



■ KILO · SITE ASSESSMENT

Kilo.

A campus-scale opportunity in Kerr County, Texas, with recorded land evidence, executed LCRA and PEC development instruments, and a 2,100 MW / 345 kV requested study basis. Capacity and service remain conditional.

KERRVILLE, KERR COUNTY, TEXAS

TENANT AND INFRASTRUCTURE-PARTNER HANDOFF

SOURCE RANCH BOUNDARY

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

SURVEYED TRACT

3,979.63 ac

Title-survey scope; acreage reconciliation remains.

STUDY BASIS

2,100 MW / 345 kV

Requested study load; not a firm capacity award.

DEVELOPMENT INSTRUMENTS

LCRA LLI-2421 + PEC FEA

Executed development instruments; conditions apply.

INDICATIVE BTM

1,105 MW

Preliminary Phase 1 plan; not installed capacity.

Four chapters. One evidence-led conversation.

How to read this volume.

READING RULE

The authored Kerr pack (L1) is the preferred presentation layer. Confirmed and submitted are VDR column statuses, not proof that original PDFs were re-opened in this delivery. Hard-copied scores, gap counts, and authored claims use different bases.

P1	Campus	Campus, land, spatial, access, and environmental screening.
P2	Infrastructure	Executed LCRA and PEC instruments, 2,100 MW / 345 kV study basis, indicative BTM, water and fiber pathways.
P3	Platform Record	Platform map, VDR, planning twin, and the hard-copied scorecard shown in full.
P4	Tenant Engagement	Bounded engagement path and the authored action list.
A	Evidence Annex	Twelve-domain record, score method, and unreconciled source differences.

Source: [\[1\]](#) • [\[3\]](#)



■ [P1]

The campus.

Map and site assessment.

Recorded land and survey evidence, access instruments, slope screening and a Phase I contamination assessment give the campus planning program a tangible starting point.



Site context · aerial imagery / source terrain · conceptual overlays, not a survey. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

A campus-scale site record in Kerr County.

Site identity and planning card.

The authored Kilo site record anchors the planning conversation in Kerr County, Texas. Its 2,000 MW IT-load concept is distinct from the 2,100 MW utility study request; neither is installed or firm capacity.

SITE KILO Authored site card.	PLACE Kerrville, Kerr County, Texas Authored site card.	INTERCONNECT NOTE 345 kV · ERCOT West Site-card note, not a completed interconnection.	HALL PLANNING CARD 4 × 500 MW / 2,000 MW IT-load planning figure. Not the 2,100 MW study basis.
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Source: site.name · site.it_load_mw

Recorded ownership and a surveyed campus tract.

Land control for this stage. Three acreage scopes stay separate.

A recorded deed and title survey underpin the land-control narrative. The survey depicts 3,979.63 acres; deed, environmental and appraisal scopes remain separately stated. Current title-close work and acreage reconciliation remain.

- ♦ Deed to Blue Fox Development, LLC. Authored status: confirmed. [\[land-01\]](#). [\[L1\]](#).
- ♦ Deed acreage: 3,980.63 gross acres less a 1.00-acre exception. Kerr County Document 24-02602. [\[land-02\]](#). [\[L1\]](#).
- ♦ Title survey: 3,979.63-acre tract, with record access, telephone, and water-related easements. [\[land-03\]](#). [\[L1\]](#).
- ♦ Phase I ESA scope: 24 adjoining parcels totaling approximately 4,005.86 acres. Different scope. [\[land-04\]](#). [\[L1\]](#).
- ♦ Appraisal premise of 4,500 acres is a third scope. Do not combine. Do not lead with the appraisal value. [\[land-m02\]](#). [\[finance-01\]](#).

SURVEY

3,979.63 ac

Governing surveyed figure for campus scale.

DEED

3,980.63 ac – 1.00 ac

Gross less exception. Recorded 8 May 2024.

PHASE I SCOPE

4,005.86 ac

24 parcels. Environmental scope, not the survey.

NEXT GATE

Obtain the current title commitment, Schedule B instruments, mineral and lien review, and a parcel crosswalk across deed, survey, Phase I, appraisal, tax, and KML.

Source: [land-01](#) · [land-02](#) · [land-03](#)

Access on the instruments, and room to lay out halls.

Recorded access plus slope-screened planning area.

Recorded access instruments and conceptual geometry support campus planning. Slope-screened areas are useful starting points, not engineered pads or certified net-buildable acreage.

- ◇ YO Ranch Road strip: 60 ft wide, 16.33 acres. Authored status: confirmed. [\[access-01\]](#). [\[L1\]](#).
- ◇ Title survey: 60-foot private-access easement. Authored status: confirmed. [\[access-02\]](#). [\[L1\]](#).
- ◇ Conceptual geometry: five KML polygons, six-hall schematic, slope maps. Authored status: submitted. [\[access-03\]](#). [\[L1\]](#).
- ◇ Slope screening: 3,514.1 acres under a less-than-10-percent criterion; 3,109.4 acres under less-than-5-percent, avoiding mapped FEMA and wetland areas. Submitted. [\[geo-02\]](#). [\[L1\]](#).

<10% SLOPE SCREEN

3,514.1 ac

Screening map, submitted. Not a graded pad.

<5% SLOPE SCREEN

3,109.4 ac

Screening map, submitted. Avoids mapped FEMA and wetlands in the source maps.

NEXT GATE

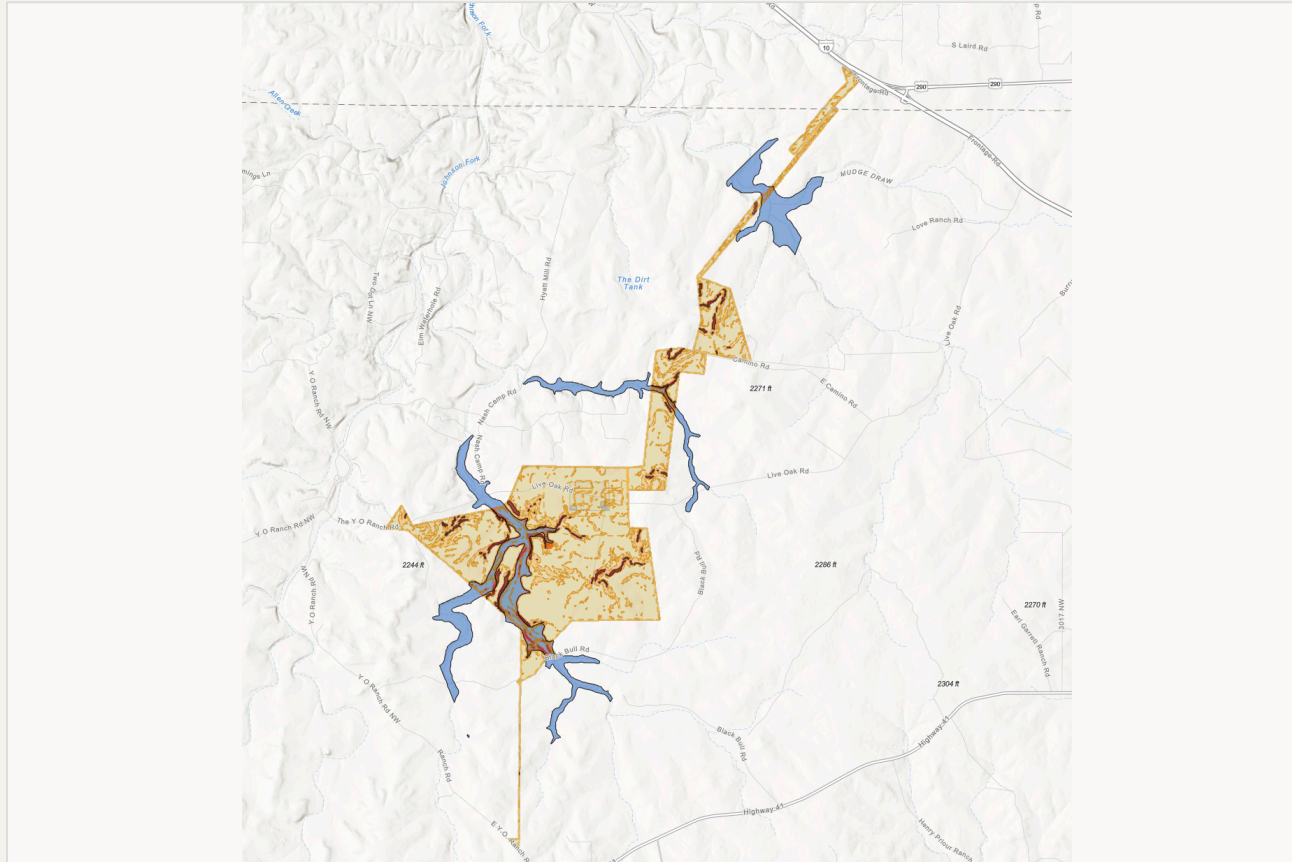
Reconcile legal and physical access, validate heavy-haul and emergency circulation, then issue an engineered master plan for grading, drainage, roads, halls, and utility corridors.

Source: [access-01](#) · [access-02](#) · [access-03](#)

P1 • SPATIAL EVIDENCE

The site, in its mapped 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.

A completed initial contamination screen.

Contamination screening done. Field and design studies are next.

The January 2026 Phase I assessment reported no recognized environmental conditions for its stated 4,005.86-acre, 24-parcel scope. Targeted geotechnical, karst and other field/design investigations remain.

- ◇ Phase I ESA: no recognized environmental conditions on the stated 4,005.86-acre, 24-parcel scope. Confirmed. [\[geo-01\]](#). [\[L1\]](#).
- ◇ Groundwater-prospecting report describes the surveyed area as primarily Edwards Limestone Formation. Submitted. [\[geo-03\]](#). [\[L1\]](#).
- ◇ Next design gate: targeted geotechnical and karst investigation for halls, power facilities, roads, substations, and corridors. [\[geo-m01\]](#). [\[gap-environmental-stage\]](#).
- ◇ Also remaining as layout matures: wetlands and waters, parcel flood and drainage, species, cultural, air, and noise work. [\[geo-m02\]](#). [\[L1\]](#).

PHASE I RESULT

No RECs

ASTM E1527-21, January 2026, stated scope only.

PHASE I AREA

4,005.86 ac / 24 parcels

Environmental scope, not the 3,979.63-acre survey.

Source: [geo-01](#) · [geo-03](#)



■ [P2]

How power and infrastructure get built.

Grid, generation, and development pathways.

Executed study/development instruments and preliminary engineering define tangible utility workstreams. The 2,100 MW / 345 kV study request is not a power award; supply, capacity and energization remain gated.

SOURCE RANCH BOUNDARY

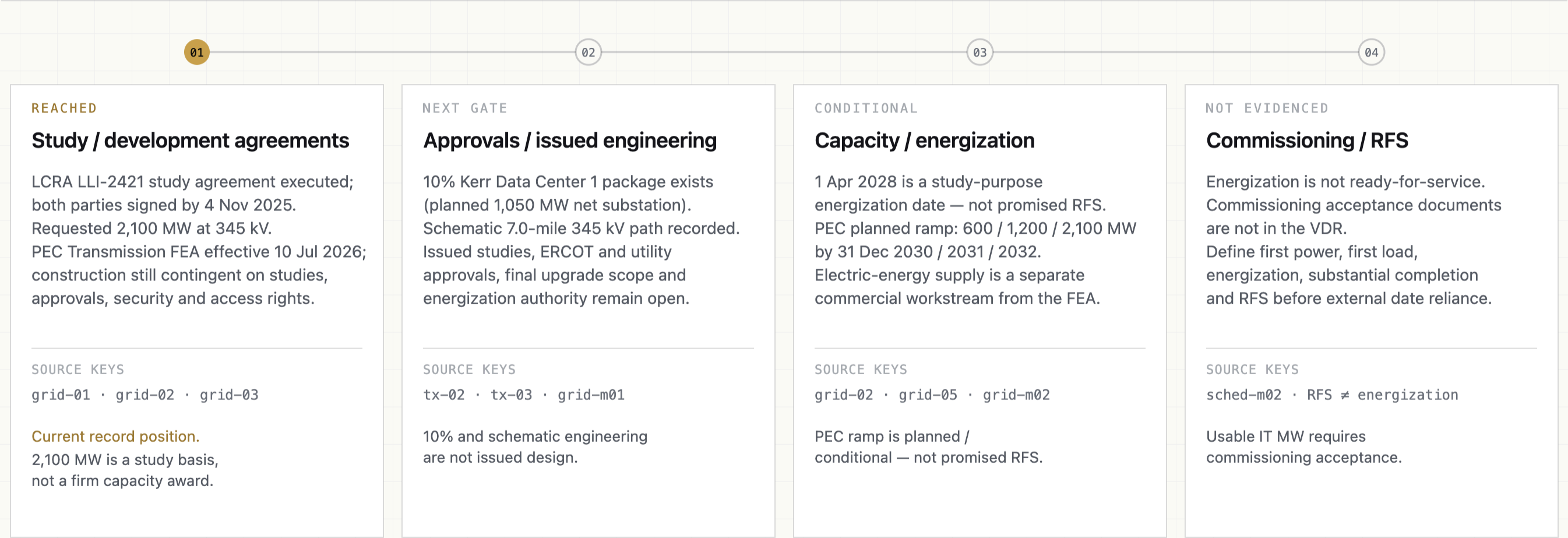
CAMPUS PLANNING AREA

Site context · aerial imagery / source terrain · conceptual overlays, not a survey. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.



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.

Two proposed points of interconnection on LCRA 345 kV.

10% substation package and a schematic corridor. Issued design is next.

The LCRA study identifies proposed points on Big Hill–Kendall 345 kV circuits. A 10% substation package and schematic corridor support the next engineering stage; rights, crossing approvals and issued design remain.

- ♦ Two proposed POIs on LCRA-owned Big Hill–Kendall 345 kV circuits. Confirmed. [tx-01] [L1].
- ♦ 10% package: preliminary 345/34.5 kV single-line, general arrangement, site plan, and equipment for a planned 1,050 MW net substation. Submitted. [tx-02] [L1].
- ♦ Schematic plan: proposed 7.0-mile 345 kV path, one I-10 crossing, a midpoint PEC tie, and an on-site switchyard. Submitted schematic, not surveyed ROW. [tx-03] [L1].

PROPOSED POI

Big Hill–Kendall 345 kV

Two proposed points in the LCRA study.

SUBSTATION PACKAGE

1,050 MW net • 10%

Preliminary. Not issued design.

SCHEMATIC PATH

7.0 mi 345 kV

Authored schematic. Not a surveyed easement package.

NEXT GATE

Survey the route, secure rights and I-10 crossing approval, reconcile endpoints, and complete utility-approved design including final one-line, protection, grounding, and structure spotting.

Source: tx-01 • tx-02 • tx-03

An indicative 1,105 MW on-site generation plan.

Credible origination for planning. Fuel is not binding.

Gas origination and the authored preliminary Phase 1 generation plan provide a development pathway. Binding fuel, lateral, plant and procurement commitments remain gates. The separate generation schedules are not installed capacity.

- ◇ Kinder Morgan proposed firm transportation of up to 215,000 MMBtu/d to a new Kerr County delivery point for a 10-year term after meter in-service. Submitted. Not a binding contract. [\[gas-01\]](#) [\[L1\]](#).
- ◇ Proposal contemplates a new lateral and interconnect, with receipt and delivery points still to be determined. Submitted. [\[gas-02\]](#) [\[L1\]](#).
- ◇ Preliminary Phase 1 schedule: 442 CAT G3520K engines totaling 1,105 MW through July 2029, deliveries April 2027 through July 2029. Submitted. [\[gas-03\]](#) [\[equip-02\]](#).
- ◇ Supporting Ascendant Energy JSON, kept separate: 191 CAT G3520K engines, 477.5 MW nameplate. Not interchangeable with the 442 / 1,105 MW schedule. [\[L5\]](#).

AUTHORED PHASE 1 BTM

442 engines / 1,105 MW

Preliminary Gantt. Planning, not installed.

SUPPORTING JSON

191 engines / 477.5 MW

Ascendant Energy gen-mix file. Separate record.

KM PROPOSAL

≤215,000 MMBtu/d

Discussion-stage proposal. Points TBD. Not binding fuel.

Source: [gas-01](#) • [gas-03](#) • [\[5\]](#)

Defined pathways for campus utilities.

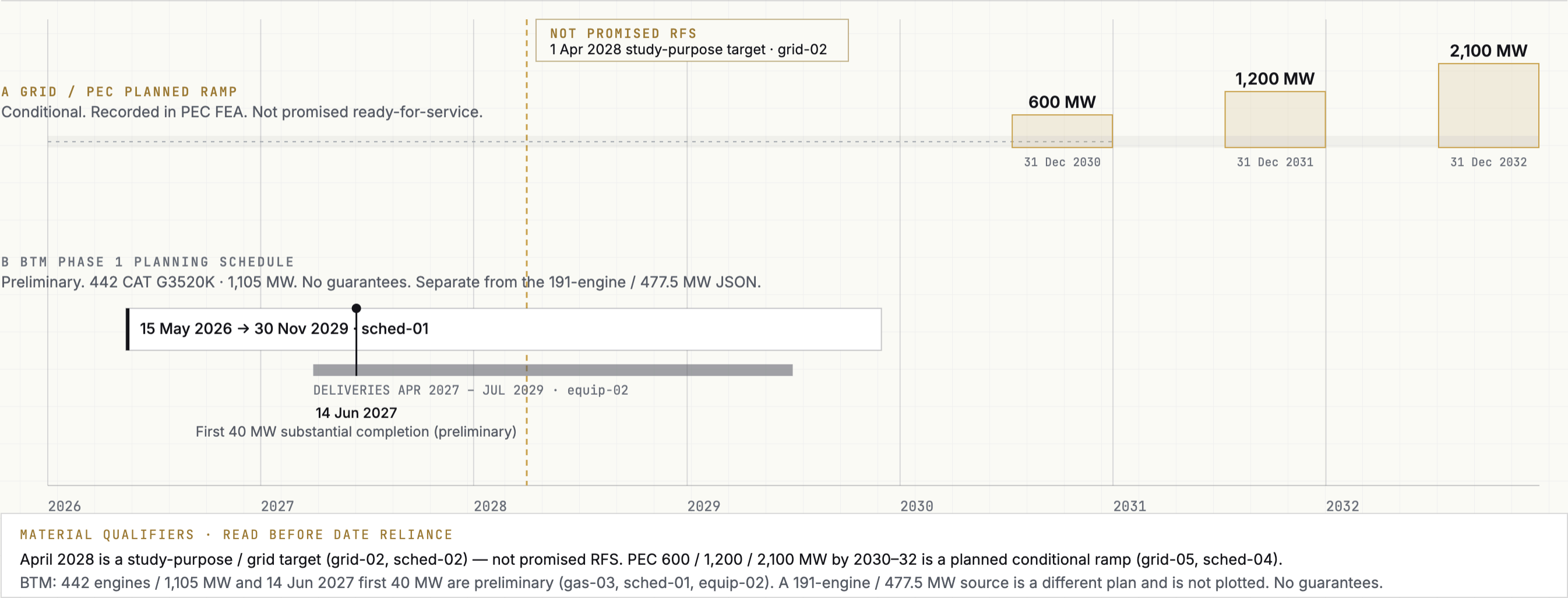
Source evidence makes the next diligence steps specific.

WORKSTREAM	SOURCE BASIS	NEXT GATE
Water	Well-quality testing and a 24-location prospecting program define a source-development pathway.	Drill and pump-test priority targets; establish rights/permits and the phased water/wastewater balance.
Fiber	The Kerr Summary reports a 48-strand LCRA backbone about 0.11 mile / 600 feet from the northern boundary.	Confirm allocation or IRU terms, surveyed laterals, latency and physically diverse end-to-end routes.
Permitting	Rural land-use context and a planned TCEQ air-permit workstream identify the agency pathway.	Maintain a complete permit register, current application status and agency correspondence tied to the schedule.

Quality sampling and interpreted groundwater potential are not supply guarantees. Backbone adjacency is not contracted service. Planned applications are not issued permits. [Source \[1\]](#) · water-01/03, fiber-01, permit-01/02.

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.





■ [P3]

The platform record.

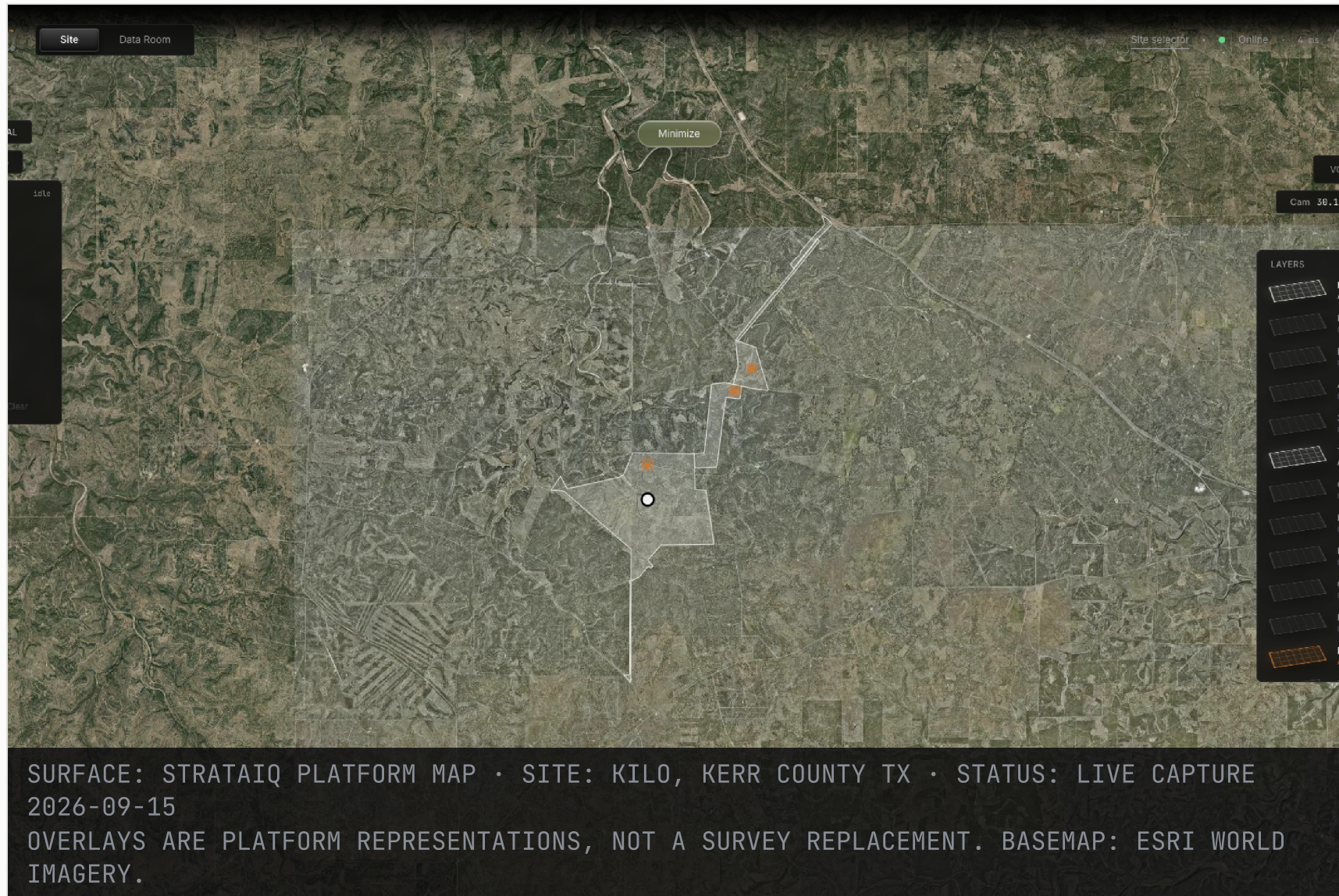
Map, VDR, and planning twin.

StrataIQ brings together the Kilo map, authored domain record and concept-stage digital twin as a shared planning and diligence view.

P3

Kilo, as StratalQ holds the site.

The map is the front door to the working file.



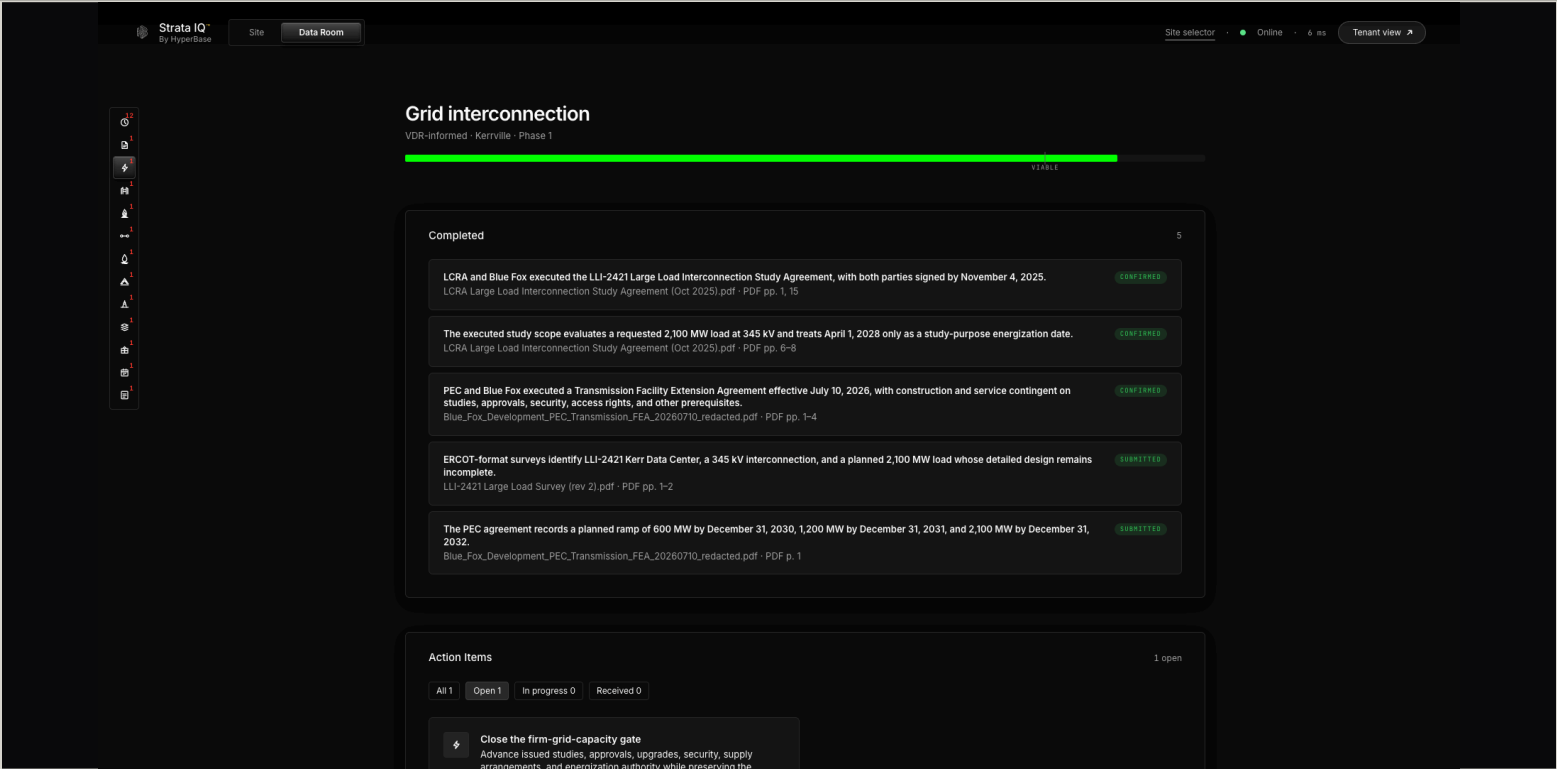
The actual Kilo platform capture connects mapped site context with domain analysis. It is a planning representation, not a survey plat or an as-built certification.

- ◇ Loader path: authored Kerr claims overlay the MVP bundle; Kilo readiness remains hard-copy. [\[L4\]](#).
- ◇ Use the map to enter land, grid, and infrastructure domains rather than as a substitute for the survey. [\[Land-03\]](#). [\[L1\]](#).

Source: [\[4\]](#) • [Land-03](#)

Twelve domains. One structured site record.

A document-linked record of source claims, observations and next actions.



Actual grid-domain view from StrataIQ, captured September 15, 2026.

12 analysis domains

39 authored claim rows

24 analyst notes

12 next actions

The 18 confirmed and 21 submitted labels are source classifications, not independent certification. Original PDF binaries were not in the source extract.

[Source \[1\]](#) · Complete authored domain record

P3 · EDITORIAL SCENE STUDY

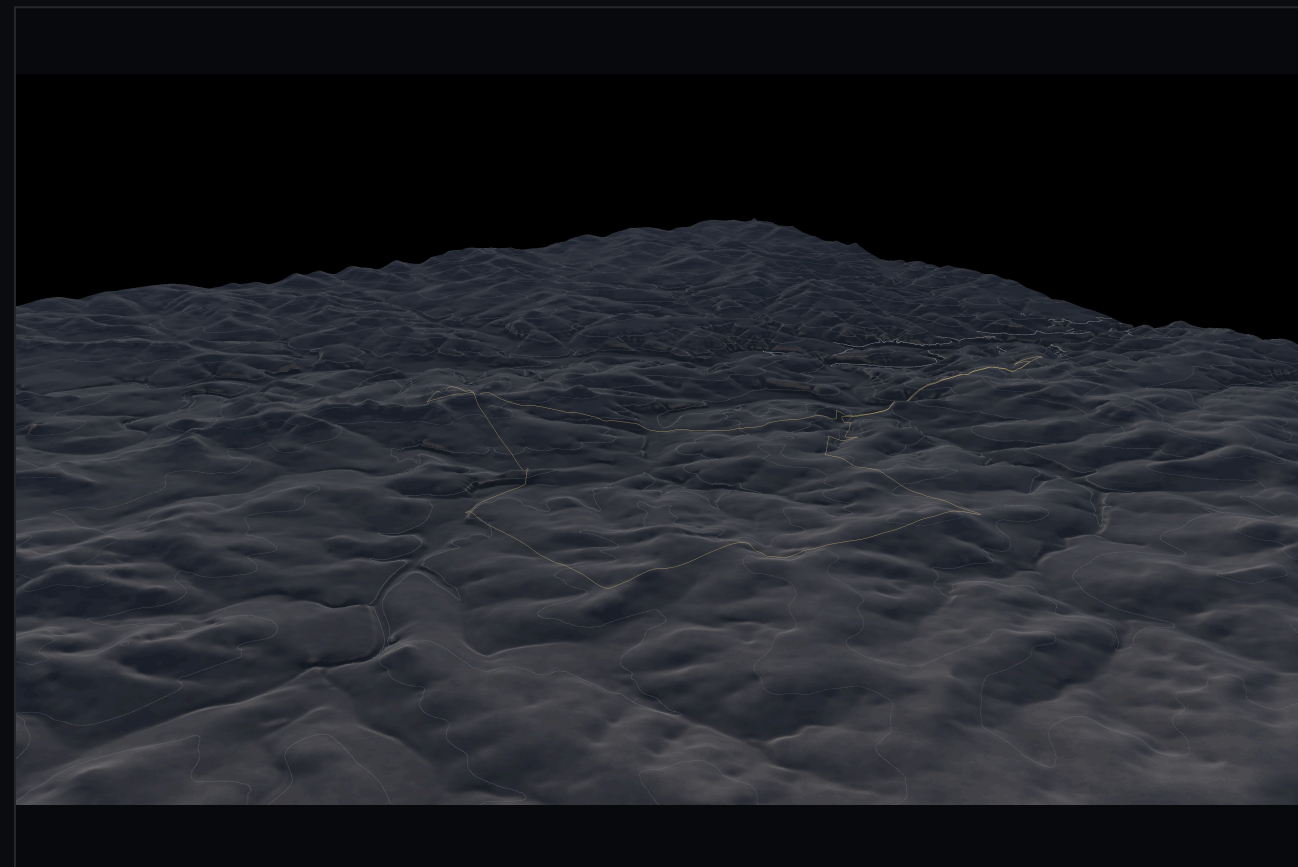
The scene, with deeper definition.

Architectural definition



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

Landform and atmosphere

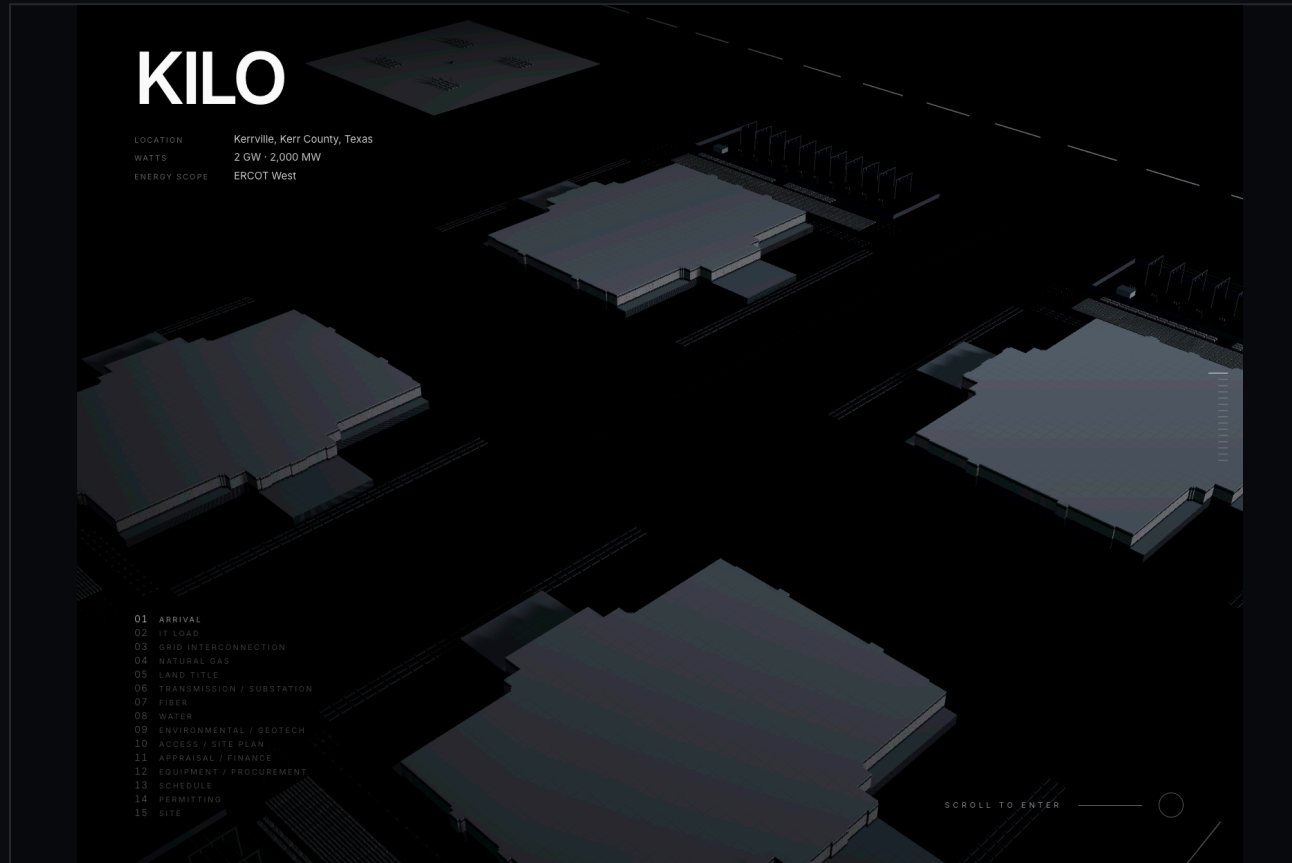


Source DEM landscape with editorial materials and lighting. Vertically exaggerated for legibility; not a boundary survey or a grading design.

P3 · SUPPLIED PLATFORM VIEWS

Native views. Distinct purposes.

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.

Strong platform signals, with a transparent basis.

Not an independent rating. Not a market ranking.

85

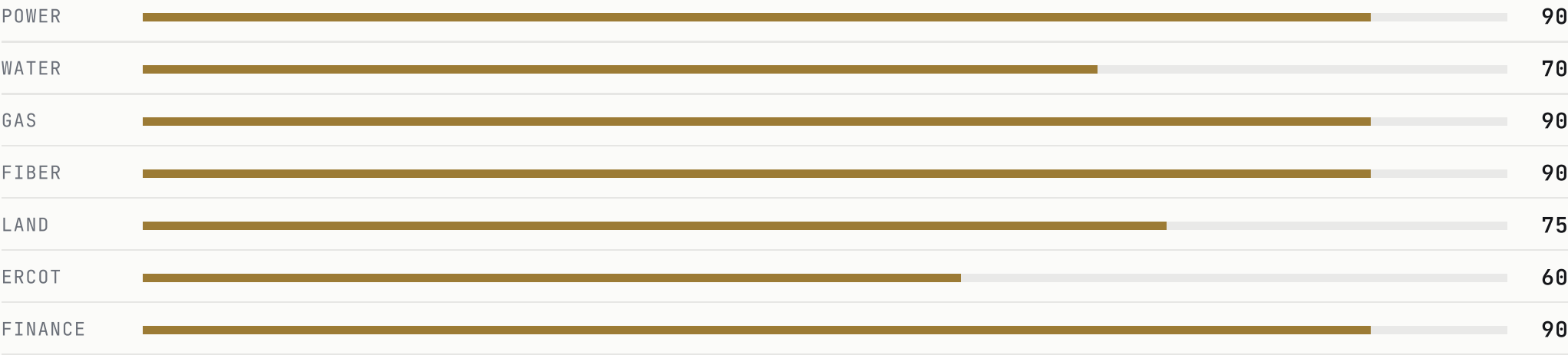
VIABLE

2026-09-02

Stored indicative platform scores.
Not an independent rating.
Not a market ranking.

Gap counts (different basis):
17 covered / 30 partial / 12 not found

The stored readiness snapshot is 85 / Viable, dated 2026-09-02. All seven category values are shown. The source explicitly identifies them as hard-copied platform scores—not independent underwriting or a market ranking.



Verbatim: Hard-copied Data Room scores 2026-09-02 · overall 85 · power 90 · water 70 · gas 90 · fiber 90 · land 75 · ercot 60 · finance 90
Source: [\[3\]](#) · [\[7\]](#)



■ [P4]

From the site record to a scoped engagement.

Tenant engagement and a bounded path to executable delivery.

A defined source record enables a focused tenant conversation. The next step is to align requirements and close specific development gates, not to treat requested study capacity as secured power.

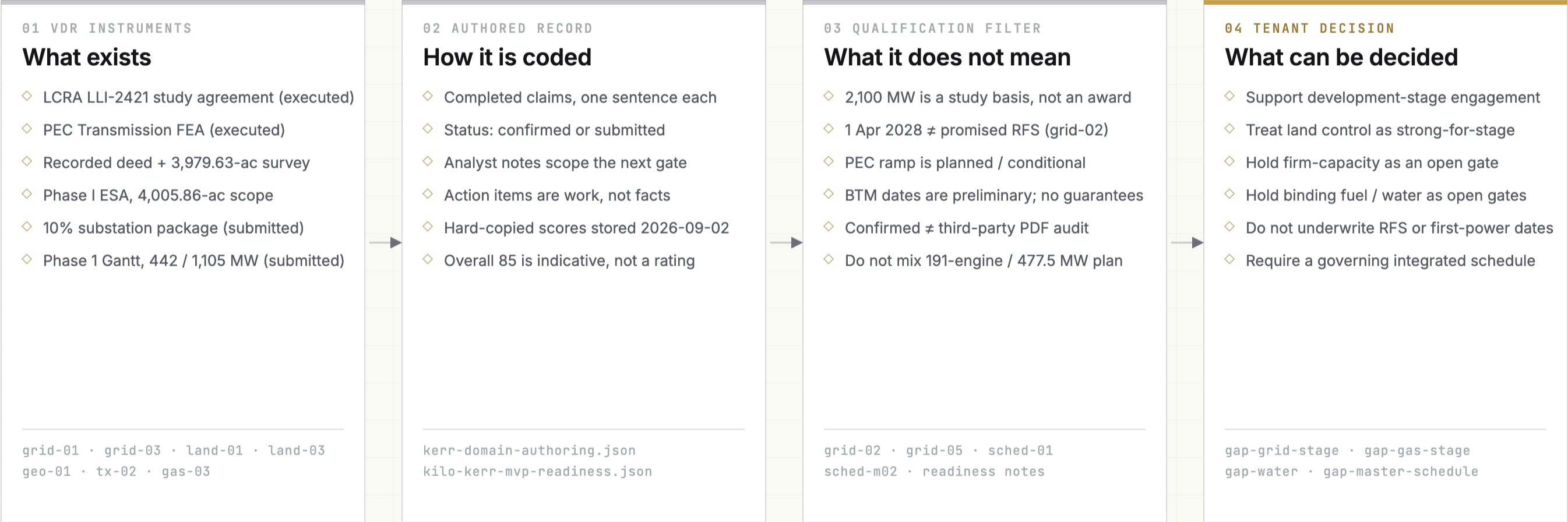
CAMPUS PLANNING AREA

SOURCE RANCH BOUNDARY

Site context · aerial imagery / source terrain · conceptual overlays, not a survey. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

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.



A specific next-step agenda.

Selected development priorities. Complete action register in the evidence annex.

The authored action list turns the next development stage into specific workstreams, from utility and fuel commitments to water, connectivity, site investigations and the governing schedule.

- ◇ Close the firm-grid-capacity gate. Site-page todo. [\[gap-grid-stage\]](#). [\[L1\]](#).
- ◇ Convert gas origination into execution. Site-page todo. [\[gap-gas-stage\]](#). [\[L1\]](#).
- ◇ Complete title-close diligence. Site-page todo. [\[gap-title\]](#). [\[L1\]](#).
- ◇ Advance corridor and substation to issued design. Site-page todo. [\[gap-transmission-stage\]](#). [\[L1\]](#).
- ◇ Prove the phased water pathway. Site-page todo. [\[gap-water\]](#). [\[L1\]](#).
- ◇ Convert fiber adjacency into contracted resilient service. Site-page todo. [\[gap-fiber-stage\]](#). [\[L1\]](#).
- ◇ Designate the governing integrated schedule. Site-page todo. [\[gap-master-schedule\]](#). [\[L1\]](#).

Source: [gap-grid-stage](#) • [gap-gas-stage](#) • [gap-title](#)

Twelve domains, one traceable site record.

The index below points to the authored next gate for each domain. Detailed claims, analyst notes and original source-reference labels are preserved in the evidence annex.

Analysis domain	Authored next gate
<u>Grid interconnection</u>	<u>Close the firm-grid-capacity gate</u>
<u>Natural gas</u>	<u>Convert gas origination into execution</u>
<u>Land title</u>	<u>Complete title-close diligence</u>
<u>Transmission / substation</u>	<u>Advance corridor and substation to issued design</u>
<u>Environmental / geotech</u>	<u>Advance targeted field and design studies</u>
<u>Water</u>	<u>Prove the phased water pathway</u>
<u>Fiber</u>	<u>Convert adjacency into contracted resilient service</u>
<u>Access / site plan</u>	<u>Issue the logistics and utility master plan</u>
<u>Equipment / procurement</u>	<u>Evidence committed equipment availability</u>
<u>Schedule</u>	<u>Designate the governing integrated schedule</u>
<u>Appraisal / finance</u>	<u>Reconcile value and capital planning</u>
<u>Permitting</u>	<u>Operationalize the permit pathway</u>

Source [1]. The separate gap-display model records finance at 50 versus 90 in the stored category file; these are distinct source layers, not a reconciled rating. Read the source-variant register before reliance. Sources [3][7].

An evidence base that preserves each source.

Unresolved gates and unreconciled files. Not a failure report.

Different source scopes are preserved rather than silently combined. Use the authored presentation basis alongside the current originals, source-variant register and remaining evidence requests.

PREFERRED — GRID 2,100 MW / 345 kV requested study basis (kerr-domain-authoring.json · grid-02). [L1]	BUNDLE CLAIM clm-kerr-power-01 uses "executed-IA" wording with 2,000 MW. Retain in annex. [L2]
PREFERRED — BTM Authored Phase 1: 442 CAT G3520K engines / 1,105 MW (Kerr County Gantt). [L1]	SUPPORTING JSON 191 engines / 477.5 MW (kerr_ascendant_gen_mix_schedule.json). Separate record. [L5]
NOT CAPACITY Oasis Pipeline implied ~1,293 MW is marked binding: false. Not campus capacity. [L6]	ACREAGE Survey 3,979.63 ac · Phase I 4,005.86 ac · Appraisal 4,500-ac premise. Crosswalk open.
FINANCE Static gap note says appraisal not found; authored finance cites Colliers \$3.92bn (4,500-ac premise, no inspection, full-entitlement assumption). Annex only. [L1]	

Source: grid-02 · clm-kerr-power-01 · finance-01
Source pin: 85ad9bfa (strataiq-frontend feature/kilo-improvements). Original PDFs not in this branch; titles reproduced from authored data only.