

KERR COUNTY, TEXAS · PARTNER PRESENTATION

# Kilo. Campus-scale AI opportunity.

Recorded land evidence. A defined utility development pathway. A disciplined starting point for tenant alignment.

Kerr County, Texas · Aerial imagery + source terrain (2× relief). Source ranch outline and conceptual campus zones; not a survey or as-built record. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

CAMPUS PLANNING AREA

SOURCE RANCH BOUNDARY

## SURVEY SCOPE

**3,979.63 acres**

Title-survey tract; acreage scopes remain separate.

## STUDY BASIS

**2,100 MW / 345 kV**

Requested study load, not a firm capacity award.

## DEVELOPMENT INSTRUMENTS

**LCRA + PEC**

Executed study and facility-extension agreements; conditions apply.

P1 • THE CAMPUS

# Land, at campus scale.

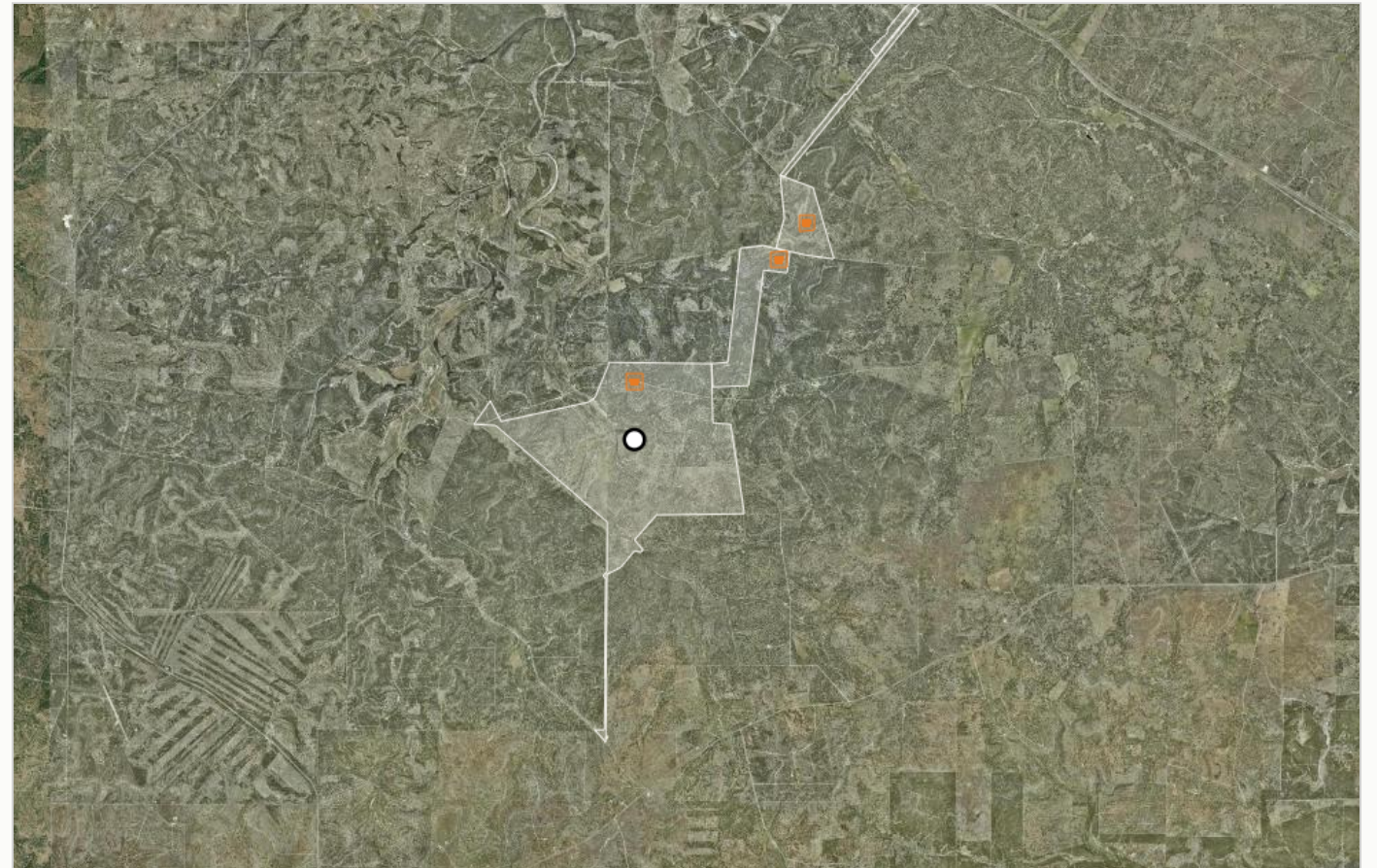
# 3,979.63<sub>ac</sub>

TITLE-SURVEY TRACT • KERR COUNTY, TEXAS

A recorded special warranty deed names **Blue Fox Development, LLC**.

Survey and access instruments provide a tangible foundation for campus planning.

Current title exceptions, minerals and the parcel/acreage crosswalk remain diligence work. Survey, Phase I and appraisal scopes are not interchangeable.

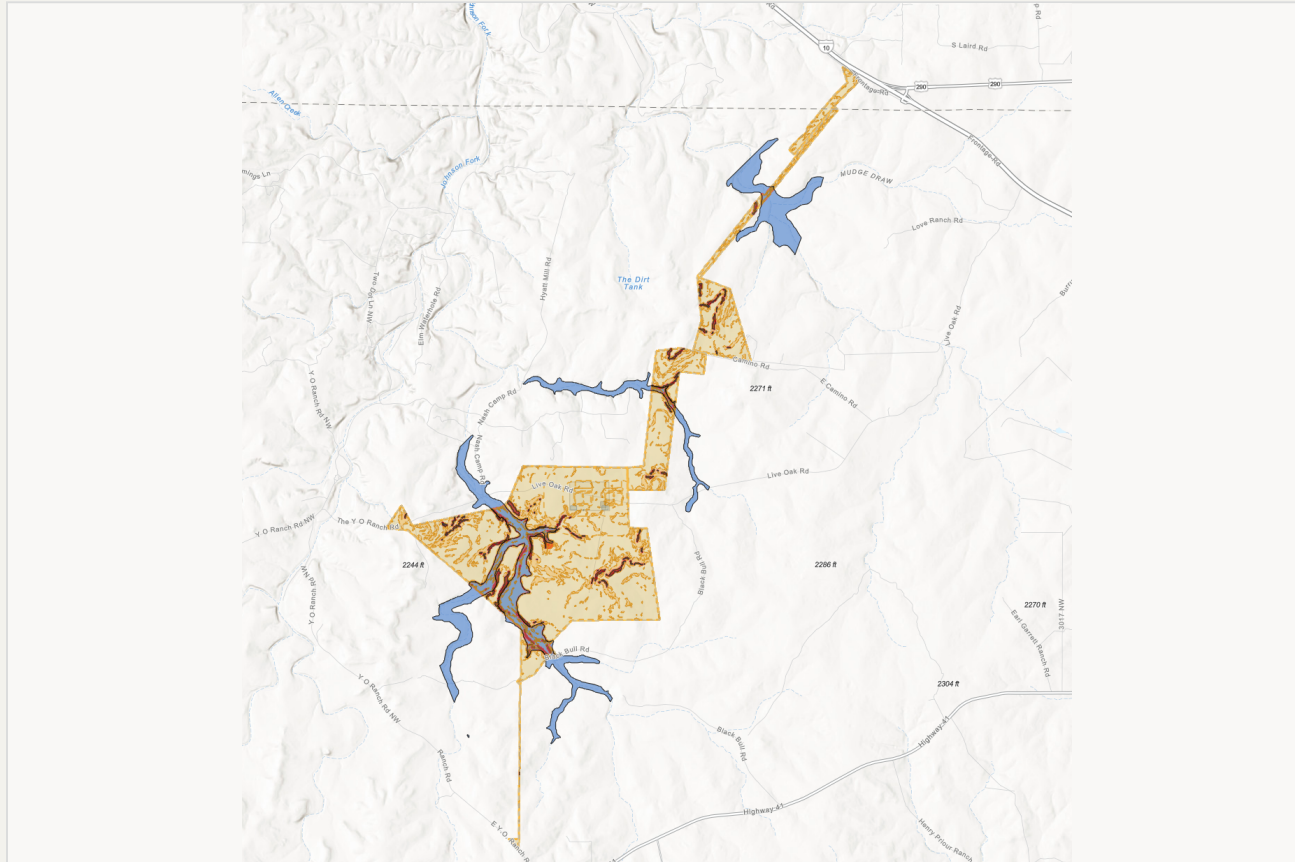


Live StratalQ map view, cropped to the parcel. Overlays are platform representations, not a survey. Imagery: Esri, Vantor, Earthstar Geographics and GIS User Community.

P1 • SPATIAL EVIDENCE

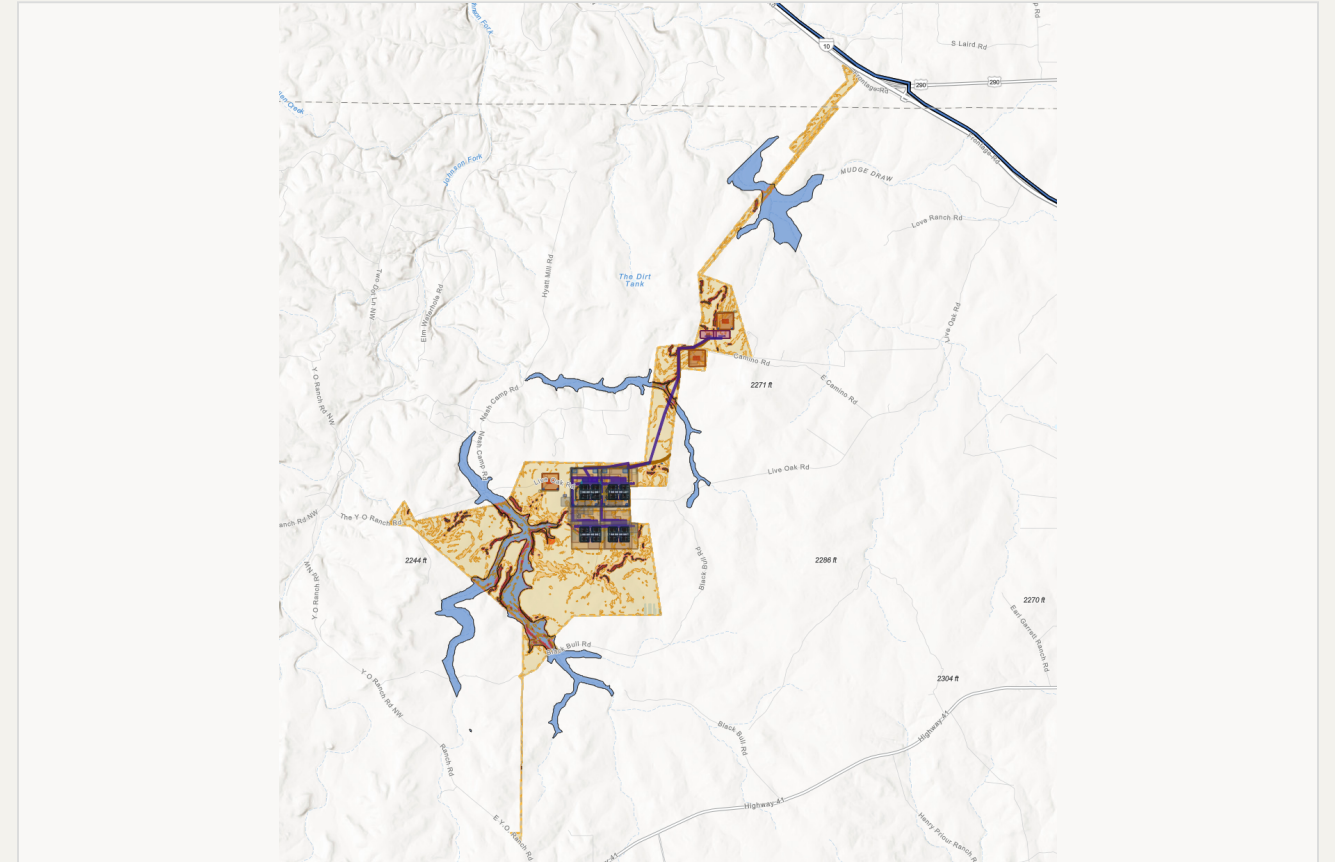
# Site extent. Campus context.

Site extent and mapped overlays



Supplied view, preserved in full. Blue overlay areas and highlighted extent are platform representations; layer vintage and boundary accuracy are not recertified.

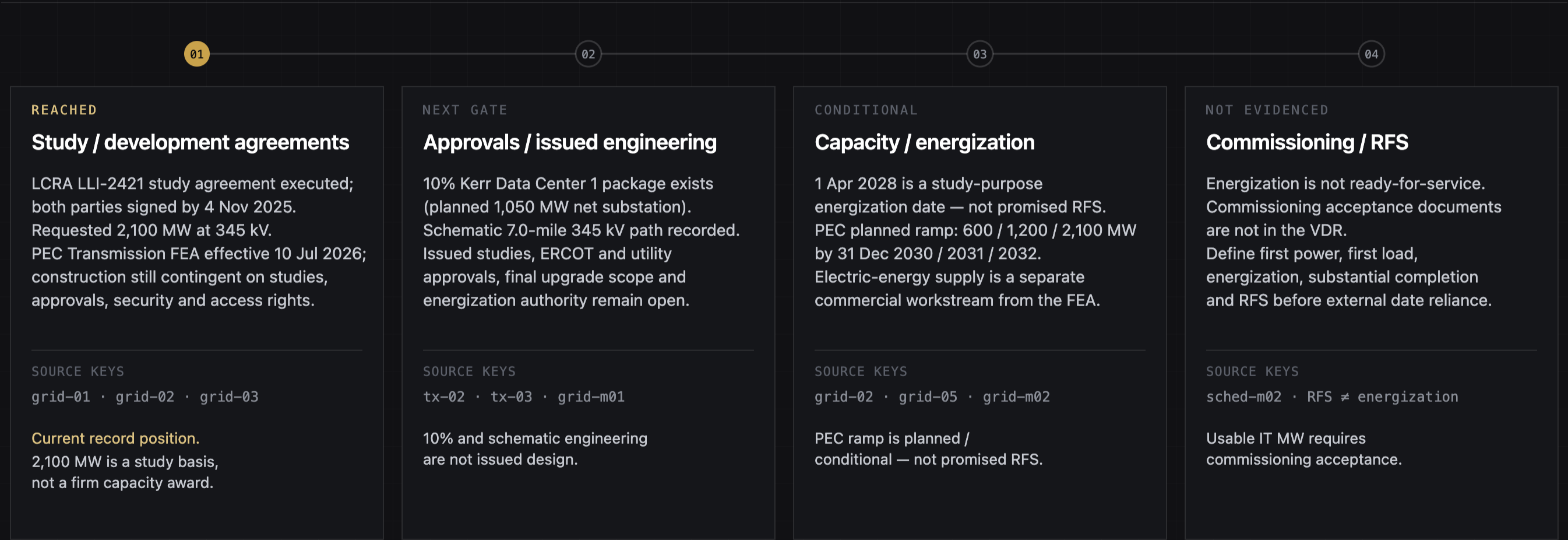
Campus and corridor context



Supplied planning view, preserved in full. Mapped facilities and corridor lines are not approved routes, contracted services or construction drawings.

# Power development pathway

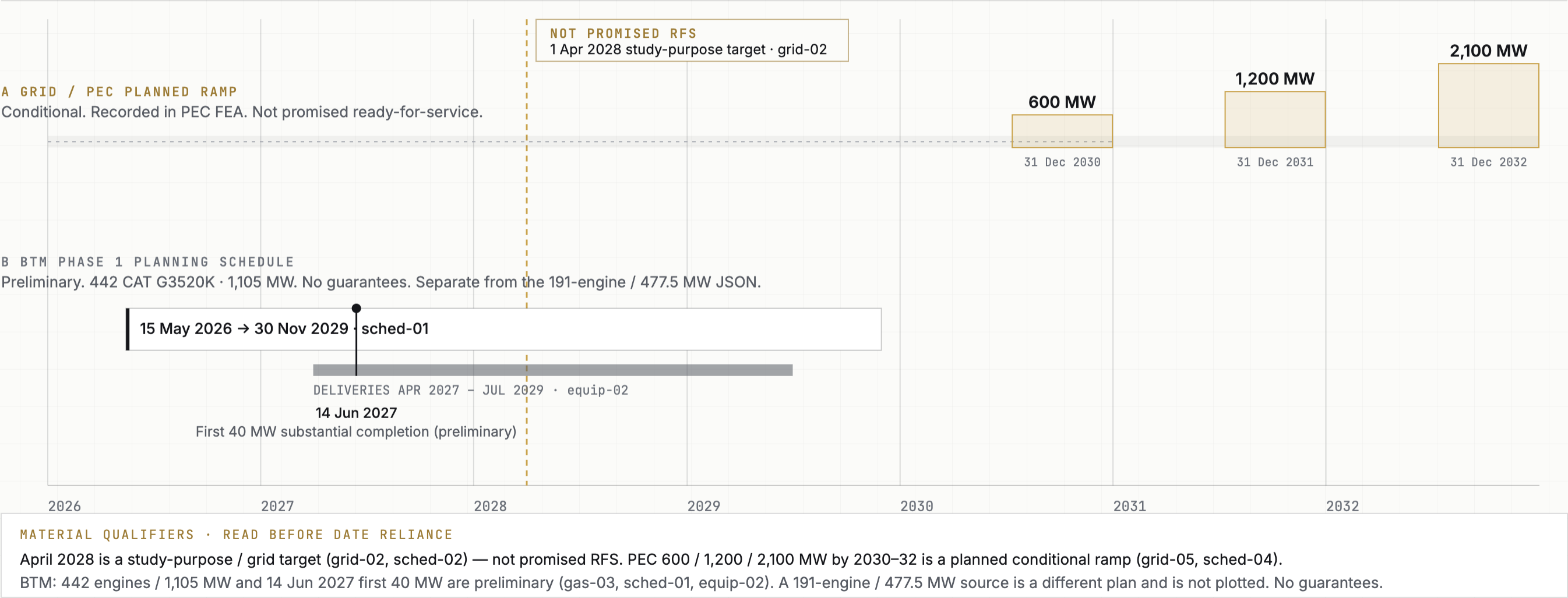
Executed study and development instruments precede — they do not equal — issued engineering, firm capacity, or ready-for-service.



Qualification. April 1, 2028 is a study-purpose energization date (grid-02), not promised ready-for-service. Pathway is development sequence, not contracted delivery.

# Grid ramp and BTM planning — two tracks, neither is RFS

PEC load figures are a planned conditional ramp. The BTM Gantt is a preliminary schedule. April 2028 is a study-purpose grid target.



## P2 • WATER &amp; CONNECTIVITY

# Infrastructure pathways with a defined next step.

## FIBER • REPORTED BACKBONE ADJACENCY

## A network origination starting point.

The Kerr Summary represents a **48-strand LCRA backbone** approximately **0.11 mile / 600 feet** from the northern boundary.

Reported capability and carrier engagement support targeted service discussions.

Allocation, commercial terms, laterals, latency and physical diversity remain to be contracted and evidenced.

## WATER • SOURCE-DEVELOPMENT EVIDENCE

## Testing and prospecting guide the next program.

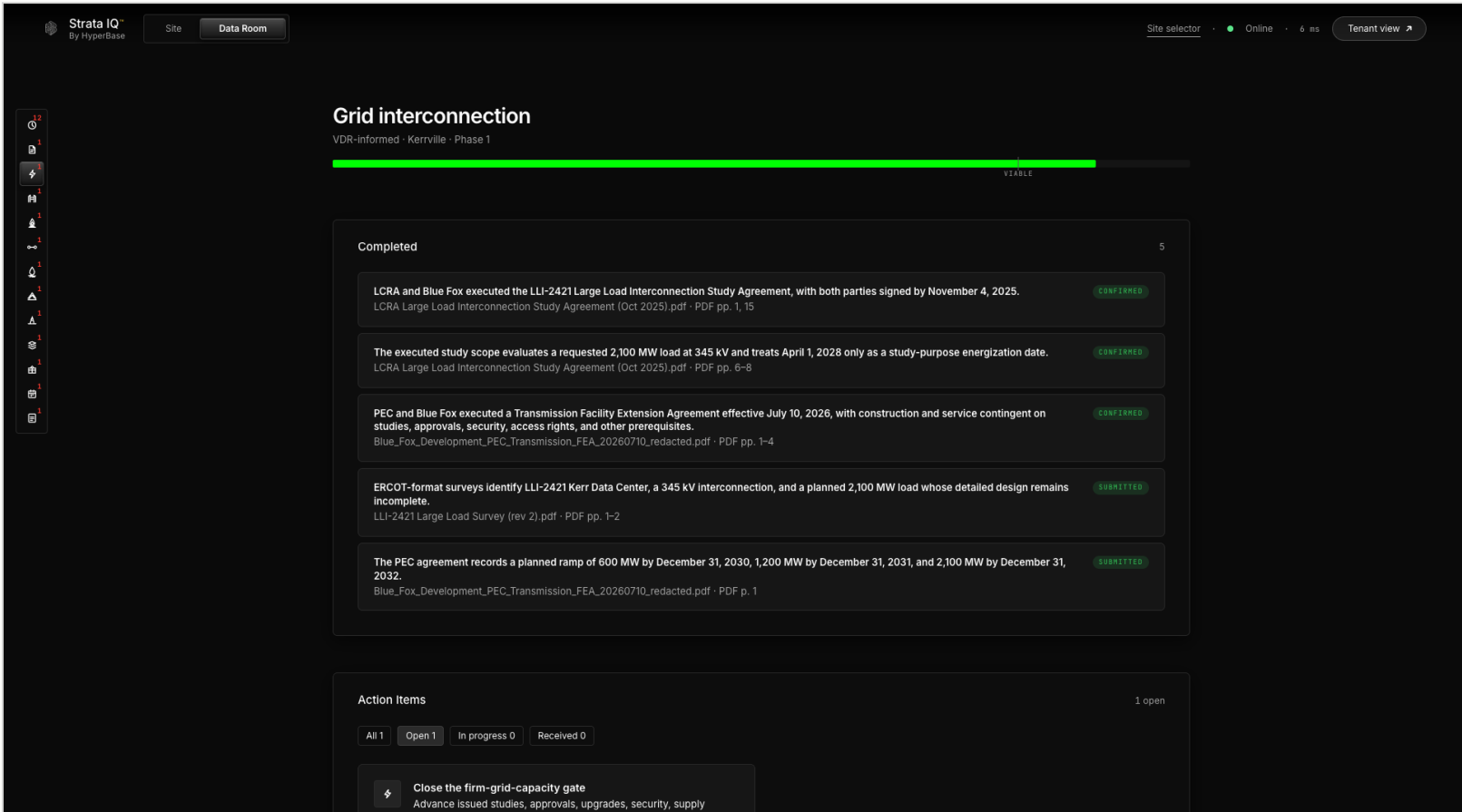
Well-quality testing and a **24-location prospecting program** create specific follow-up workstreams.

The source interpreted groundwater potential at **18 locations**.

Interpreted potential is not proven sustainable yield. Drilling, pumping tests, rights, permits and the campus water balance remain gates.

P3 • STRATAIQ VDR RECORD

# The evidence is organized for a decision.



12  
analysis domains

39  
authored claim rows

12  
defined next actions

Actual live grid-domain view. Document-specific references, observations and next actions; source-status labels are not independent PDF certification.

# Seven-category source platform scorecard

Overall 85 / Viable as stored 2026-09-02. Hard-copied Data Room scores — not independently calculated.

OVERALL · STORED

85

Viable

readiness\_class · viable

Stored date 2026-09-02

Previous stored score 52

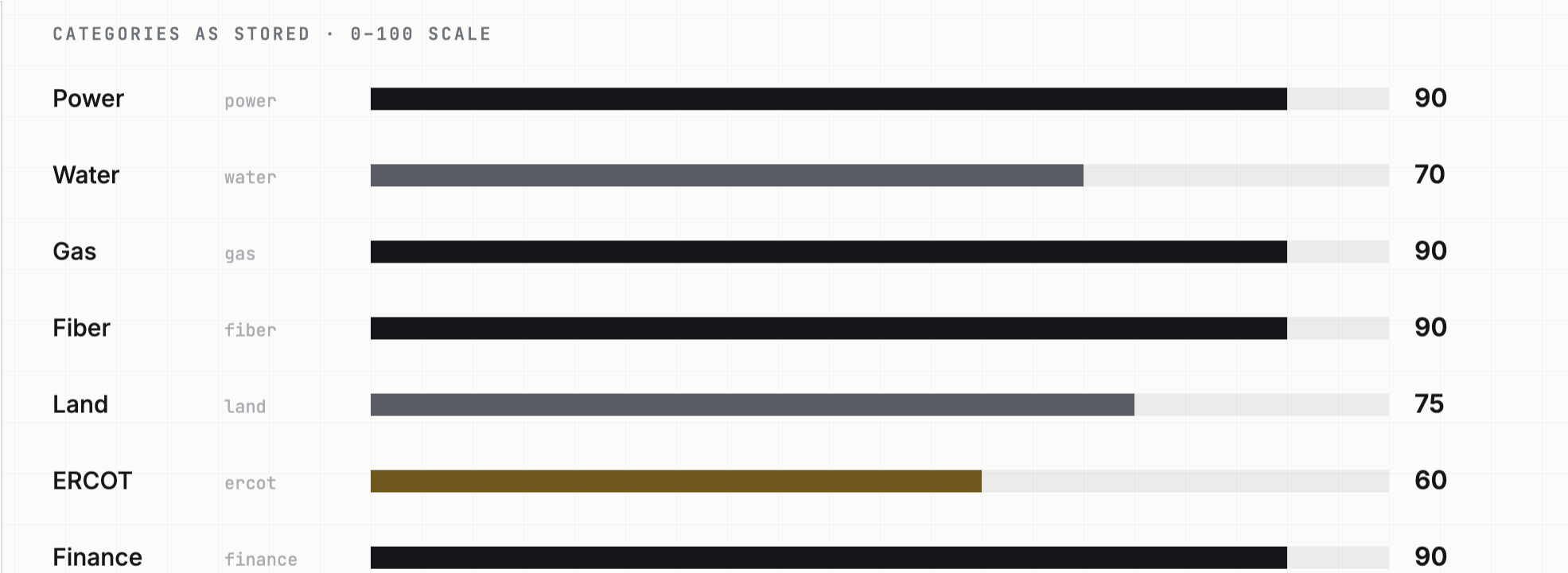
Stored delta +33

kilo-kerr-mvp-readiness.json

site\_id kerrville

Indicative. Hard-copy.

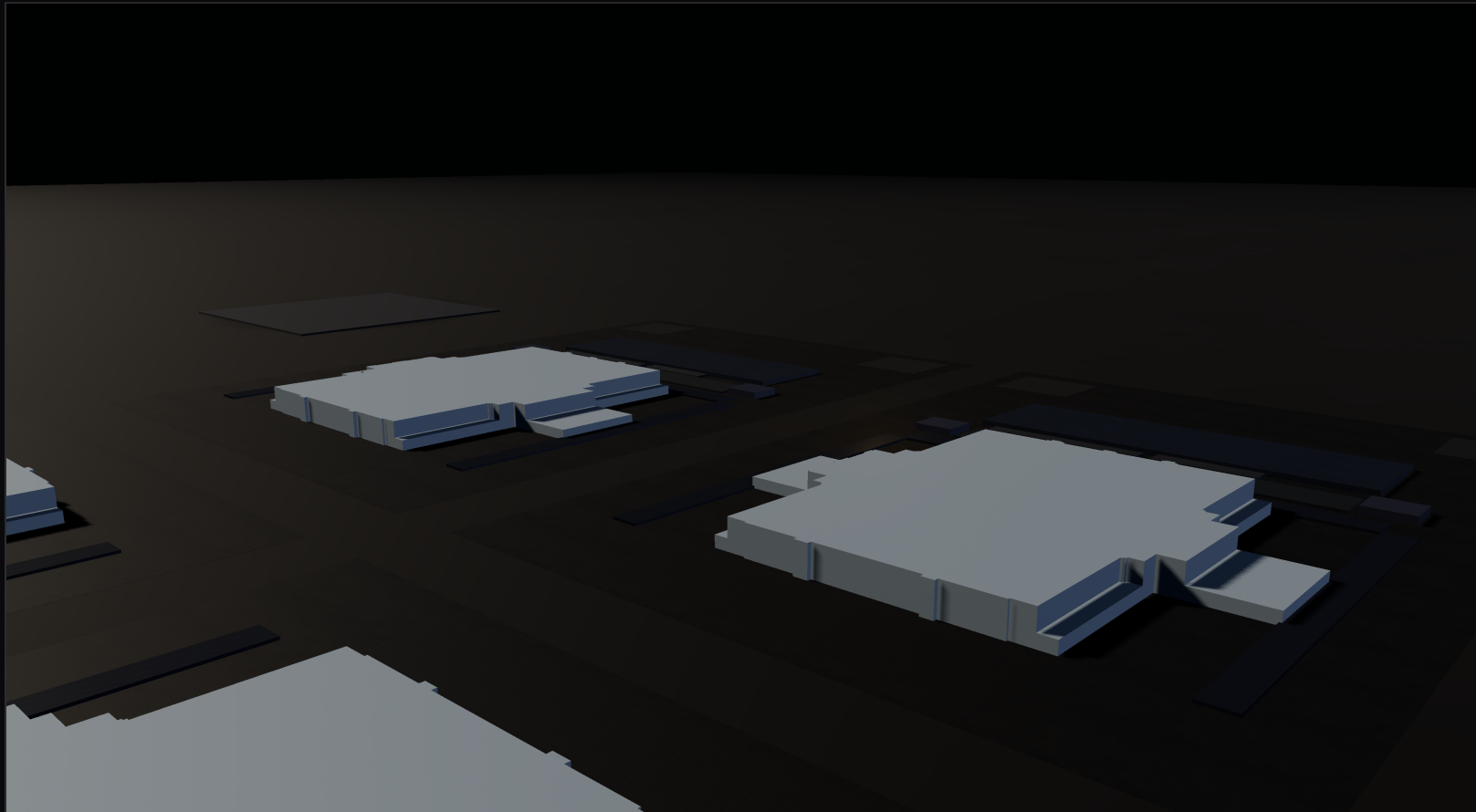
Not an independent rating.



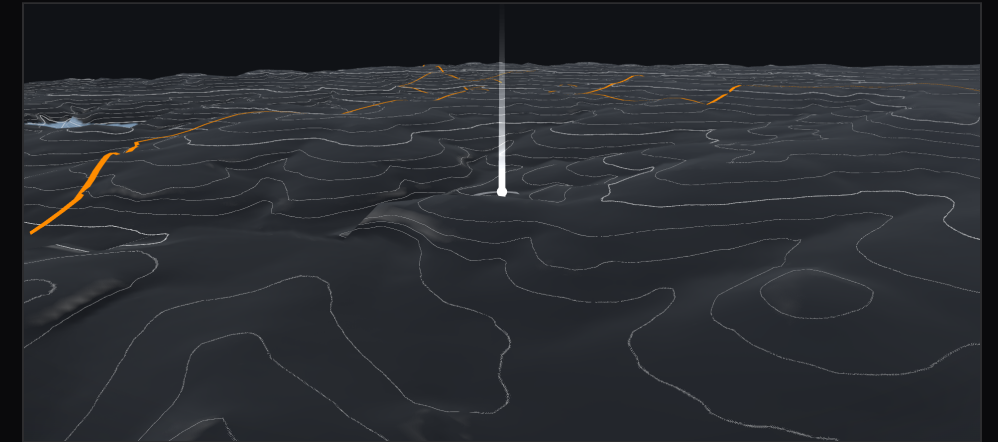
Hard-copied Data Room scores 2026-09-02 · overall 85 · power 90 · water 70 · gas 90 · fiber 90 · land 75 · ercot 60 · finance 90.  
Stored platform scores — not independently calculated. Indicative only. Do not treat as a third-party or newly computed rating.

P3 · DIGITAL-TWIN & TERRAIN VIEWS

# See the campus as a system.



Enhanced source-model concept render. Materials and lighting are editorial; not an as-built image, engineered design or capacity commitment.



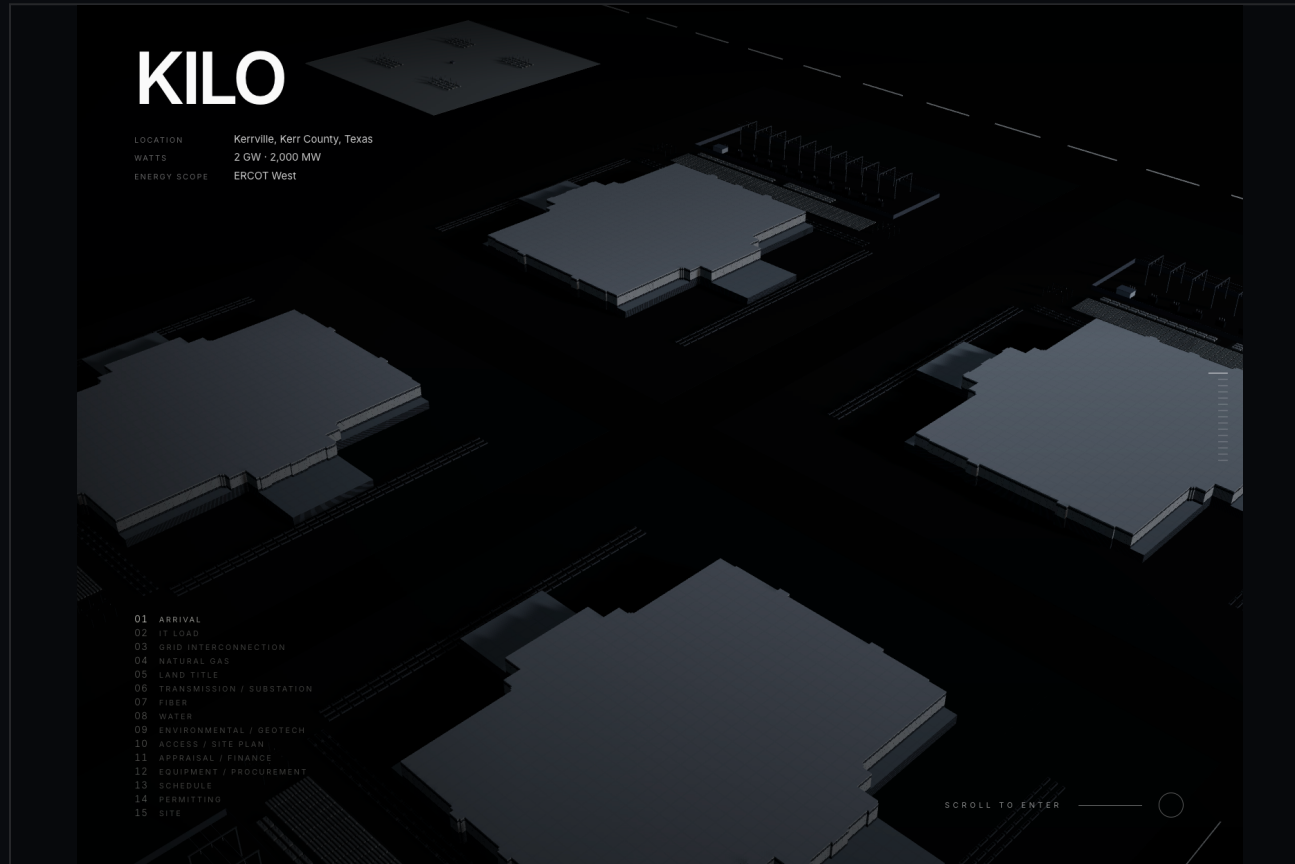
Massing, terrain and infrastructure can be reviewed together during planning.

These views support communication and diligence. They are not as-built records, a survey, or an engineered/vendor-certified design.

P3 · SOURCE PLATFORM PERSPECTIVES

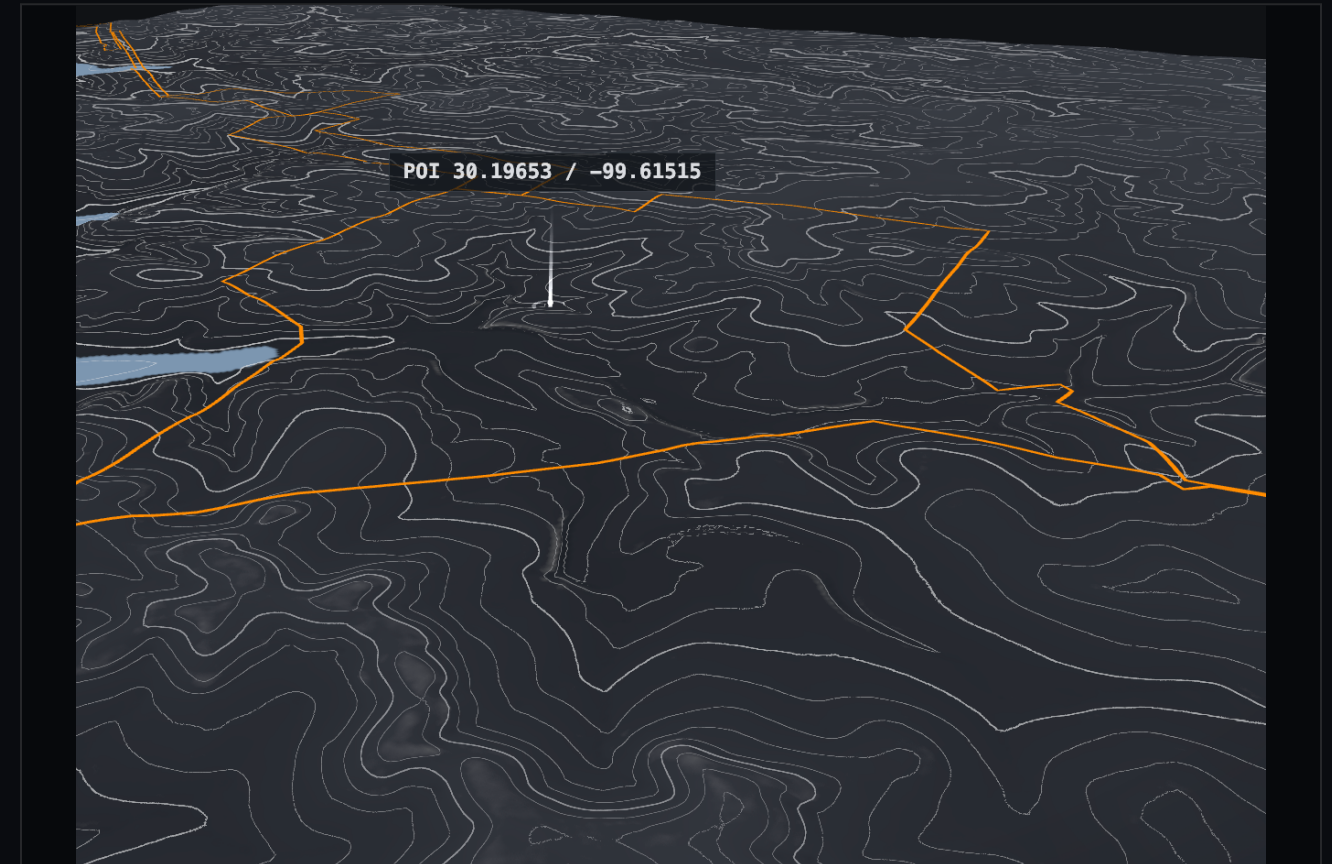
# Arrival and terrain, seen together.

## The native tenant-view arrival



Supplied concept-campus screenshot. Its 2 GW / 2,000 MW label is a planning value —not secured capacity. The separate utility study request remains 2,100 MW.

## Terrain and the source POI marker



Supplied contour view, preserved in full. The labeled POI is a source-scene marker, not evidence of an approved point of interconnection.

## P4 · PROPOSED ENGAGEMENT SEQUENCE

# Define the requirement before the commitment.

A clear tenant brief makes a  
large site an actionable diligence  
workstream.

Begin with phased load, resilience, cooling, network and commissioning needs. Align the site record to those requirements before definitive commitments.

- 01 Tenant requirements and phased design basis
- 02 Controlled source-document review
- 03 Utility and engineering alignment
- 04 Bounded commercial and delivery package

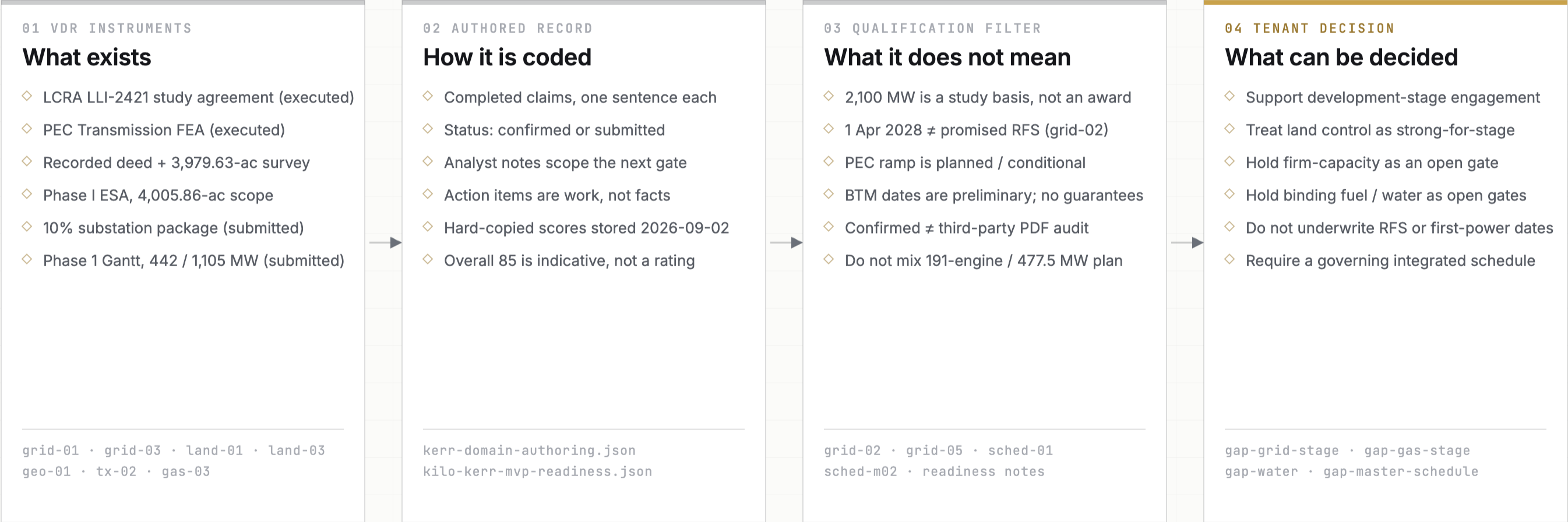
P4 • FROM DEVELOPMENT EVIDENCE TO EXECUTION

# The next gates are specific.

|                    |                                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------|
| Grid & supply      | Issued studies, approvals, upgrade scope, security, electric-energy supply and energization authority.             |
| Gas & generation   | Refreshed binding fuel terms, lateral rights/design, plant/OEM/EPC commitments and air-permit pathway.             |
| Water & site       | Priority drilling and tests, rights and permits, phased water/wastewater balance and targeted site investigations. |
| Network & schedule | Allocated resilient service, surveyed laterals, physical route diversity and one governing integrated schedule.    |

# From VDR evidence to a tenant decision

How authored claims should be read. “Confirmed” means the document is in the VDR — not independent verification of the original PDF.



P4 • THREE DILIGENCE CONVERSATIONS

# A focused starting point for your team.

|                                |                                                                                                                |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Infrastructure partners</b> | Which utility, design, equipment and permitting workstreams should be aligned to the next development phase?   |
| <b>Campus operators</b>        | What phased capacity, resilience, cooling and network requirements should govern the technical brief?          |
| <b>AI compute customers</b>    | Which commissioning definitions, operating needs and commercial conditions must be resolved before commitment? |

A discussion framework for hyperscaler, neocloud and frontier-AI requirements—not a finding of tenant suitability.

KILO · THE NEXT CONVERSATION

# Explore Kilo. Shape the next phase.

Start with your requirements. Connect them to the site record and a clearly scoped diligence plan.

REQUIREMENTS WORKSHOP  
CONTROLLED VDR REVIEW  
SCOPED TECHNICAL DILIGENCE

**HYPERBASE.US**

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