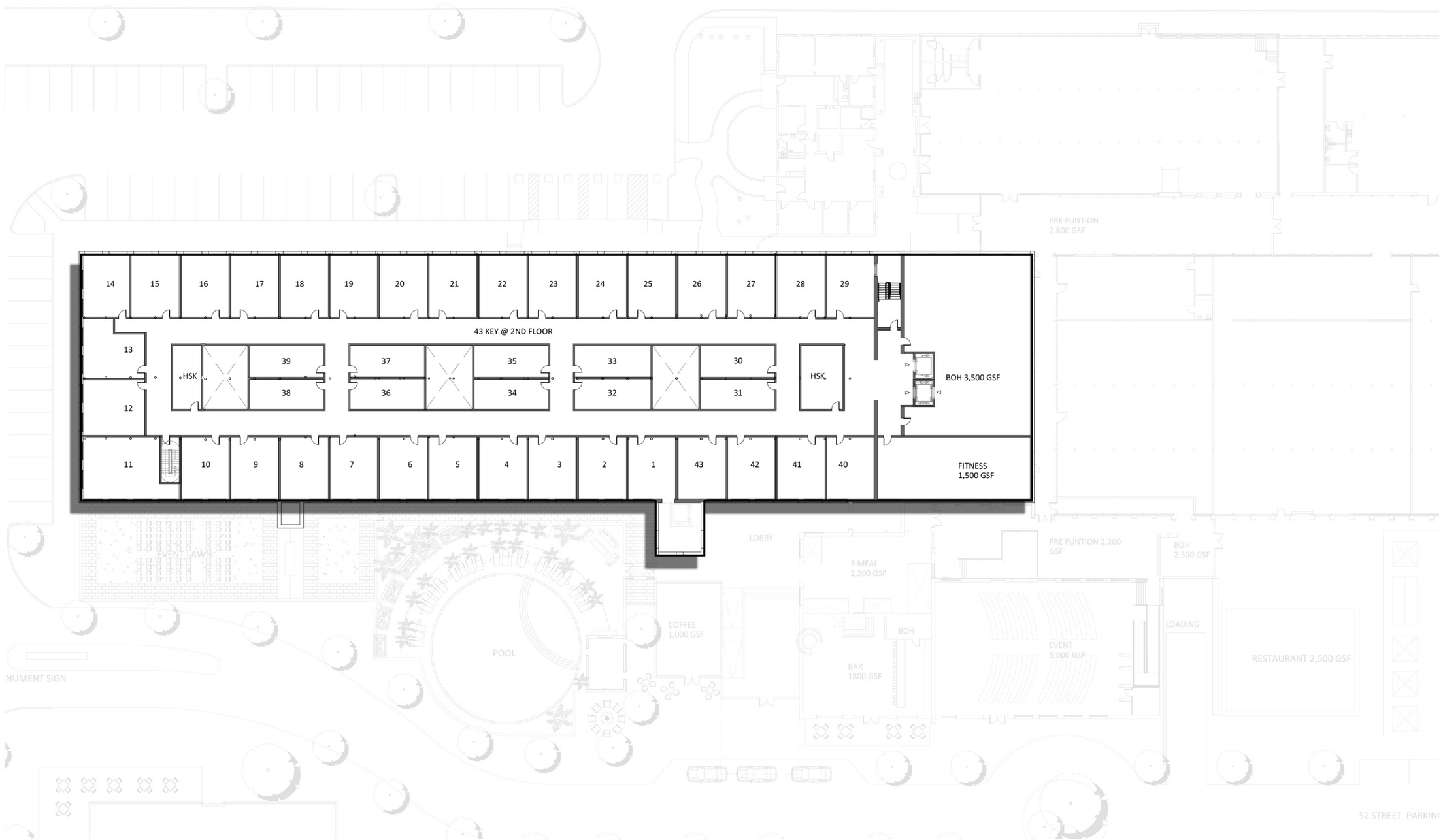

SECOND FLOOR - OPTION 2

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83 KEYS PROVIDED @ 2 FLOORS

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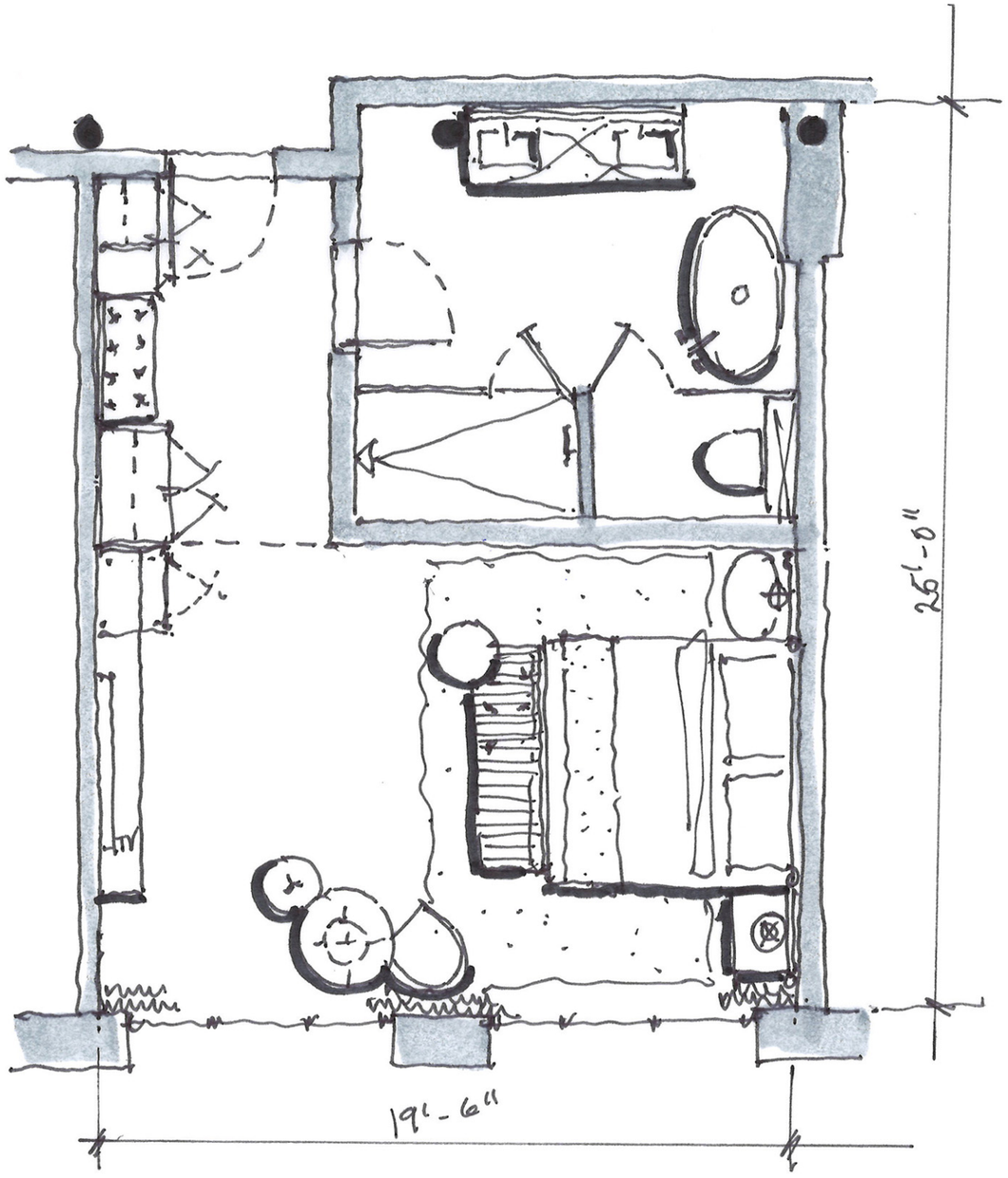
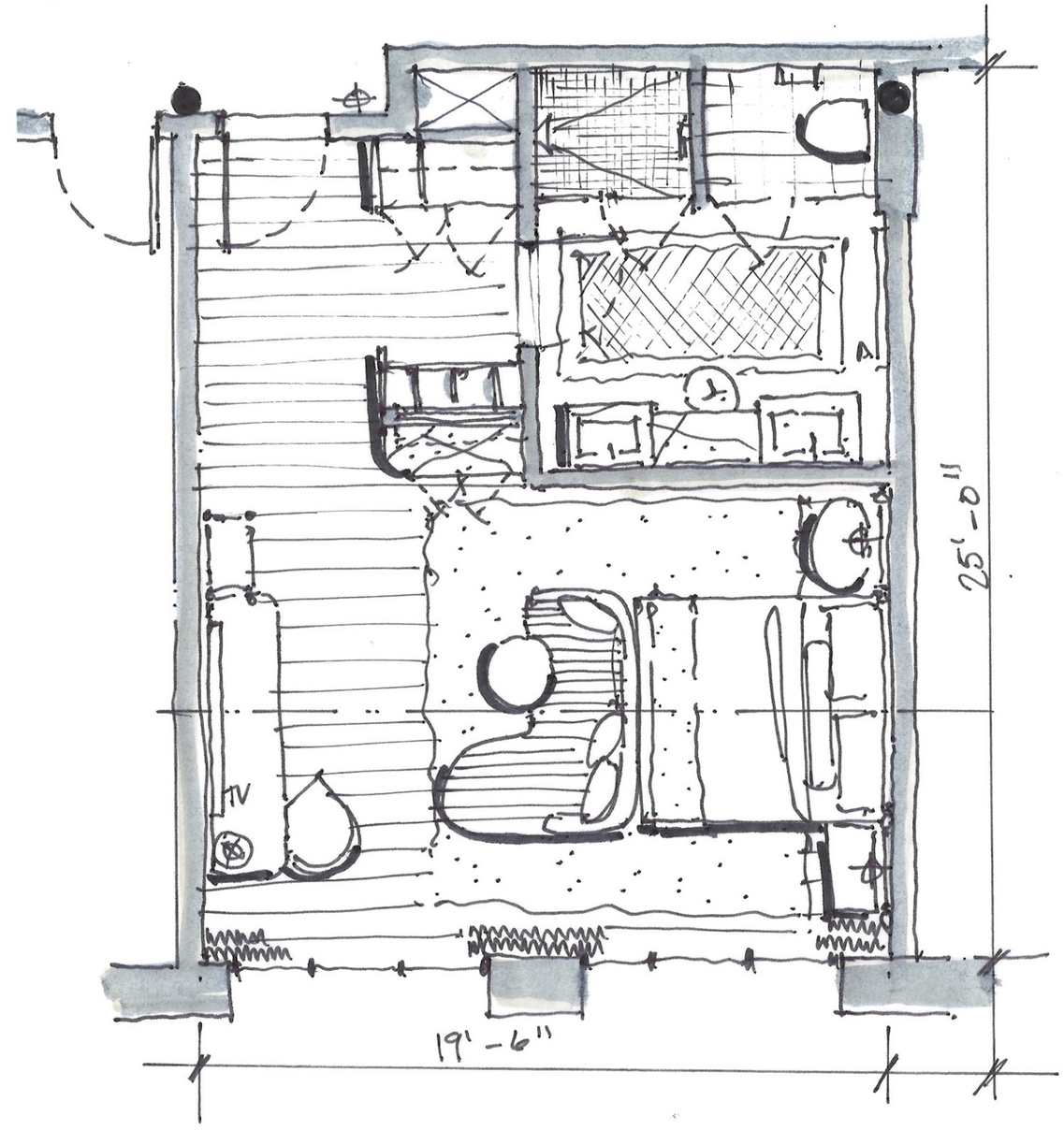


OPTION A



OPTION B

KING GUESTROOM TEST FITS

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HOTEL ENTRY CONCEPT

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ENTRY AND FRONT DESK CONCEPT

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EVENT SPACE CONCEPT

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EVENT LAWN CONCEPT

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EVENT LAWN CONCEPT

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POOL CONCEPT

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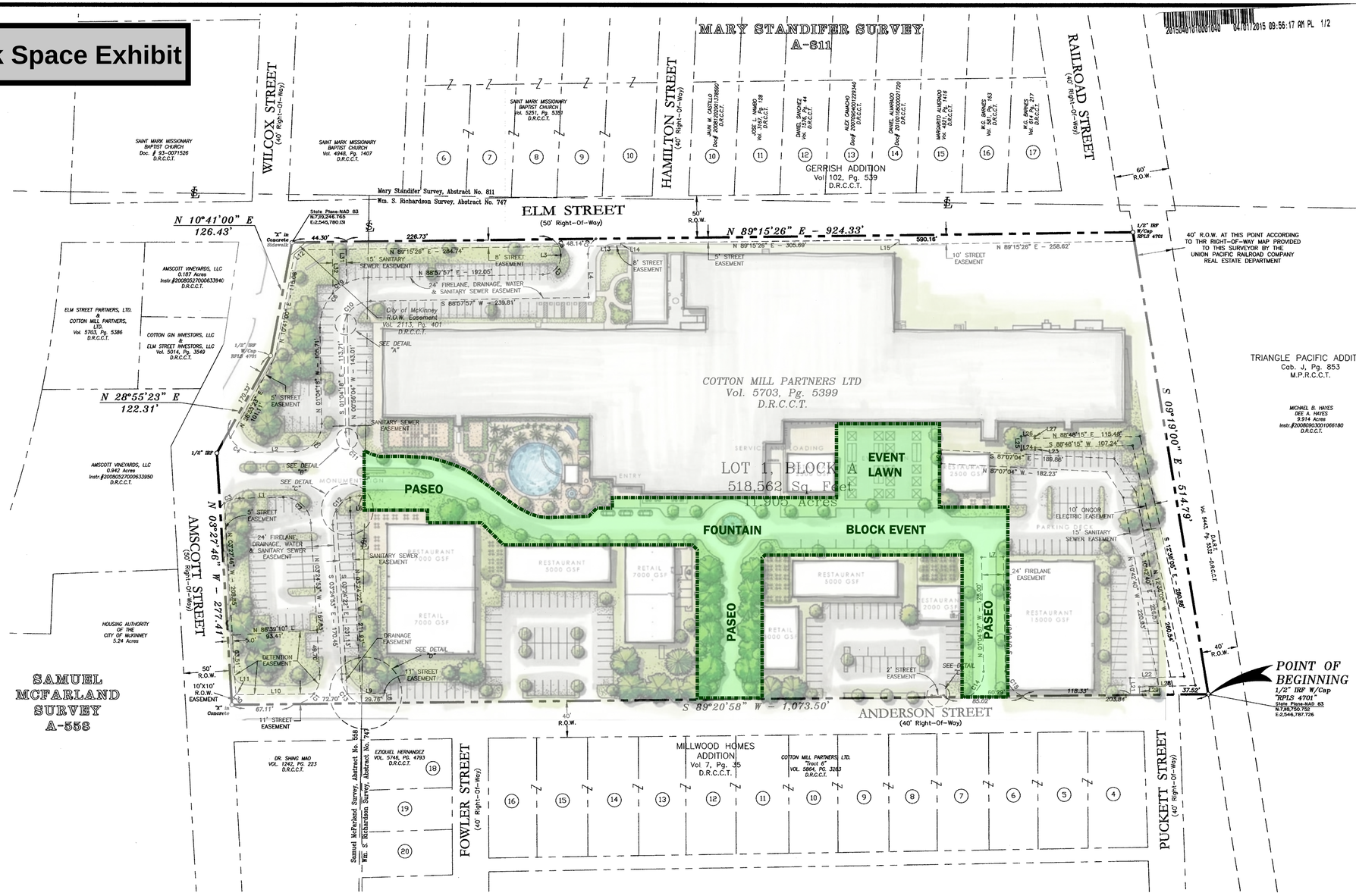
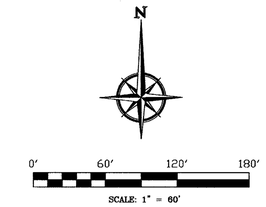
Park Space Exhibit





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.

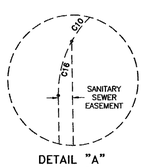
CITY OF McKINNEY NOTE:

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.

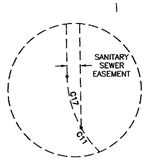
AREA NOTE:

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.

S10734



DETAIL "A"
1"=20'



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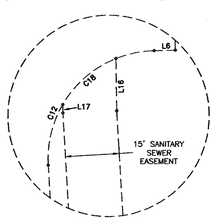

DETAIL "C"
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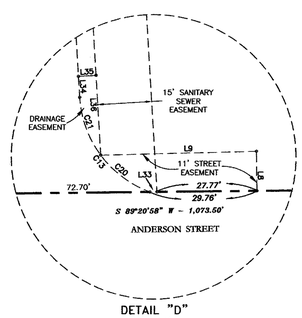

DETAIL "D"
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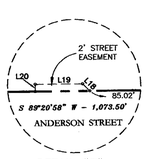
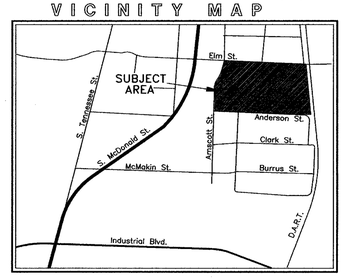


DETAIL "E"
1"=20'

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" W	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

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

2015-152

MINOR PLAT

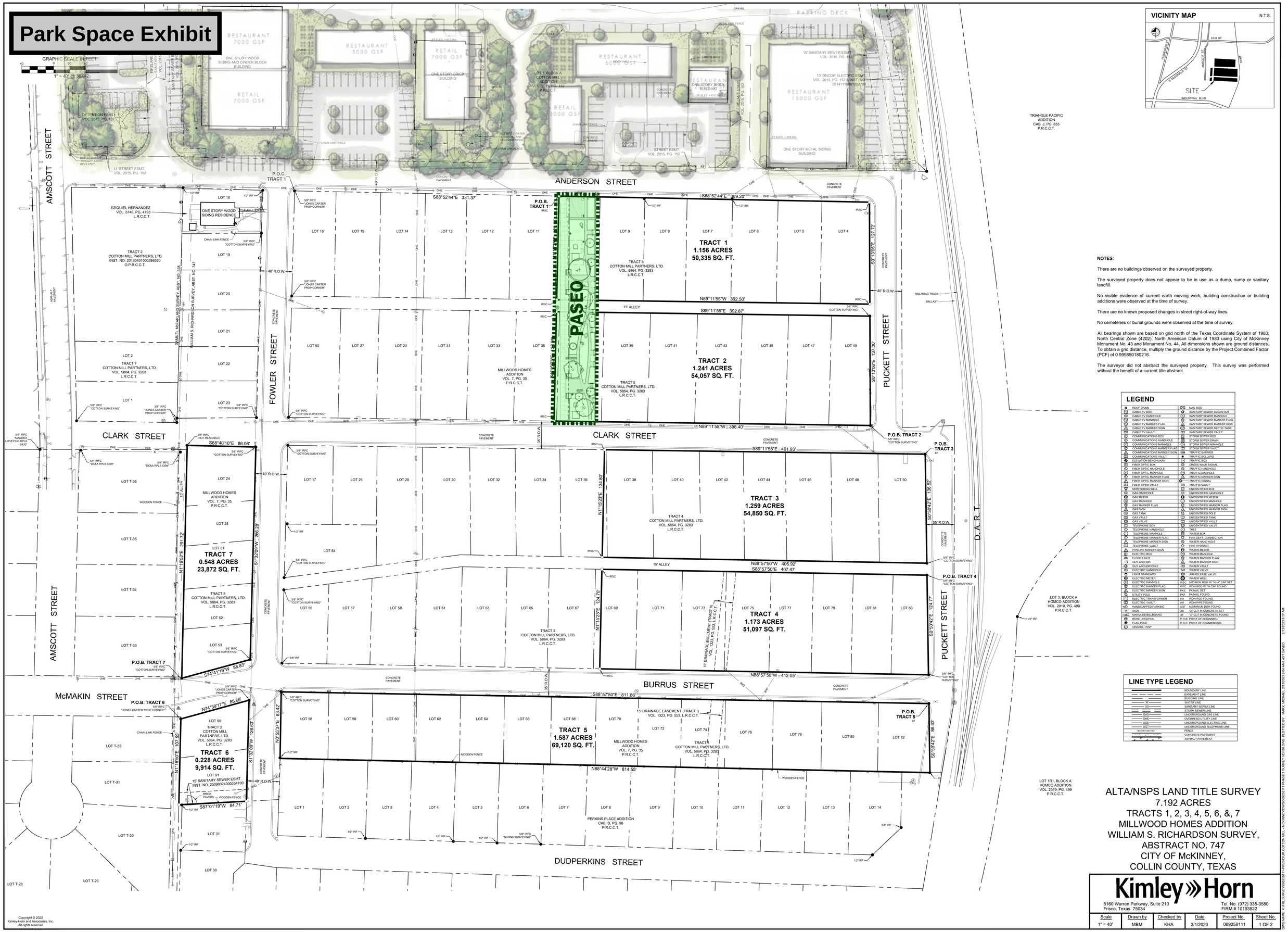
COTTON MILL ADDITION
LOT 1, BLOCK A

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 Stark	09/25/14	1"=60'	14091	14091-PLAT.DWG	1 of 2

Park Space Exhibit



VICINITY MAP

N.T.S.

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 0.999850180216.

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
	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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DWG NAME: K:\FW_SURVEY\069258111-FRISCO\KM COTTON MILL - MCKINNEY\CONDO\069258111 PHASE 1\SURVEY\1-PARK.DWG PLOTTED BY: MARK, MICHAEL 2/13/2023 9:54 AM LAST SAVED: 2/13/2023 9:57 AM

Cotton Mill Entrance looking East

Cotton Mill Building looking Northwest

Cotton Mill Plaza looking Southeast

Movie Night Cotton Mill Exterior looking Northwest

Anderson Street Car Show looking West

Hotel Lobby Interior

Brew Pub Interiors looking Northwest

Brew Pub Exterior lookig Southeast

Infrastructure Cost Breakdown

	Phase 1
Existing Conditions	$110,000.00
Earthwork	$833,143.00
Concrete	$2,770,190.00
Electrical	$301,200.00
Water	$3,160,351.80
Sanitary System	$1,357,180.50
Storm	$4,221,232.88
Misc	$225,000.00
Landscaping/Irrigation	$536,196.00
Fowler Street Extension	$1,112,372.00
Subtotal	$ 14,626,866.18
GC/Fee	$2,194,029.93
Design Services	$1,000,000.00
Land For Detention Facility	$477,440.00
Land Acquisition for Fowler	$ 800,000.00
Total	**$ 19,098,336.11**

CONTRIBUTIONS FOR INFRASTRUCTURE ONLY	
Cotton Mill Developer Hard Cost Contribution	$ 1,000,000.00
City CIP	$ 3,000,000.00
Cotton Mill Developer Design Contribution	$ 1,000,000.00
Cotton Mill Developer Land Contribution	$ 477,440.00
TOTAL:	$ 5,477,440.00
Funding Request	$ 13,620,896.11
Cotton Mill Developer Contribution	$ 2,477,440.00
Cotton Mill Developer Contribution %	13.0%

CONTRIBUTIONS FOR TOTAL DEVELOPMENT	
Private Capital	$ 184,756,057.00
City CIP	$ 3,000,000.00
MCDC Funding Request	$ 13,620,896.11
TOTAL ESTIMATED COST	$ 201,376,953.11
Private Capital Contribution %	91.7%

PHASE 1 TOTAL DEVELOPMENT COSTS

Infrastructure	$	19,098,336.11
Cotton Mill Retail	$	42,500,000.00
Cotton Mill Hotel	$	55,000,000.00
Cotton Mill Office	$	79,778,617.00
Cotton Mill Park Space	$	2,000,000.00
Cotton Mill Parking Garage	$	3,000,000.00
	$	201,376,953.11

PHASE 1

Water Only

ELM STREET

GRACE WAY

EXISTING PUBLIC WASTEWATER

EXISTING PUBLIC WATER MAIN

NEW PUBLIC WATER MAIN PER CIP LIST

PUBLIC WATER MAIN UPSIZING PER CIP LIST

ANDERSON STREET

AMSCOTT STREET

PUCKETT STREET

CLARK STREET

FOWLER STREET

D.A.R.T.

HIGHWAY 5

New and upsized waterline and connections required for additional capacity/volume needed for fire protection to serve parcels/areas in light blue.

We expect to be required to upsize this section to create a full loop and connection for the entire system.

POTENTIAL FUTURE REDEVELOPMENT AREA

EXISTING PUBLIC STORM MAIN

NEW PUBLIC WATER MAIN EXTENSION

INDUSTRIAL BLVD

N
W
E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- NEW ROADWAY IMPROVEMENTS
- UPSIZED WATER MAIN (CIP)
- NEW WATER MAIN (CIP)
- NEW STORM MAIN
- NEW WASTEWATER MAIN

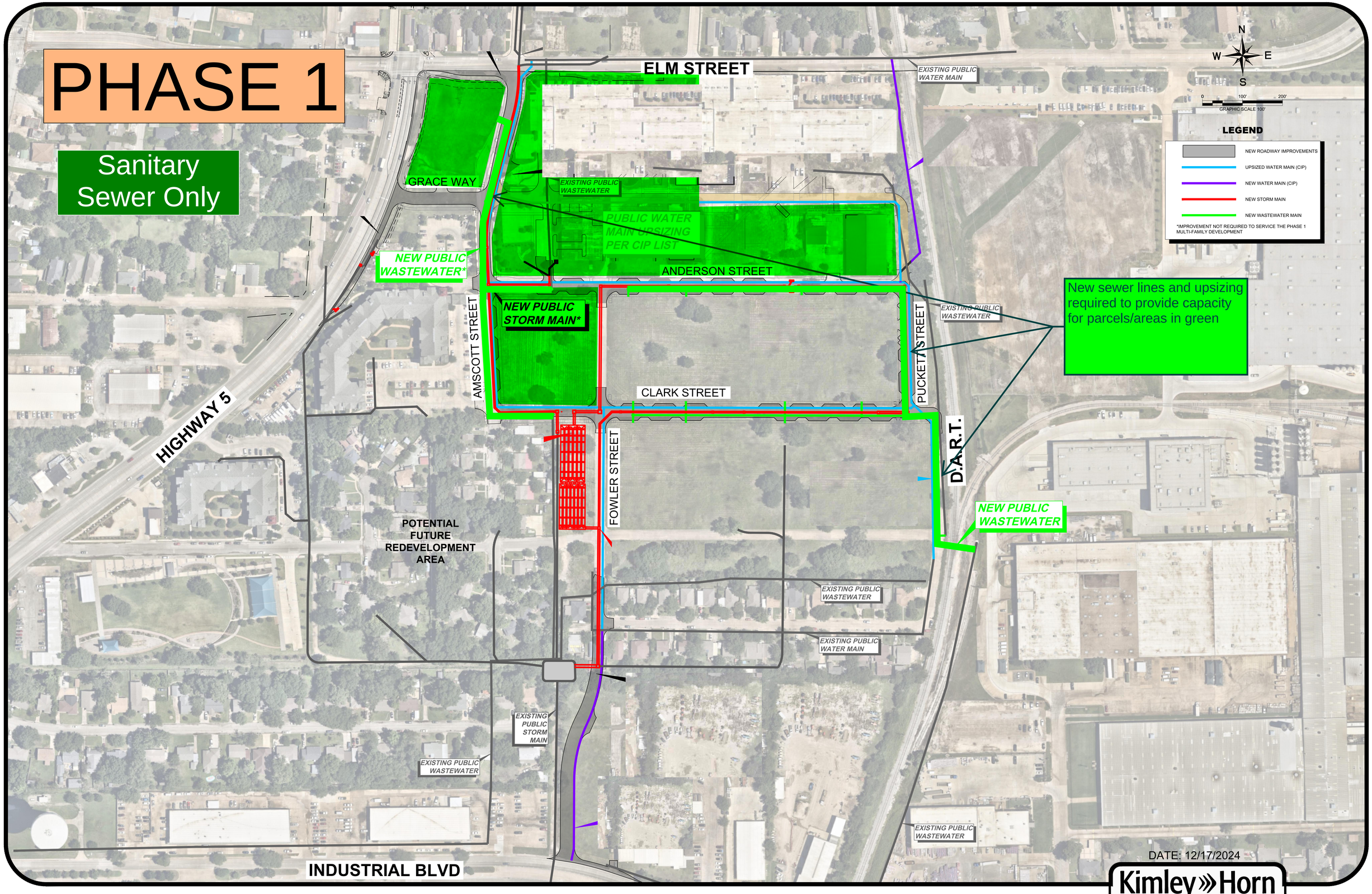
*IMPROVEMENT NOT REQUIRED TO SERVICE THE PHASE 1 MULTI-FAMILY DEVELOPMENT

DATE: 12/17/2024

Kimley»Horn

PHASE 1

Sanitary Sewer Only



New sewer lines and upsizing required to provide capacity for parcels/areas in green

DATE: 12/17/2024

Kimley»Horn

INDUSTRIAL BLVD
HIGHWAY 5
HARRY McKILLOP BLVD
POTENTIAL FUTURE REDEVELOPMENT AREA
POTENTIAL FUTURE REDEVELOPMENT AREA
POTENTIAL FUTURE REDEVELOPMENT AREA
New sewer lines and upsizing required to provide capacity for parcels/areas in green
EXISTING PUBLIC WASTEWATER
EXISTING PUBLIC WASTEWATER
PUBLIC WASTEWATER MAIN RE-SLOPE
EXISTING WASTEWATER TREATMENT PLANT
N
W
E
S
0
150'
300'
GRAPHIC SCALE 100'
LEGEND
NEW ROADWAY IMPROVEMENTS
UPSIZED WATER MAIN (CIP)
NEW WATER MAIN (CIP)
NEW STORM MAIN
NEW WASTEWATER MAIN
*IMPROVEMENT NOT REQUIRED TO SERVICE THE PHASE 1 MULTI-FAMILY DEVELOPMENT
DATE: 04/07/2025
Kimley»Horn

PHASE 1

Storm Only

ELM STREET

GRACE WAY

EXISTING PUBLIC WASTEWATER

EXISTING PUBLIC WATER MAIN

ANDERSON STREET

NEW PUBLIC STORM MAIN*

AMSCOTT STREET

PUCKETT STREET

CLARK STREET

FOWLER STREET

D.A.R.T.

HIGHWAY 5

NEW REGIONAL DETENTION POND

NEW PUBLIC STORM MAIN

POTENTIAL FUTURE REDEVELOPMENT AREA

EXISTING PUBLIC STORM MAIN

INDUSTRIAL BLVD

New storm main for to serve parcels/areas in pink.

New storm lines and detention pond to serve parcels/areas in orange.

New storm lines and detention pond to serve Anderson street.

New storm main connection for all of district.

N
W
E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- NEW ROADWAY IMPROVEMENTS
- UPSIZED WATER MAIN (CIP)
- NEW WATER MAIN (CIP)
- NEW STORM MAIN
- NEW WASTEWATER MAIN

*IMPROVEMENT NOT REQUIRED TO SERVICE THE PHASE 1 MULTI-FAMILY DEVELOPMENT

DATE: 12/17/2024

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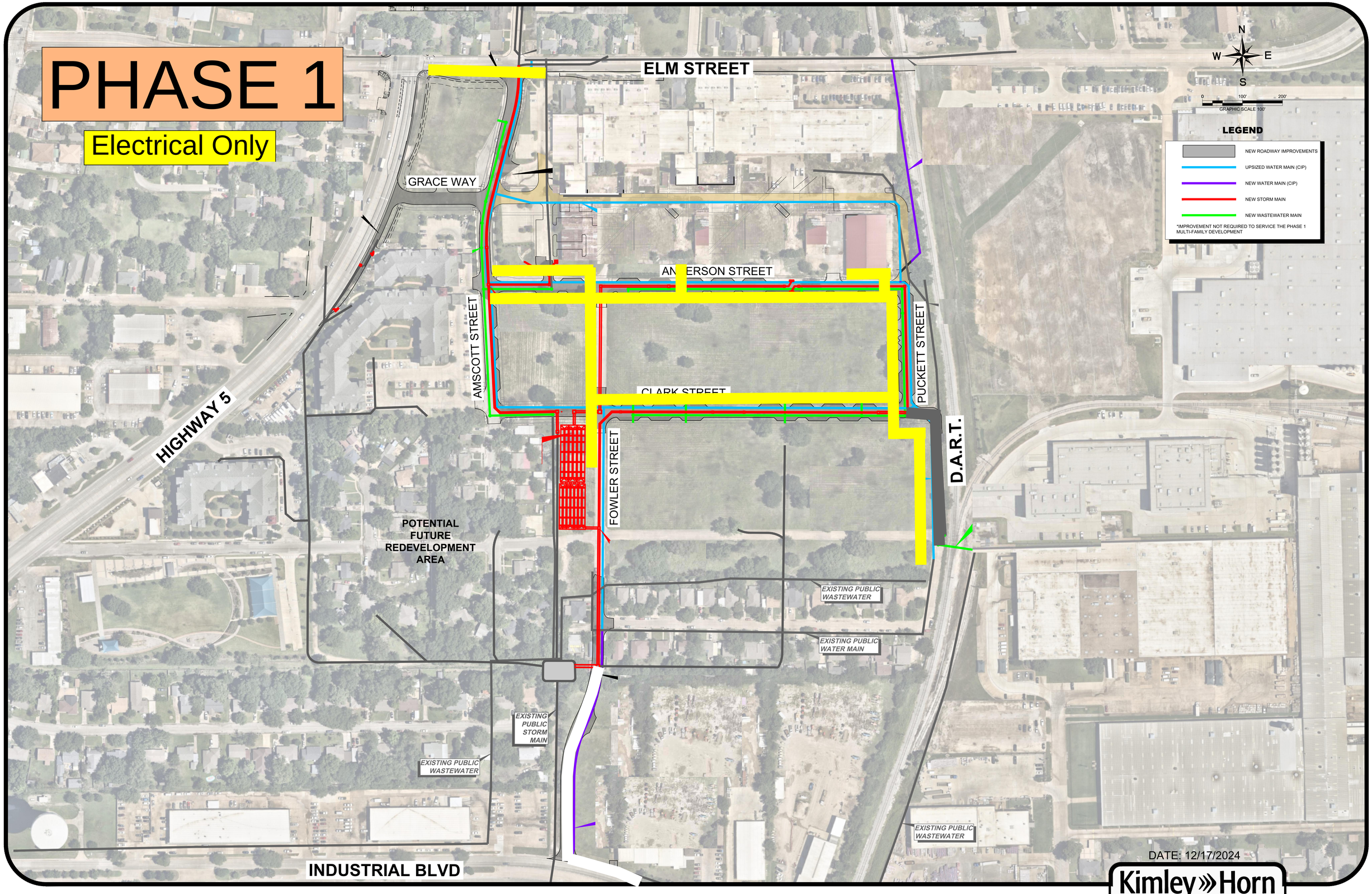
PHASE 1

Electrical Only

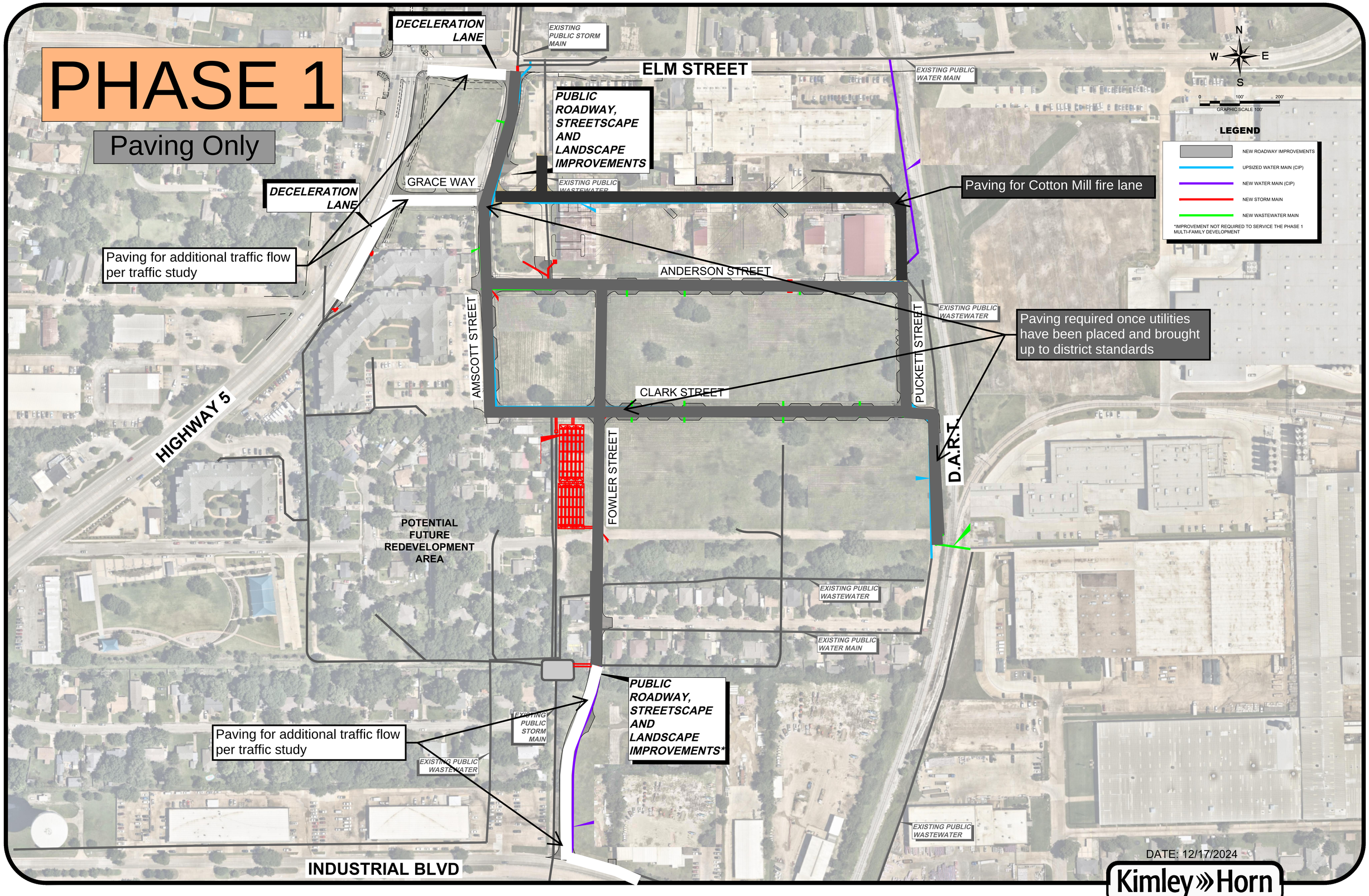


DATE: 12/17/2024

Kimley»Horn

PHASE 1

Paving Only



DATE: 12/17/2024

Kimley»Horn

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.

TABLE OF CONTENTS

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Economic Impact of Construction 12
Economic Impact of Retail Operations 15
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Cumulative Economic Impact 19
Assumptions & Limiting Conditions 21
Certification 23

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			

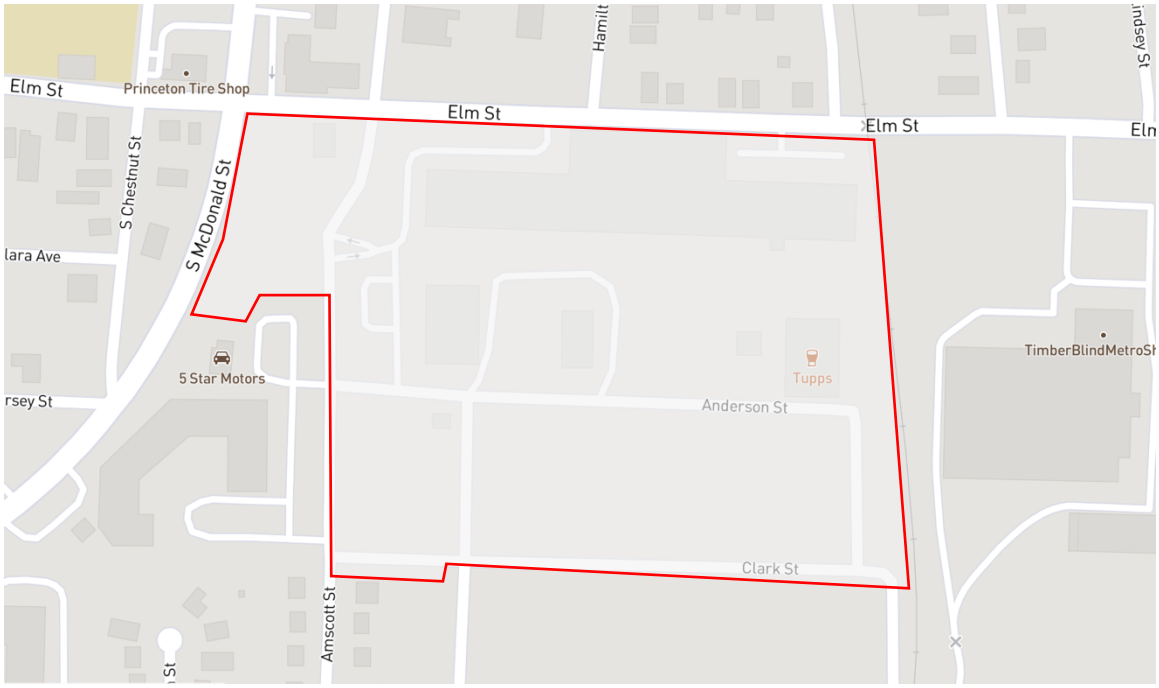
ASSUMPTIONS AND LIMITING CONDITIONS

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

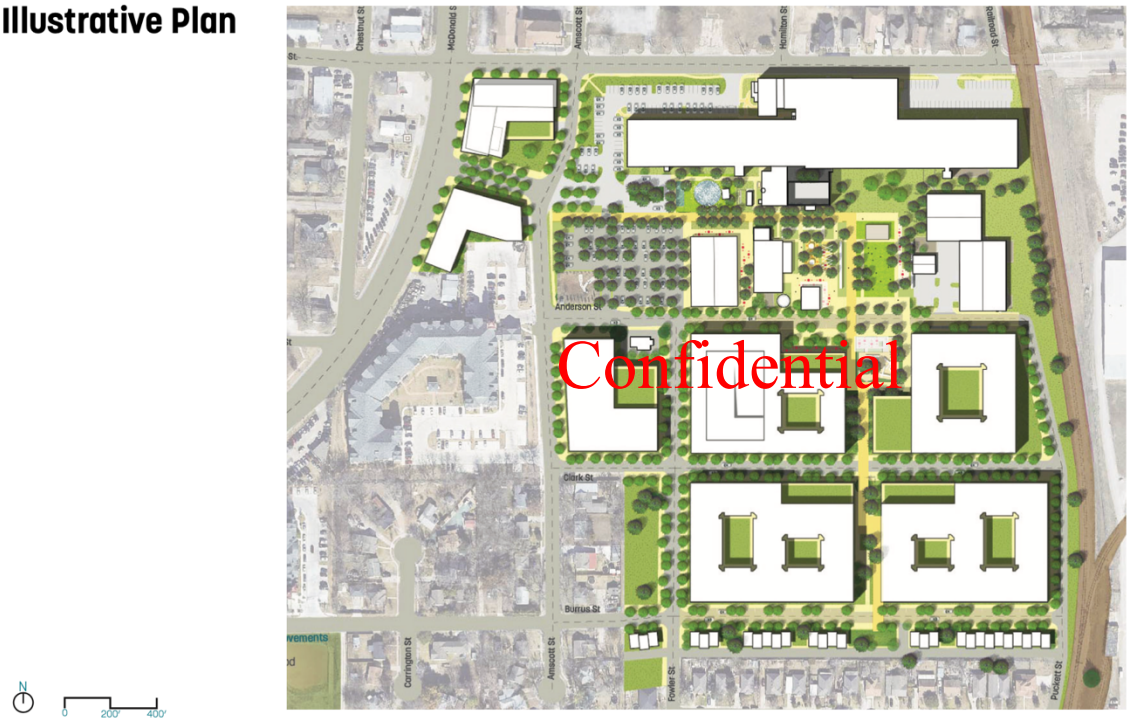
CONSTRUCTION IMPACT

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 Revenue1	Total Payroll2 (16.6% of Total Revenue)	Taxes & Savings - (30% of Payroll)	Amount Spent In Local Economy	Economic Impact Output3 1.695	Economic Impact Wages3 0.3934	Total Employment 10.9113	Total Impact From 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

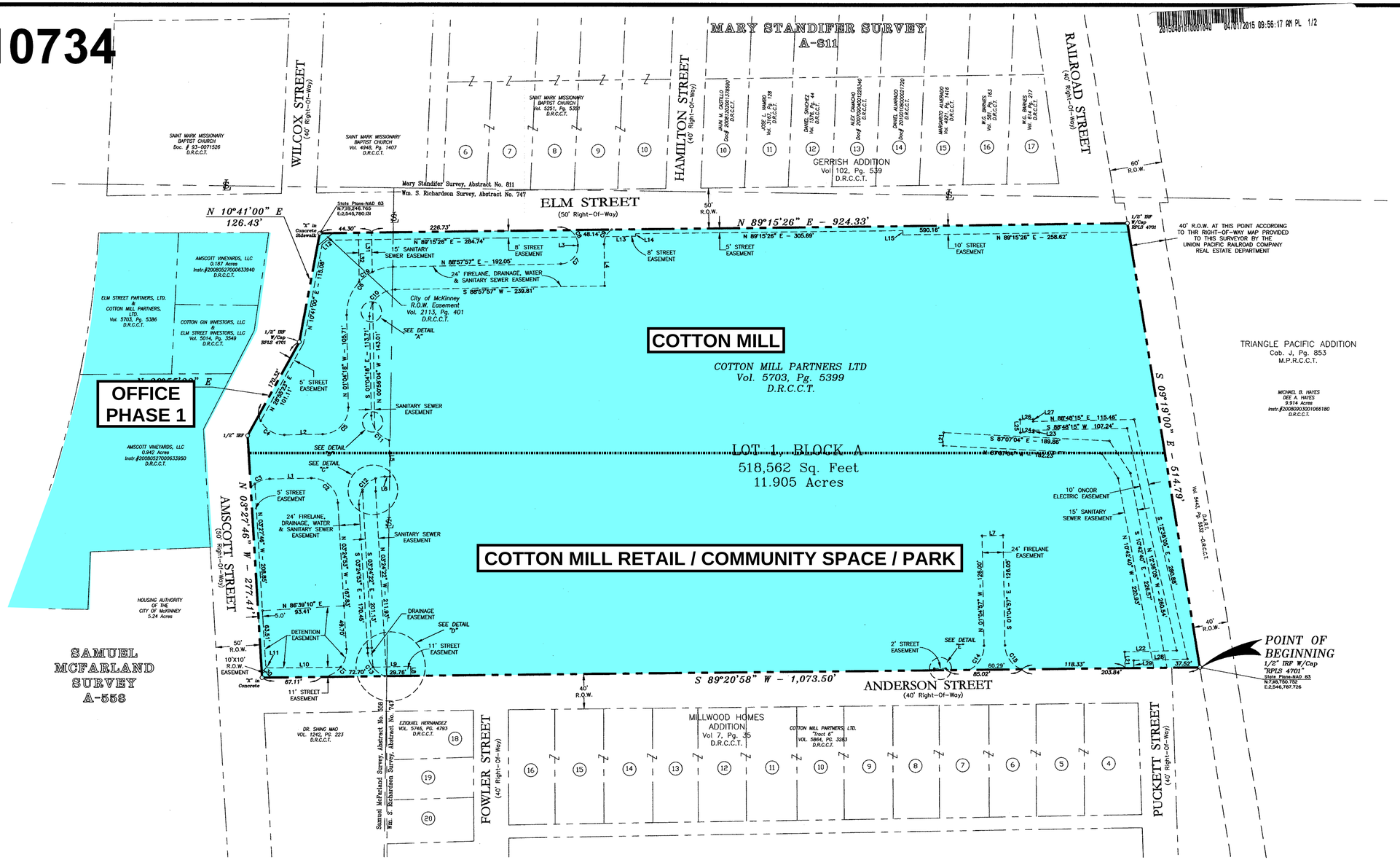
10734

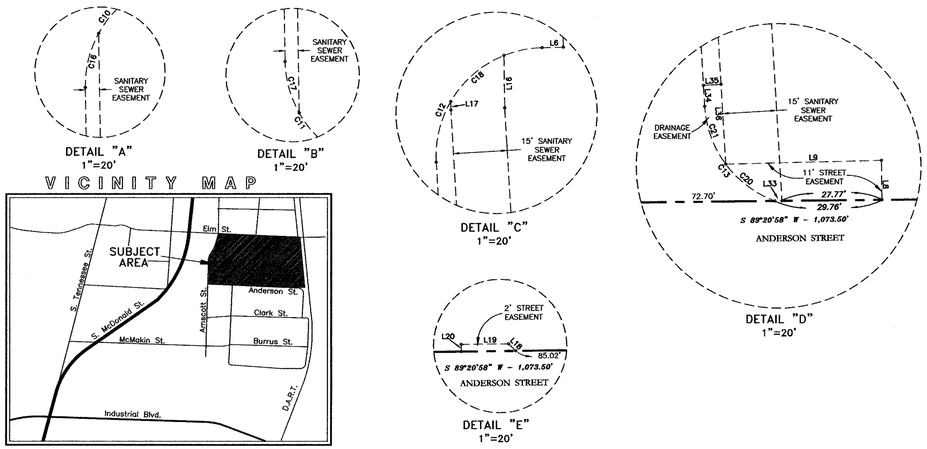
HISTORIC COTTON MILL

COTTON MILL RETAIL / COMMUNITY SPACE / PARK

OFFICE PHASE 1

COTTON MILL PARTNERS LTD OWNED LAND





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

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.

S10734

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/01/2015 09:56:17 AM
$37.00 SCHPELA
2015040101001040

2015-152

COUNTY 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

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

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 Stark	09/25/14	1"=60'	14091	14091-PLAT.DWG	1 of 2

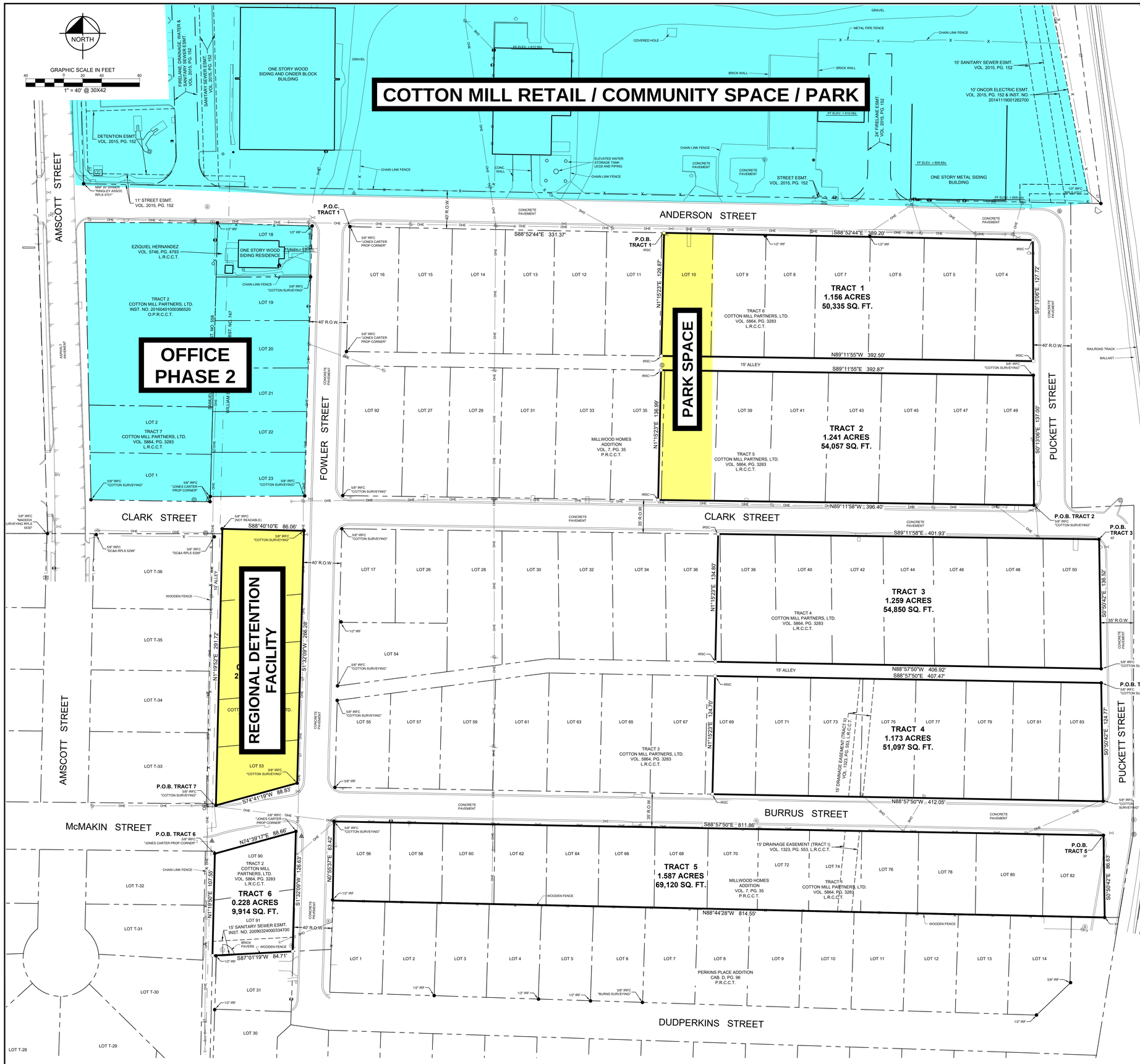
COTTON MILL RETAIL / COMMUNITY SPACE / PARK

OFFICE PHASE 2

REGIONAL DETENTION FACILITY

COTTON MILL PARTNERS LTD OWNED LAND

PRIVATELY OWNED / DEDICATED 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 0.999850180216.

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 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

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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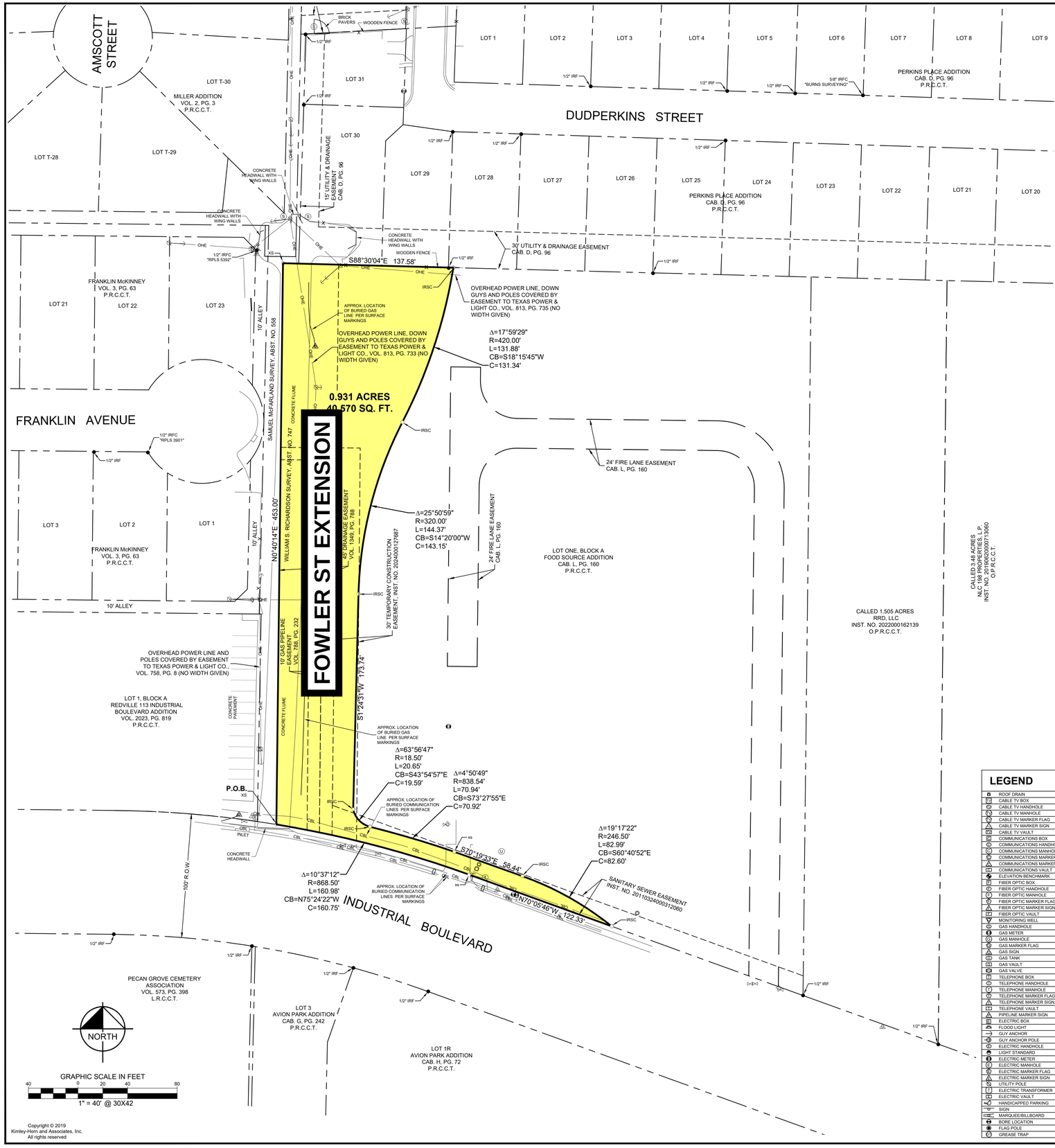
DWG NAME: K:\FW_SURVEY\069258111-PRESIDIUM COTTON MILL - MCKINNEY\069258111 PHASE 1 SURVEY VERIZON.DWG PLOTTED BY MARK, MICHAEL 2/1/2023 9:04 AM LAST SAVED 2/1/2023 9:57 AM



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FOWLER STREET EXTENSION

PRIVATELY OWNED / DEDICATED LAND

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, 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.

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

Michael 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

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 TRANSIFORMER	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

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

ALTA/NSPS LAND TITLE SURVEY

0.931 ACRE

PORTION OF LOT ONE, BLOCK A
FOOD SOURCE ADDITION
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

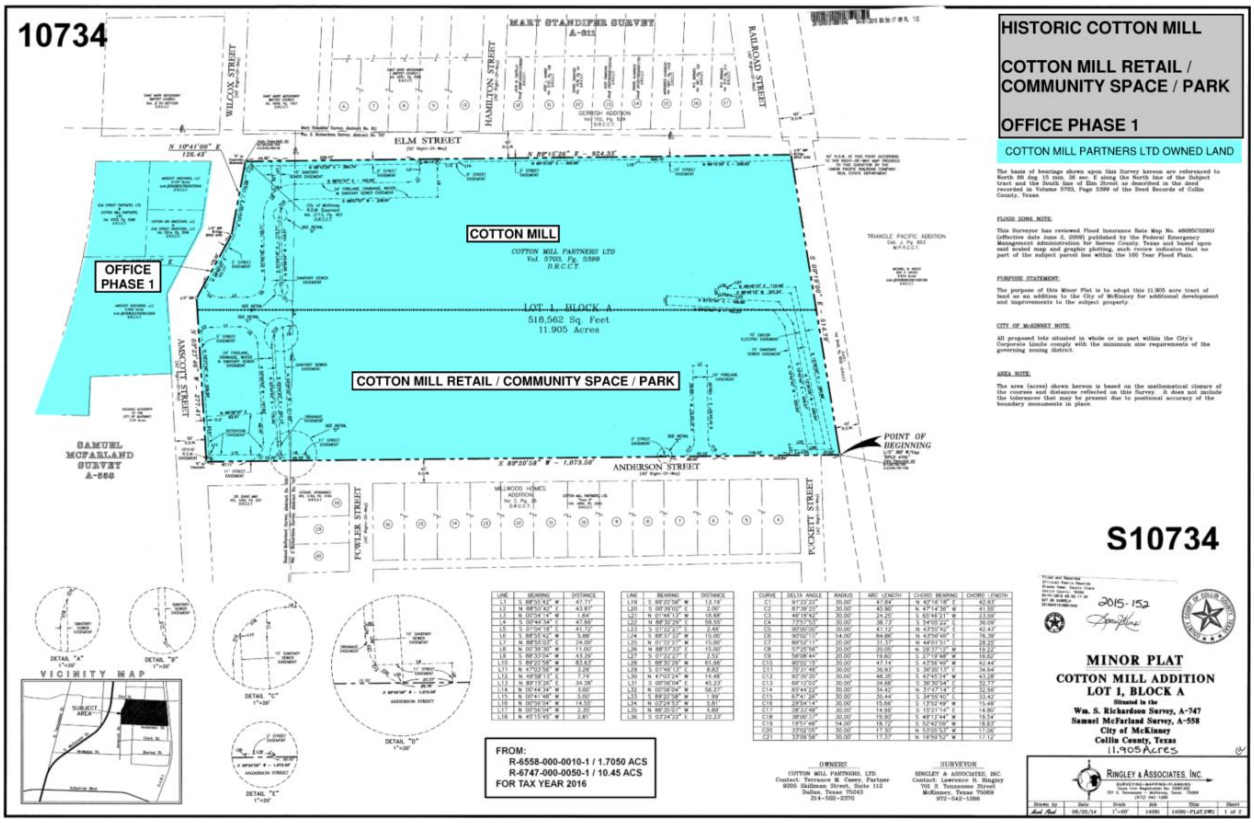
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

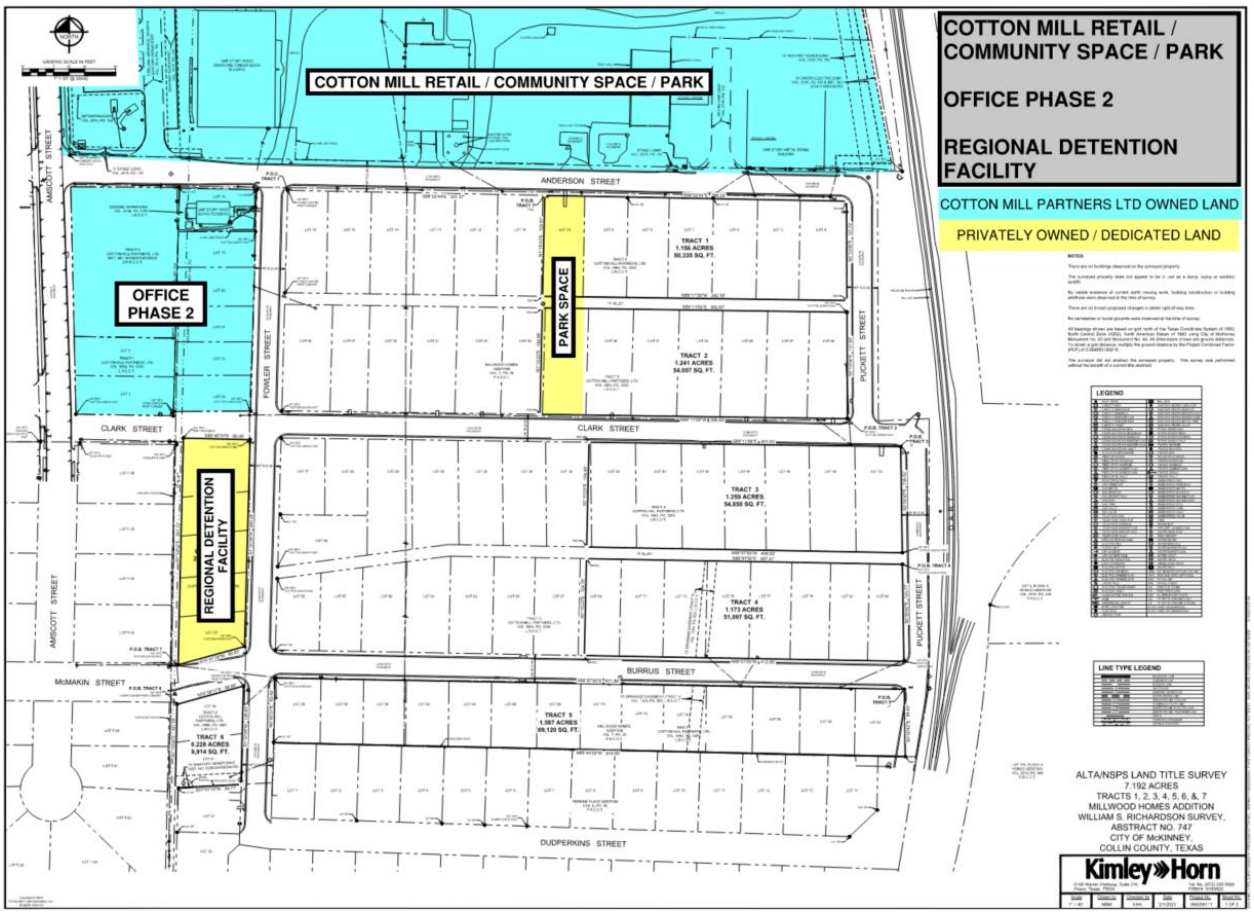
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	04/17/2024	069258111	1 OF 1

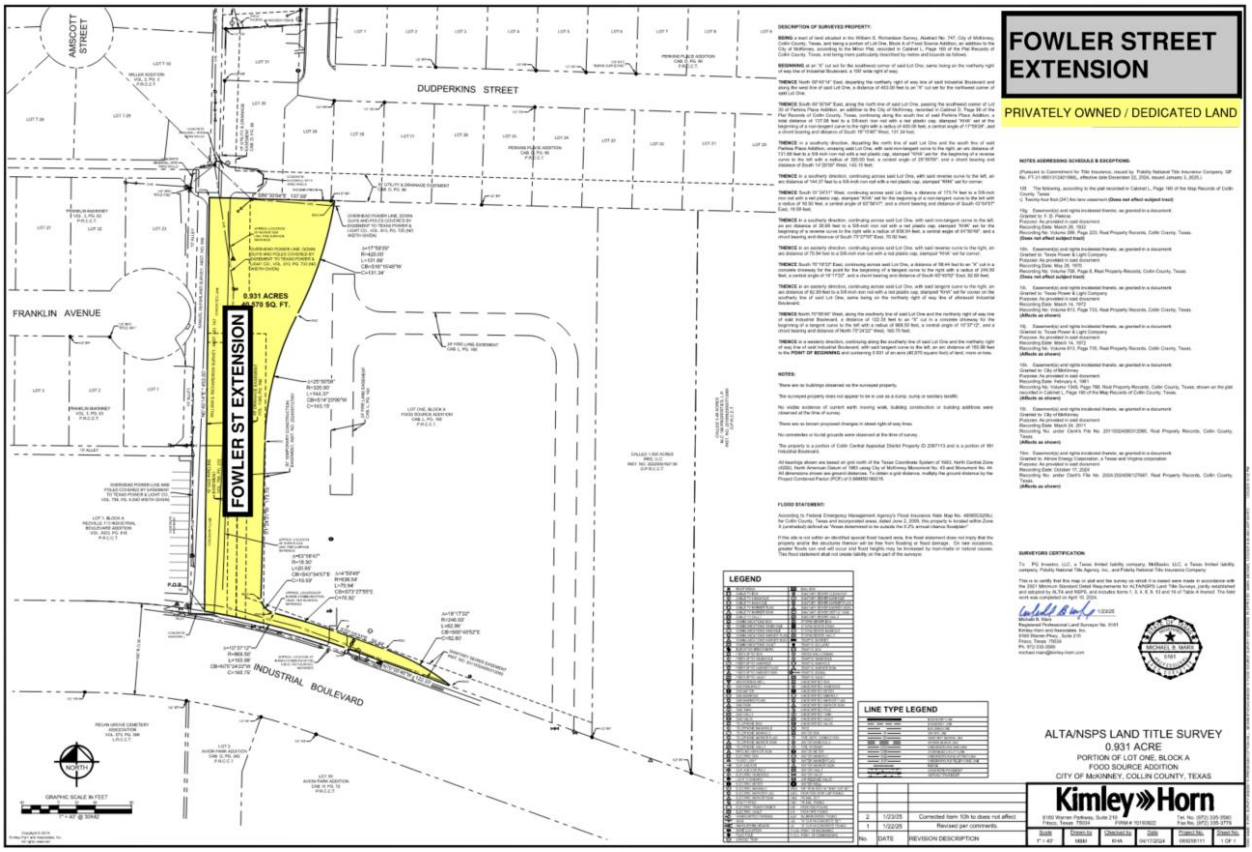
DWG NAME: K:\FRI_SURVEY\069258111-PRESIDIUM COTTON MILL - MCKINNEY\DWG\069258111 FOOD SOURCE SURVEY VER18.DWG PLOTTED BY MARX, MICHAEL 1/23/2025 8:08 AM LAST SAVED 1/22/2025 12:32 PM

Presidium Supplemental Information to 3/31/25 MCDC Project Grant Application

Property Ownership:




COTTON MILL RETAIL / COMMUNITY SPACE / PARK
OFFICE PHASE 2
REGIONAL DETENTION FACILITY
COTTON MILL PARTNERS LTD OWNED LAND
PRIVATELY OWNED / DEDICATED LAND
PARK SPACE
OFFICE PHASE 2
REGIONAL DETENTION FACILITY
ANDERSON STREET
CLARK STREET
BURRUS STREET
McMAKIN STREET
DUDPERKINS STREET
AMSCOTT STREET
FOWLER STREET
PUCKETT STREET
TRACT 1
1.156 ACRES
50,335 SQ. FT.
TRACT 2
1.241 ACRES
54,057 SQ. FT.
TRACT 3
1.250 ACRES
54,550 SQ. FT.
TRACT 4
1.173 ACRES
51,097 SQ. FT.
TRACT 5
1.587 ACRES
69,120 SQ. FT.
TRACT 6
0.228 ACRES
9,914 SQ. FT.
LEGEND
LINE TYPE LEGEND
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



Total Amount Requested:

-In the application form, we included the requested amount for Phase 1 of the infrastructure installation only. That amount is $13,620,896.11.

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 $19,098,336.11.

-The total cost of the Phase 1 infrastructure and all developments that would be served by the Phase 1 infrastructure estimated to be $201,376,953.11.

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 all Phase 1 developments, $184,756,057.00 in private capital or 91.7%.

-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.

-The Cotton Mill owns 15.09 acres.

-Privately dedicated land for regional detention facilities, park space, and Fowler St. extension total 1.84 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 10 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 budget estimates for all development projects.

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 prominent contractor in North Texas 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 of infrastructure phase 1 that includes hard, soft, and land acquisition costs for the infrastructure as an exhibit.

PHASE 1 TOTAL DEVELOPMENT COSTS/POST COMPLETION APPRAISAL

Infrastructure	$	19,098,336.11
Cotton Mill Retail	$	42,500,000.00
Cotton Mill Hotel	$	55,000,000.00
Cotton Mill Office	$	79,778,617.00
Cotton Mill Park Space	$	2,000,000.00
Cotton Mill Parking Garage	$	3,000,000.00
	$	201,376,953.11

Privately Dedicated Parcels

Number	Street	Property ID	Appraised Value
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
712	Anderson	2879520	$68,000.00
713	Clark	1106902	$68,000.00
n/a	Industrial	2963642	$450,000.00
Subtotal			**$926,000.00**

Option Parcels for Private Dedication

Number	Street	Property ID	Appraised Value
602	Dudperkins	1598284	$242,921.00
Subtotal			**$242,921.00**

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	**$15,430,605.00**

Privately Dedicated Acres
0.548
0.931
0.14
0.22
1.839

Cotton Mill Owned Acres
1.55
1.63
11.905
15.085

Phase 1 Service Area
16.924

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

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2024

		Jan - Dec 24
Ordinary Income/Expense		
Income		
Credit Card Fee		244.81
Catering Fee		85,322.79
Refund		
Collin County Tax Assessor	515.80	
Refund - Other	39,846.76	
Total Refund		40,362.56
Rental		
Event Hall		
Credit Card Fee	2,012.49	
Event Hall - Other	276,444.73	
Total Event Hall	278,457.22	
Lease Agmt	1,379,118.98	
Location Shoot	100.00	
Photo Shoot	6,220.00	
Total Rental		1,663,896.20
Total Income		1,789,826.36
Cost of Goods Sold		
Deposit Reimbursement		41,000.00
Total COGS		41,000.00
Gross Profit		1,748,826.36
Expense		
Cash Withdraw		26,000.00
Computer Software		2,640.71
Advertising		
Wedding Wire	13,656.37	
Google Ads	5,773.40	
Chamber	467.50	
Website	4,139.59	
Advertising - Other	12,755.45	
Total Advertising		36,792.31
Automobile Expense		17,370.09
Bank Service Charges		
Account Analysis	312.68	
NSF Fee & Returned Ck	1,600.00	
Bank Service Charges - Other	4.00	
Total Bank Service Charges		1,916.68
Broker Fees		33,170.59
Charitable Donation		1,500.00
City Permit		5,210.30
Credit Card		
Credit Card Fee	2,621.23	
Total Credit Card		2,621.23
Food		11,054.42
Insurance		
Auto	11,167.00	
Medical Insurance	10,071.46	
Tractor	250.00	
Insurance - Other	79,205.38	
Total Insurance		100,693.84

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2024

		Jan - Dec 24
Internet Service Provider		3,340.20
Janitorial Services		11,764.46
Lease Commission		4,560.00
Loan		
Principal Payment	56,071.72	
Total Loan		56,071.72
Maintenance		1,881.78
Materials		363,910.67
Payroll Expenses		170,145.31
Postage and Delivery		146.00
Professional Fees		
Accounting	16,105.00	
Architectural	9,050.00	
Legal Fees	11,423.10	
Professional Fees - Other	101.76	
Total Professional Fees		36,679.86
Reimbursement		100.00
Security Guards		1,276.48
Subcontractor		
Landscape	32,415.50	
Security Guards	14,905.79	
Subcontractor - Other	1,188,561.01	
Total Subcontractor		1,235,882.30
Subscription		1,443.09
Supplies		
Janitorial	9,679.96	
Home Depot Materials	4,833.23	
Marketing	6,200.00	
Office	3,179.18	
Supplies - Other	28.98	
Total Supplies		23,921.35
Taxes		
Property	80,000.00	
State	22,989.00	
Total Taxes		102,989.00
Telephone		
Casey Cell	3,913.96	
Cell	501.40	
Total Telephone		4,415.36
Toll Booth		1,638.12
Utilities		
Gas and Electric		
721 Anderson STE B	89.08	
Suite 920	993.36	
Suite 1420	614.09	
Suite 1350	3,624.06	
1400 Fowler	680.62	
Suite 530	5,476.52	
Suite 1340	5,579.46	
Suite 1400	1,540.03	
Suite 1450	14,919.79	
Suite 1330	2,164.74	
Suite 1300 (Atrium Hall)	2,419.80	
Suite 300	5,327.42	
Suite 1100	12,659.21	

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2024

				Jan - Dec 24
Suite 700		2,237.39		
Suite 1001		13,354.31		
705 Anderson (Barn)		175.76		
707 Anderson		2,415.69		
721 Anderson Street		1,115.25		
721 Anderson Street Ste A		704.21		
Suite 100		4,379.62		
Suite 200 (Event Hall)		9,400.37		
Suite 400		7,792.86		
Suite 500		21.53		
Suite 710		2,828.18		
Suite 800		5,709.01		
Suite 900		3,553.94		
Suite 930		365.88		
Gas and Electric - Other		172.31		
Total Gas and Electric			110,314.49	
Water				
Fowler		1,405.15		
610 Elm St.		21,231.71		
721 Anderson		5,290.00		
Dumpsters				
610 Elm	2,210.87			
721 Anderson	6,464.64			
Dumpsters - Other	4,362.33			
Total Dumpsters		13,037.84		
Total Water			40,964.70	
Utilities - Other			250.91	
Total Utilities				151,530.10
Total Expense				2,410,665.97
Net Ordinary Income				-661,839.61
Other Income/Expense				
Other Income				
Grant Income				31,200.00
Other Income				135,580.00
Total Other Income				166,780.00
Other Expense				
Interest Expense				
Loan Interest			207,290.63	
Total Interest Expense				207,290.63
Total Other Expense				207,290.63
Net Other Income				-40,510.63
Net Income				**-702,350.24**

Cotton Mill Partners Ltd.
Balance Sheet
As of January 26, 2024

		Jan 26, 24
ASSETS		
Current Assets		
Checking/Savings		
Intrafy		1,249,423.99
Cash Adjustment		9,795.00
ERC Account		-0.04
First United Operating		173,248.49
First United Tax Reserve		15,579.20
Total Checking/Savings		1,448,046.64
Total Current Assets		1,448,046.64
Fixed Assets		
Land Purchase		294,897.39
Land - 754		3,048.82
Building - 754		17,276.64
Bldg Improvements		
Rail Cars	9,623.38	
Parking Lot Expansion	385,099.94	
480 Electric Service	93,362.42	
Suite 910 Shell	78,692.22	
Roof Replacement	388,768.39	
Bldg Improvements - Other	764,248.51	
Total Bldg Improvements		1,719,794.86
Building		719,826.00
Furniture & Fixtures		148,305.61
Land		1,829,067.00
Land - Amscott		238,335.94
Landscaping Improvements		
South Garden	12,874.37	
Landscaping Improvements - Other	127,024.09	
Total Landscaping Improvements		139,898.46
Machinery & Equipment		79,179.11
Tenant Finishout		
Suite 300	170,104.57	
Dye Room	12,040.73	
Suite 1000 Benson Cobb	28,539.33	
Suite 400 - Imagine Xhibits	155,138.53	
Suite 500 - EDC Temp	5,157.64	
Suite 500 - Grand Hallway	299,964.83	
Suite 710-Boss Fight	48,357.82	
Tenant Finishout - Other	493,767.99	
Total Tenant Finishout		1,213,071.44
zAccum Depreciation		-2,164,270.00
Total Fixed Assets		4,238,431.27
Other Assets		
Prepaid Commissions		4,800.00
CIP - Two Story		179,181.68
Intangible Assets		
Construction Management	28,557.22	
Lease Commissions	203,646.16	
Loan Costs	201,592.00	
Organization Costs	2,500.00	
zAccum Amortization	-116,038.00	
Total Intangible Assets		320,257.38
Total Other Assets		504,239.06
TOTAL ASSETS		**6,190,716.97**

Cotton Mill Partners Ltd.
Balance Sheet
As of January 26, 2024

		Jan 26, 24
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
Capital One CC	-7,624.25	
Total Credit Cards		-7,624.25
Other Current Liabilities		
Distr Pay Casey Adv	5,691.20	
P/R Liab Adjust	-1,863.43	
Payroll Liabilities		
Federal Withholding	1,523.00	
FICA Company	897.06	
FICA Employee	897.06	
FUTA	96.00	
Medicare Company	209.79	
Medicare Employee	209.79	
State Unemployment (TX)	15.34	
Payroll Liabilities - Other	-172.99	
Total Payroll Liabilities		3,675.05
Security Deposits		118,108.02
Total Other Current Liabilities		125,610.84
Total Current Liabilities		117,986.59
Long Term Liabilities		
NP FNB Ballinger		
Tract 4	2,000,135.00	
Tract 5	1,004,531.00	
Total NP FNB Ballinger		3,004,666.00
Casey LOC Separate Prop		325,000.00
Total Long Term Liabilities		3,329,666.00
Total Liabilities		3,447,652.59
Equity		
Partner Three - C Advisory		
Draws	-4,667.97	
Partner Three - C Advisory - Other	13,894.53	
Total Partner Three - C Advisory		9,226.56
Partner One Equity		
Partner One Draws	-1,025,318.46	
Partner One Investments	768,429.12	
Distributions for B4 Loan	-1,236,179.48	
Partner One Equity - Other	2,181,891.12	
Total Partner One Equity		688,822.30
Partner Two Equity		
754 Adjust	20,325.46	
Partner Two Draws	-949,720.07	
Partner Two Investments	738,429.12	
Partner Two Equity - Other	-244.79	
Total Partner Two Equity		-191,210.28
Retained Earnings		2,331,655.30
Net Income		-95,429.50
Total Equity		2,743,064.38

Cotton Mill Partners Ltd.
Balance Sheet
As of January 26, 2024

	Jan 26, 24
TOTAL LIABILITIES & EQUITY	**6,190,716.97**

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2023

			Jan - Dec 23
Ordinary Income/Expense			
Income			
Credit Card Fee			102.75
Catering Fee			52,223.22
Refund			23,501.12
Rental			
Event Hall			
Credit Card Fee		4,016.24	
Event Hall - Other		310,261.76	
Total Event Hall		314,278.00	
Lease Agmt		1,279,464.60	
Photo Shoot		11,050.00	
Total Rental			1,604,792.60
Total Income			1,680,619.69
Cost of Goods Sold			
Deposit Reimbursement			34,500.00
Total COGS			34,500.00
Gross Profit			1,646,119.69
Expense			
Cash Withdraw			3,250.00
Computer Software			2,399.51
Finance Charge			59.41
Late Fee			4.99
Advertising			
Wedding Wire		13,100.21	
Google Ads		4,932.20	
Chamber		1,662.50	
Clothing		2,386.34	
Signage		696.59	
Website		112.50	
Advertising - Other		11,040.58	
Total Advertising			33,930.92
Automobile Expense			7,654.86
Bank Service Charges			
Account Analysis		305.79	
Loan Modification		17,847.31	
Wire Transfer Fee		55.46	
Bank Service Charges - Other		3.00	
Total Bank Service Charges			18,211.56
Charitable Donation			3,520.00
City Permit			5,732.32
Credit Card			
Credit Card Fee		1,207.90	
Total Credit Card			1,207.90
Filing Fees			22.00
Food			8,039.21
Furniture/Fixtures			
Lighting		-13,881.98	
Total Furniture/Fixtures			-13,881.98
Insurance			
Auto		9,941.96	
Liability Insurance		82,397.14	

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2023

		Jan - Dec 23
Medical Insurance	8,645.52	
Tractor	250.00	
Total Insurance		101,234.62
Internet Service Provider		3,045.92
Janitorial Services		9,768.14
Loan		
Principal Payment	29,527.16	
Total Loan		29,527.16
Materials		
Diesel	33.50	
Paint Supplies	1,273.47	
Materials - Other	309,826.05	
Total Materials		311,133.02
Payroll Expenses		183,146.83
Postage and Delivery		50.40
Professional Fees		
Accounting	725.00	
Legal Fees	6,341.90	
Total Professional Fees		7,066.90
Reimbursement		2,681.42
Security Guards		3,755.94
Subcontractor		
Landscape	10,434.25	
Security Guards	19,871.12	
Subcontractor - Other	1,027,423.41	
Total Subcontractor		1,057,728.78
Subscription		970.56
Supplies		
Janitorial	12,665.44	
Home Depot Materials	39.01	
Marketing	19.46	
Office	3,301.64	
Supplies - Other	156.41	
Total Supplies		16,181.96
Taxes		
Property	-1,910.80	
State	4,000.00	
Total Taxes		2,089.20
Telephone		
Casey Cell	3,949.64	
Cell	154.00	
Total Telephone		4,103.64
Toll Booth		1,392.30
Travel & Ent		
Entertainment	153.00	
Total Travel & Ent		153.00
Utilities		
Gas and Electric		
1400 Fowler	10.51	
Suite 530	1,107.50	
Suite 1340	3,284.87	
Suite 1400	1,266.27	

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2023

				Jan - Dec 23
Suite 1450			13,246.70	
Suite 1330			2,637.92	
Suite 1300			1,845.99	
Suite 300			5,900.24	
Suite 1100			10,454.43	
Suite 700			2,897.67	
Suite 1001			12,514.78	
705 Anderson (Barn)			105.70	
707 Anderson			1,786.18	
Suite 100			5,455.12	
Suite 200 (Event Hall)			10,569.69	
Suite 400			7,202.23	
Suite 500			155.72	
Suite 710			3,574.77	
Suite 800			6,164.99	
Suite 900			3,131.11	
Suite 930			992.98	
Total Gas and Electric			94,305.37	
Water				
Fowler			30.00	
610 Elm St.			23,277.30	
721 Anderson			16,735.50	
Dumpsters				
610 Elm		3,082.92		
721 Anderson		8,809.93		
Total Dumpsters			11,892.85	
Total Water			51,935.65	
Total Utilities				146,241.02
Total Expense				1,950,421.51
Net Ordinary Income				-304,301.82
Other Income/Expense				
Other Income				
Property Sale				6,264,900.00
Interest Income				0.62
Other Income				0.01
Total Other Income				6,264,900.63
Other Expense				
Closing Costs				218,406.00
Interest Expense				
Loan Interest			208,426.20	
Interest Expense - Other			1,259.85	
Total Interest Expense				209,686.05
Total Other Expense				428,092.05
Net Other Income				5,836,808.58
Net Income				**5,532,506.76**

Cotton Mill Partners Ltd.
Balance Sheet
As of December 31, 2023

		Dec 31, 23
ASSETS		
Current Assets		
Checking/Savings		
Intrafy	1,249,423.99	
Cash Adjustment	9,795.00	
ERC Account	-0.04	
First United Operating	286,435.15	
First United Tax Reserve	15,579.20	
Total Checking/Savings		1,561,233.30
Total Current Assets		1,561,233.30
Fixed Assets		
Land Purchase		294,897.39
Land - 754		3,048.82
Building - 754		17,276.64
Bldg Improvements		
Rail Cars	9,623.38	
Parking Lot Expansion	385,099.94	
480 Electric Service	93,362.42	
Suite 910 Shell	78,692.22	
Roof Replacement	388,768.39	
Bldg Improvements - Other	764,248.51	
Total Bldg Improvements		1,719,794.86
Building		719,826.00
Furniture & Fixtures		148,305.61
Land		1,829,067.00
Land - Amscott		238,335.94
Landscaping Improvements		
South Garden	12,874.37	
Landscaping Improvements - Other	127,024.09	
Total Landscaping Improvements		139,898.46
Machinery & Equipment		79,179.11
Tenant Finishout		
Suite 300	170,104.57	
Dye Room	12,040.73	
Suite 1000 Benson Cobb	28,539.33	
Suite 400 - Imagine Xhibits	155,138.53	
Suite 500 - EDC Temp	5,157.64	
Suite 500 - Grand Hallway	299,964.83	
Suite 710-Boss Fight	48,357.82	
Tenant Finishout - Other	493,767.99	
Total Tenant Finishout		1,213,071.44
zAccum Depreciation		-2,164,270.00
Total Fixed Assets		4,238,431.27
Other Assets		
Prepaid Commissions		4,800.00
CIP - Two Story		179,181.68
Intangible Assets		
Construction Management	28,557.22	
Lease Commissions	203,646.16	
Loan Costs	201,592.00	
Organization Costs	2,500.00	
zAccum Amortization	-116,038.00	
Total Intangible Assets		320,257.38
Total Other Assets		504,239.06
TOTAL ASSETS		**6,303,903.63**

Cotton Mill Partners Ltd.
Balance Sheet
As of December 31, 2023

		Dec 31, 23
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
Capital One CC		2,665.01
Total Credit Cards		2,665.01
Other Current Liabilities		
Distr Pay Casey Adv		5,691.20
P/R Liab Adjust		-1,863.43
Payroll Liabilities		
Federal Withholding	3,519.00	
FICA Company	1,723.72	
FICA Employee	1,723.72	
FUTA	140.00	
Medicare Company	403.13	
Medicare Employee	403.13	
Payroll Liabilities - Other	-172.99	
Total Payroll Liabilities		7,739.71
Security Deposits		118,108.02
Total Other Current Liabilities		129,675.50
Total Current Liabilities		132,340.51
Long Term Liabilities		
NP FNB Ballinger		
Tract 4	2,000,135.00	
Tract 5	1,004,531.00	
Total NP FNB Ballinger		3,004,666.00
Casey LOC Separate Prop		325,000.00
Total Long Term Liabilities		3,329,666.00
Total Liabilities		3,462,006.51
Equity		
Partner Three - C Advisory		
Draws	-4,667.97	
Partner Three - C Advisory - Other	13,894.53	
Total Partner Three - C Advisory		9,226.56
Partner One Equity		
Partner One Draws	-1,023,526.52	
Partner One Investments	768,429.12	
Distributions for B4 Loan	-1,236,179.48	
Partner One Equity - Other	2,181,891.12	
Total Partner One Equity		690,614.24
Partner Two Equity		
754 Adjust	20,325.46	
Partner Two Draws	-948,108.77	
Partner Two Investments	738,429.12	
Partner Two Equity - Other	-244.79	
Total Partner Two Equity		-189,598.98
Retained Earnings		-3,200,851.46
Net Income		5,532,506.76
Total Equity		2,841,897.12
TOTAL LIABILITIES & EQUITY		**6,303,903.63**

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.)

The Cotton Mill Partners LTD

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) . . . .

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.

610 Elm St. STE 400

Requester's name and address (optional)

6 City, state, and ZIP code

McKinney, TX, 75069

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

2 0 – 1 3 0 5 6 6 4

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** Chandler Camp **Date** 04/09/2026

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