

Lender Packet Index

Deal: mclean-tx-psa

Generated: 2026-05-14T18:35:48.705Z

Lender readiness: 3% | included 1 | blockers 21 | under review 4 | missing 7

Safety

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

Packet Candidates

Phase I ESA | environmental | approved_pending_packet

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, PH 1 Environmental [Final] E23-0003 FM-2695, Mclean, Texas 79057 Gray County (JCO).pdf, PH 1 Environmental [Final] E23-0003 FM-2695, Mclean, Texas 79057 Gray County (JCO).pdf

Approval: pending_approval; blockers: Closing-critical deliverable requires legal review before closing reliance.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Confirm allowed reviewer approval or packet policy before final inclusion.

Insurance certificates | insurance/risk | approved_pending_packet

Docs: McClean 11 File Insurance Certificate.pdf, McClean Direct Blob Insurance Certificate.pdf, McClean Insurance COI background.pdf

Approval: pending_approval; blockers: Exact supporting evidence is present, but legal/operator review remains required before relying on Exhibit B compliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Confirm allowed reviewer approval or packet policy before final inclusion.

ALTA survey | title/survey | approved_pending_packet

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

Approval: pending_approval; blockers: Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Confirm allowed reviewer approval or packet policy before final inclusion.

Title commitment | title/survey | approved_pending_packet

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, TITLE INS MCLEAN PROPERTY 40 LLC.pdf, TITLE INS MCLEAN PROPERTY 40 LLC.pdf, TITLE INS MCLEAN PROPERTY 40 LLC.pdf, McClean Duplicate Smoke Title.pdf, McClean Duplicate Smoke Title.pdf

Approval: pending_approval; blockers: Closing-critical deliverable requires legal review before closing reliance.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Confirm allowed reviewer approval or packet policy before final inclusion.

Risk management notices | insurance/risk | included

Docs: none

Approval: approved; blockers: No evidence document is mapped to this Exhibit B deliverable.

Next: Include in lender packet index.

Lender Blockers

Closing statement and settlement materials | closing/prorations | blocked

Docs: none

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

Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Environmental permits | environmental | blocked

Docs: none

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

Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Phase II ESA and subsurface environmental reports | environmental | blocked

Docs: none

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

Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

TCEQ and regulatory correspondence | environmental | blocked

Docs: none

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

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

UST, spill, and remediation records | environmental | blocked

Docs: none

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

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

Proration and deposit information | financial/operations | blocked

Docs: none

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

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

Real property tax bills | financial/operations | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Special assessments | financial/operations | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Insurance claims history | insurance/risk | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Access easements and reciprocal agreements | site/access/traffic | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

DOT and roadway correspondence | site/access/traffic | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Right-of-way and condemnation materials | site/access/traffic | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Roadway improvement documents | site/access/traffic | blocked

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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

Encroachment and boundary materials | title/survey | blocked

Docs: none

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

Stormwater reports | engineering/geotech | missing

Docs: none

Approval: not_approved; blockers: 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.; Single-term overlap is adjacent evidence only and does not prove the specific sub-obligation.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Request missing seller material or written confirmation of non-existence.

Operating statements | financial/operations | missing

Docs: none

Approval: not_approved; blockers: 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.; Single-term overlap is adjacent evidence only and does not prove the specific sub-obligation.; Lender-required item is not approved for packet inclusion.

Next: Request missing seller material or written confirmation of non-existence.

Personal property tax bills | financial/operations | missing

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Request missing seller material or written confirmation of non-existence.

Tax appeals and protests | financial/operations | missing

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Request missing seller material or written confirmation of non-existence.

Insurance policies and declarations | insurance/risk | missing

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Request missing seller material or written confirmation of non-existence.

Loss runs | insurance/risk | missing

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Request missing seller material or written confirmation of non-existence.

Plats and site plans | title/survey | missing

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Lender-required item is not approved for packet inclusion.

Next: Request missing seller material or written confirmation of non-existence.

Under Review

Traffic studies | site/access/traffic | under_review

Docs: 2024-0619 Traffic Study Report.pdf, 2024-0619 Traffic Study Report.pdf

Approval: under_review; blockers: Only inferred evidence is present; legal/operator review is required before relying on it.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Keep out of final lender packet until reviewer approval is complete.

TXDOT and highway access approvals | site/access/traffic | under_review

Docs: McClean TXDOT Driveway Permit background.pdf

Approval: under_review; blockers: Only inferred evidence is present; legal/operator review is required before relying on it.; Closing-critical deliverable requires legal review before closing reliance.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

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Deed and vesting materials | title/survey | under_review

Docs: McLean Deed of Trust.pdf, Vesting Deed.pdf, Warranty Deed.pdf, McLean Deed of Trust.pdf, Vesting Deed.pdf, Warranty Deed.pdf, McLean Deed of Trust.pdf, Vesting Deed.pdf, Warranty Deed.pdf

Approval: under_review; blockers: Only inferred evidence is present; legal/operator review is required before relying on it.; Closing-critical deliverable requires legal review before closing reliance.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Lender-required item is not approved for packet inclusion.; Allowed reviewer approval is still required.

Next: Keep out of final lender packet until reviewer approval is complete.

Exception documents | title/survey | under_review

Docs: none

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Next: Keep out of final lender packet until reviewer approval is complete.

Excluded / Internal Support

Authority and approvals | borrower/sponsor/entity | excluded

Docs: none

Approval: not_approved; blockers: 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.; Single-term overlap is adjacent evidence only and does not prove the specific sub-obligation.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Entity and organizational documents | borrower/sponsor/entity | excluded

Docs: Operating Agreement McLean Property 40 LLC 5159e.pdf, Operating Agreement McLean Property 40 LLC 5159e.pdf, Operating Agreement McLean Property 40 LLC 5159e.pdf

Approval: under_review; blockers: 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.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Single-term overlap is adjacent evidence only and does not prove the specific sub-obligation.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Equipment leases and personal property contracts | contracts/franchise | excluded

Docs: Warranty Deed.pdf, Warranty Deed.pdf, Warranty Deed.pdf

Approval: under_review; blockers: Only inferred evidence is present; legal/operator review is required before relying on it.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Fuel, supply, and branded agreements | contracts/franchise | excluded

Docs: McLean Franchise Agreement.pdf, McLean Franchise Agreement.pdf, McLean Franchise Agreement.pdf

Approval: under_review; blockers: 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.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Single-term overlap is adjacent evidence only and does not prove the specific sub-obligation.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Leases and occupancy agreements | contracts/franchise | excluded

Docs: Wenpdac Partners McLean Lease 2023- Signed.pdf, Wenpdac Partners McLean Lease 2023- Signed.pdf, Wenpdac Partners McLean Lease 2023- Signed.pdf

Approval: under_review; blockers: 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.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Single-term overlap is adjacent evidence only and does not prove the specific sub-obligation.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Service and vendor contracts | contracts/franchise | excluded

Docs: Operating Agreement McLean Property 40 LLC 5159e.pdf, Operating Agreement McLean Property 40 LLC 5159e.pdf, Operating Agreement McLean Property 40 LLC 5159e.pdf

Approval: under_review; blockers: Only inferred evidence is present; legal/operator review is required before relying on it.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Boring logs | engineering/geotech | excluded

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.; Closing-critical deliverable requires legal review before closing reliance.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Civil engineering plans | engineering/geotech | excluded

Docs: McClean Civil Engineering Plans background.pdf

Approval: under_review; blockers: Only inferred evidence is present; legal/operator review is required before relying on it.; Upload metadata is related but has not been accepted as a legal obligation satisfaction record.; Allowed reviewer approval is still required.

Next: Excluded from lender-facing packet by default.

Civil engineering reports | engineering/geotech | excluded

Docs: none

Approval: not_approved; blockers: No evidence document is mapped to this Exhibit B deliverable.

Next: Excluded from lender-facing packet by default.

Drainage studies | engineering/geotech | excluded

Docs: none

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