

Cedar Creek Campus

A data center campus with its own on-site power plant at 382 Earl Callahan Road, Cedar Creek — designed to pay its full share of taxes, generate its own electricity, use minimal water, and operate above Bastrop County's baseline requirements.

Self-Powered

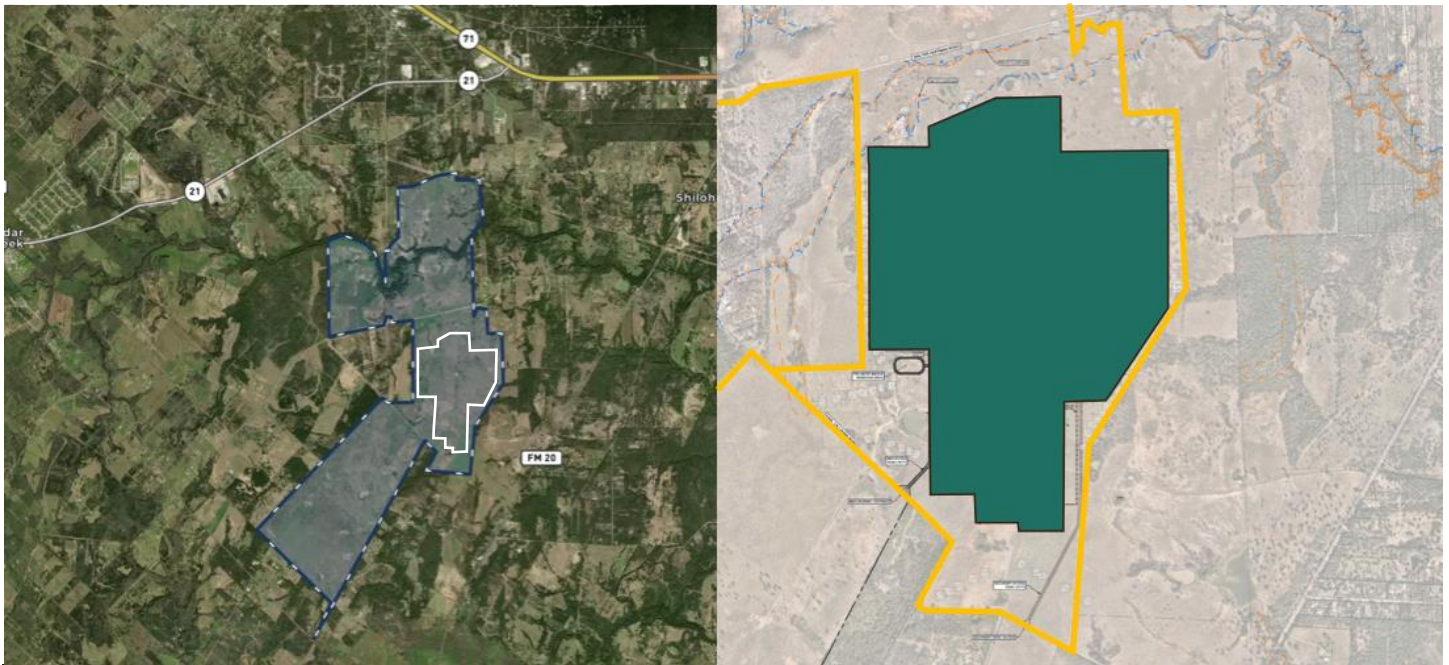
Completely self-reliant for power,
no rate impacts to Texas

Zero Tax Incentives

312 Tax Abatement and JETI applications
withdrawn

Minimal Water Consumption

Aqua to only provide potable water
service



~600 acres developed · ~2,240 acres remain undeveloped · floodplain unaltered

Commitments above the baseline

- **Air quality:** permitted through TCEQ's stringent air-quality program, using Best Available Control Technology (BACT) — including SCR and CO catalyst emission controls — with emissions monitoring required under its permits
- **Lighting:** Dark Sky practices — shielded, downward-directed fixtures, photometric analysis, warm color temperature, and reduced light near property lines and homes.
- **Noise:** Project working with County to set more stringent restrictions than required by County code.
- **Site Layout:** large setbacks, floodplain buffers, berms, fencing and enhanced landscaping; stormwater managed on site.

Investing in the community

- Approximately 13 acres set aside for community use. Project working with Bastrop County to finalize desired uses.
- Hire Local initiative seeking Bastrop County workers and businesses for construction, services and permanent roles.
- Roadway improvements to support construction period, and funding for any required repairs for the long term.
- Ongoing commitment to support the Community's priorities.

Listening to Bastrop County

Taxes: **no incentives**, full contribution

Our Chapter 312 tax abatement applications and our JETI application have both been withdrawn. The project is not seeking **any** tax incentives. **It will pay property taxes in full, like any other taxpayer in Bastrop County.**

Estimated full property tax revenue to Bastrop County and County Road in excess of \$20 million per year, which equates to 30%+ of all current County property tax revenue

Water: the facts

Cooling water - sealed and reused

Sealed like a car's radiator: filled once, then the same water circulates over and over. It doesn't keep drawing from the water supply, and it doesn't evaporate away.

Fire water: well-sourced

On-site reservoir, topped off by a permitted well with a 50 acre-ft/yr cap. Actual use expected to run well below the cap.

We pay for the Aqua extensions

New public water line extending Aqua service, funded and built by the project providing new access to other residents.

THIS PROJECT

23 Living Unit Equivalents (LUEs)

Projected use $\approx$ 2,000 gallons per day, against Aqua's permitted maximum of 6,900 gallons per day of potable water for the entire site

A COMPARABLE RESIDENTIAL DEVELOPMENT

$\approx$ 3,000 LUEs

What a residential development of similar size on the same land could require.

The project at a glance

What we're building

- A purpose-built data center campus of two buildings, with supporting site infrastructure
- An on-site natural-gas power plant, so the campus brings its own power instead of drawing on existing ERCOT supply – no impact on rates
- Improved community infrastructure and services

Roads and access

- Straightening Earl Callahan Road, plus new turn lanes at Highway 20, at FM 535 and CR 215, and at the project entrance
- A traffic study is underway to size our contribution to TxDOT and County road maintenance
- In addition to road upgrade, any potential damage to County roads during construction will be rectified