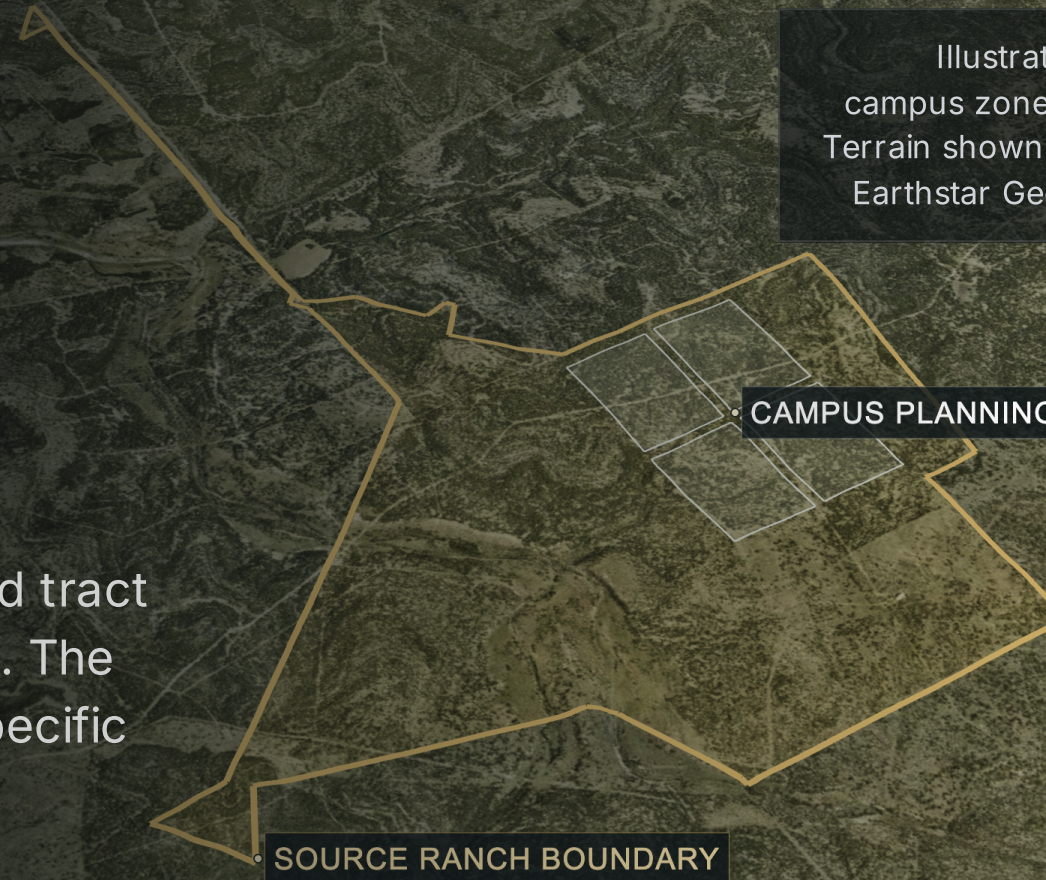


KERR COUNTY, TEXAS · DEVELOPMENT STAGE

Kilo. A campus-scale AI opportunity.

The retained analysis identifies a surveyed land tract and executed utility-development agreements. The next decision is whether to advance tenant-specific diligence.



TITLE-SURVEY SCOPE

3,979.63 acres

Surveyed tract, not net developable acreage.
Current title and rights require review.

REQUESTED STUDY LOAD

2,100 MW / 345 kV

Study basis only; no firm capacity or ready-for-service
commitment.

UTILITY-DEVELOPMENT AGREEMENTS

LCRA + PEC

Reported as executed in the retained
analysis; construction and service remain
conditional.

KILO · OPPORTUNITY BRIEF

A defined starting point. A focused diligence decision.

Area	Retained analysis	Requirement to resolve
Land	A recorded deed to Blue Fox Development, LLC and a title-survey tract are cited.	Reconcile title, access and utility rights, acreage scopes and net developable land.
Grid	Executed LCRA study and PEC facility-extension agreements are reported.	Resolve studies, approvals, upgrades, security, power supply and energization requirements.
Site planning	Preliminary substation and transmission-corridor plans provide a starting point for design.	Confirm site suitability and define fuel, water, cooling, connectivity and schedule requirements.

Next step: a tenant requirements review

Start with a review of the initial load, phasing and target service date. Use that discussion to agree the diligence scope, responsible parties and documents needed before deciding whether to advance.

This brief summarizes the retained Kilo source analysis. Original-document verification is outside this edition's preparation basis. Confirm cited records against current originals before relying on them for a commercial commitment.