



IMPERVIOUS SURFACE RATIO		
	TOTAL AREA	IMPERVIOUS SURFACE RATIO
PROJECT SITE	2,101.565 AC 991,544,171 SF	
BASE IMPERVIOUS AREA	687.84 AC	$(687.84 \text{ AC}) / (2,101.565 \text{ AC}) = \mathbf{32.73\%}$
BASE IMPERVIOUS AREA W/ RED BUILDINGS	962.37 AC	$(962.37 \text{ AC}) / (2,101.565 \text{ AC}) = \mathbf{45.79\%}$

CONCEPT PLAN

COMANCHE CIRCLE

HOOD COUNTY, TEXAS

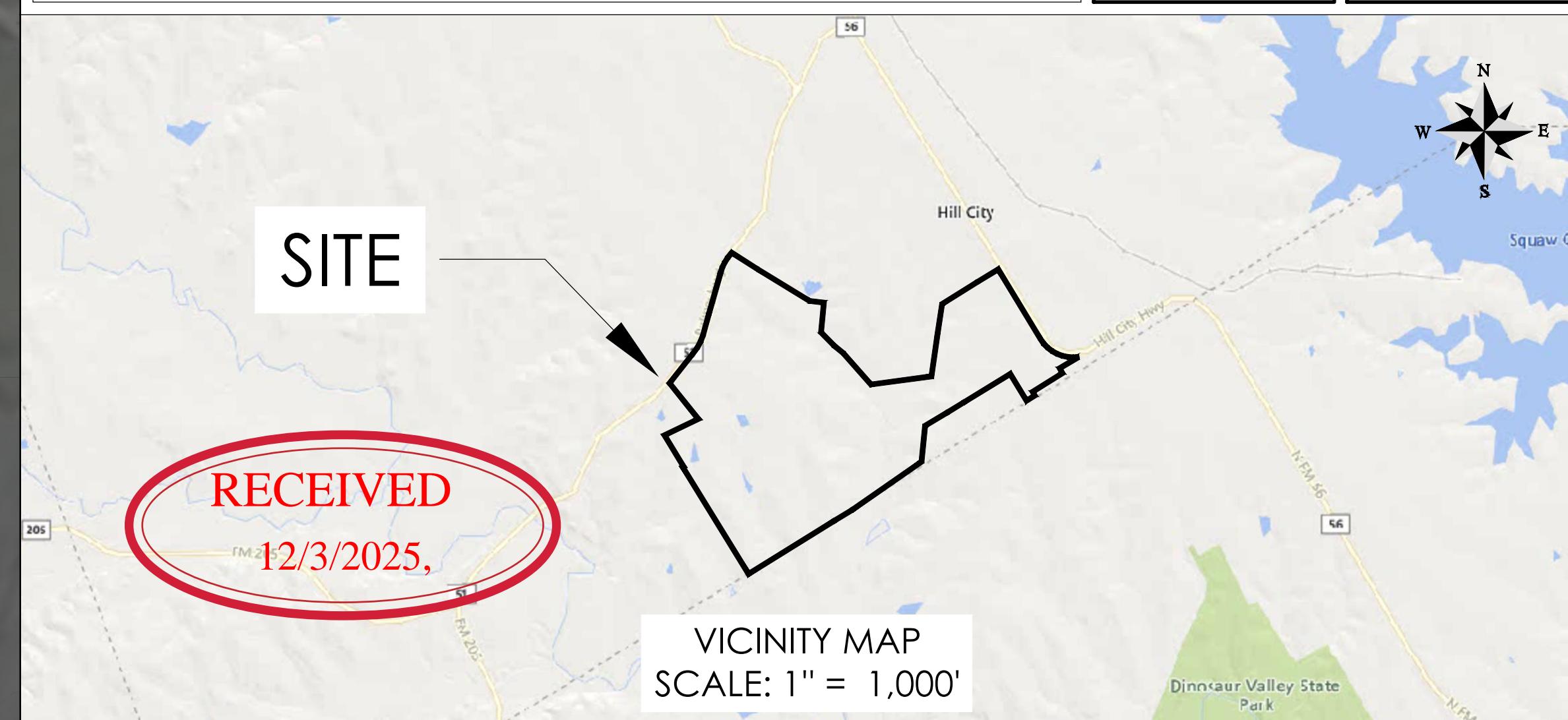
PREPARED FOR

SAILFISH INVESTORS ACQUISITIONS LLC ("APPLICANT")

PREPARED BY CIVIL ENGINEER



The logo for Thomas & Hutton features a large, stylized letter 'T' on the left, composed of two thick vertical bars with a horizontal bar connecting them. To the right of the 'T' is the word 'THOMAS' in a bold, sans-serif font, with a thin horizontal line underneath. Below 'THOMAS' is the word '&' in a smaller, bold font, also with a thin horizontal line underneath. To the right of '&' is the word 'HUTTON' in a bold, sans-serif font, with a thin horizontal line underneath.





Comanche Circle – Addendum to Concept Plan
Sailfish Investors Acquisitions LLC (Applicant)
December 2, 2025

1. Name and address of landowner, developer or agent, and date of preparation of the plan
 - a. **Please see Concept Plan**
2. Name and address of architect, landscape architect, planner, engineer, surveyor, or other persons involved in the preparation of the plan
 - a. **Please see Concept Plan**
3. Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street
 - a. **Please see Concept Plan**
4. Location map, north arrow and title block
 - a. **Please see Concept Plan**
5. Topography at ten-foot intervals or less
 - a. **Please see Concept Plan**
6. Project name
 - a. **Comanche Circle; please see Concept Plan**
7. A general layout of the development, showing the general configuration and location of proposed and existing land uses by type of residential and non-residential use for the property to be developed and any contiguous property in unitary ownership
 - a. **Please see Concept Plan; 100% non-residential use**
8. A computation of residential density for each type of residential use proposed
 - a. **Not applicable; this is a non-residential development**
9. Proposed reservations or dedications of public facilities
 - a. **None**
10. Location of all significant natural features, including floodplains
 - a. **Please see concept plan for the layout of Jurisdictional Wetlands**
 - b. **There are no floodplains on the site**
11. Proposed open space to be preserved, together with proposed park or recreational facilities
 - a. **None**
12. For single-family or two-family dwellings, the proposed range of lot sizes and the numbers of lots within each proposed category
 - a. **Not applicable; this is a non-residential development**
13. An assessment of public facilities, identifying existing facilities serving the development and public improvements to be provided by the project
 - a. **None**
14. Proposed measures to buffer the project from adjacent land uses, if any
 - a. **Significant open-space buffers from Hood County residences included on Concept Plan, but subject to change**
15. Proposed transportation facilities serving the site, together with a traffic impact analysis where required by these Regulations
 - a. **Not applicable; the development is (i) non-residential and (ii) will not result in 500 or more one-way trips**
16. The proposed method, connection, provider and location of:
 - a. The proposed water system
 - i. **Proposed Method: Private On-Site Groundwater Wells (Primary Source)**
 - ii. **Provider: Private On-Site Facility**

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- iii. Location: see Concept Plan for proposed well locations. Proposed well locations identified by developer's third-party hydrologist to abide by all Upper Trinity Groundwater Conservation District well-spacing and well volume limitations. Final well locations subject to change, but developer will abide by Upper Trinity Groundwater Conservation District regulations
- iv. Note: *Applicant is simultaneously pursuing an annexation agreement with neighboring water district outside of Hood County. If annexation is approved, supplemental water (via surface water rights) may be provided to the development via the water district. There is no guarantee that the water district approves an annexation, so the project is anticipated to rely on its primary water source (on-site wells)*
- b. The proposed wastewater system
 - i. Proposed Method: Private On-Site Wastewater Treatment Plant
 - ii. Provider: Private On-Site Facility
 - iii. Location: Proposed wastewater treatment plan location with proposed sizing included on Concept Plan

17. Phases of development, including delineation of areas to be constructed in independent phases and the scheduled timing and sequencing of development

- a. No definitive development phasing as the timeline is dependent on market conditions, but this will be a multi-year, long-term development
- b. Groundbreaking is estimated to commence in 2026 with the first data center building delivered in 2027

18. Preliminary drainage study. Study shall include sufficient information to determine size of watershed flowing to the property along with approximate capacities and intended discharge locations

- a. Please see Concept Plan
- b. Proposed Detention Ponds sized for "Maximum Density" development, including all red buildings and subject to change

19. Projected population and employment

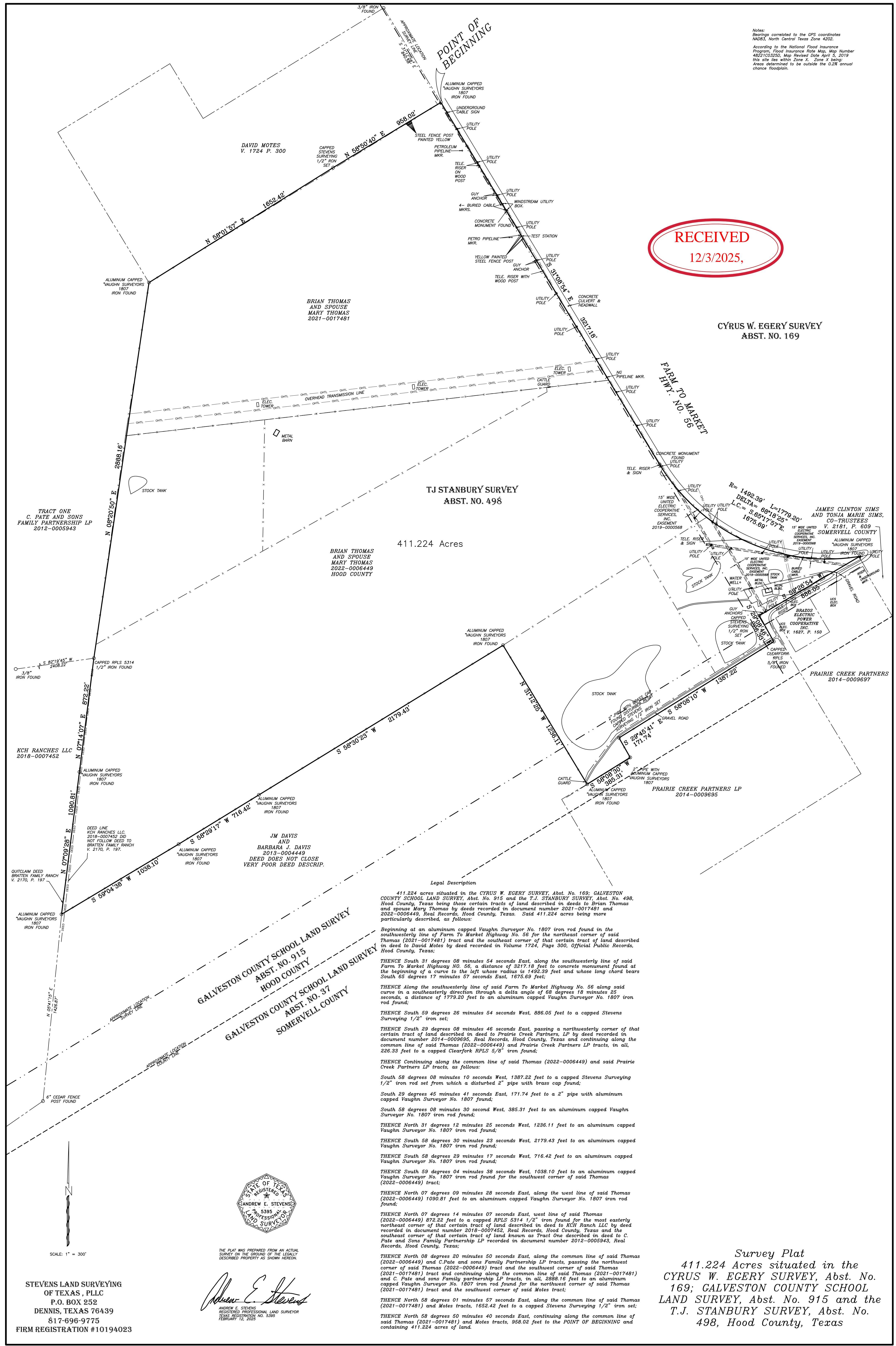
- a. Non-residential development, so no population
- b. Approximately 400-450 total permanent jobs

20. The location of district boundaries in relation to the development

- a. The entire development is located within unincorporated Hood County and outside of any ETJ's
- b. There are two types of Development Districts on the site:
 - i. Road Corridor District: all land within 0.5 miles of the centerline of either (i) Paluxy Highway or (ii) Hill City Highway
 - ii. Rural District: all non-Road Corridor District land
- c. No portion of the site is in a Water Quality District

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SCALE: 1" = 300'

STEVENS LAND SURVEYING
OF TEXAS, PLLC
P.O. BOX 252
DENNIS, TEXAS 76439
817-696-9775
FIRM REGISTRATION #1019402

A black and white octagonal seal. The top half contains the text "STATE OF TEXAS" above a five-pointed star. The bottom half contains the name "ANDREW E. STEVENS" above the text "PROFESSIONAL LAND SURVEYOR". The number "5395" is positioned to the left of the surveyor's name. The entire seal is enclosed in a decorative border of small triangles.

THE PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON

Survey Plat
411.224 Acres situated in the
CYRUS W. EGERY SURVEY, Abst. No.
169; GALVESTON COUNTY SCHOOL
LAND SURVEY, Abst. No. 915 and the
T.J. STANBURY SURVEY, Abst. No.
498, *Hood County, Texas*

Bearings correlated to the GPS coordinates
NAD83, North Central Texas Zone 4202.

According to the National Flood Insurance
Program, Flood Insurance Rate Map, Map Number
48221C0325D, Map Revised Date April 5, 2019
this is a Flood Zone A (No Flood Zone A).

Areas determined to be outside the 0.2% annual
chance floodplain.

Easements to Gulf Oil Corporation recorded in Bk.
321, P. 534 and Blk. 321, P. 540 does affect
this site. This easement was not plotted due to
lack of information in said document.

Easement to Hood County Soil and Water
Conservation District recorded in Bk. 347, P. 426
does affect this site. This easement cannot be
plotted due to lack of information in said
document.

Easement recorded in V. 1148, P. 47 does not
affect this site.

Easement to Dallas Production, Inc. recorded in V.
323, P. 374 cannot be located due to lack of
information provided in said document.

Legal Description

969.110 acres situated in the JOSEPH DOAN SURVEY, Abst. No. 145; MARCUS BRINKLEY SURVEY, Abst. No. 34 and the T.J. STANBURY SURVEY, Abst. No. 498, Hood County, Texas
being that certain tract of land described in deed to KCH Ranches LLC by deed recorded in
document number 2018-0007452, Real Records, Hood County, Texas. Said 969.110 acres
being more particularly described, as follows:

Beginning at a 3/8" iron found in the easterly line of Farm To Market Highway No. 51
(Paluxy Highway) for the most northerly corner of said KCH Ranches LLC tract and the
northwest corner of that certain tract of land known as Tract One described in deed to C.
Pate and Sons Family Partnership LP tract recorded in document number 2012-0005943,
Real Records, Hood County, Texas;

THENCE Along the common line of said KCH Ranches LLC and C. Pate and Sons Family
Partnership LP tracts, as follows:

South 57 degrees 29 minutes 57 seconds East, 1212.19 feet to a 3/8" iron found;

South 58 degrees 31 minutes 07 seconds East, 2406.56 feet to a 1/2" iron found;

South 83 degrees 42 minutes 43 seconds East, 570.14 feet to a pk nail found;

South 05 degrees 25 minutes 31 seconds West, 1182.72 feet to a 1/2" iron found;

South 44 degrees 36 minutes 58 seconds East, 740.79 feet to a 4" steel fence post found;

South 50 degrees 43 minutes 54 seconds East, 455.73 feet to a 1/2" iron found;

South 41 degrees 18 minutes 55 seconds East, 1655.64 feet to a 3/8" iron found;

North 82 degrees 19 minutes 45 seconds East, 2408.22 feet to a capped RPLS 5314 1/2" iron
found at the most easterly corner of the corner of said KCH Ranches LLC tract and the
southerly northeast corner of said C. Pate and Sons Family Partnership LP tract in the west
line of that certain tract of land described in deed to Brian Thomas and spouse Mary Thomas
by deed recorded in document number 2022-0006449, Real Records, Hood County, Texas;

THENCE South 07 degrees 14 minutes 07 seconds West, along the west line of said Thomas
tract, 872.22 feet to an aluminum capped Vaughn Surveyors 1807 iron found;

THENCE South 07 degrees 09 minutes 28 seconds West, continuing along the west line of said
Thomas tract, 1090.81 feet to an aluminum capped Vaughn Surveyors 1807 iron found for
the southwest corner of said Thomas tract and the most westerly northwest corner of that
certain tract of land described in deed to JM Davis and Barbara J. Davis by deed recorded in
document number 2013-0004449, Real Records, Hood County, Texas;

THENCE South 05 degrees 41 minutes 15 seconds West, along the west line of said Davis
tract, 1426.87 feet to a 6" cedar fence post found for the southwest corner of said Davis
tract and the southeast corner of said KCH Ranches LLC tract;

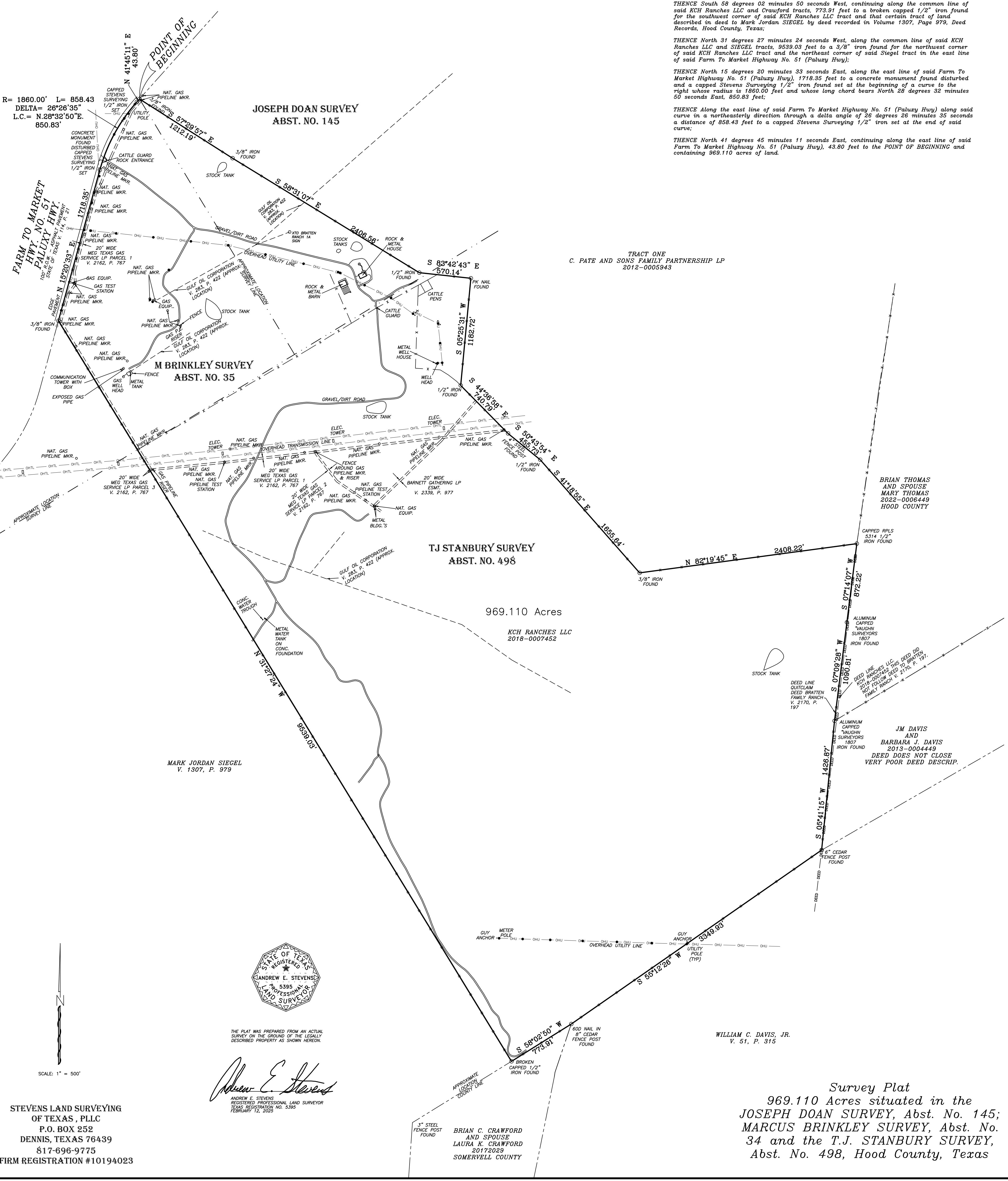
THENCE South 55 degrees 12 minutes 26 seconds West along the south line of said KCH
Ranches LLC tract, 3349.93 feet to a 604 nail found in an 8" cedar fence post found for the
northeast corner of that certain tract of land described in deed to Brian C. Crawford and
spouse Laura K. Crawford by deed recorded in document number 20172029, Real Records,
Somervell County, Texas;

THENCE South 58 degrees 02 minutes 50 seconds West, continuing along the common line of said KCH
Ranches LLC and Crawford tracts, 773.91 feet to a broken capped 1/2" iron found
for the southwest corner of said KCH Ranches LLC tract and that certain tract of land
described in deed to Mark Jordan SIECEL by deed recorded in Volume 1307, Page 979, Deed
Records, Hood County, Texas;

THENCE North 31 degrees 27 minutes 24 seconds West, along the common line of said KCH
Ranches LLC and SIECEL tracts, 953.36 feet to a 2/8" iron found for the northwest corner
of said KCH Ranches LLC tract and the northeast corner of said Siegel tract in the east line
of said Farm To Market Highway No. 51 (Paluxy Hwy);

THENCE North 15 degrees 20 minutes 33 seconds East, along the east line of said Farm To
Market Highway No. 51 (Paluxy Hwy), 1718.35 feet to a concrete monument found disturbed
and a capped Stevens Surveying 1/2" iron found set at the beginning of a curve to the
right whose radius is 1860.00 feet and whose long chord bears North 28 degrees 32 minutes
50 seconds East, 850.83 feet;

THENCE Along the east line of said Farm To Market Highway No. 51 (Paluxy Hwy) along said
curve in a northeasterly direction through a delta angle of 26 degrees 26 minutes 35 seconds
a distance of 858.43 feet to a capped Stevens Surveying 1/2" iron set at the end of said
curve to the POINT OF BEGINNING and containing 969.110 acres of land.



Legal Description

721.231 acres situated in the M. BRINKLEY SURVEY, Abst. No. 34 & 35 and the T.J. STANBURY SURVEY, Abst. No. 498, Hood County, Texas being a portion of that certain tract of land described in deed to Mark Jordan Siegel recorded in Volume 1307, Page 979, Deed Records, Hood County, Texas and all of those certain tracts of land described in deed to Marie Jordan Siegel recorded in Volume 1394, Page 569; Volume 1346, Page 743; Volume 1461, Page 377 and Volume 1346, Page 747, Deed Records, Hood County, Texas. Said 721.231 acres being more particularly described, as follows:

Beginning at a yellow capped 5/8" iron found in the southeasterly line of said Siegel (V. 1307, P. 979) tract and in the northwesterly line of that certain tract of land described in deed to James F. Sibley and Adrienne Paula Sibley by deed recorded in document number 20160786, Official Public Records, Somervell County, Texas and being per deed call the southwest corner of said STANBURY SURVEY;

THENCE North 31 degrees 36 minutes 30 seconds West, 4954.15 feet to a capped Stevens Surveying 1/2" iron set;

THENCE North 58 degrees 23 minutes 39 seconds East, 33.39 feet to a capped Stevens Surveying 1/2" iron set;

THENCE North 31 degrees 14 minutes 58 seconds West, 1449.76 feet to a capped Stevens Surveying 1/2" iron set;

THENCE North 64 degrees 23 minutes 41 seconds East, 1480.57 feet to a capped Stevens Surveying 1/2" iron set for the southwest corner of said Siegel (V. 1394, P. 569) tract and the southeast corner of Siegel (V. 1394, P. 567) tract;

THENCE North 38 degrees 52 minutes 23 seconds West, along the common line of said Siegel (V. 1394, P. 569 & V. 1394, P. 567) tracts, 1810.99 feet to a capped Stevens Surveying 1/2" iron set in the southeasterly line of Farm To Market Highway No. 51 - Paluxy Hwy;

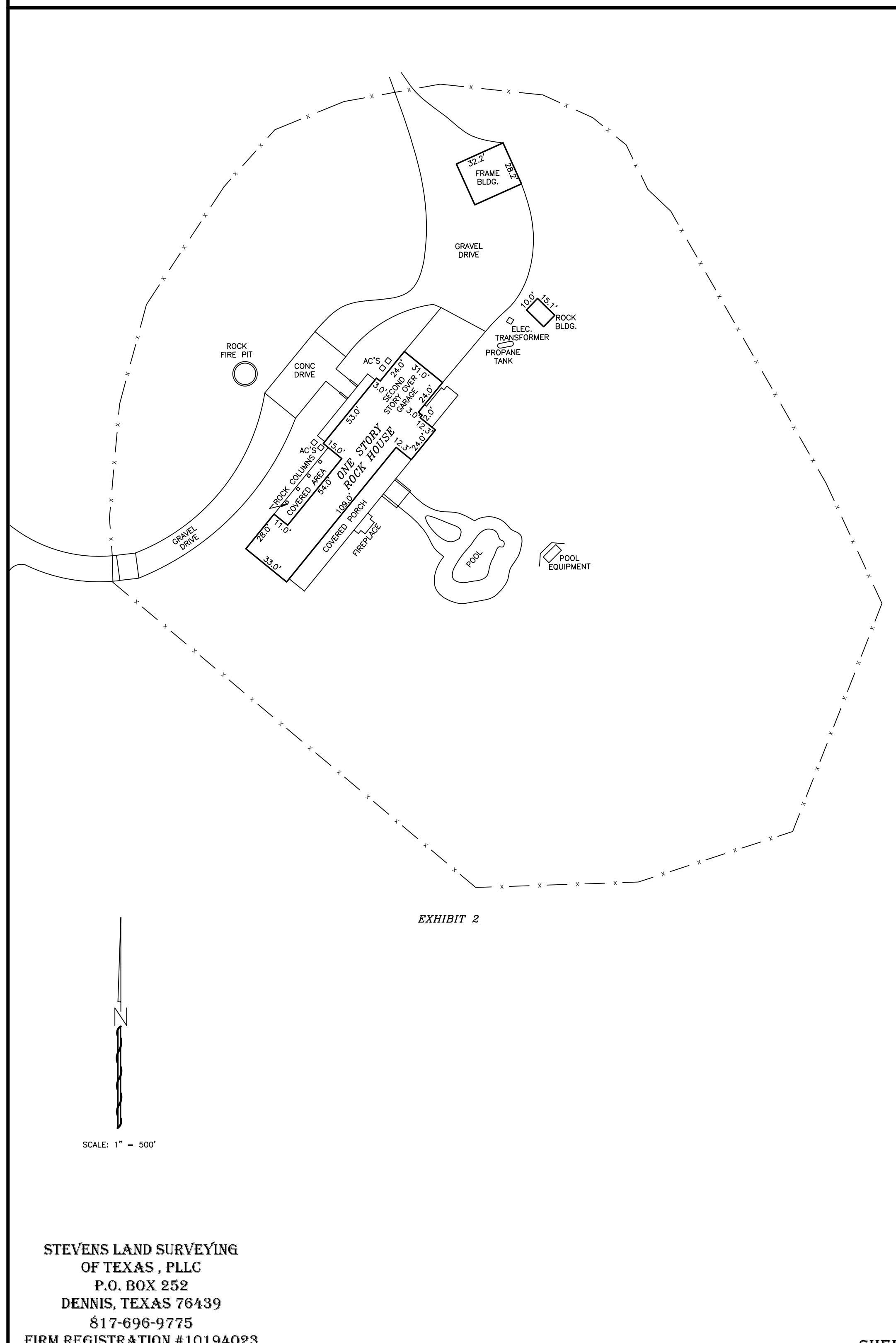
THENCE North 38 degrees 15 minutes 09 seconds East, along the southeasterly line of Farm To Market Highway No. 51 - Paluxy Hwy, 1589.62 feet to a concrete monument found at the beginning of a curve to the left whose radius is 1960.00 feet and whose long chord bears North 26 degrees 48 minutes 38 seconds East, 777.61 feet;

Along continuing along the southeasterly line of Farm To Market Highway No. 51 - Paluxy Hwy along said curve in a northerly direction through a central angle of 102 degrees 53 minutes 00 seconds a distance of 782.80 feet to a capped Stevens Surveying 1/2" iron set at the end of said curve;

North 15 degrees 13 minutes 36 seconds East, continuing along the southeasterly line of Farm To Market Highway No. 51 - Paluxy Hwy 04.62 feet to a 3/8" iron found for the most northerly corner of said Siegel tract and the northwest corner of that certain tract of land described in deed to KCH Ranches, LLC recorded in document number 20172029, Official Public Records, Somervell County, Texas;

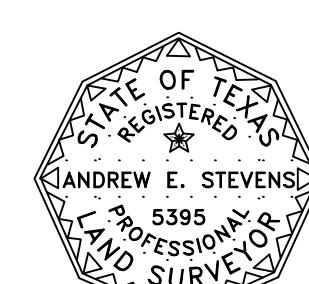
THENCE South 31 degrees 27 minutes 24 seconds West, along the common line of said Siegel and KCH Ranches tracts, 9539.03 feet to a broken capped 1/2" iron found in the northwesterly line of that certain tract of land described in deed to Brian C. Crawford and spouse, Linda K. Crawford recorded in document number 20172029, Official Public Records, Somervell County, Texas;

THENCE South 58 degrees 15 minutes 08 seconds West, along the common line of said Siegel and Seay tracts, passing the northwest corner of said Seay tract and the northeast and northwest corners of that certain tract of land described in deed to Eileen Bennett by deed recorded in document number 20200677, Official Public Records, Somervell County, Texas and passing the northeast corner of said Sibley tract, in all, 2723.26 feet to the POINT OF BEGINNING and containing 721.231 acres of land.



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Andrew E. Stevens
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
SEPTEMBER 16, 2023

Survey Plat
721.231 Acres situated in the
M. BRINKLEY SURVEY, Abst. No. 34 &
35 and the T. J. STANBURY SURVEY,
Abst. No. 498,
Hood County, Texas