

Closing Readiness Checklist

Project: mclean-tx-psa

Generated: 2026-05-14T01:51:10.454Z

Checklist: 56% clear | approved: 4% | lender: 3% | title: 0% | environmental: 0%

Safety: No Data Room readiness mutation: true; no auto-approval: true; no workflow execution: true; no stage advancement: true; no email sent: true; no default/breach conclusion: true.

Top Closing Blockers

Access easements and reciprocal agreements | title_and_survey | missing evidence; unresolved critical gaps | Title review required before closing.

Closing statement and settlement materials | organizational | missing evidence; unresolved critical gaps | Environmental permits not approved for lender packet.

DOT and roadway correspondence | roadway_and_access | missing evidence; unresolved critical gaps | Access easement approval pending.

Encroachment and boundary materials | title_and_survey | missing evidence; unresolved critical gaps | Title review required before closing.

Environmental permits | environmental | missing evidence; unresolved critical gaps |

Environmental diligence unresolved before closing.

Insurance claims history | insurance_and_risk | missing evidence; unresolved critical gaps |

Environmental permits not approved for lender packet.

Phase II ESA and subsurface environmental reports | environmental | missing evidence; unresolved critical gaps | Environmental diligence unresolved before closing.

Plats and site plans | title_and_survey | missing evidence | Title review required before closing.

Proration and deposit information | transaction_closing | missing evidence; unresolved critical gaps | Environmental permits not approved for lender packet.

Real property tax bills | lender_requirements | missing evidence; unresolved critical gaps |

Environmental permits not approved for lender packet.

Right-of-way and condemnation materials | title_and_survey | missing evidence; unresolved critical gaps | Title review required before closing.

Roadway improvement documents | roadway_and_access | missing evidence; unresolved critical gaps | Access easement approval pending.

Suggested Next Actions

Title review required before closing.

Environmental permits not approved for lender packet.

Access easement approval pending.

Environmental diligence unresolved before closing.

Legal review required before closing.

Resolve closing blocker through seller response or explicit reviewer approval.

Explicit operator/legal approval recorded; no automatic readiness mutation performed.

Categorized Checklist

title_and_survey (0/8 approved, 4 blockers)

b5_access_txdot_5_e | Access easements and reciprocal agreements | status: closing_blocker | reviewer: title, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b2_survey_plats_2_c | Encroachment and boundary materials | status: closing_blocker | reviewer: title, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b2_survey_plats_2_b | Plats and site plans | status: closing_blocker | reviewer: title, legal, engineering, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

b5_access_txdot_5_f | Right-of-way and condemnation materials | status: closing_blocker | reviewer: title, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b2_survey_plats_2_a | ALTA survey | status: conditionally_approved | reviewer: title, legal | docs: Mclean Survey.pdf, Mclean Survey.pdf, Mclean Survey.pdf, McClean 11 File ALTA Survey.pdf, McClean Direct Blob ALTA Survey.pdf, McClean ALTA Survey background.pdf, McClean ALTA Survey.pdf, Mclean Survey.pdf, Mclean Survey.pdf, Mclean Survey.pdf, McClean 11 File ALTA Survey.pdf, McClean Direct Blob ALTA Survey.pdf, McClean ALTA Survey background.pdf, McClean ALTA Survey.pdf

gaps: Closing-critical deliverable requires legal review before closing reliance.

b1_title_commitment_1_c | Deed and vesting materials | status: under_review | reviewer: title, legal | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Closing-critical deliverable requires legal review before closing reliance.

b1_title_commitment_1_b | Exception documents | status: under_review | reviewer: title, legal | docs: none

gaps: Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.; Closing-critical deliverable requires legal review before closing reliance.

b1_title_commitment_1_a | Title commitment | status: conditionally_approved | reviewer: title, legal | docs: McClean 11 File Title Commitment.pdf, McClean Direct Blob Title Commitment.pdf, McClean Title Commitment background.pdf, McClean Title Commitment.pdf, McClean Title Commitment.pdf, McClean 11 File Title Commitment.pdf, McClean Direct Blob Title Commitment.pdf, McClean Title Commitment background.pdf, McClean Title Commitment.pdf, McClean Title Commitment.pdf

gaps: Closing-critical deliverable requires legal review before closing reliance.

environmental (0/5 approved, 4 blockers)

b4_zoning_permits_4_c | Environmental permits | status: closing_blocker | reviewer: environmental, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b4_zoning_permits_4_b | Phase II ESA and subsurface environmental reports | status: closing_blocker | reviewer: environmental, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b4_zoning_permits_4_d | TCEQ and regulatory correspondence | status: closing_blocker | reviewer: environmental, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b4_zoning_permits_4_e | UST, spill, and remediation records | status: closing_blocker | reviewer: environmental, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b4_zoning_permits_4_a | Phase I ESA | status: conditionally_approved | reviewer: environmental, legal | docs: McLean Phase 1.pdf, McLean Phase 1.pdf, McLean Phase 1.pdf, McClean 11 File Phase I ESA.pdf, McClean Direct Blob Phase I ESA.pdf, McClean Phase I ESA background.pdf, McClean Phase I ESA.pdf, McLean Phase 1.pdf, McLean Phase 1.pdf, McLean Phase 1.pdf, McClean 11 File Phase I ESA.pdf, McClean Direct Blob Phase I ESA.pdf, McClean Phase I ESA background.pdf, McClean Phase I ESA.pdf
gaps: Closing-critical deliverable requires legal review before closing reliance.

zoning_and_permits (1/5 approved, 1 blockers)

b4_zoning_permits_4_h | Code compliance and notices | status: closing_blocker | reviewer: legal, operations | docs: none
gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b5_access_txdot_5_a | TXDOT and highway access approvals | status: under_review | reviewer: engineering, legal | docs: none
gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Closing-critical deliverable requires legal review before closing reliance.

b7_operating_contracts_7_a | Leases and occupancy agreements | status: under_review | reviewer: legal, operations | docs: none
gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.; Closing-critical deliverable requires legal review before closing reliance.

b4_zoning_permits_4_g | Permits and licenses | status: under_review | reviewer: legal, operations | docs: none
gaps: Only inferred evidence is present; legal/operator review is required before relying on it.

b4_zoning_permits_4_f | Zoning verification | status: approved_for_closing | reviewer: legal, operations | docs: McClean 11 File Zoning Verification Letter.pdf, McClean Direct Blob Zoning Verification Letter.pdf, McClean Zoning Verification Letter background.pdf, McClean Zoning Verification Letter.pdf, McClean 11 File Zoning Verification Letter.pdf, McClean Direct Blob Zoning Verification Letter.pdf, McClean Zoning Verification Letter background.pdf, McClean Zoning Verification Letter.pdf
gaps: Exact supporting evidence is present, but legal/operator review remains required before relying on Exhibit B compliance.

utility_and_access (0/6 approved, 2 blockers)

b6_utilities_6_a | Utility availability letters | status: closing_blocker | reviewer: engineering, operations | docs: none
gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b6_utilities_6_b | Utility capacity confirmations | status: closing_blocker | reviewer: engineering, operations | docs: none
gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b3_environmental_3_f | Civil engineering plans | status: under_review | reviewer: engineering, operations | docs: none
gaps: Only inferred evidence is present; legal/operator review is required before relying on it.

b6_utilities_6_e | Franchise and service agreements | status: under_review | reviewer: engineering, legal, operations | docs: none
gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Adjacent documents are listed as insufficient context and do not satisfy the granular

sub-obligation.

b6_utilities_6_d | Utility bills and account records | status: under_review | reviewer: engineering, finance, legal, operations | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.

b6_utilities_6_c | Utility service maps | status: not_received | reviewer: engineering, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

organizational (0/4 approved, 2 blockers)

b10_entity_closing_10_d | Closing statement and settlement materials | status: closing_blocker | reviewer: finance, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b10_entity_closing_10_c | Litigation and claims | status: closing_blocker | reviewer: legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b10_entity_closing_10_b | Authority and approvals | status: not_received | reviewer: legal | docs: none

gaps: Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.; Closing-critical deliverable requires legal review before closing reliance.

b10_entity_closing_10_a | Entity and organizational documents | status: under_review | reviewer: legal | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.; Closing-critical deliverable requires legal review before closing reliance.

insurance_and_risk (1/5 approved, 1 blockers)

b9_insurance_claims_9_c | Insurance claims history | status: closing_blocker | reviewer: legal, finance, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b9_insurance_claims_9_a | Insurance certificates | status: conditionally_approved | reviewer: legal, finance, operations | docs: McClean 11 File Insurance Certificate.pdf, McClean Direct Blob Insurance Certificate.pdf, McClean Insurance COI background.pdf, McClean 11 File Insurance Certificate.pdf, McClean Direct Blob Insurance Certificate.pdf, McClean Insurance COI background.pdf

gaps: Exact supporting evidence is present, but legal/operator review remains required before relying on Exhibit B compliance.

b9_insurance_claims_9_b | Insurance policies and declarations | status: not_received | reviewer: legal, finance, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

b9_insurance_claims_9_d | Loss runs | status: not_received | reviewer: legal, finance, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

b9_insurance_claims_9_e | Risk management notices | status: approved_for_closing | reviewer: legal, finance, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

roadway_and_access (0/3 approved, 2 blockers)

b5_access_txdot_5_b | DOT and roadway correspondence | status: closing_blocker | reviewer: engineering, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b5_access_txdot_5_d | Roadway improvement documents | status: closing_blocker | reviewer: engineering, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b5_access_txdot_5_c | Traffic studies | status: under_review | reviewer: engineering, operations | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.

lender_requirements (0/6 approved, 2 blockers)

b8_financial_tax_8_a | Real property tax bills | status: closing_blocker | reviewer: finance, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b8_financial_tax_8_c | Special assessments | status: closing_blocker | reviewer: finance, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b8_financial_tax_8_e | Operating statements | status: not_received | reviewer: finance, legal, operations | docs: none

gaps: Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.

b8_financial_tax_8_b | Personal property tax bills | status: not_received | reviewer: finance, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

b3_environmental_3_e | Stormwater reports | status: not_received | reviewer: engineering, legal | docs: none

gaps: Only adjacent evidence exists; no exact or inferred supporting document maps to this Exhibit B deliverable.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.

b8_financial_tax_8_d | Tax appeals and protests | status: not_received | reviewer: finance, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.

transaction_closing (0/1 approved, 1 blockers)

b8_financial_tax_8_f | Proration and deposit information | status: closing_blocker | reviewer: finance, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

legal_and_claims (0/3 approved, 0 blockers)

b7_operating_contracts_7_c | Fuel, supply, and branded agreements | status: under_review | reviewer: legal, operations | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Adjacent documents are listed as insufficient context and do not satisfy the granular sub-obligation.; Closing-critical deliverable requires legal review before closing reliance.

b7_operating_contracts_7_d | Equipment leases and personal property contracts | status: under_review | reviewer: legal, operations | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.

b7_operating_contracts_7_b | Service and vendor contracts | status: under_review | reviewer: legal, operations | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.

informational_only (0/5 approved, 3 blockers)

b3_environmental_3_c | Boring logs | status: closing_blocker | reviewer: engineering, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b3_environmental_3_d | Drainage studies | status: closing_blocker | reviewer: engineering, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b3_environmental_3_a | Soils reports | status: closing_blocker | reviewer: engineering, legal | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.

b3_environmental_3_b | Geotechnical investigations | status: under_review | reviewer: engineering, legal | docs: none

gaps: Only inferred evidence is present; legal/operator review is required before relying on it.; Closing-critical deliverable requires legal review before closing reliance.

b3_environmental_3_g | Civil engineering reports | status: not_received | reviewer: engineering, operations | docs: none

gaps: No evidence document is mapped to this Exhibit B deliverable.