

10/20/2025 10:00 AM



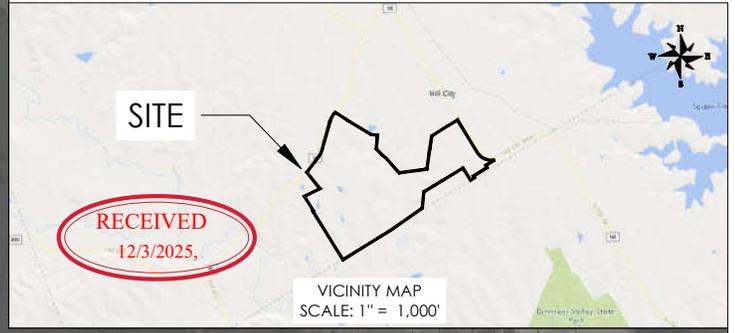
IMPERVIOUS SURFACE RATIO		
	TOTAL AREA	IMPERVIOUS SURFACE RATIO
PROJECT SITE	2,101.565 AC 991,544,171 SF	
BASE IMPERVIOUS AREA	687.84 AC	$(687.84 \text{ AC}) / (2,101.565 \text{ AC}) = 32.73\%$
BASE IMPERVIOUS AREA W/ RED BUILDINGS	962.37 AC	$(962.37 \text{ AC}) / (2,101.565 \text{ AC}) = 45.79\%$

NOTE: BASE IMPERVIOUS AREA INCLUDES ALL NON-RED BUILDINGS, ROADWAYS, ACREAGE RESERVED FOR POTENTIAL POWER GENERATION, WASTEWATER PLANT, AND BRIDGE POWER AREA.

CONCEPT PLAN
COMANCHE CIRCLE
 HOOD COUNTY, TEXAS
 PREPARED FOR
 SAILFISH INVESTORS ACQUISITIONS LLC (APPLICANT)
 PREPARED BY CIVIL ENGINEER

THOMAS HUTTON

DATE: 11/25/2025
 SCALE: 1" = 500'
 SHEET: 1 OF 1



Discharge Location #1
 Post-development drainage discharge is to meet Hood County drainage requirements

Discharge Location #2
 Post-development drainage discharge is to meet Hood County drainage requirements

Discharge Location #3
 Post-development drainage discharge is to meet Hood County drainage requirements



**Comanche Circle – Addendum to Concept Plan
Sailfish Investors Acquisitions LLC (Applicant)
December 2, 2025**

1. Name and address of landowner, developer or agent, and date of preparation of the plan
 - a. **Please see Concept Plan**
2. Name and address of architect, landscape architect, planner, engineer, surveyor, or other persons involved in the preparation of the plan
 - a. **Please see Concept Plan**
3. Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street
 - a. **Please see Concept Plan**
4. Location map, north arrow and title block
 - a. **Please see Concept Plan**
5. Topography at ten-foot intervals or less
 - a. **Please see Concept Plan**
6. Project name
 - a. **Comanche Circle; please see Concept Plan**
7. A general layout of the development, showing the general configuration and location of proposed and existing land uses by type of residential and non-residential use for the property to be developed and any contiguous property in unitary ownership
 - a. **Please see Concept Plan; 100% non-residential use**
8. A computation of residential density for each type of residential use proposed
 - a. **Not applicable; this is a non-residential development**
9. Proposed reservations or dedications of public facilities
 - a. **None**
10. Location of all significant natural features, including floodplains
 - a. **Please see concept plan for the layout of Jurisdictional Wetlands**
 - b. **There are no floodplains on the site**
11. Proposed open space to be preserved, together with proposed park or recreational facilities
 - a. **None**
12. For single-family or two-family dwellings, the proposed range of lot sizes and the numbers of lots within each proposed category
 - a. **Not applicable; this is a non-residential development**
13. An assessment of public facilities, identifying existing facilities serving the development and public improvements to be provided by the project
 - a. **None**
14. Proposed measures to buffer the project from adjacent land uses, if any
 - a. **Significant open-space buffers from Hood County residences included on Concept Plan, but subject to change**
15. Proposed transportation facilities serving the site, together with a traffic impact analysis where required by these Regulations
 - a. **Not applicable; the development is (i) non-residential and (ii) will not result in 500 or more one-way trips**
16. The proposed method, connection, provider and location of:
 - a. The proposed water system
 - i. **Proposed Method: Private On-Site Groundwater Wells (Primary Source)**
 - ii. **Provider: Private On-Site Facility**

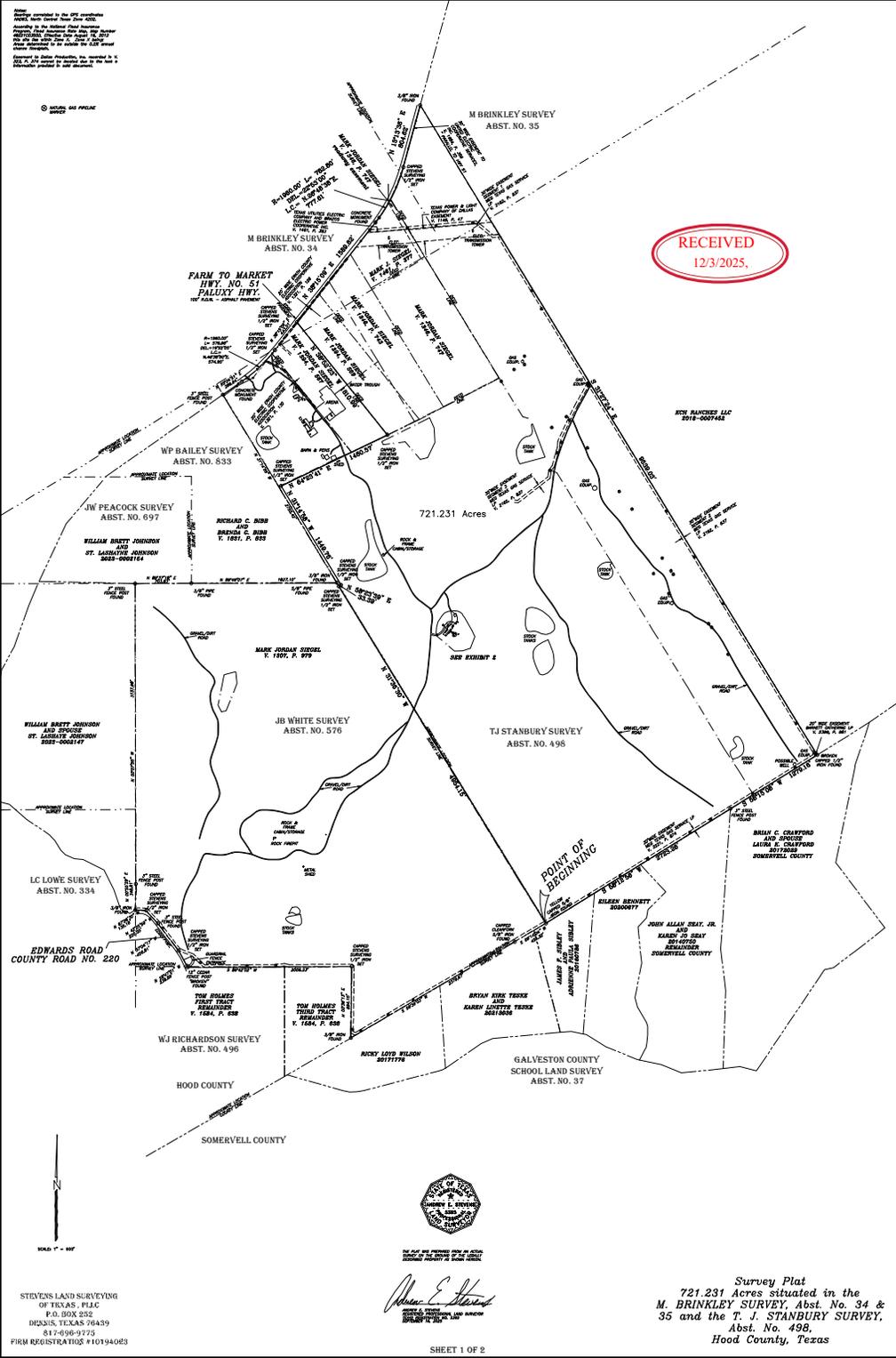
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12/3/2025,



- iii. **Location: see Concept Plan for proposed well locations. Proposed well locations identified by developer's third-party hydrologist to abide by all Upper Trinity Groundwater Conservation District well-spacing and well volume limitations. Final well locations subject to change, but developer will abide by Upper Trinity Groundwater Conservation District regulations**
- iv. **Note: Applicant is simultaneously pursuing an annexation agreement with neighboring water district outside of Hood County. If annexation is approved, supplemental water (via surface water rights) may be provided to the development via the water district. There is no guarantee that the water district approves an annexation, so the project is anticipated to rely on its primary water source (on-site wells)**
- b. The proposed wastewater system
 - i. **Proposed Method: Private On-Site Wastewater Treatment Plant**
 - ii. **Provider: Private On-Site Facility**
 - iii. **Location: Proposed wastewater treatment plan location with proposed sizing included on Concept Plan**
- 17. Phases of development, including delineation of areas to be constructed in independent phases and the scheduled timing and sequencing of development
 - a. **No definitive development phasing as the timeline is dependent on market conditions, but this will be a multi-year, long-term development**
 - b. **Groundbreaking is estimated to commence in 2026 with the first data center building delivered in 2027**
- 18. Preliminary drainage study. Study shall include sufficient information to determine size of watershed flowing to the property along with approximate capacities and intended discharge locations
 - a. **Please see Concept Plan**
 - b. **Proposed Detention Ponds sized for "Maximum Density" development, including all red buildings and subject to change**
- 19. Projected population and employment
 - a. **Non-residential development, so no population**
 - b. **Approximately 400-450 total permanent jobs**
- 20. The location of district boundaries in relation to the development
 - a. **The entire development is located within unincorporated Hood County and outside of any ETJ's**
 - b. **There are two types of Development Districts on the site:**
 - i. **Road Corridor District: all land within 0.5 miles of the centerline of either (i) Paluxy Highway or (ii) Hill City Highway**
 - ii. **Rural District: all non-Road Corridor District land**
 - c. **No portion of the site is in a Water Quality District**





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Steven E. Helms
Surveyor

STEVENS LAND SURVEYING
OF TEXAS, PLLC
P.O. BOX 525
DECATUR, TEXAS 76439
817-698-9773
FIRM REGISTRATION #10194083

Survey Plat
721.231 Acres situated in the
M. BRINKLEY SURVEY, Abst. No. 34 &
35 and the T. J. STANBURY SURVEY,
Abst. No. 498,
Hood County, Texas



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