

KERR COUNTY, TEXAS · DEVELOPMENT-STAGE EVALUATION

Kilo. A campus-scale AI opportunity.

The retained analysis reports land and utility development evidence that supports a scoped tenant evaluation. Firm capacity, sustainable water supply and a ready-for-service date remain open.

Aerial context with source ranch outline and conceptual campus zones. Terrain relief exaggerated 2×. Planning view; survey and engineered design not established by this image. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

CAMPUS PLANNING AREA

SOURCE RANCH BOUNDARY

TITLE-SURVEY TRACT

3,979.63 acres

Source survey scope; current title and acreage reconciliation remain open.

REQUESTED STUDY LOAD

2,100 MW / 345 kV

Study basis; firm capacity has not been established.

DEVELOPMENT AGREEMENTS

LCRA + PEC

Executed study and facility-extension instruments; conditions apply.

THE DECISION REQUESTED

Agree the requirements and diligence scope.

Agree a phased tenant brief and the evidence needed to evaluate it before considering a definitive commitment.

DEFINE

Tenant requirements

Set phased load, resilience, cooling, network and commissioning requirements.

REVIEW

Source evidence

Review current originals through the controlled virtual data room (VDR); reconcile source scopes and open conditions.

AGREE

Diligence outputs

Define technical questions, responsible parties and decision criteria for the next phase.

Proposed evaluation scope; tenant suitability is not established. This edition summarizes retained analysis. Confirm the cited records against current originals before commercial reliance.

LAND • EVIDENCE AND REMAINING WORK

Land evidence supports campus evaluation.

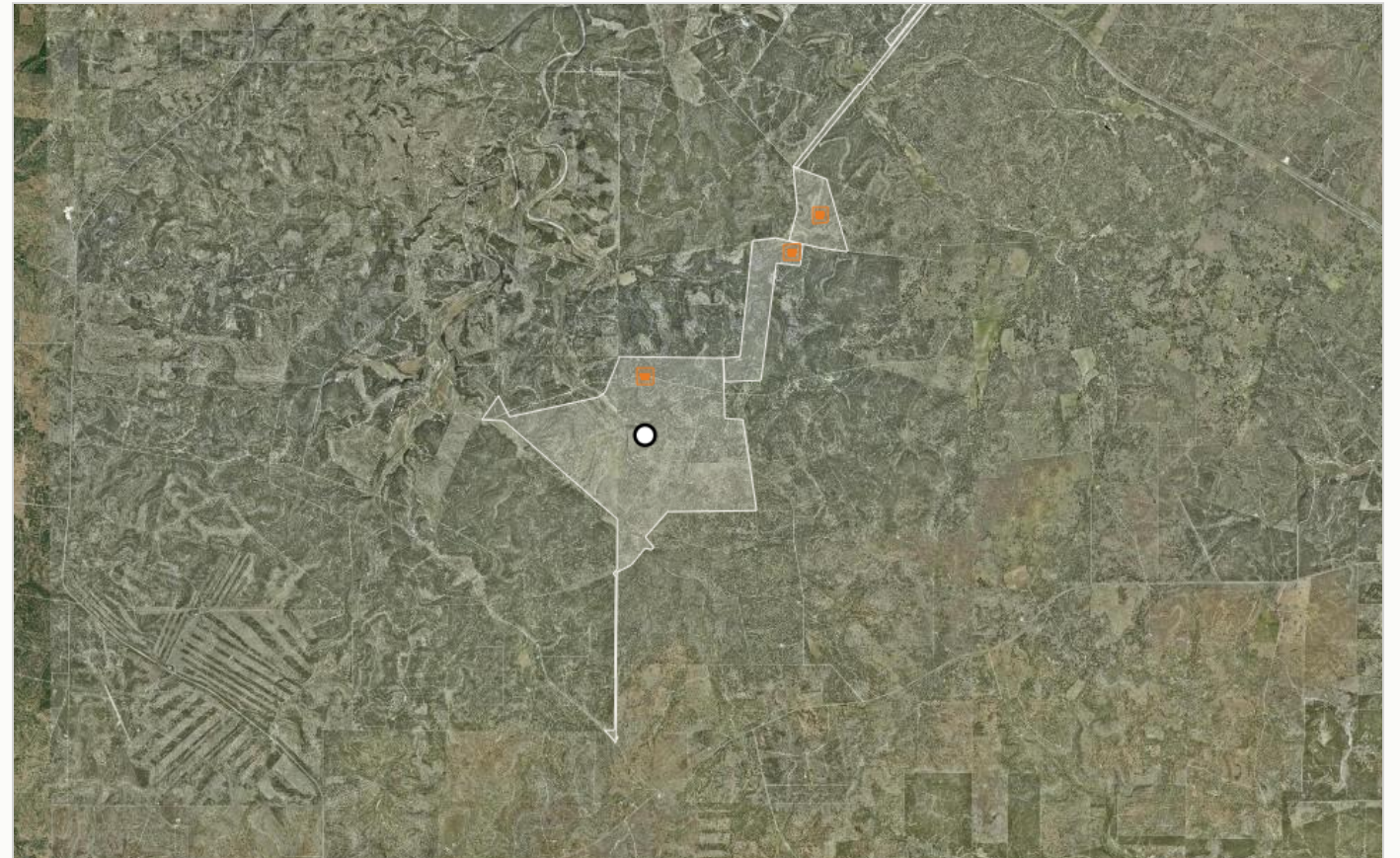
3,979.63_{ac}

TITLE-SURVEY TRACT • KERR COUNTY, TEXAS

The authored record identifies a recorded special warranty deed to **Blue Fox Development, LLC**.

The title survey depicts the tract and record access, telephone and water-related easements.

Obtain current title exceptions and mineral/lien review; confirm rights serve the planned facilities. Reconcile the survey, Phase I and appraisal scopes in one parcel crosswalk.



Platform boundary overlay for geographic context. Boundary accuracy is not recertified; this is not a survey plat. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

GRID • CURRENT STAGE

Utility agreements establish the development pathway.

EXECUTED INSTRUMENTS

Study and extension agreements

The record reports the LCRA LLI-2421 study agreement signed by 4 Nov 2025 and the PEC facility-extension agreement effective 10 Jul 2026. Construction and service remain conditional.

PRELIMINARY ENGINEERING

Preliminary design inputs

Requested study load: 2,100 MW at 345 kV. A separate 10% substation package describes a planned 1,050 MW net substation.

OPEN SERVICE GATES

Issued approvals and supply

Issued studies, approvals, final upgrade scope, security, access rights and energization authority remain required. Electric-energy supply is a separate commercial workstream.

Executed development agreements and preliminary engineering do not establish a firm capacity award, an issued design or ready-for-service capacity.

SCHEDULE · TWO SOURCE PLANNING TRACKS

Planning dates require a governing delivery schedule.

The portal’s Q2 2027 owner energization target requires reconciliation with these separate source milestones. Equal spacing shows sequence, not elapsed time; none establishes tenant service.

Grid study target and PEC planned ramp

1 Apr 2028 Study-purpose target Energization; not service	31 Dec 2030 600 MW planned load PEC conditional ramp	31 Dec 2031 1,200 MW planned load PEC conditional ramp	31 Dec 2032 2,100 MW planned load PEC conditional ramp
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Behind-the-meter (BTM) Phase 1 planning

15 May 2026 Program start Preliminary Phase 1 schedule	14 Jun 2027 Substantial completion First 40 MW; preliminary	Through Jul 2029 Engine deliveries 442 engines / 1,105 MW plan	30 Nov 2029 Program end Preliminary Phase 1 schedule
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Next output: one governing schedule with dependencies and defined energization, substantial-completion and ready-for-service milestones.

ON-SITE GENERATION · DEVELOPMENT GATES

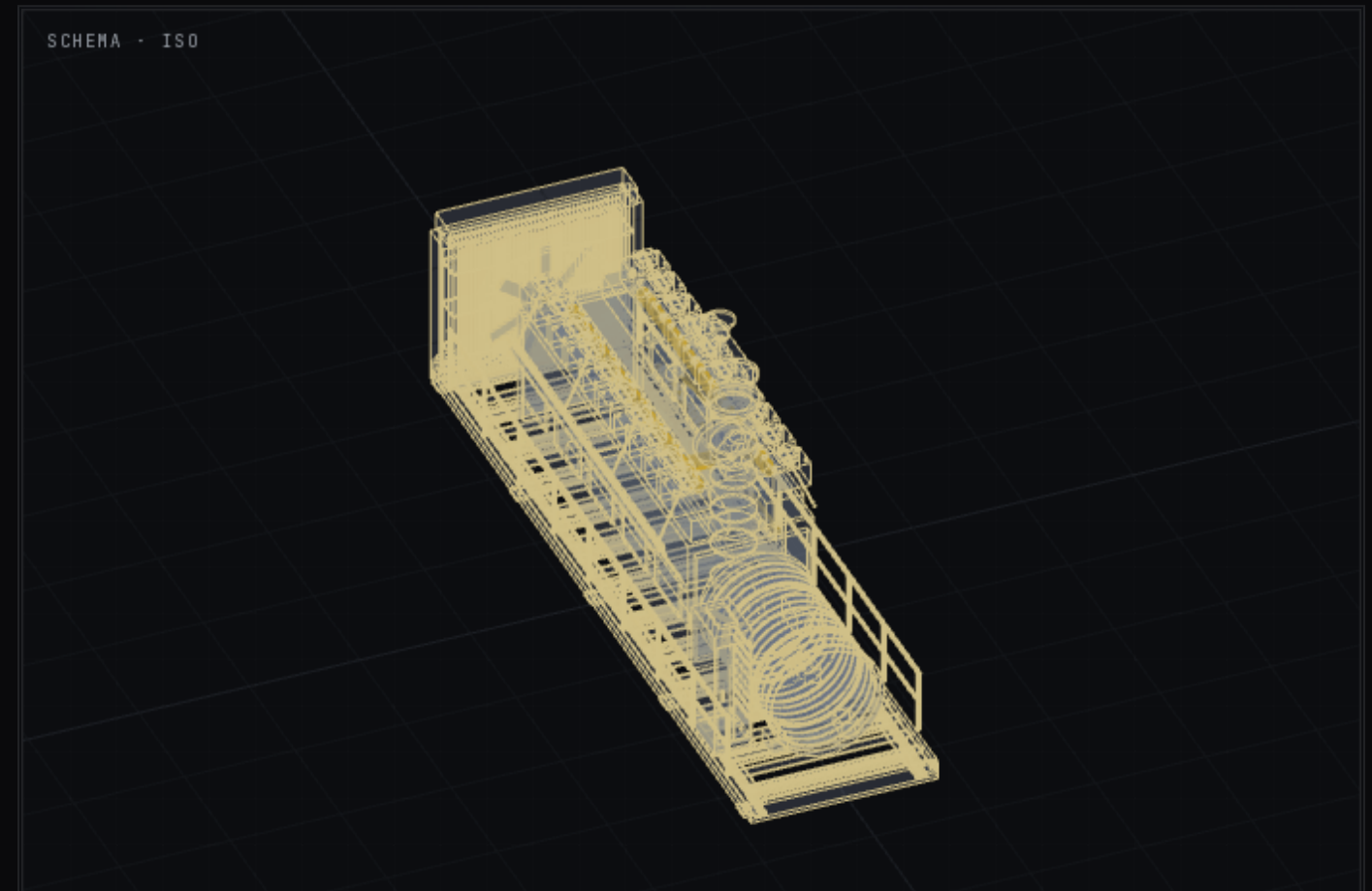
Generation planning needs binding fuel and plant terms.

The preliminary Phase 1 schedule describes **442 CAT G3520K engines / 1,105 MW**. Equipment and schedule are not guaranteed.

The retained analysis describes the May 2026 gas proposal as expired and nonbinding. Update the proposal and negotiate binding fuel and transportation terms.

Confirm the lateral, plant design, equipment supply, construction and air-permit package before relying on delivery dates.

A separate 191-engine / 477.5 MW source plan is retained for reconciliation; the two plans are not combined.



Illustrative reciprocating genset for planning discussion. The model is not a vendor-certified design and does not establish procured equipment or installed assets.

WATER AND COOLING · EVIDENCE TO TEST

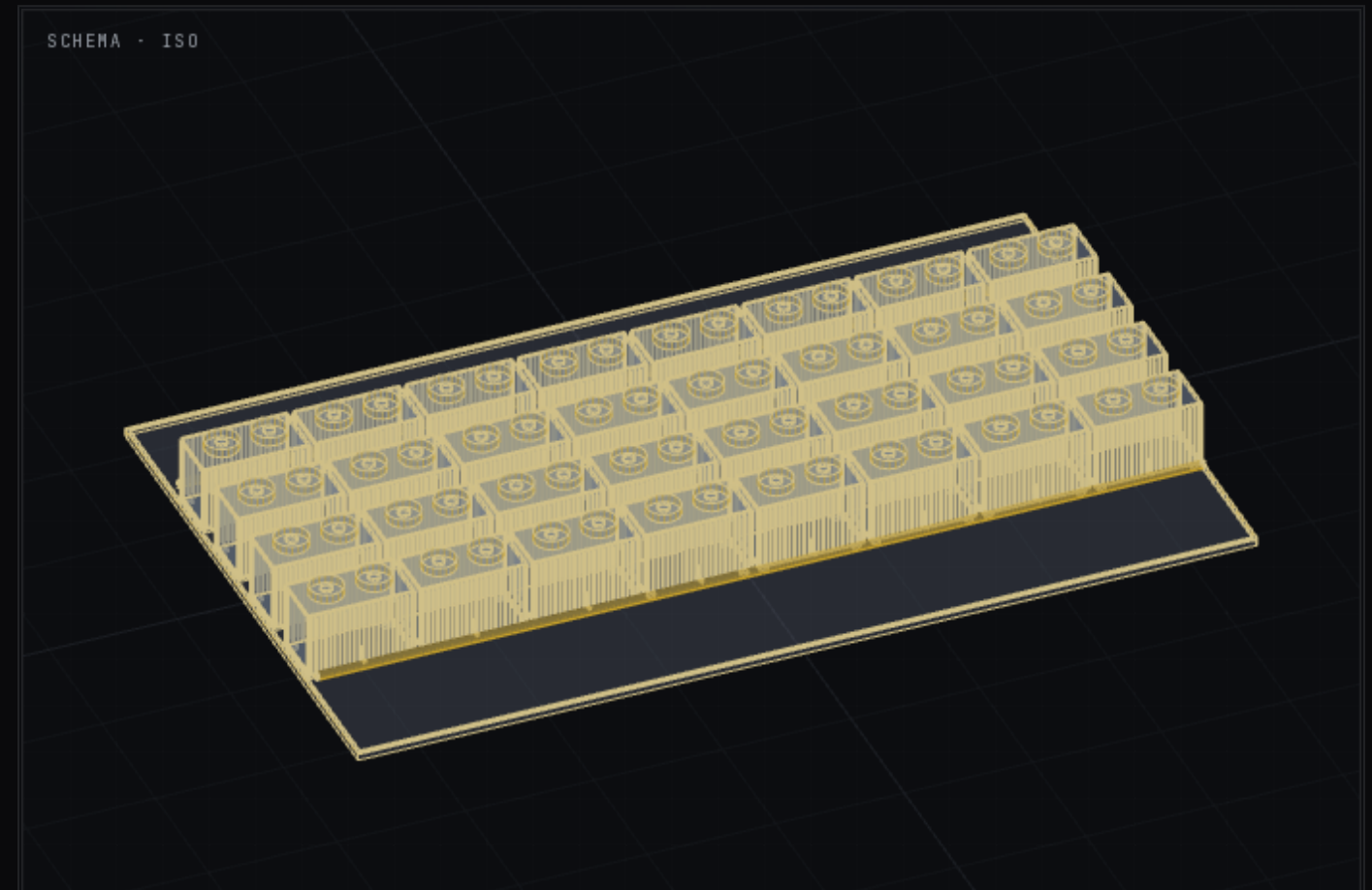
Water testing must inform the cooling design.

The record includes well-quality testing and a **24-location prospecting program** that interpreted groundwater potential at 18 locations.

Interpreted potential does not establish sustainable yield. Drilling, pumping, drought and interference tests remain required.

Use the tenant cooling brief to define a phased water/wastewater balance, treatment, storage and redundancy needs.

Water rights and permits remain open. Cooling technology, thermal capacity and water demand have not been established by this illustration.



Illustrative dry-cooler bank for a cooling-design discussion. It does not establish a selected system, a guaranteed thermal rating or a campus water balance.

NETWORK · REPORTED EVIDENCE AND NEXT OUTPUTS

Fiber proximity supports targeted service discussions.

SOURCE-REPORTED ADJACENCY

About 600 feet

The Kerr Summary reports a 48-strand LCRA backbone approximately 0.11 mile from the northern site boundary.

COMMERCIAL EVIDENCE NEEDED

Allocated service

Obtain written strand or wavelength allocation, endpoints, latency, service levels, price and delivery date.

ROUTE EVIDENCE NEEDED

Physical diversity

Survey and secure on-parcel lateral rights; demonstrate two end-to-end physically diverse routes.

Reported proximity and capability support carrier discussions. Contracted service, constructed laterals and route diversity remain to be evidenced.

DILIGENCE · REQUIRED OUTPUTS

Resolve the evidence that governs the next decision.

Workstream	Required next evidence	Decision supported
Grid and supply	Issued studies and approvals; upgrade scope, security, supply and energization authority.	Whether a firm service basis can be established for the tenant load case.
Gas and generation	Binding fuel terms, lateral rights/design, plant and equipment commitments, and air-permit pathway.	Whether the proposed generation plan can advance toward execution.
Water and site	Priority well tests, rights/permits, water balance, title/access reconciliation and targeted site investigations.	Whether the phased layout and cooling requirements can be supported.
Network and schedule	Allocated service; surveyed diverse routes; integrated schedule with defined milestones.	Whether delivery assumptions are suitable for a bounded commercial package.

Proposed priorities: agree owners and validate dependencies. An approved critical path has not been established.

PLANNING BASIS · RECONCILIATION

Read each capacity number with its source scope.

Source basis	Value	How to use it
Utility study request	2,100 MW / 345 kV	Study basis; firm capacity remains open.
10% substation package	1,050 MW net	Preliminary scope; issued design not established.
Source-scene planning label	2 GW / 2,000 MW	Separate concept label; it does not establish secured, installed or committed capacity.
Phase 1 generation schedule	442 engines / 1,105 MW	Preliminary authored plan; equipment and dates are not guaranteed.
Separate generation source	191 engines / 477.5 MW	Distinct source plan requiring reconciliation; not added to Phase 1.

Distinct source scopes: values are not additive and do not establish available tenant capacity.

PROPOSED ENGAGEMENT SEQUENCE

Turn the tenant brief into a defined evaluation plan.

01 · REQUIREMENTS

Phased brief

Document the load, resilience, cooling, network and commissioning criteria.

02 · SOURCE REVIEW

Qualified evidence

Review current originals and preserve source-specific assumptions, scopes and status.

03 · TECHNICAL ALIGNMENT

Diligence plan

Assign the tests, utility interfaces and engineering outputs needed to resolve the open gates.

04 · DECISION PACKAGE

Bounded terms

Bring the evidence, delivery conditions and remaining uncertainties into one commercial discussion.

This presentation summarizes the retained source analysis and its recorded document/page references. Original-document verification is outside this edition's preparation basis. Confirm current originals before commercial reliance; source-record labels do not establish completion of obligations.

KILO · PROPOSED NEXT STEP

Start with a requirements workshop.

Define the phased tenant brief, identify the documents needed for review and agree a scoped technical diligence plan.

PHASED REQUIREMENTS
CONTROLLED SOURCE REVIEW
AGREED DILIGENCE OUTPUTS

HYPERBASE FOR ASCENDANT LLC · PROJECT KILO

Source ranch outline and conceptual campus zones over aerial context. Terrain relief exaggerated 2×. Planning view; no constructed facilities or approved design are established by this image. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

