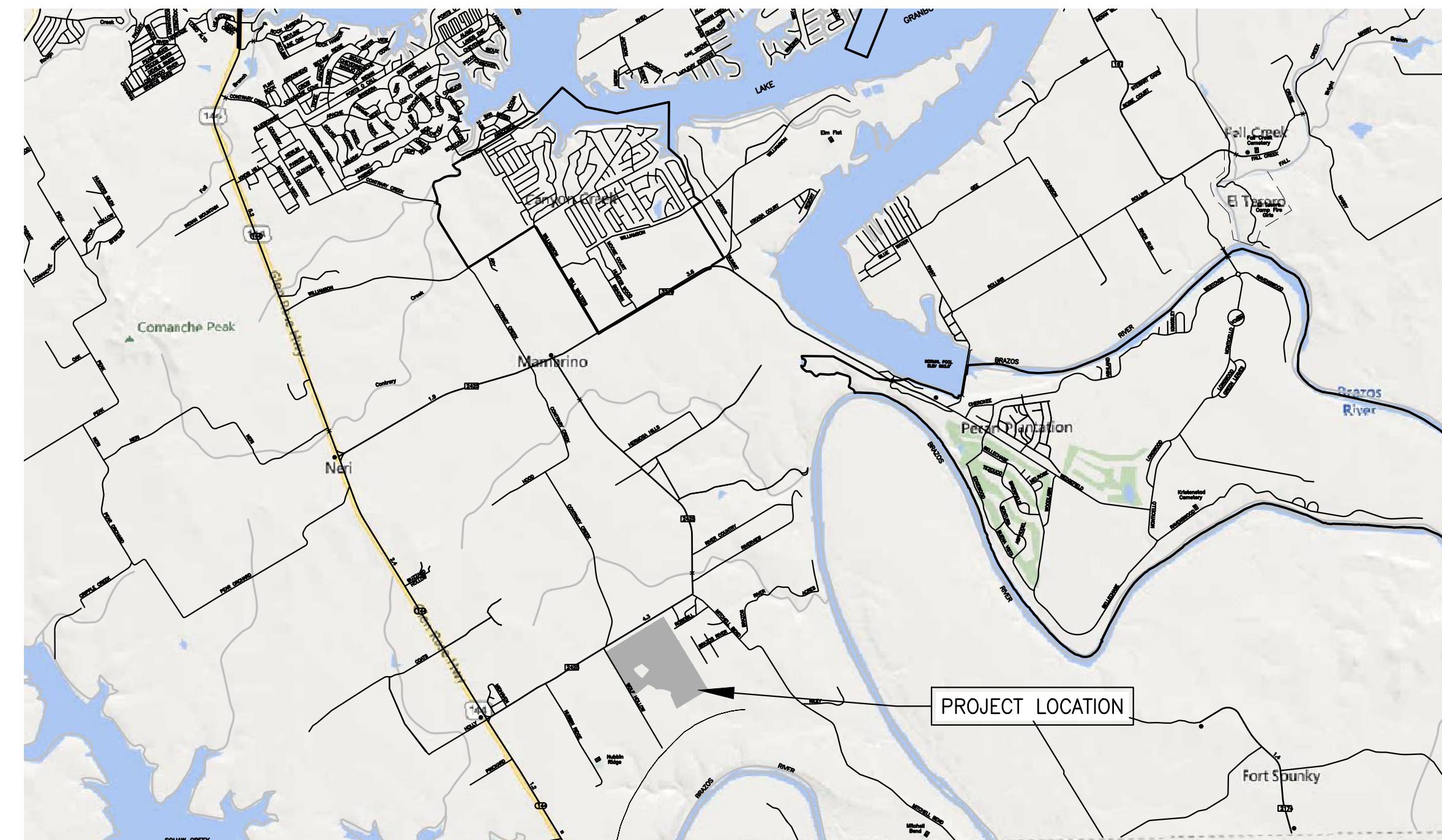
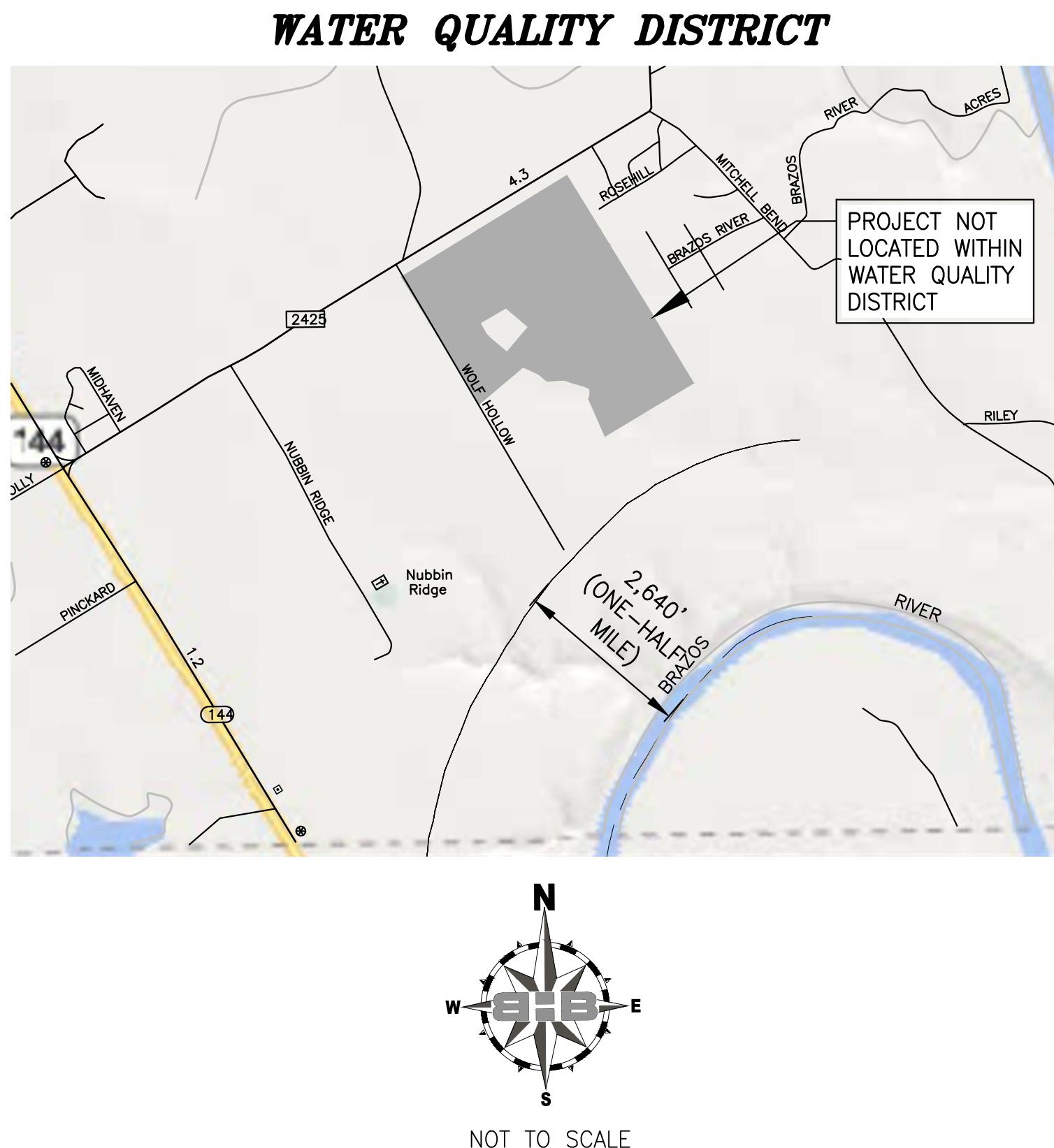


# CONCEPT PLAN

## PROJECT RED DATA CENTER

### HOOD COUNTY, TEXAS

### LOCATION MAP



SHEET INDEX	
SHEET No.	SHEET TITLE
C0.01	COVER SHEET
C1.01	PROPERTY DEED EXHIBIT
C2.01	OVERALL CONCEPT SITE
C2.02	CONCEPT UTILITY PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C4.00	CONCEPT PLANS KEY MAP
C4.01	CONCEPT PLAN 1 OF 2
C4.02	CONCEPT PLAN 2 OF 2

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#### DEVELOPER:

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

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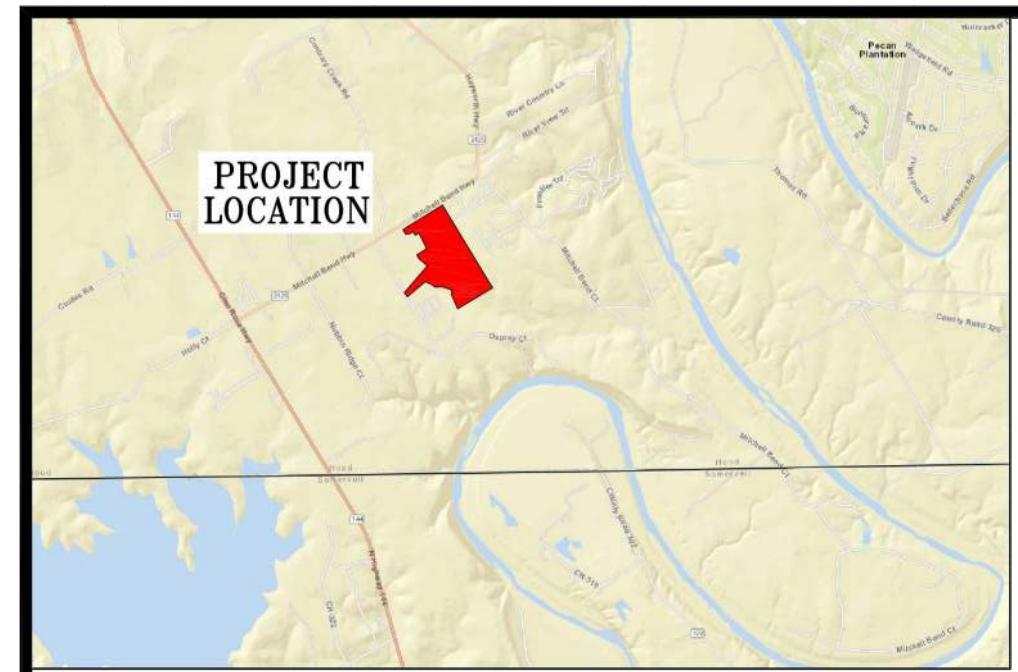
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#### PREPARED BY:

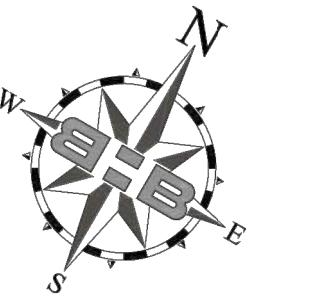
**BHB** BAIRD, HAMPTON & BROWN  
engineering & surveying

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

February 2026

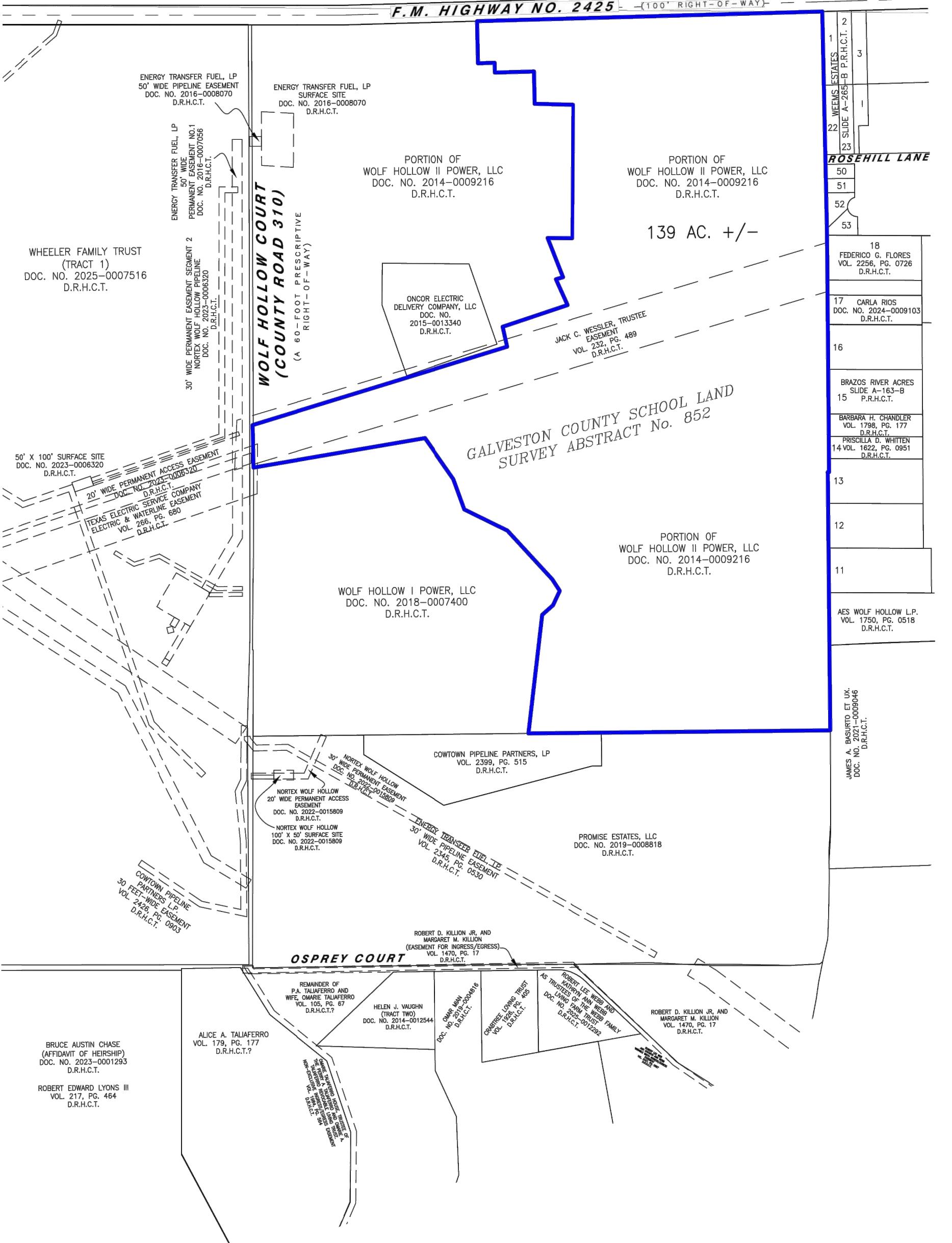


Vicinity Map - Not to Scale



500 250 0 500 1000  
GRAPHIC SCALE: 1" = 500 Feet

THOMAS E. TUCKER SURVEY  
ABSTRACT No. 566



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.

PROPERTY DEED EXHIBIT

TRACTS OF LAND SITUATED WITHIN

**GALVESTON COUNTY SCHOOL LAND  
SURVEY ABSTRACT NO. 852**

HOOD COUNTY, TEXAS

JANUARY 2026



engineering and surveying

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TBPELS Firm #44, #1001300, #1001394, #1001346

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DATE

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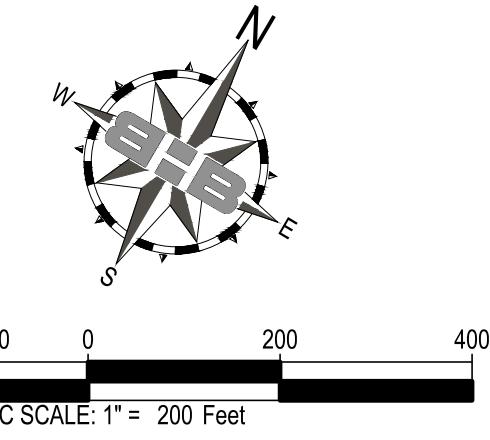
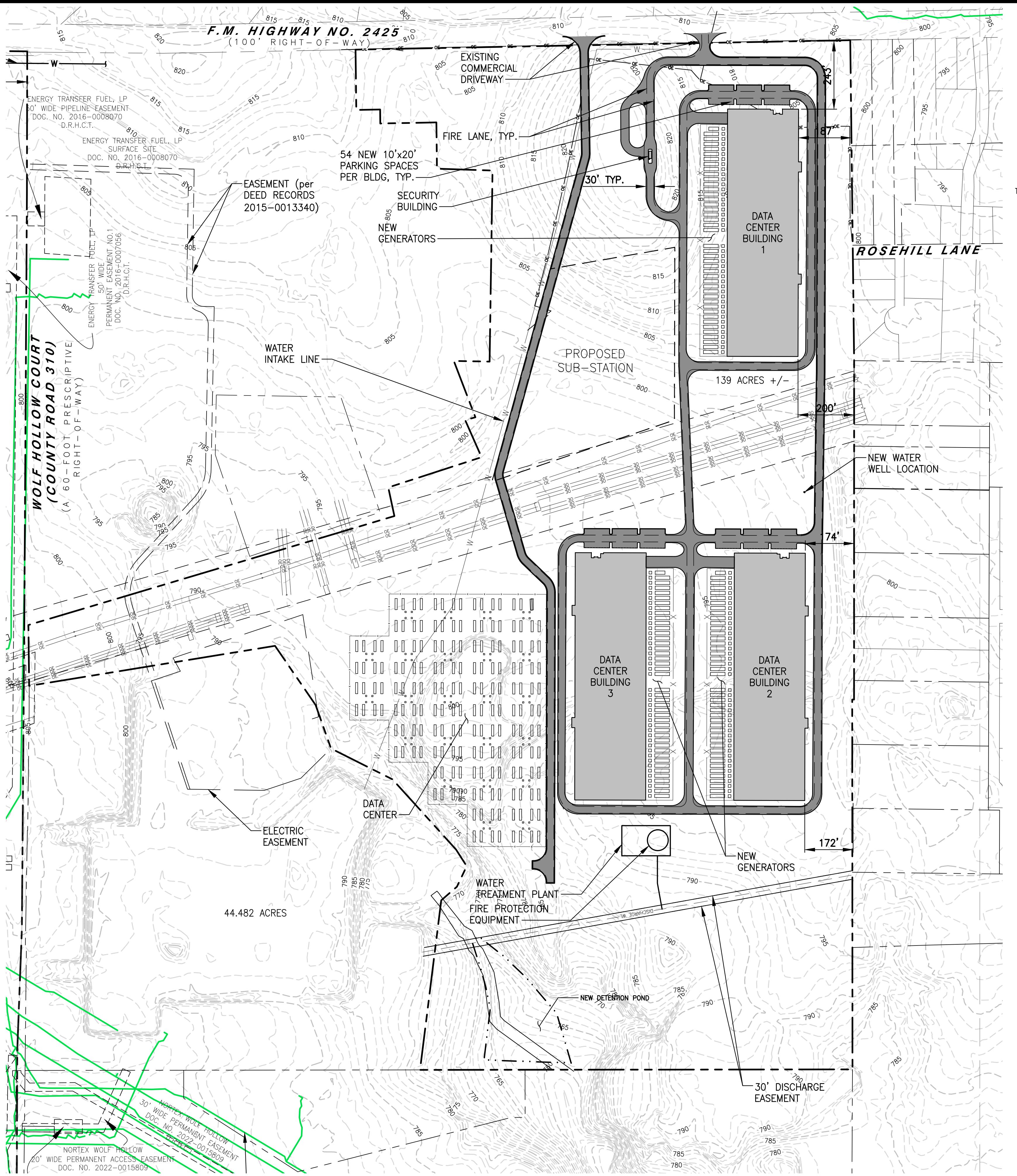
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C1.01



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**OVERALL  
CONCEPT SITE**

DATE  
NO. DESCRIPTION

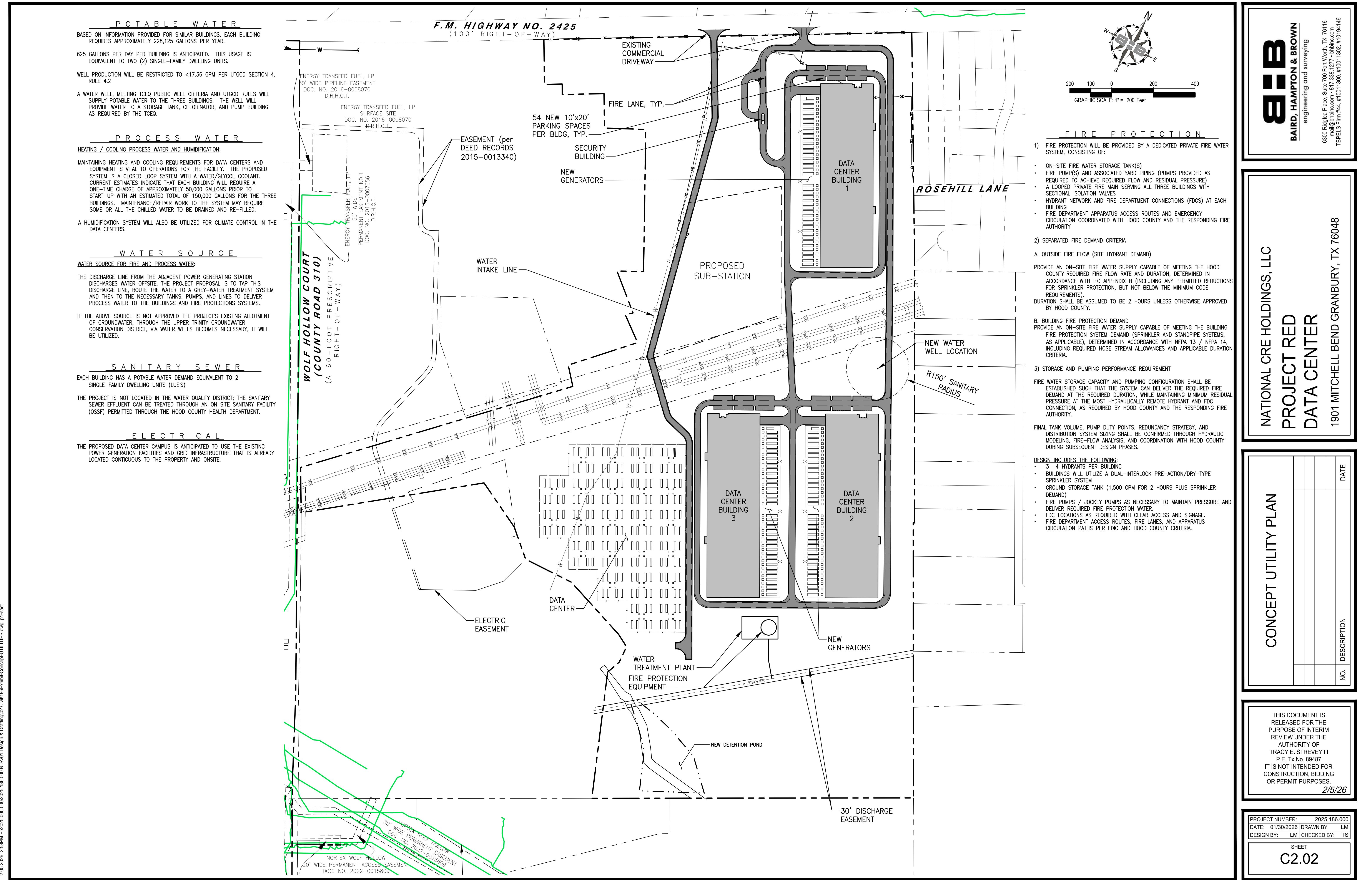
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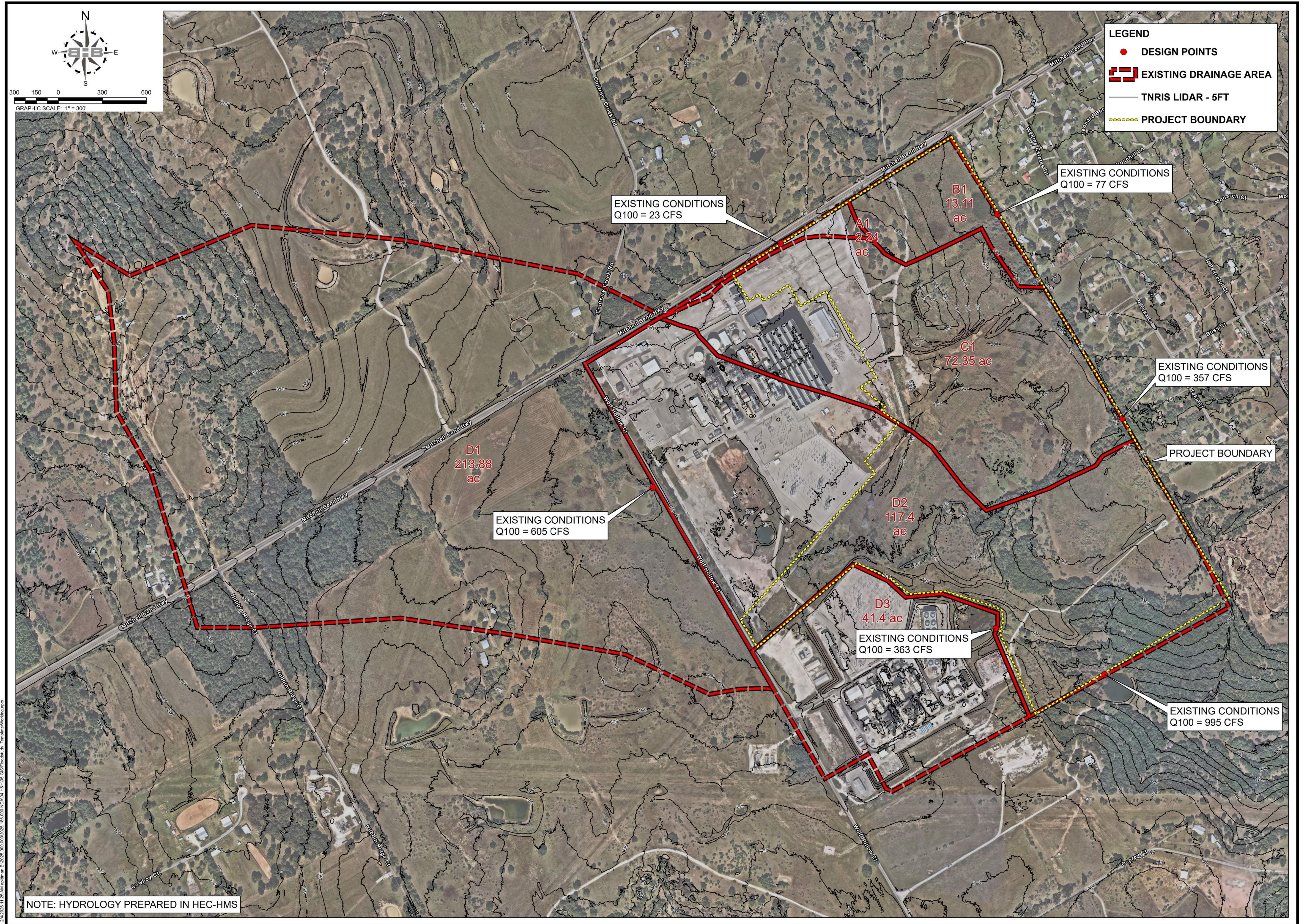
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C2.01





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**EXISTING DRAINAGE AREA  
MAP**

DATE

NO. DESCRIPTION

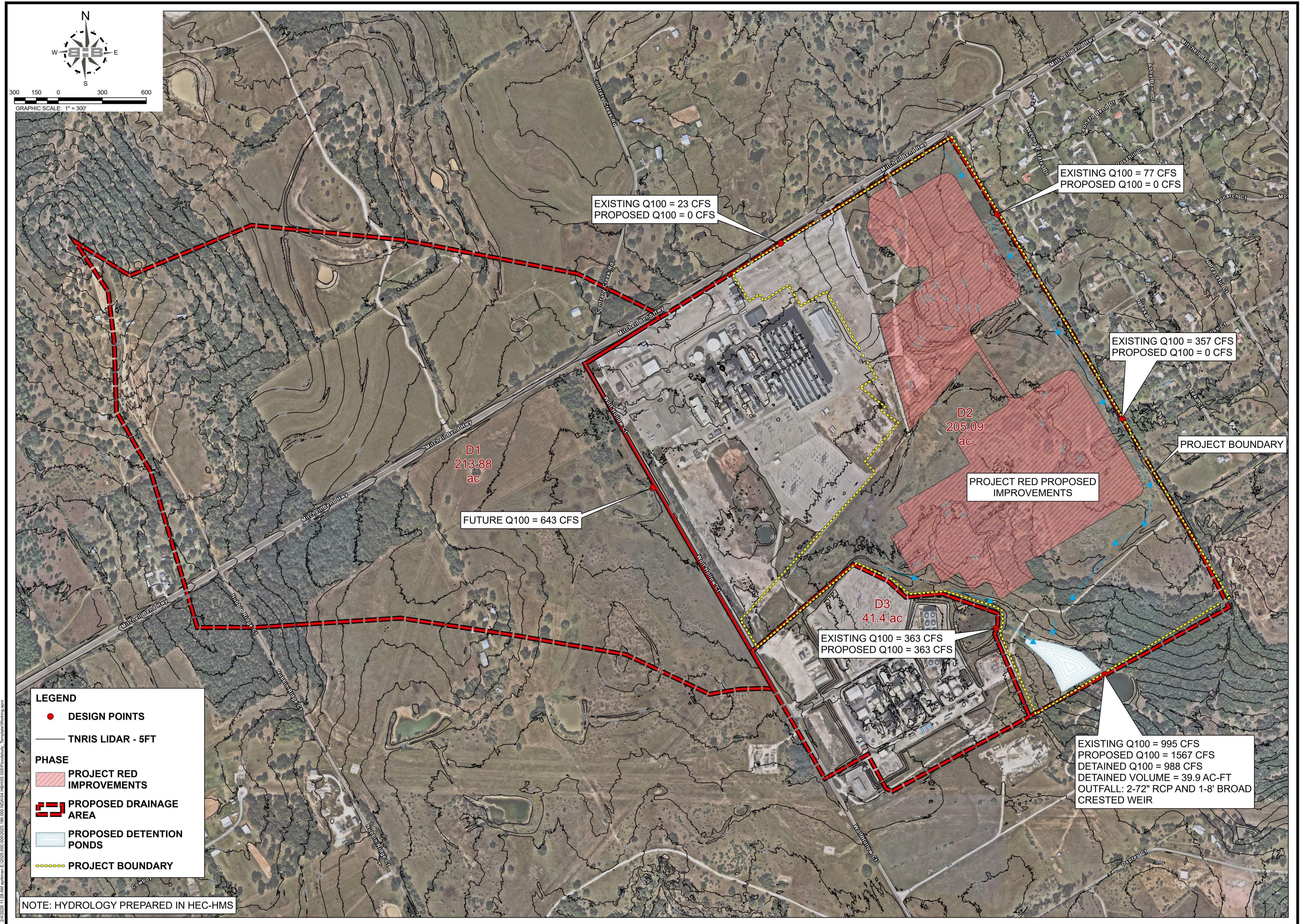
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ENGINEER: SHANNON L. NAVE,  
P.E.  
TEXAS LICENSES NO: 89415

DATE 2/4/2026

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SHEET

C3.01



## PROPOSED DRAINAGE AREA MAP

NO.	DESCRIPTION	DATE

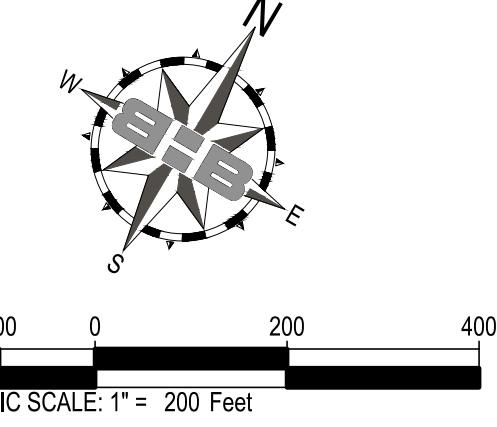
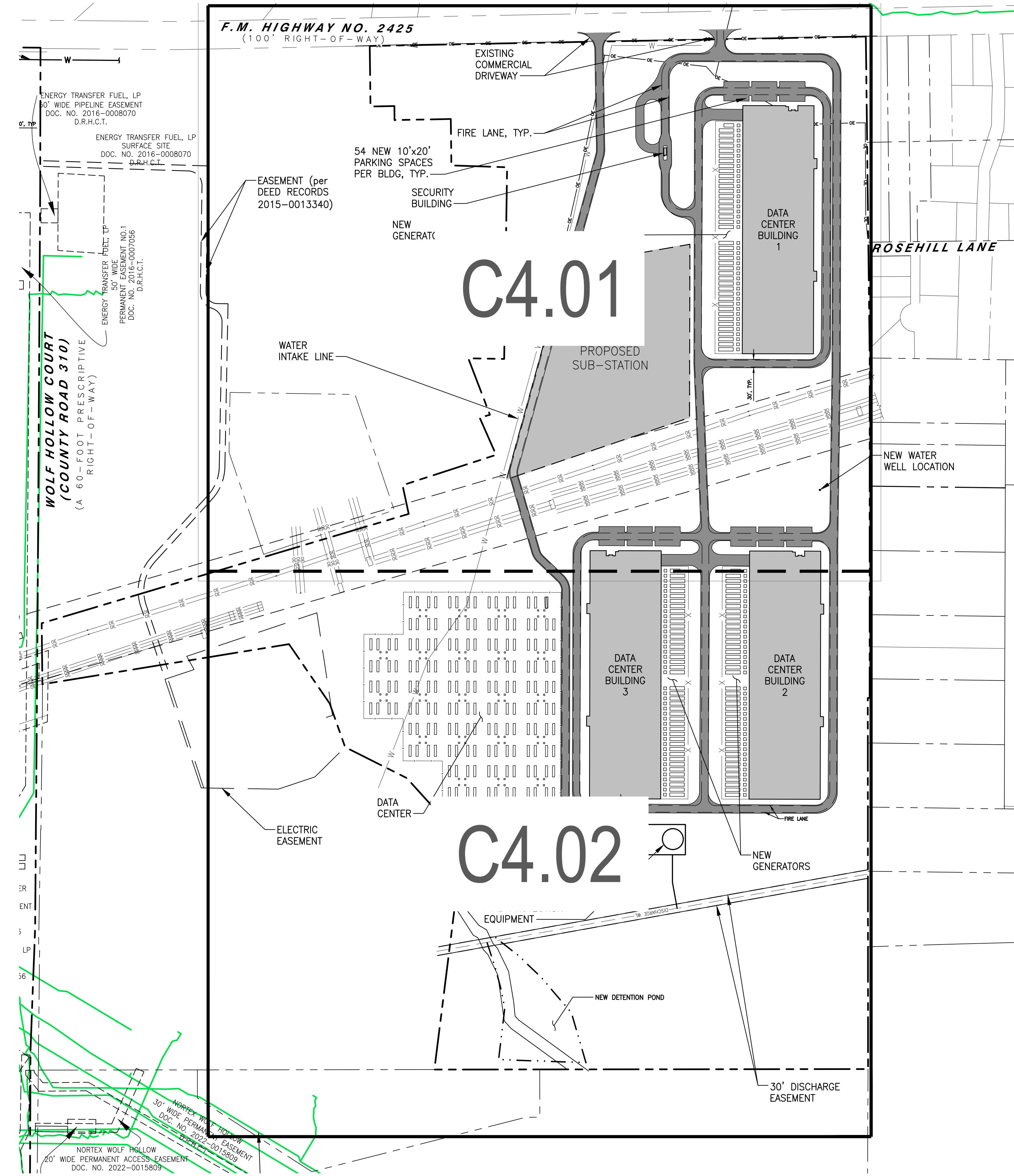
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SHEET

C3.02



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**CONCEPT PLANS**  
**KEY MAP**

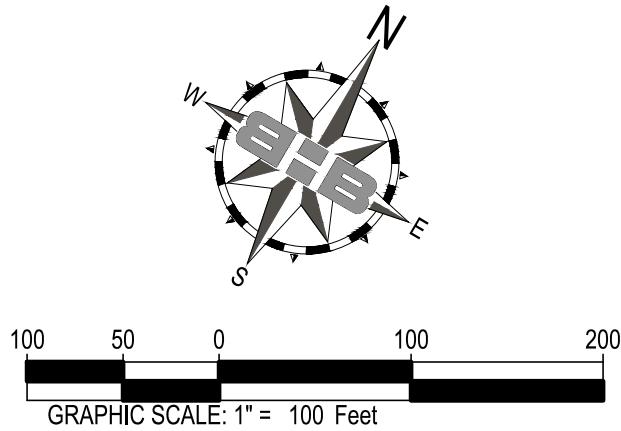
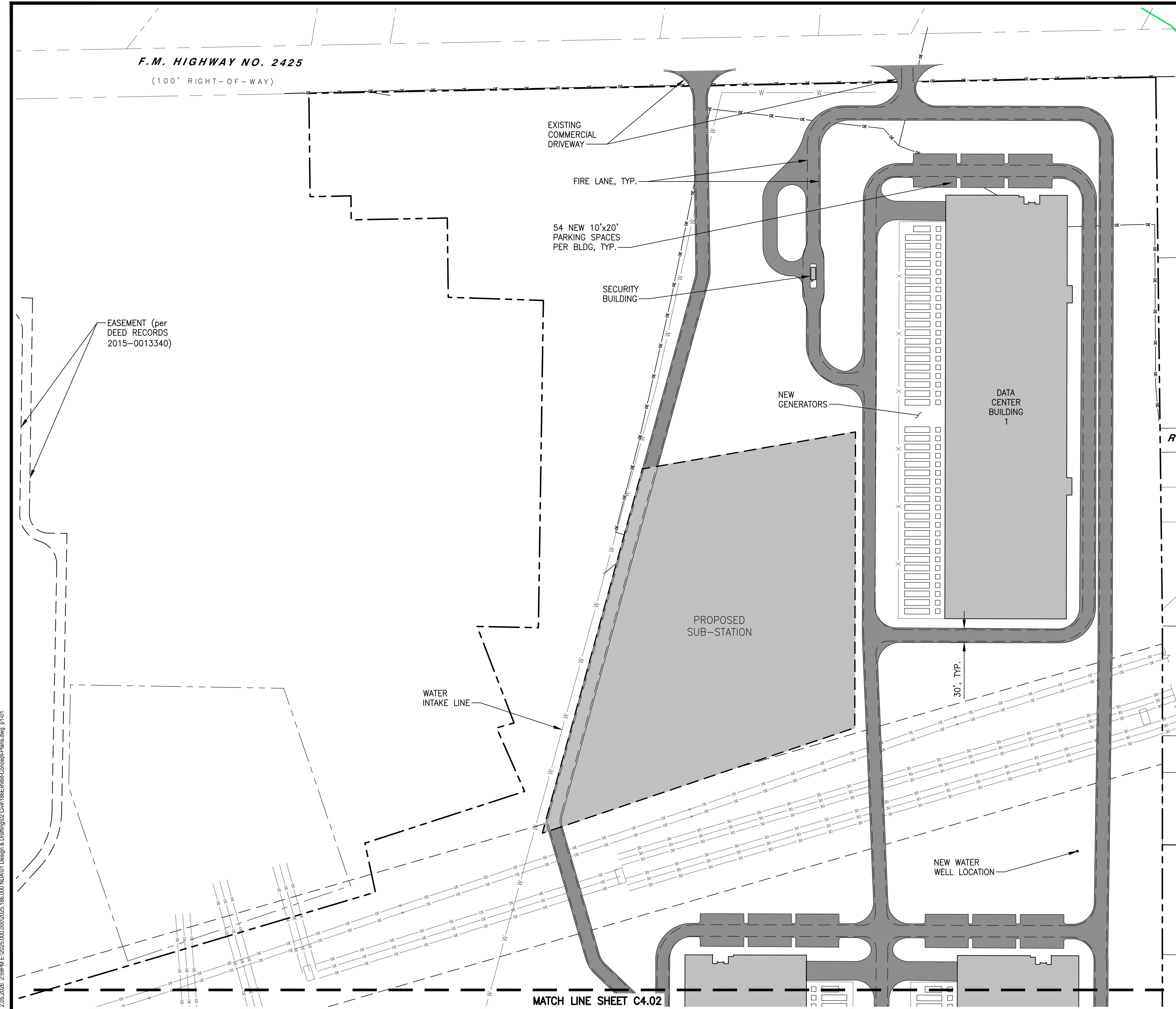
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SHEET  
**C4.00**



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CONCEPT PLAN	
1 OF 2	
DATE	
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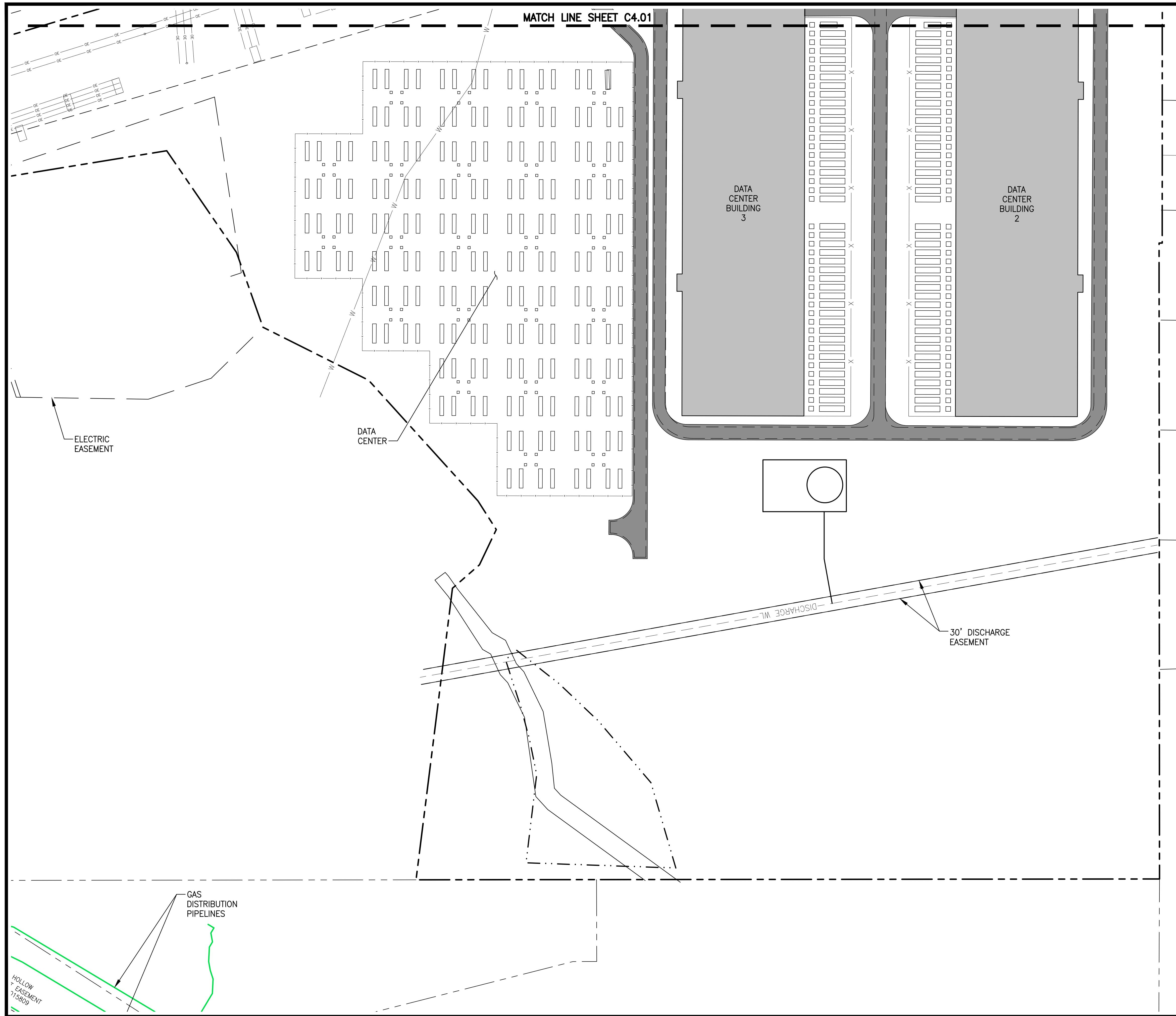
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C4.01



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CONCEPT PLAN	
2 OF 2	
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**C4.02**

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	

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