

CONCEPT PLAN

PROJECT RED DATA CENTER

HOOD COUNTY, TEXAS

LOCATION MAP



NOT TO SCALE



NOT TO SCALE

DEVELOPER:

National CRE Holdings, L.L.C.
801 Brickell Key Blvd, Suite 609
Miami, FL 33131

PREPARED BY:

BHB BAIRD, HAMPTON & BROWN
engineering & surveying

project 6300 Ridglea Place, Suite 700 | Fort Worth, TX 76116
2026.186.000 (817)338-1277 | mail@bhbinc.com | TBPE Firm #44 | TBPLS Firm #10011300

February 2026

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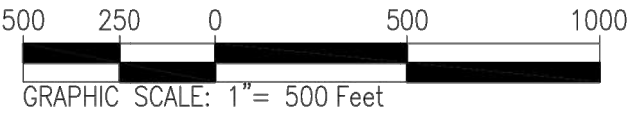
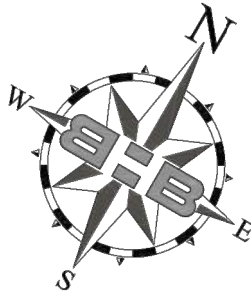
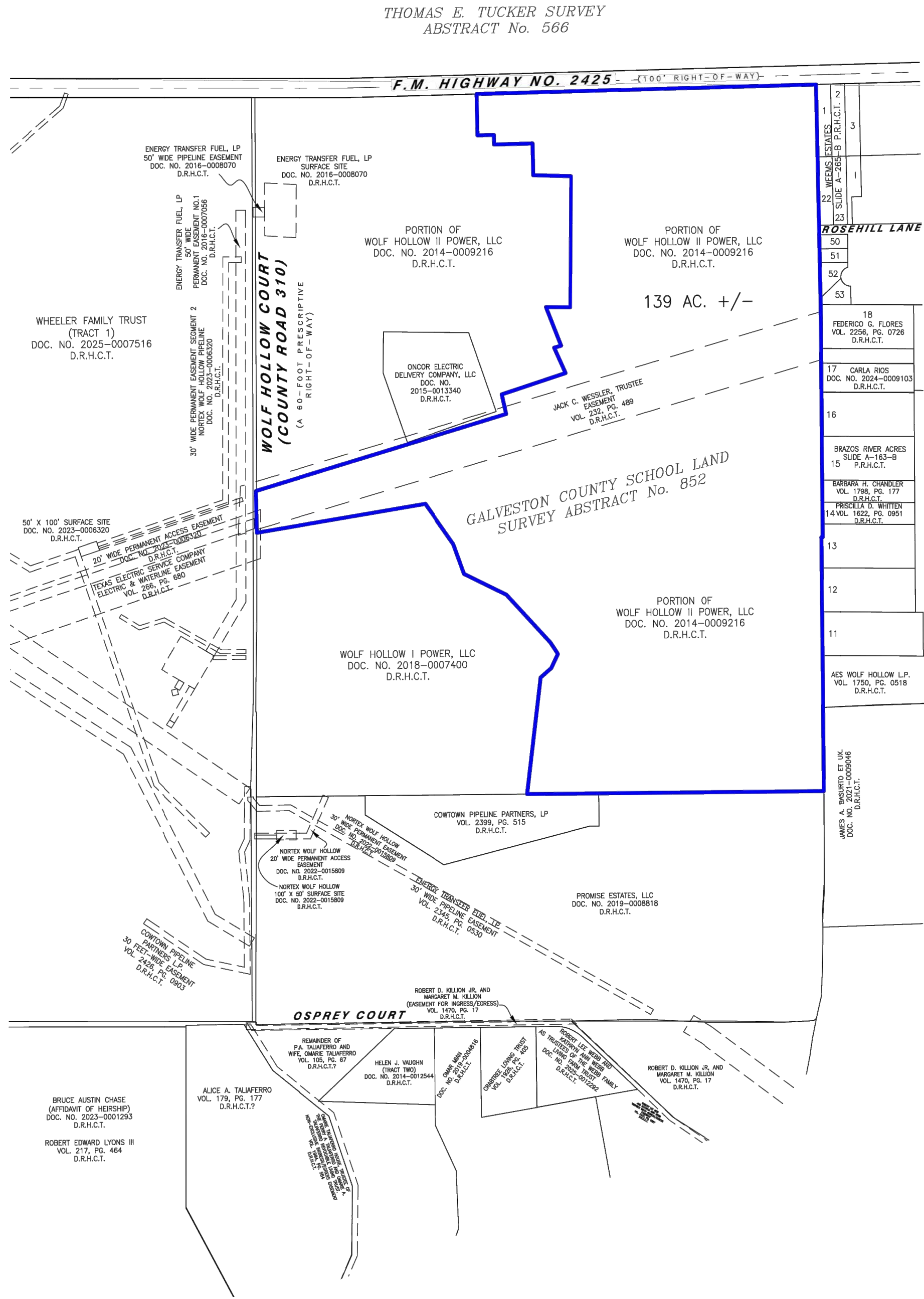


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2/5/26



Vicinity Map - Not to Scale



NATIONAL CRE HOLDINGS, LLC
PROJECT RED
DATA CENTER
1901 MITCHELL BEND GRANBURY, TX 76048

| NO. | DESCRIPTION | DATE |
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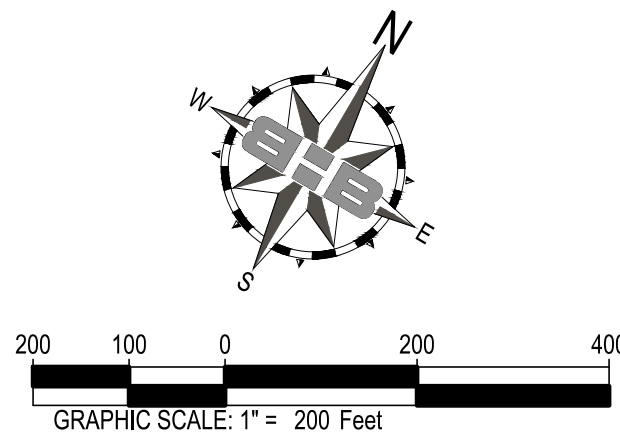
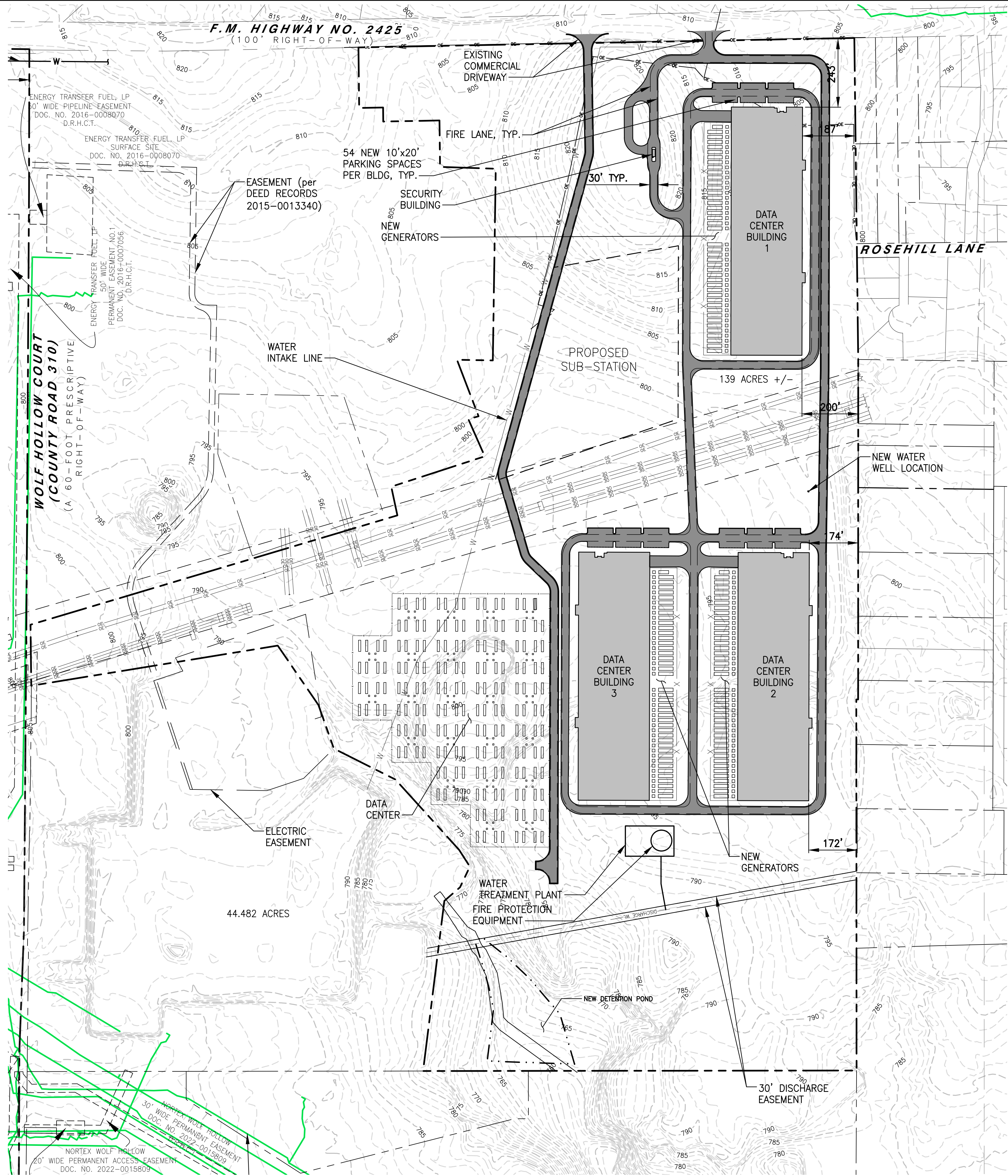
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| DATE: | 02/03/2026 |
| DESIGN BY: | CHECKED BY: |

SHEET
C1.01

PROPERTY DEED EXHIBIT
TRACTS OF LAND SITUATED WITHIN
GALVESTON COUNTY SCHOOL LAND
SURVEY ABSTRACT NO. 852
HOOD COUNTY, TEXAS
JANUARY 2026

DISCLAIMER:
This sketch is not a Boundary Survey or a Right-of-Way Survey. No field work was performed to establish or verify boundary locations. Any apparent property corners, property lines, or right-of-way lines shown hereon are derived from recorded plats, right-of-way maps, or deeds referenced hereon and are approximate in nature and not guaranteed. Such information shall not be relied upon for the establishment of property boundaries.
Acreage shown is approximate and based on deed record calculations only. Any boundary information depicted is for graphical representation purposes only. This sketch is not intended to be used, and shall not be used, to convey, define, or establish any interest in real property.
Other parcels, easements, agreements, or encumbrances may exist that are not shown. No title commitment(s) or title report(s) were provided or reviewed in the preparation of this sketch.

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SOUND CONTROL

THE CAMPUS IS BEING DESIGNED TO OPERATE QUIETLY AND RESPECTFULLY WITHIN THE SURROUNDING COMMUNITY. SOUND CONTROL WILL BE A KEY CONSIDERATION IN HOW THE BUILDING, EQUIPMENT, AND SITE ARE PLANNED, DESIGNED, AND CONSTRUCTED TO ENSURE THAT ANY NOISE GENERATED BY THE FACILITY, AS MEASURED AT THE BOUNDARY OF THE PROPERTY DOES NOT EXCEED 65DBA.

- NOTES**
- UNINCORPORATED HOOD COUNTY - NO ZONING.
 - THIS CONCEPT PLAN IS SUBMITTED IN COMPLIANCE WITH HOOD COUNTY DEVELOPMENT CRITERIA AND IS THE FIRST SUBMITTAL REQUIRED IN A SERIES.
 - FEMA FLOODPLAIN: NO FEMA FLOODPLAIN PRESENT ON SITE.
 - DAMAGE TO SURROUNDING HOOD COUNTY ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY OWNER.

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OVERALL
CONCEPT SITE

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SHEET
C2.01

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Bridgela Place, Suite 700 Fort Worth, TX 76116
817.338.1277 - bhaire.com
red@bhaire.com
TSP/ELS Firm #44, #1001300, #1001302, #10194146

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POTABLE WATER

BASED ON INFORMATION PROVIDED FOR SIMILAR BUILDINGS, EACH BUILDING REQUIRES APPROXIMATELY 228,125 GALLONS PER YEAR.

625 GALLONS PER DAY PER BUILDING IS ANTICIPATED. THIS USAGE IS EQUIVALENT TO TWO (2) SINGLE-FAMILY DWELLING UNITS.

WELL PRODUCTION WILL BE RESTRICTED TO <17.36 GPM PER UTGCD SECTION 4, RULE 4.2

A WATER WELL, MEETING TCEQ PUBLIC WELL CRITERIA AND UTGCD RULES WILL SUPPLY POTABLE WATER TO THE THREE BUILDINGS. THE WELL WILL PROVIDE WATER TO A STORAGE TANK, CHLORINATOR, AND PUMP BUILDING AS REQUIRED BY THE TCEQ.

PROCESS WATER

HEATING / COOLING PROCESS WATER AND HUMIDIFICATION:

MAINTAINING HEATING AND COOLING REQUIREMENTS FOR DATA CENTERS AND EQUIPMENT IS VITAL TO OPERATIONS FOR THE FACILITY. THE PROPOSED SYSTEM IS A CLOSED LOOP SYSTEM WITH A WATER/GLYCOL COOLANT. CURRENT ESTIMATES INDICATE THAT EACH BUILDING WILL REQUIRE A ONE-TIME CHARGE OF APPROXIMATELY 50,000 GALLONS PRIOR TO START-UP WITH AN ESTIMATED TOTAL OF 150,000 GALLONS FOR THE THREE BUILDINGS. MAINTENANCE/REPAIR WORK TO THE SYSTEM MAY REQUIRE SOME OR ALL THE CHILLED WATER TO BE DRAINED AND RE-FILLED.

A HUMIDIFICATION SYSTEM WILL ALSO BE UTILIZED FOR CLIMATE CONTROL IN THE DATA CENTERS.

WATER SOURCE

WATER SOURCE FOR FIRE AND PROCESS WATER:

THE DISCHARGE LINE FROM THE ADJACENT POWER GENERATING STATION DISCHARGES WATER OFFSITE. THE PROJECT PROPOSAL IS TO TAP THIS DISCHARGE LINE, ROUTE THE WATER TO A GREY-WATER TREATMENT SYSTEM AND THEN TO THE NECESSARY TANKS, PUMPS, AND LINES TO DELIVER PROCESS WATER TO THE BUILDINGS AND FIRE PROTECTIONS SYSTEMS.

IF THE ABOVE SOURCE IS NOT APPROVED THE PROJECT'S EXISTING ALLOTMENT OF GROUNDWATER, THROUGH THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT, VIA WATER WELLS BECOMES NECESSARY, IT WILL BE UTILIZED.

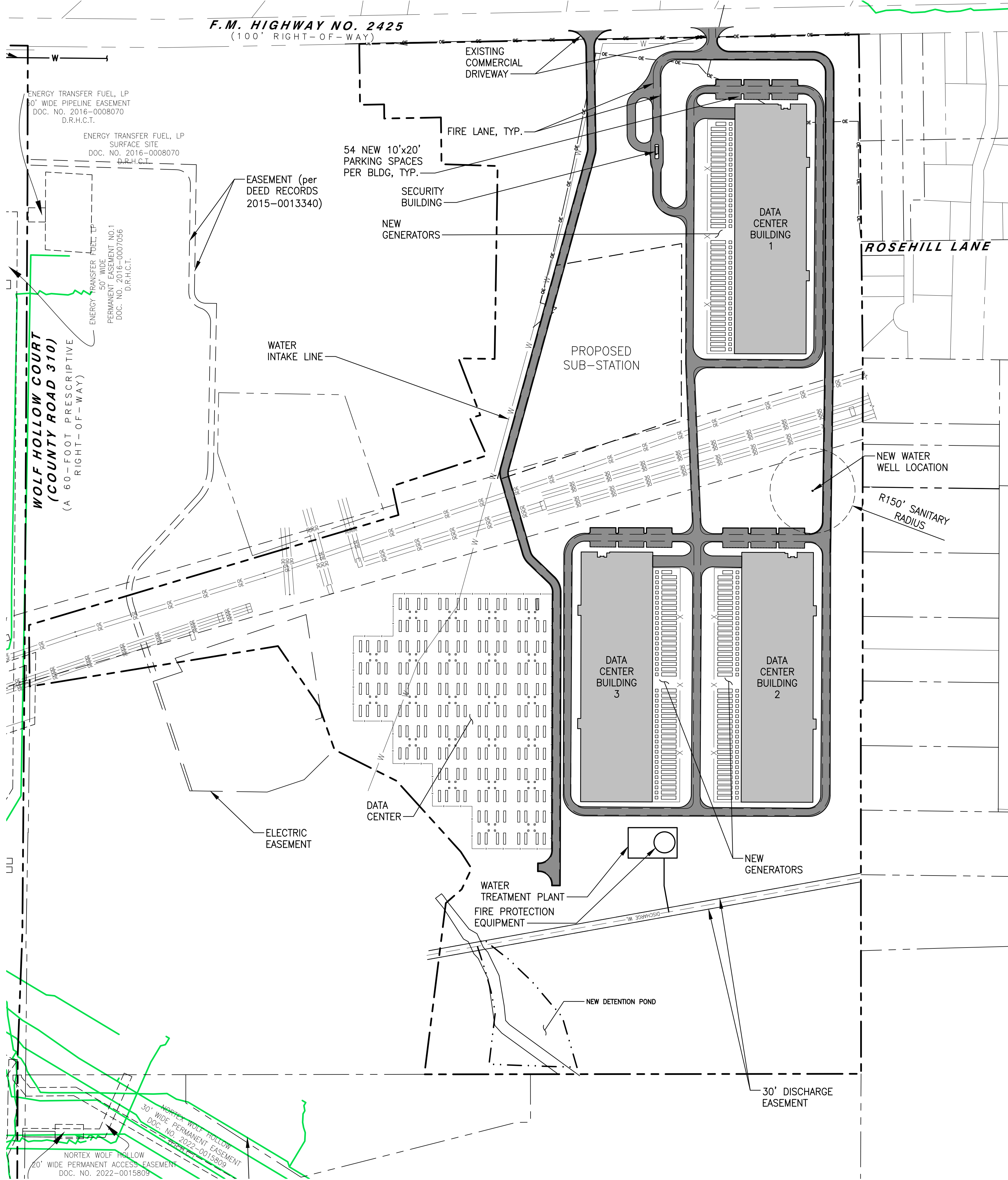
SANITARY SEWER

EACH BUILDING HAS A POTABLE WATER DEMAND EQUIVALENT TO 2 SINGLE-FAMILY DWELLING UNITS (LUE'S)

THE PROJECT IS NOT LOCATED IN THE WATER QUALITY DISTRICT; THE SANITARY SEWER EFFLUENT CAN BE TREATED THROUGH AN ON SITE SANITARY FACILITY (OSSF) PERMITTED THROUGH THE HOOD COUNTY HEALTH DEPARTMENT.

ELECTRICAL

THE PROPOSED DATA CENTER CAMPUS IS ANTICIPATED TO USE THE EXISTING POWER GENERATION FACILITIES AND GRID INFRASTRUCTURE THAT IS ALREADY LOCATED CONTIGUOUS TO THE PROPERTY AND ONSITE.



FIRE PROTECTION

1) FIRE PROTECTION WILL BE PROVIDED BY A DEDICATED PRIVATE FIRE WATER SYSTEM, CONSISTING OF:

- ON-SITE FIRE WATER STORAGE TANK(S)
- FIRE PUMP(S) AND ASSOCIATED YARD PIPING (PUMPS PROVIDED AS REQUIRED TO ACHIEVE REQUIRED FLOW AND RESIDUAL PRESSURE)
- A LOOPED PRIVATE FIRE MAIN SERVING ALL THREE BUILDINGS WITH SECTIONAL ISOLATION VALVES
- HYDRANT NETWORK AND FIRE DEPARTMENT CONNECTIONS (FDCS) AT EACH BUILDING
- FIRE DEPARTMENT APPARATUS ACCESS ROUTES AND EMERGENCY CIRCULATION COORDINATED WITH HOOD COUNTY AND THE RESPONDING FIRE AUTHORITY

2) SEPARATED FIRE DEMAND CRITERIA

A. OUTSIDE FIRE FLOW (SITE HYDRANT DEMAND)

PROVIDE AN ON-SITE FIRE WATER SUPPLY CAPABLE OF MEETING THE HOOD COUNTY-REQUIRED FIRE FLOW RATE AND DURATION, DETERMINED IN ACCORDANCE WITH IFC APPENDIX B (INCLUDING ANY PERMITTED REDUCTIONS FOR SPRINKLER PROTECTION, BUT NOT BELOW THE MINIMUM CODE REQUIREMENTS). DURATION SHALL BE ASSUMED TO BE 2 HOURS UNLESS OTHERWISE APPROVED BY HOOD COUNTY.

B. BUILDING FIRE PROTECTION DEMAND
PROVIDE AN ON-SITE FIRE WATER SUPPLY CAPABLE OF MEETING THE BUILDING FIRE PROTECTION SYSTEM DEMAND (SPRINKLER AND STANDPIPE SYSTEMS, AS APPLICABLE), DETERMINED IN ACCORDANCE WITH NFPA 13 / NFPA 14, INCLUDING REQUIRED HOSE STREAM ALLOWANCES AND APPLICABLE DURATION CRITERIA.

3) STORAGE AND PUMPING PERFORMANCE REQUIREMENT

FIRE WATER STORAGE CAPACITY AND PUMPING CONFIGURATION SHALL BE ESTABLISHED SUCH THAT THE SYSTEM CAN DELIVER THE REQUIRED FIRE DEMAND AT THE REQUIRED DURATION, WHILE MAINTAINING MINIMUM RESIDUAL PRESSURE AT THE MOST HYDRAULICALLY REMOTE HYDRANT AND FDC CONNECTION, AS REQUIRED BY HOOD COUNTY AND THE RESPONDING FIRE AUTHORITY.

FINAL TANK VOLUME, PUMP DUTY POINTS, REDUNDANCY STRATEGY, AND DISTRIBUTION SYSTEM SIZING SHALL BE CONFIRMED THROUGH HYDRAULIC MODELING, FIRE-FLOW ANALYSIS, AND COORDINATION WITH HOOD COUNTY DURING SUBSEQUENT DESIGN PHASES.

DESIGN INCLUDES THE FOLLOWING:

- 3 - 4 HYDRANTS PER BUILDING
- BUILDINGS WILL UTILIZE A DUAL-INTERLOCK PRE-ACTION/DRY-TYPE SPRINKLER SYSTEM
- GROUND STORAGE TANK (1,500 GPM FOR 2 HOURS PLUS SPRINKLER DEMAND)
- FIRE PUMPS / JOCKEY PUMPS AS NECESSARY TO MAINTAIN PRESSURE AND DELIVER REQUIRED FIRE PROTECTION WATER.
- FDC LOCATIONS AS REQUIRED WITH CLEAR ACCESS AND SIGNAGE.
- FIRE DEPARTMENT ACCESS ROUTES, FIRE LANES, AND APPARATUS CIRCULATION PATHS PER FDC AND HOOD COUNTY CRITERIA.

NATIONAL CRE HOLDINGS, LLC

PROJECT RED

DATA CENTER

1901 MITCHELL BEND GRANBURY, TX 76048

CONCEPT UTILITY PLAN

| NO. | DESCRIPTION | DATE |
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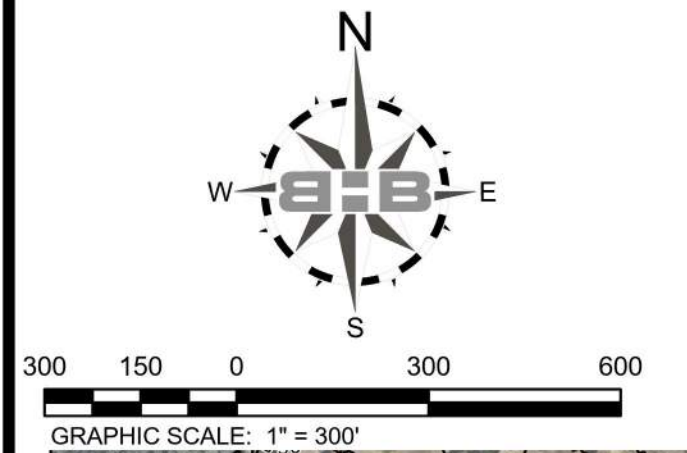
PROJECT NUMBER: 2025.186.000
DATE: 01/30/2026 DRAWN BY: LM
DESIGN BY: LM CHECKED BY: TS

SHEET

C2.02

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engineering and surveying

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tel@bhbc.com • 817.338.1277 • bhbc.com
TBP&S Firm #44, #10011300, #10011302, #10194146



- LEGEND**
- DESIGN POINTS
 - ▬ EXISTING DRAINAGE AREA
 - TNRIS LIDAR - 5FT
 - ⋯ PROJECT BOUNDARY

EXISTING CONDITIONS
Q100 = 23 CFS

EXISTING CONDITIONS
Q100 = 77 CFS

EXISTING CONDITIONS
Q100 = 357 CFS

PROJECT BOUNDARY

EXISTING CONDITIONS
Q100 = 605 CFS

EXISTING CONDITIONS
Q100 = 363 CFS

EXISTING CONDITIONS
Q100 = 995 CFS

NOTE: HYDROLOGY PREPARED IN HEC-HMS

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**EXISTING DRAINAGE AREA
MAP**

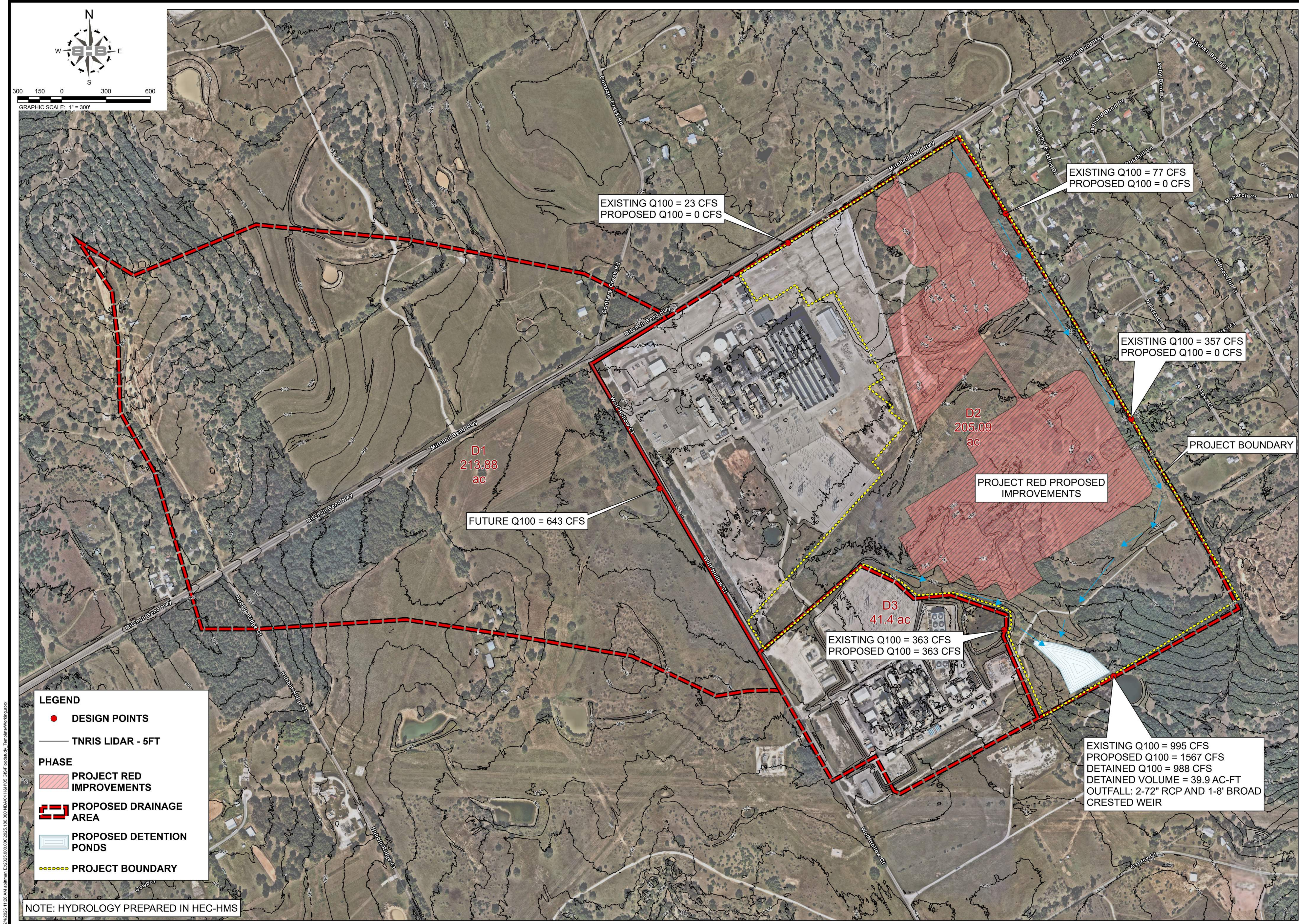
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BHB, INC.
TX REGISTERED FIRM F-00044
ENGINEER: SHANNON L. NAVE,
P.E.
TEXAS LICENSES NO: 89415

DATE: 2/4/2026

PROJECT NUMBER: 2025.186.000
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DESIGN BY: BHB CHECKED BY: BHB

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C3.01



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BAIRD, HAMPTON & BROWN
engineering and surveying

940 Hilltop Drive, Weatherford, TX 76086
mail@bhb.com 817.595.7575
bhb.com
TEPELS Firm #44, #10011302, #10154146

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| PROPOSED DRAINAGE AREA MAP | | | DATE |
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TX, REGISTERED FIRM F-00044
ENGINEER: SHANNON L. NAVE,
P.E.
TEXAS LICENSE NO: 89415
DATE: 2/4/2026

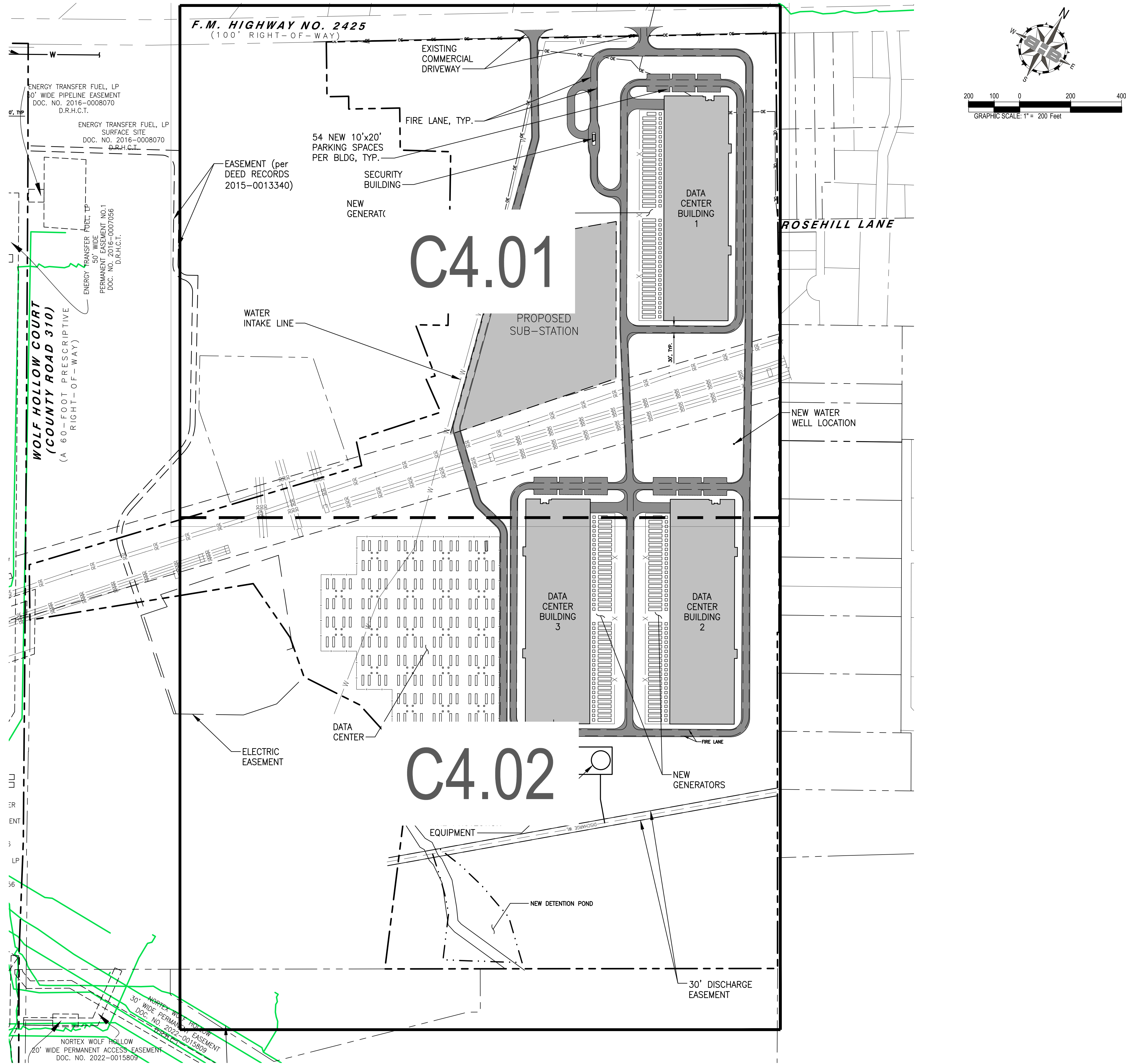
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C3.02

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CONCEPT PLANS
KEY MAP

| NO. | DESCRIPTION | DATE |
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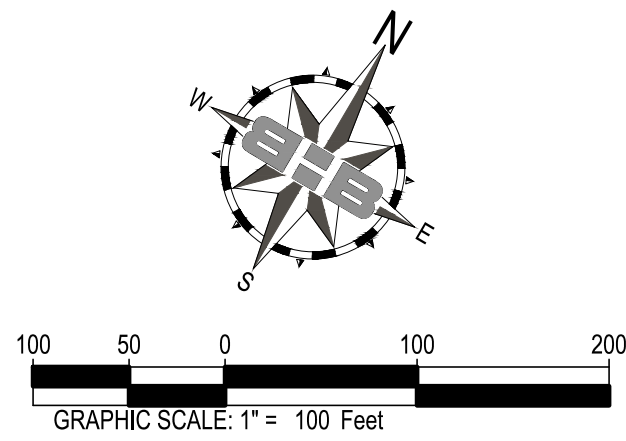
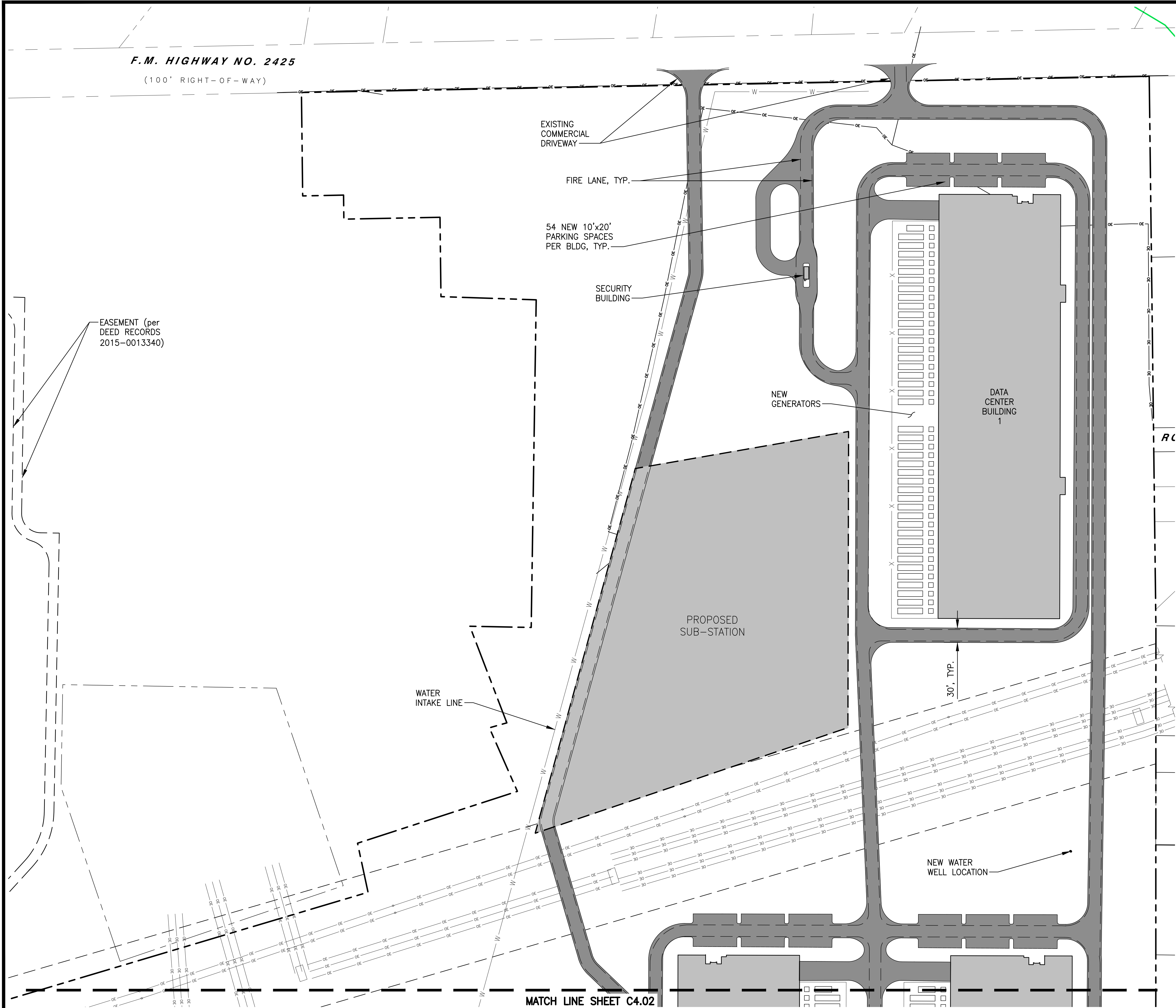
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CONCEPT PLAN
1 OF 2

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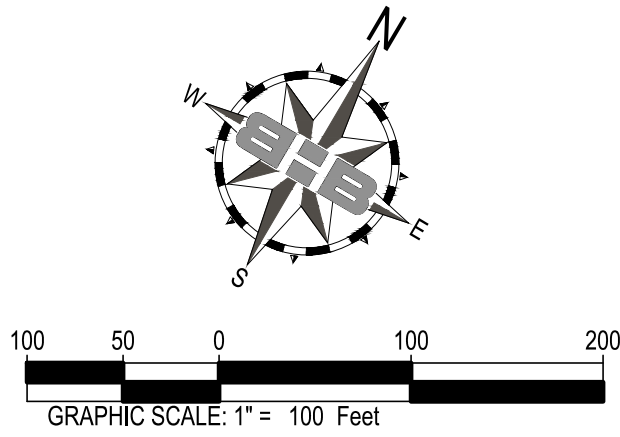
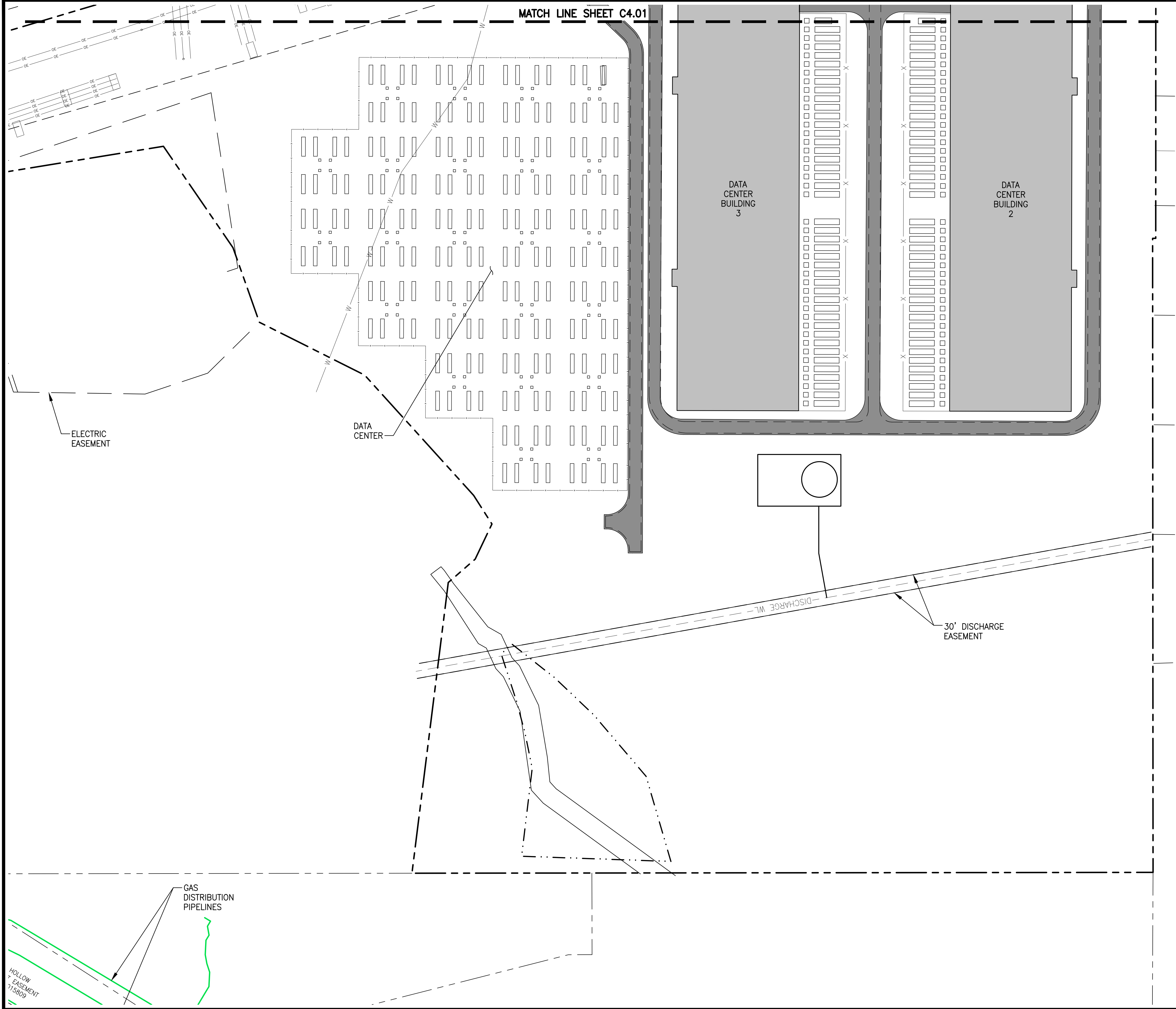
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CONCEPT PLAN
2 OF 2

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red@bhaire.com
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| Item # | Ordinance Requirement (Verbatim) | Conformance (Yes / No / N/A) | Reference (Sheet / Note) | Notes |
|--------|--|------------------------------|--|--|
| 1 | Name and address of landowner, developer or agent, and date of preparation of the plan | Yes | Cover Sheet | |
| 2 | Name and address of architect, landscape architect, planner, engineer, surveyor, or other persons involved in the preparation of the plan | Yes | Cover Sheet | |
| 3 | Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street | Yes | Deed Exhibit, Sheet C1.01 | |
| 4 | Location map, north arrow, and title block | Yes | Every Sheet | |
| 5 | Topography at ten-foot intervals or less | Yes | Drainage Area Maps, Sheets C3.01 & C3.02 | |
| 6 | Project name | Yes | Cover Sheet | |
| 7 | A general layout of the development, showing the general configuration and location of proposed and existing land uses by type of residential and nonresidential use for the property to be developed and any contiguous property in unitary ownership | Yes | Site Plan, Sheet C3.01 | |
| 8 | A computation of residential density for each type of residential use proposed | N/A | | No residential structures are proposed |
| 9 | A proposed reservations or dedications of public facilities | N/A | | No public facilities are required |
| 10 | Location of all significant natural features, including floodplains | Yes | Existing Conditions are shown on sheet C3.01 | No floodplain within the project |
| 11 | Proposed open space to be preserved, together with proposed park or recreational facilities | N/A | | no open space, parks or recreational facilities are proposed |
| 12 | For single-family or two-family dwellings, the proposed range of lot sizes and the numbers of lots within each proposed category | N/A | | the land is not being subdivided and no residential lots are proposed |
| 13 | An assessment of public facilities, identifying existing facilities serving the development and public improvements to be provided by the project | N/A | | No public facilities are required |
| 14 | Proposed measures to buffer the project from adjacent land uses, if any | Yes | property setbacks are shown on C3.01 | |
| 15 | Proposed transportation facilities serving the site, together with a traffic impact analysis where required by these Regulations | Yes | See traffic memorandum | Project Red utilizes existing permitted driveways on Mitchell Bend Highway |
| 16 | The proposed method, connection, provider and location of the proposed water system | Yes | Utility Plan, Sheet C2.02 | |
| 17 | The proposed method, connection, provider and location of the proposed wastewater system | Yes | Utility Plan, Sheet C2.02 | |
| 18 | Phases of development, including delineation of areas to be constructed in independent phases and the scheduled timing and sequencing of development | N/A | | the project is not phased |
| 19 | Preliminary drainage study including watershed size, approximate capacities, and intended discharge locations | Yes | Drainage Area Maps, Sheets C3.01 & C3.02 | |
| 20 | Projected population and employment | Yes | Utility Plan, Sheet C2.02 | |
| 21 | The location of district boundaries in relation to the development | Yes | Cover Sheet | |

