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Ft. Spurky – Hood County Concept Plan  
Application Submittal Page

12/29/2025

Applicant/Developer: Pacifico Energy

Project Location: FM 2174 & Hood County Road 309, Hood County, Texas 76033

Sheet Size: 22" x 34" (ANSI D)

Latest Plan Issue/Revision: 17-DEC-2025

Item	Requirement	Provided Information (Filled Response)	Primary Source(s) in Submittal
1	Name/address of landowner, developer or agent; date of preparation	Landowners: Ryan Gale Hays; Glen Rose Property Trust.  Developer: Pacifico Energy, 3800 Maple Ave, Suite 520, Dallas TX 75219.  Applicant/Agent (for submittal): Eric Bleckinger (Pacifico Energy), 3800 Maple Avenue, Dallas, TX 75219  Date prepared: 17-DEC-2025	Constraint Map Information box; Plan title blocks; cover/contact info.
2	Name/address of architect, planner, engineer, surveyor, etc.	Surveyor SAM, 15 Smith Road, Suite 2000, Midland, TX 79705.	Plan title block (Surveyor); Engineer
3	Concept boundaries/dimensions; acreage and SF; approx. distance to nearest cross street	Concept boundary: Property boundary shown on all plan sheets. Property boundary acreage: 862 acres ( $\approx$ 37,548,720 sq ft). Approximate disturbance area (concept): 300 acres. Nearest cross streets/roadways (as listed on Concept Plan): Hood County Road 309 (County) and Farm to Market FM 2174 (TxDOT). Distance from project entrance to nearest cross street (FM 2174): 2,400 ft.	Constraint Map Information box; Concept Plan Information box; Concept Plan Project Location/title block.
4	Location map, north arrow and title block	Key map / project location map provided; Plan North and True North arrows shown; title blocks provided on each sheet.	All plan sheets (Keymap, north arrows, title blocks).

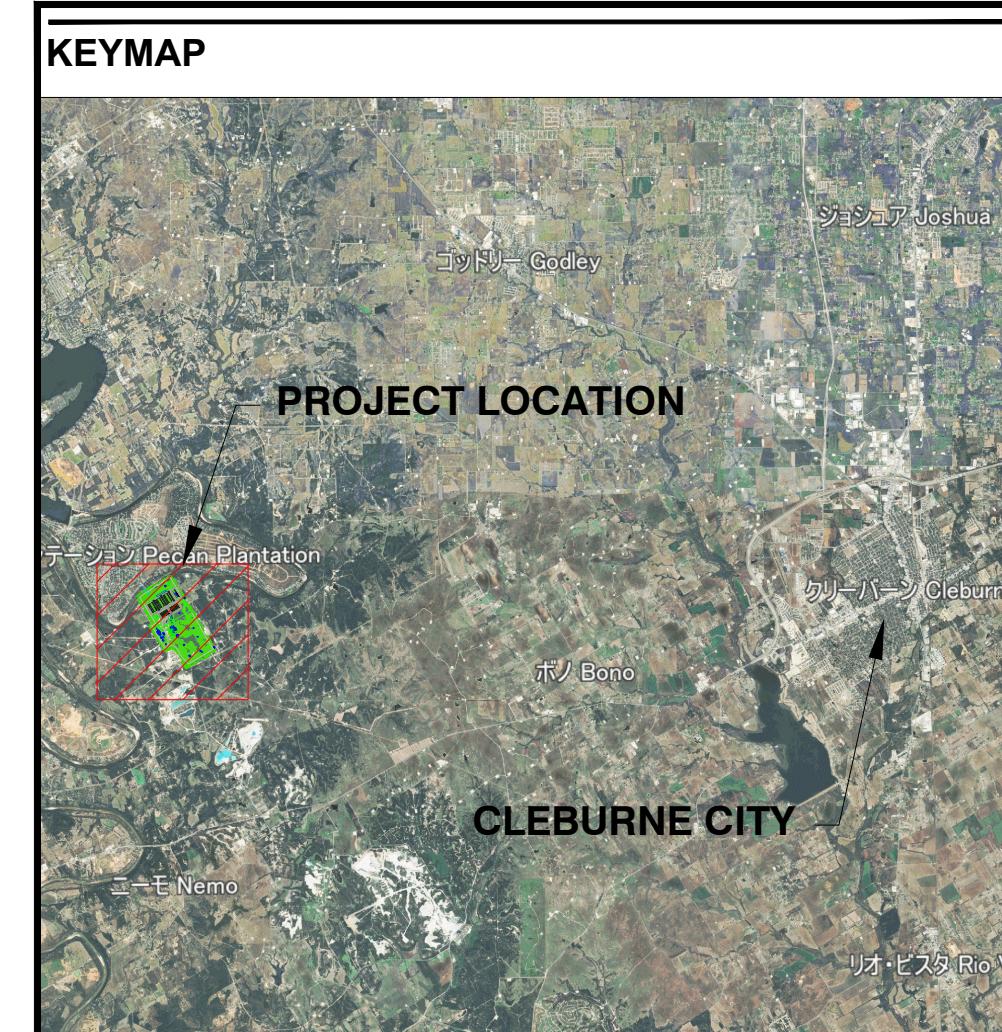
5	Topography at 10-foot intervals or less	Existing topography shown with 5-foot existing contour intervals ( $\leq$ 10-foot requirement).	Topography Map legend/labels (5 FT EXISTING CONTOURS).
6	Project name	Project name: PACIFICO SPUNKY LLC	All plan sheets;
7	General layout of development showing proposed & existing land uses and any contiguous property in unitary ownership	Proposed layout (Concept Plan): power plant area, data center area(s), BESS, main electrical substation, control/office functions, sanitary treatment plan, water treatment skid, perimeter fence, internal roads, access road, and stormwater pond. Existing features/constraints (Constraint Map/Topography): Brazos River, FEMA Zone AE floodplain, wetlands, existing ponds, existing fences, existing utility lines/easements, and existing roads/minor roads. Contiguous property in unitary ownership: Concept Plan note states no contiguous parcels under the same ownership are identified.	Concept Plan; Constraint Map; Topography Map; Concept Plan notes.
8	Residential density computation for each residential use proposed	No residential uses proposed (0 dwelling units; 0 du/ac).	
9	Proposed reservations or dedications of public facilities	No reservations or dedications of public facilities are proposed at concept stage; the development is planned as a private industrial/data campus.	
10	Location of significant natural features, including floodplains	Significant natural features identified include: Brazos River, FEMA floodzone/floodplain (FEMA Zone AE), wetlands, and existing ponds; mapped on Constraint Map/Topography and referenced on Concept Plan.	Constraint Map; Topography Map; Concept Plan (Brazos River / FEMA floodzone labels).
11	Open space to be preserved; proposed park/recreation facilities	No public park/recreation facilities proposed. Open space/non-buildable areas preserved include mapped wetlands and buffers, FEMA setback/floodplain areas, and cemetery buffer areas as shown on the Constraint Map.	Constraint Map (buildable area vs constraints; buffers).
12	For single/two-family dwellings: lot size ranges and number of lots by category	Not applicable — no single-family or two-family residential lots proposed.	

13	Assessment of public facilities; existing facilities serving and public improvements to be provided	Transportation: Public access via FM 2174 (TxDOT) with nearby Hood County Road 309; internal private roads shown. Utilities: Concept includes on-Concept water storage tanks, sanitary treatment plan, and water treatment skid. Primary water service is planned via Acton MUD (AMUD) with supplemental on-Concept wells (UTGCD). Wastewater: sanitary via on-Concept septic (Hood County OSSF); industrial wastewater via evaporation pond permitting (TCEQ)	Concept Plan (roads/utilities labels)
14	Measures to buffer the project from adjacent land uses	Buffers/setbacks shown/identified include: 20' property boundary setback; 50' wetland buffer; 50' FEMA setback; 50' cemetery area buffer; and siting within identified buildable area.	Constraint Map (buffers); Concept Plan (20' setback).
15	Transportation facilities serving the site; traffic impact analysis where required	Transportation facilities shown: access point to project area from FM 2174, access road (typ), and internal roads (typ). TIA requirement is stated as conditional: to be determined by TxDOT and/or the County Engineer based on final access location/configuration and projected trip generation (per Concept Plan note). No new public roads are proposed at concept stage.	Concept Plan (roads/access); Concept Plan Note 3;
16	Proposed method, connection, provider and location of water and wastewater systems	Water: Primary water supply via Acton MUD (AMUD) (10,000 GPD) with backup on-Concept wells (UTGCD); Concept Plan shows water treatment skid and service water storage tank and fire water storage tank. Wastewater: sanitary via on-Concept septic systems (Hood County OSSF); industrial wastewater via on-Concept evaporation pond (TCEQ WQG100000 coverage planned) with wastewater pond/swale features shown on Grading & Drainage Plan.	
17	Phases of development; delineation of phase areas; schedule/timing/sequence	Phasing (concept): Phase 1 (initial >100 MW, targeted mid-2027); Phase 2 (expansion to >500 MW, targeted end-2028); future optional grid interconnection target ~2030.	
18	Preliminary drainage study: watershed size,	Receiving waters / discharge direction: Brazos River shown adjacent to	Concept Plan (Brazos River);

	approximate capacities, intended discharge locations	project area; FEMA floodzone shown along river corridor. Concept drainage features shown include a proposed stormwater pond (approx. 372,500 sq ft ≈ 8.6 acres) and proposed drainage swales (flow indicated). Approximate disturbance area (concept) is 300 acres. Watershed delineations (basins), outfall points, and storage/outlet capacities are not quantified on the current concept drawings and will be provided with the full drainage study at Concept Development Plan stage.	Grading & Drainage Plan (pond/swales and pond area); Concept Plan Information box (disturbance area)
19	Projected population and employment	Projected population: 0 (no residential). Employment/workforce: peak construction workforce up to ~2,000 workers (phase-dependent); permanent operations workforce approximately ~220 total (power O&M + data center operations/security/facilities).	
20	Location of district boundaries relative to the development	Jurisdictions/districts referenced : the project is in unincorporated Hood County (outside municipal ETJ). Roadway authority includes TxDOT for FM 2174 and Hood County for County Road 309. Groundwater/well permitting authority: Upper Trinity Groundwater Conservation District (UTGCD). Water provider referenced: Acton MUD (AMUD). County district boundary mapping (e.g., Road Corridor District / Water Quality District)	

Attachments referenced in this filled application page:

- Fort\_Spunky\_Concept Plan\_V4 (22x34 ANSI D)
- Fort\_Spunky\_Constraint Map\_V4 (22x34 ANSI D)
- Fort\_Spunky\_Topography Map\_V2 (22x34 ANSI D)
- Fort\_Spunky\_Grading and Drainage Plan1of2\_V1 (22x34 ANSI D)
- Fort\_Spunky\_Grading and Drainage Plan2of2\_V1 (22x34 ANSI D)



**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY LINES
- PERIMETER FENCE
- DATA CENTER
- POWER PLANT AREA
- INTERNAL ROADS
- PROPOSED STORMWATER POND
- OVERHEAD ELECTRICAL LINE
- ADJACENT PROPERTY LINES
- WATER PIPELINE
- EXISTING FENCE

**NOTE(S)**

1. ALL ELEVATIONS, COORDINATES, DIMENSIONS AND STATIONS ARE SHOWN IN FEET, UNLESS NOTED OTHERWISE.  
 2. NO CONTIGUOUS PARCELS UNDER THE SAME OWNERSHIP ARE IDENTIFIED.  
 3. TRAFFIC IMPACT ANALYSIS (TIA) REQUIREMENTS, IF ANY, SHALL BE DETERMINED BY TXDOT AND/OR THE COUNTY ENGINEER BASED ON FINAL ACCESS LOCATION, CONFIGURATION, AND PROJECTED TRIP GENERATION.

**SITE PLAN INFORMATION**

FENCE LENGTH	16,351	FT
APPROXIMATE DISTURBANCE AREA	300	ACRES
NAME NEAREST CROSS STREET	HOOD COUNTY ROAD 309 (COUNTY) FARM TO MARKET FM 2174 (TXDOT)	
DISTANCE FROM PROJECT ENTRANCE TO NEAREST CROSS STREET (FM 2174)	2,400	FT
WATER SOURCE & AUTHORITY	ENLINK MIDSTREAM PARTNERS, LP	

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12/29/2025

PROJECT LOCATION

**FORT SPUNKY,  
HOOD COUNTY,  
TX**  
FM 2174 & COUNTY RD 309,  
TX 76033

OWNER / CUSTOMER

**DEVELOPER**  
**Pacifico Energy**  
30900 RANCHO VIEJO ROAD,  
SUITE 230, SAN JUAN  
CAPISTRANO, CA 92675  
949-481-8200  
INFO@PACIFICOENERGY.COM

**SAM**  
15 SMITH ROAD, SUITE 2000  
MIDLAND, TEXAS 79705  
432-520-2400  
INFO@SAM.BIZ

ENGINEER STAMP

CIVIL & STRUCTURAL ENGINEER

**ISSUE**

DATE	REV	REVISION DESCRIPTION
21-MAR-25	V1	ISSUED FOR CLIENT REVIEW
02-SEP-25	V2	ISSUED FOR CLIENT REVIEW
19-DEC-25	V3	ISSUED FOR CLIENT REVIEW

DATE MARK DESCRIPTION

**DRAWING INFO**

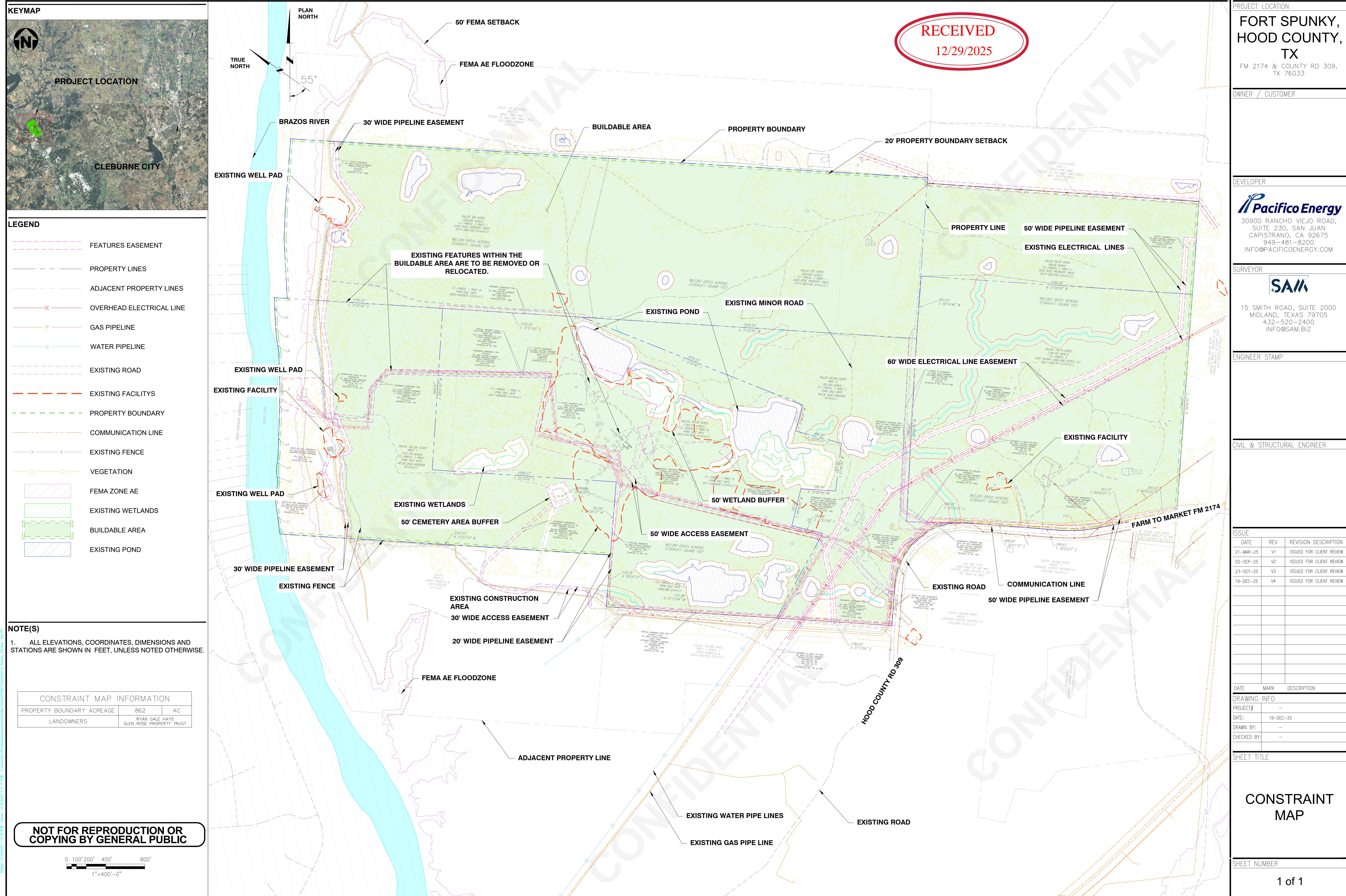
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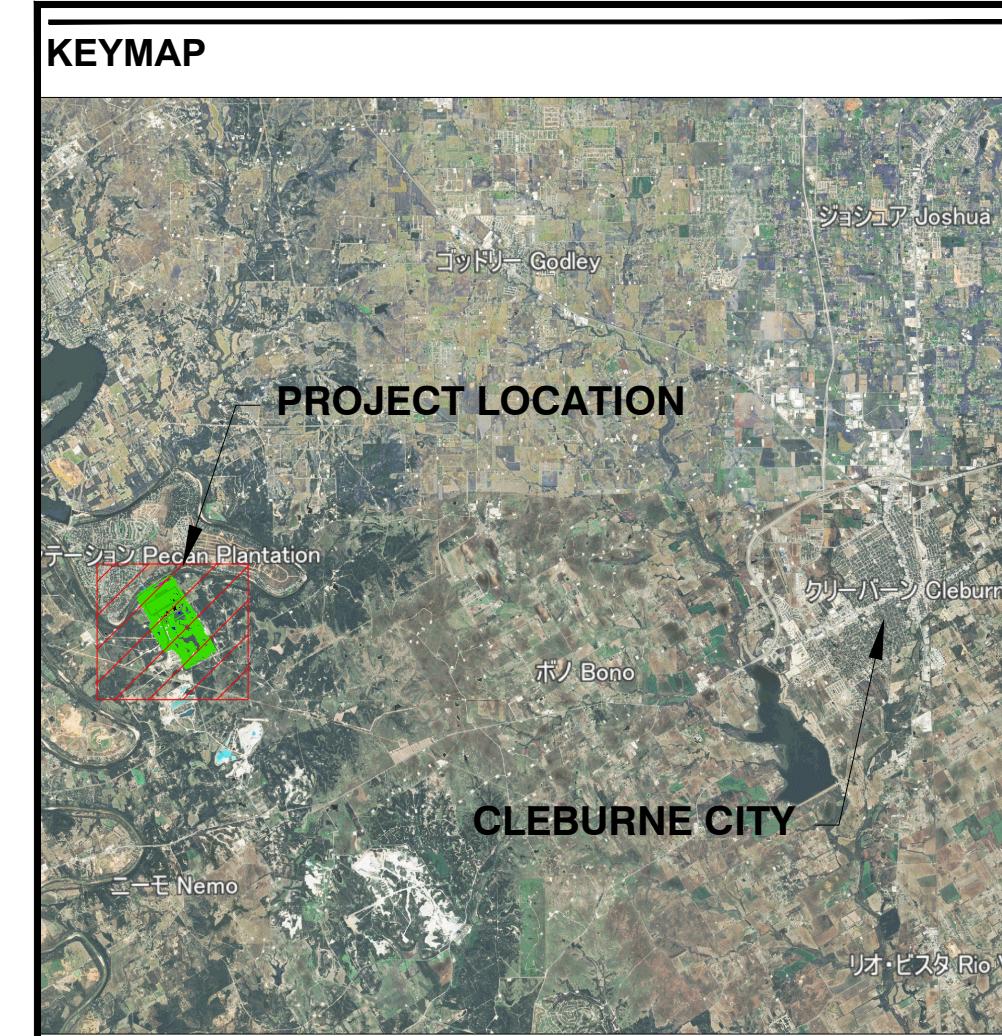
**SHEET TITLE**

**CONCEPT PLAN**

**SHEET NUMBER**

1 of 1





**LEGEND**

100	PROPOSED CONTOURS
- - -	PROPERTY BOUNDARY
□ □	PERIMETER FENCE
■ ■	FILL AREA
■ ■	CUT AREA
→ → →	PROPOSED DRAINAGE SWALE FLOW
—	OVERHEAD ELECTRICAL LINE
—	ADJACENT PROPERTY LINES
—	WATER PIPELINE
—	EXISTING FENCE

**NOTE(S)**

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2. ELEVATIONS SHOWN ON THE PLANS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), US FEET, BASED ON NSRS 2011 TEXAS STATE PLANES, NORTH CENTRAL ZONE, US FOOT.

**GRADING AND DRAINAGE PLAN INFORMATION**

POWER PLANT PAD AREA	7,134	Sq FT
DATA CENTER PAD AREA	10,533	Sq FT
OFFICE PAD AREA	1,584	Sq FT
APPROXIMATE STORMWATER POND AREA	372,500	Sq FT

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0 100' 200' 400' 800'  
1"=400'-0"



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**HOOD COUNTY,**  
**TX**  
FM 2174 & COUNTY RD 309,  
TX 76033

OWNER / CUSTOMER

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**Pacifico Energy**  
30900 RANCHO VIEJO ROAD,  
SUITE 230, SAN JUAN  
CAPISTRANO, CA 92675  
949-481-8200  
INFO@PACIFICOENERGY.COM

**SURVEYOR**  
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**ISSUE**  
DATE REV REVISION DESCRIPTION  
19-DEC-25 V1 ISSUED FOR CLIENT REVIEW

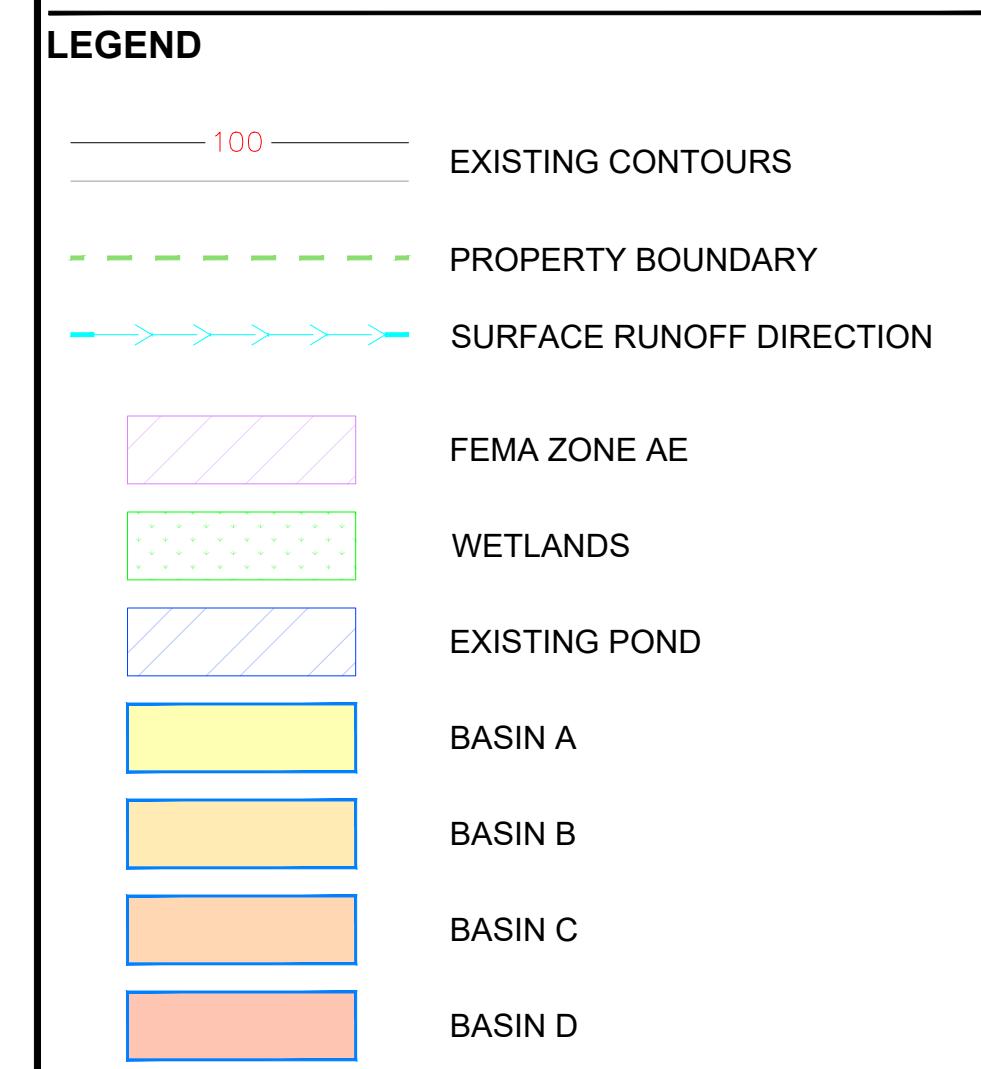
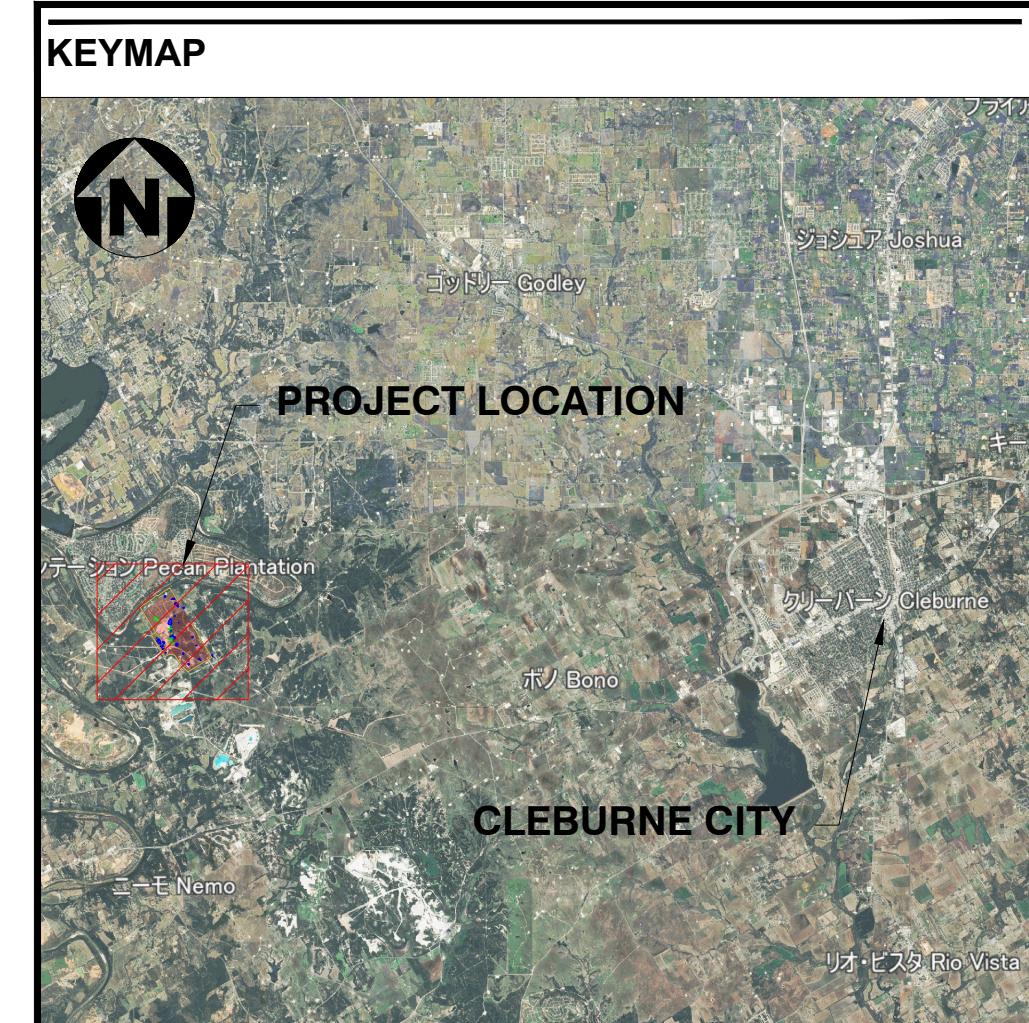
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**GRADING AND DRAINAGE PLAN**

**sheet number**

1 of 2



**NOTE(S)**

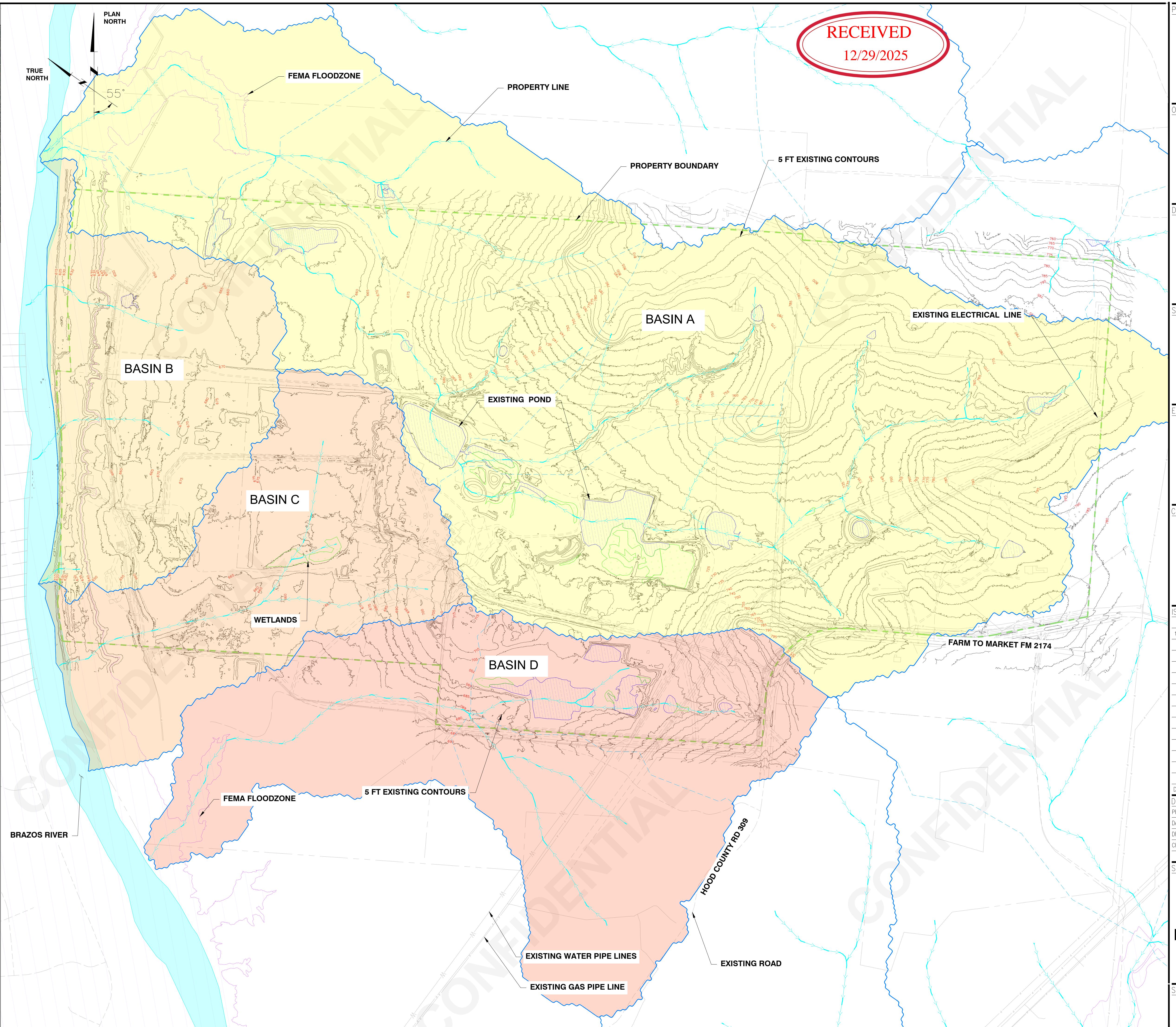
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**CONTRIBUTING DRAINAGE AREAS (EXISTING CONDITIONS)**

		ACRES
BASIN A	680	ACRES
BASIN B	126	ACRES
BASIN C	147	ACRES
BASIN D	255	ACRES
RECEIVING WATERS / DOWNSTREAM DISCHARGE	BRAZOS RIVER	

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0' 100' 200' 400' 800'  
 1"=400'-0"



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19-NOV-25	V1	ISSUED FOR CLIENT REVIEW

DATE MARK DESCRIPTION

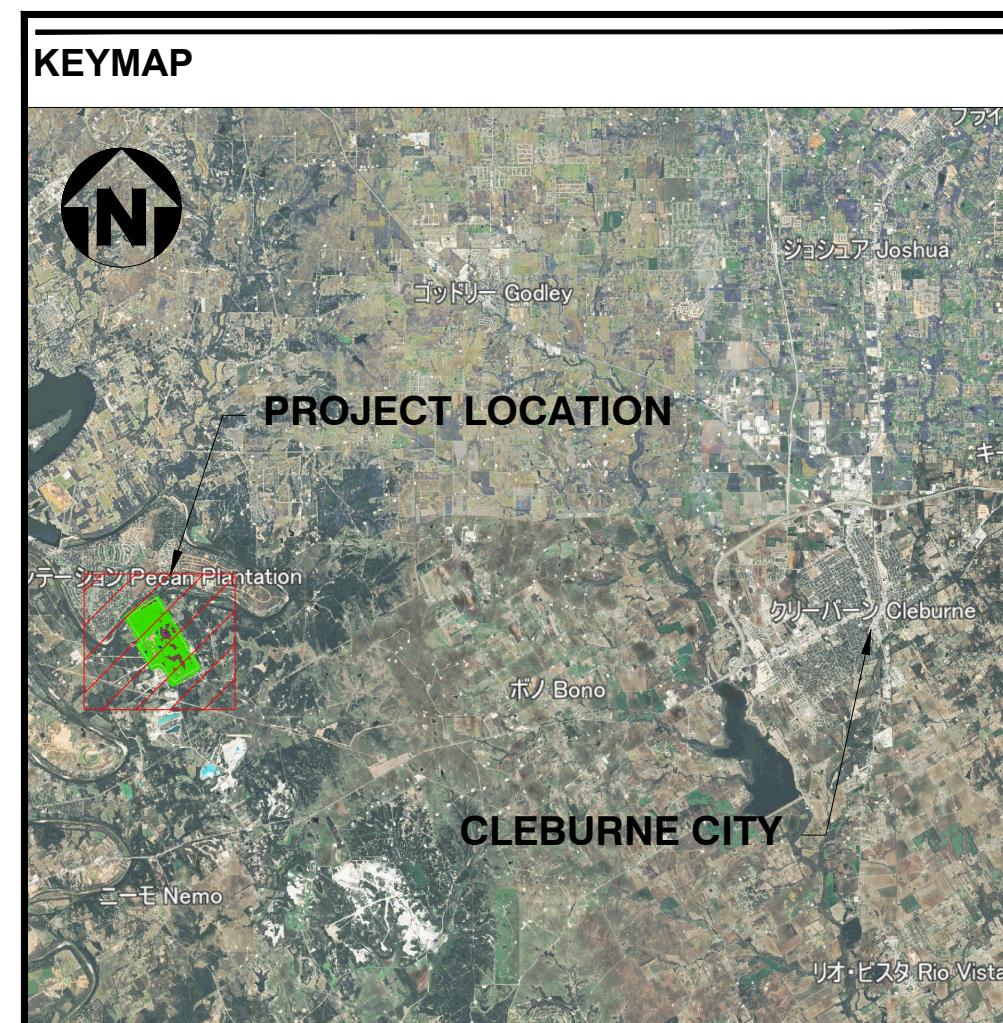
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PROJECT#	-
DATE:	19-DEC-25
DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE

**GRADING AND  
DRAINAGE PLAN**

SHEET NUMBER



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## LEGEND

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA ZONE AE
- WETLANDS
- EXISTING WATERSURFACE / POND

## NOTE(S)

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0 100' 200' 400' 800'

This topographic map displays a rural landscape with the following key features and labels:

- TRUE NORTH** and **PLAN NORTH** indicators.
- 55°** angle indicator.
- FEMA FLOODZONE** (indicated by pink outlines).
- EXISTING MINOR ROAD** (dashed green line).
- PROPERTY LINE** (dashed green line).
- 5 FT EXISTING CONTOURS** (red numbers indicating elevation levels).
- EXISTING POND** (blue shaded area).
- WETLANDS** (green shaded area).
- BRAZOS RIVER** (blue shaded area).
- 5 FT EXISTING CONTOURS** (red numbers indicating elevation levels).
- HOOD COUNTY RD 309** (solid black line).
- EXISTING ROAD** (solid black line).
- EXISTING WATER PIPE LINES** (thin blue lines).
- EXISTING GAS PIPE LINE** (thin red line).
- EXISTING ELECTRICAL LINE** (thin cyan line).
- RECEIVED** (red text) and **12/29/2025** (red text) in a red oval.

A large, faint, diagonal watermark reading "CONFIDENTIAL" is present across the map.

PROJECT LOCATION  
**FORT SPUNK  
HOOD COUNT  
TX**  
FM 2174 & COUNTY RD 3  
TX 76033

OWNER / CUSTOMER

## DEVELOPER

The logo for Pacifico Energy features a stylized blue 'P' with a green leaf-like shape above it. To the right of the 'P', the word 'Pacifico' is written in a blue, lowercase, sans-serif font. To the right of 'Pacifico', the word 'Energy' is written in a larger, bold, blue, lowercase, sans-serif font.

SURVEYOR

The logo for SAM (Smith Agency Management) features the letters 'SAM' in a bold, sans-serif font. The 'S' is dark blue, the 'A' is light blue, and the 'M' is dark blue. A vertical line is positioned to the left of the 'S'. A trademark symbol (TM) is located in the top right corner of the 'M'.

ENGINEER STAM

CIVIL & STRUCTURAL ENGINEER

ISSUE			
DATE	REV	REVISION	DESCRIPTION
3-NOV-25	V1	ISSUED FOR CLIENT REVIEW	
9-DEC-25	V2	ISSUED FOR CLIENT REVIEW	

DATE	MARK	DESCRIPTION
<b>DRAWING INFO</b>		
PROJECT#	—	
DATE:	19-DEC-25	
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## HEET TITLE

# TOPOGRAPHY MAP

HEET NUMBER

1 of 1