Project Overview

Affiliated School District
Bastrop ISD

Project in Multiple ISD
No

Company Information

Company Legal Name
Pacifico Cedar Creek LLC

Texas Taxpayer I.D.
32099775697

NAICS Code
221112

Property Activity
Provision of Utility Services

Form of Business
LLC

Current on Tax Payment to the State of Texas?
Yes

Company Address

Street Address
3800 Maple Avenue, Suite 520

City
Dallas

State
Texas

Zip Code
75219

Parent Company Information

Legal Name
Pacifico Energy LLC

Taxpayer I.D.
85-1451660

Parent Company Address

Street Address
30900 Rancho Viejo Road, Suite 230

City
San Juan Capistrano

State
California

Zip Code
92675

Authorized Company Representative

Full Name
Constantyn Gieskes

Title
Vice President

Organization
Pacifico Energy LLC

Phone Number
949-481-8200

Email Address
Constantyn@pacificoenergy.com

Street Address
30900 Rancho Viejo Road, Suite 230

City
San Juan Capistrano

State
California

Zip Code
92675

2nd Authorized Company Representative

Full Name
Lennis Collins

Title
General Counsel

Organization
Pacifico Energy LLC

Phone Number
940-370-5144

Email Address
lennis@pacificoenergy.com

Street Address
30900 Rancho Viejo Road, Suite 230

City
San Juan Capistrano

State
California

Zip Code
92675

Authorized Company Consultant

Full Name
Michael Lateur

Title
Tax Services, Global Leader

Organization
Kroll, LLC

Phone Number
512-671-5575

Email Address
Michael.Lateur@kroll.com

Authorized School District Representative

Full Name
Dr. Kristi Lee

Title
Superintendent

Organization
Bastrop ISD

Phone Number
512-772-7100

Email Address
klee@bisdtx.org

Authorized School District Consultant

No Information provided

Project Information

County Name
Bastrop

County Population
97,216

Minimum Investment Required	Required No. of New Jobs
$20 million	N/A Jobs

The Central Appraisal District (CAD) that will be responsible for appraising the property
Bastrop CAD

Indicate which zone the land on which proposed new construction or new improvements is located
Reinvestment Zone under Tax Code Chapter 311/312

Zone Name
TBD - The Reinvestment Zone designation is proposed at the time of submission

Will any of the proposed required investment be leased under a capitalized lease?
No

Compelling Factors

Has the applicant entered into any agreements, contracts or letters of intent related to this project?
Yes

Has the applicant made any publicly available statements regarding the proposed project?
No

Has the applicant applied for or received any federal, state or local permits for activities at the proposed project site?
Yes

Grants and Loans

Program Name	Proposed/Requested Amount
No grants and loans available	

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
M&O (ISD)	Bastrop ISD	0.6669	100
I&S (ISD)	Bastrop ISD	0.401	100
County	Bastrop	0.35049	100
Other	County Road	0.07821	100
Other	ESD #1	0.08488	100
Other	ESD #3	0.1	100

Tax Abatements

Entity Type	Tax Abatement Description	Percentage	Start Year	End Year
County	Application Pending - Ch. 312 Tax Abatement	100	2029	2038
Other	ESD #1 - Proposed - Ch. 312 Tax Abatement	100	2029	2038
Other	ESD #3 - Proposed - Ch. 312 Tax Abatement	100	2029	2038

Project Timeline

Projected commencement year of construction *
2026

Projected completion year of construction *
2028

Projected commencement year of commercial operations
2028

First year of the incentive period
2029

Last year of the incentive period
2038

Opportunity Zone

Is the project located on a Qualified Opportunity Zone as designated by the United States Treasury?
No

Did the Applicant consider locating the proposed project in a Qualified Opportunity Zone?
No

Schedule A

Tax Year	Column A: Planned Investment	Column B: New Eligible Investment	Column C: Total investment
2026	$ 165,754,945	$ 94,899,655	$ 260,654,600
2027	$ 634,156,707	$ 523,674,774	$ 1,157,831,481
2028	$ 369,177,960	$ 449,545,707	$ 818,723,667
		Total Investments	$ 2,237,209,748

Schedule B - Construction Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
1	2026	$30,531,477	$0	$30,531,477	$30,531,477
2	2027	$30,531,477	$126,877,726	$157,409,203	$30,531,477
3	2028	$30,531,477	$612,295,286	$642,826,763	$30,531,477

Schedule B - Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
4	2029	$30,531,477	$1,742,040,657	$1,772,572,134	$901,551,806
5	2030	$30,531,477	$1,728,199,786	$1,758,731,263	$894,631,370
6	2031	$30,531,477	$1,713,108,464	$1,743,639,941	$887,085,709
7	2032	$30,531,477	$1,696,722,209	$1,727,253,686	$878,892,582
8	2033	$30,531,477	$1,678,995,261	$1,709,526,738	$870,029,108
9	2034	$30,531,477	$1,659,880,545	$1,690,412,022	$860,471,750
10	2035	$30,531,477	$1,639,329,643	$1,669,861,120	$850,196,299
11	2036	$30,531,477	$1,617,292,753	$1,647,824,230	$839,177,854
12	2037	$30,531,477	$1,593,718,655	$1,624,250,132	$827,390,805

13	2038	$30,531,477	$1,568,554,677	$1,599,086,154	$814,808,816

Schedule B - Post Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
14	2039	$30,531,477	$1,541,746,651	$1,572,278,128	$1,572,278,128
15	2040	$30,531,477	$1,513,238,883	$1,543,770,360	$1,543,770,360
16	2041	$30,531,477	$1,482,974,105	$1,513,505,582	$1,513,505,582
17	2042	$30,531,477	$1,450,893,441	$1,481,424,918	$1,481,424,918
18	2043	$30,531,477	$1,416,936,360	$1,447,467,837	$1,447,467,837
19	2044	$30,531,477	$1,381,040,639	$1,411,572,116	$1,411,572,116
20	2045	$30,531,477	$1,343,142,315	$1,373,673,792	$1,373,673,792

Wage Requirements

Wage NAICS Code
221112

Indicate the NAICS level used
WDA

Texas Workforce Commission Quarterly Census of Employment and Wages Area
Rural Capital

Annual Wages

Wage Reporting Year	Wage Reporting Quarter	Average Weekly Wage
2025	Q1	$5,118.00
2025	Q2	$3,700.00
2025	Q3	$3,324.00
2025	Q4	$5,187.00

Average Annual Wage: $225,277 **110% of Average Annual Wage: $247,805**

Authorized Company Representative (Applicant) Signature

Signature
Constantyn Gieskes

Date
Wed Jun 24 2026

Proof of payment of filing fee received by the Comptroller of Public Accounts per TAC Rule §9.1054 (b)(5)

(Page Inserted by Office of Texas Comptroller of Public Accounts)

Description of Project (Tab 2)

In Tab 2, provide a detailed description of the proposed project. Include a legal description of the real property on which the proposed project will be located and the address, if known.

Project Overview

Pacifico Cedar Creek LLC (Pacifico) is currently contemplating the development of a large-scale energy infrastructure facility located within Bastrop County, TX that would include the construction and operation of a behind-the-meter natural gas-fired electric generation facility designed to serve a co-located hyperscale data center campus. Situated on approximately 2,842 acres in Bastrop County, Texas, more specifically identified by the parcel IDs listed below, the project would help transform currently undeveloped land into an integrated energy and digital infrastructure hub, using advanced power generation technologies to supply next-generation data center applications. In relation to this project, Pacifico is respectfully requesting consideration of an appraised value limitation from Bastrop ISD in support of the Project described herein.

At full build out, the Project would plan to develop a flexible, high-capacity electric generation facility designed to deliver 710 MW of site-rated redundant power using simple cycle natural gas turbines, supporting approximately 490 MW of IT load. The facility would utilize a modular microgrid configuration consisting of multiple simple-cycle combustion turbine generators supplemented by fast-start peaking turbines. This design allows the plant to efficiently ramp output in response to real-time demand, providing a dedicated and highly reliable energy supply tailored to the operational requirements of hyperscale data center users.

Electricity generated at the Project facility would primarily be delivered under a long-term, capacity-based offtake arrangement to a hyperscale data center tenant, providing a dedicated, resilient energy source that is insulated from grid congestion and market volatility. This behind-the-meter structure enables the data center to achieve greater certainty around power cost, availability, and performance—critical factors for high-density computing applications and emerging technologies that require uninterrupted energy supply.

In addition to its primary function as a power generation facility, the project would serve as a catalyst for regional economic activity. At the current projected timeline, construction would begin in the third quarter of 2026 and would involve a large, multi-disciplinary workforce across civil, electrical, and mechanical trades. At peak construction, the project is expected to employ approximately 700 workers on-site, supporting both direct employment and secondary economic activity throughout the region. Upon completion, the facility would transition to operations supported by a team of approximately 25 full-time, highly skilled personnel responsible for plant operations, maintenance, and system monitoring.

In total, the Project represents a total capital investment of approximately $2.2 billion, reflecting the scale of the power generation assets, supporting infrastructure, and site development required to deliver a project of this magnitude. This investment would significantly expand the local tax base, provide stable long term tax revenue to local taxing jurisdictions, contribute to long-term economic growth in Bastrop County, and support the continued expansion of data-driven industries in Central Texas.

Legal Description of the Real Property (Tab 2)

The Bastrop County Appraisal District property ID, legal description, and address for the proposed project are listed below:

Property ID	Legal Description	Address/Location
24484	A225 LEVERENCE, L., ACRES 1451.61	382 Earl Callahan Rd, Cedar Creek, TX 78612
73556	A225 LEVERENCE, L., ACRES 61.7334	382 Earl Callahan Rd, Cedar Creek, TX 78612
82519	A225 LEVERENCE, L., ACRES 291.1566	382 Earl Callahan Rd, Cedar Creek, TX 78612
42020	A338 WALTERS, JACOB, ACRES 993.43	382 Earl Callahan Rd, Cedar Creek, TX 78612
73320	A225 LEVERENCE, L., ACRES 1.5126	382 Earl Callahan Rd, Cedar Creek, TX 78612
90755	A83 BYMER, BERNARD, ACRES 2.8550	382 Earl Callahan Rd, Cedar Creek, TX 78612
42286	A375 LITTON, ADDISON, ACRES 7.6300	382 Earl Callahan Rd, Cedar Creek, TX 78612
92335	A83 BYMER, BERNARD, ACRES 0.1277	382 Earl Callahan Rd, Cedar Creek, TX 78612

KROLL

Maps of Project, ISD, County, and Zones (Tab 4)

Attach the applicable supporting documentation in Tab 4. A high-resolution map depicting the eligible property and project boundaries within the Reinvestment Zone, along with the ISD and County Boundaries

If approved, the Project would be located within Bastrop ISD's jurisdiction, accommodated by a proposed reinvestment zone that would be established by the Bastrop County Commissioners Court in accordance with Texas Tax Code Sec. 312.201. The maps below show the boundaries of the proposed Project and reinvestment zone.

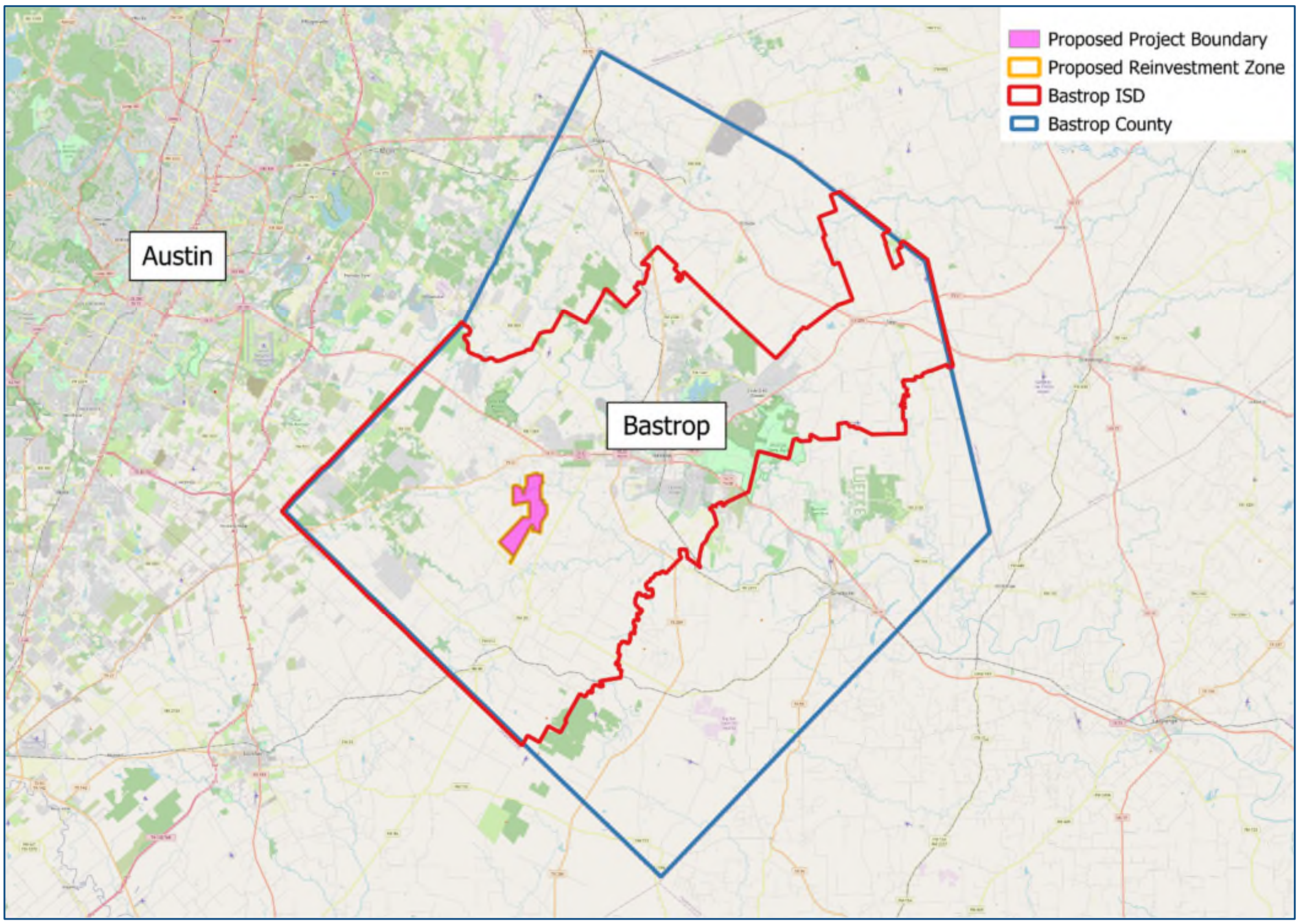

Figure 1: *Proposed Project Location in Bastrop ISD and Bastrop County*

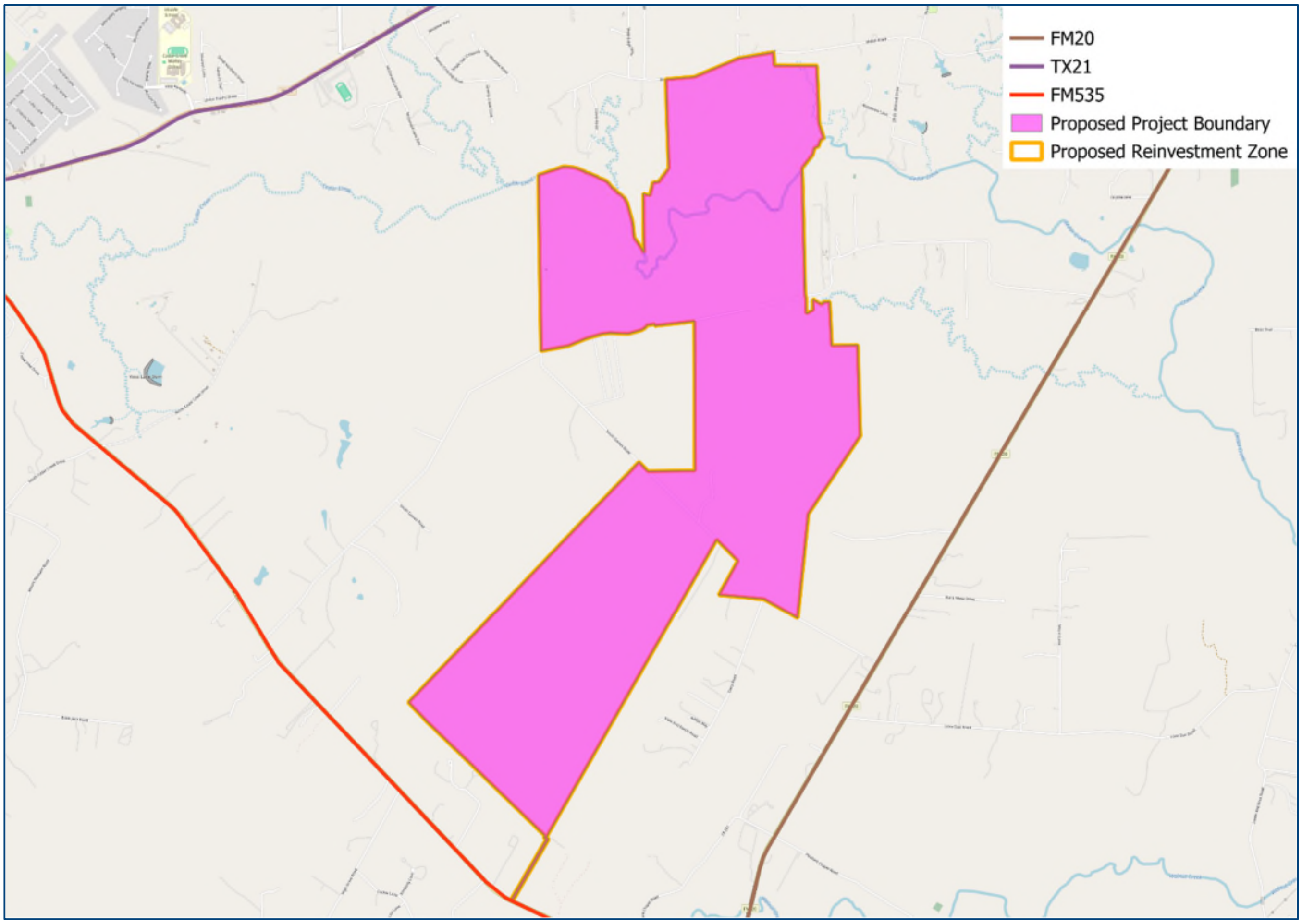

Figure 2: *Proposed Project Boundary and Proposed Reinvestment Zone*

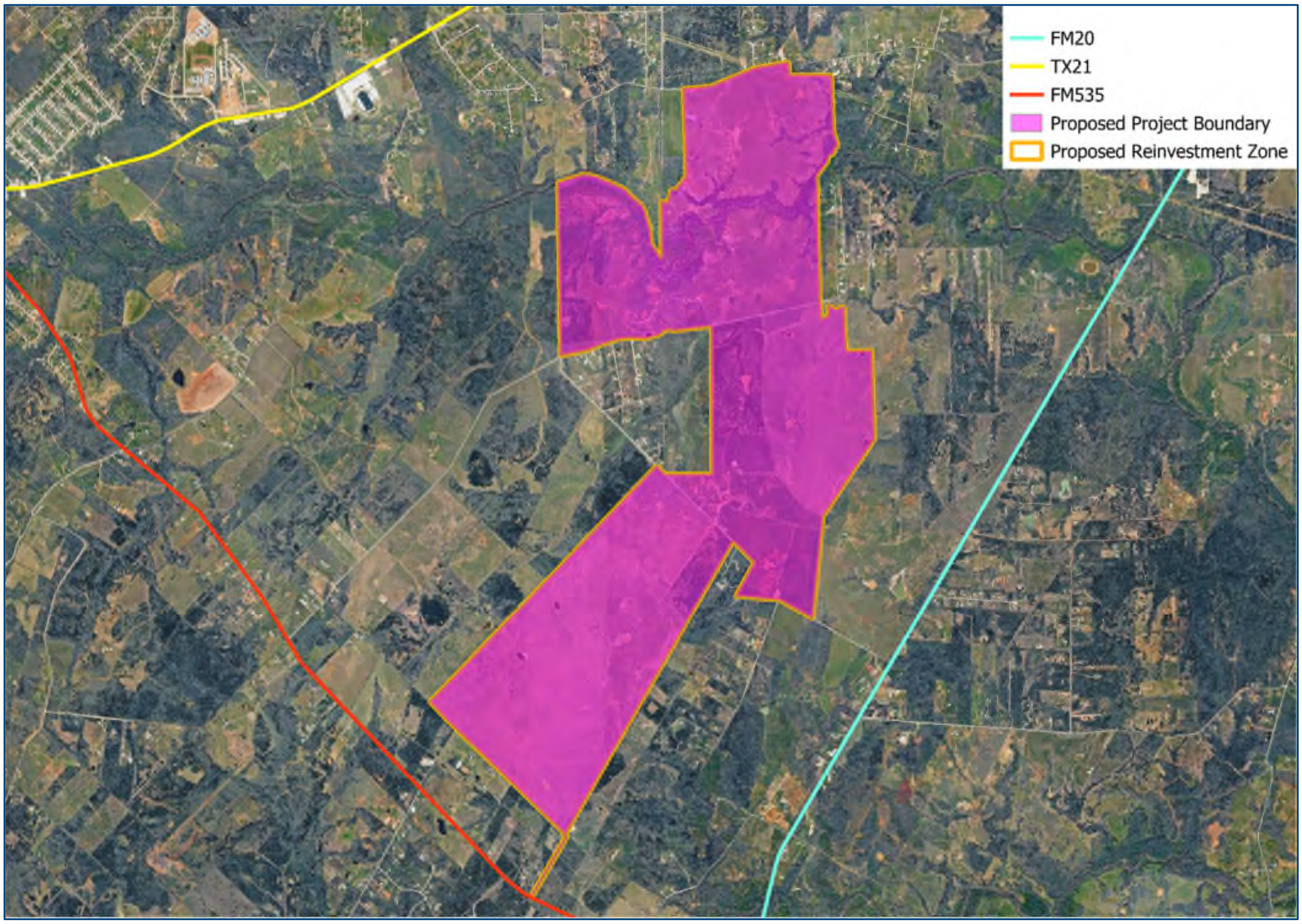

Figure 3: *Proposed Project Boundary and Proposed Reinvestment Zone*

Description of Eligible Property (Tab 5)

In Tab 5, provide a detailed list and description of the eligible property for which you are requesting a limitation.

Pacifico Cedar Creek LLC's real and personal property improvements for the proposed Project would include:

- Simple-cycle combustion turbine-generators
- Organic Rankine Cycle (ORC) units
- Power Management System
- SCR/CO oxidation catalyst emissions control systems
- Distributed Control System (DCS)
- Microgrid Controllers
- Generator Step-Up (GSU) transformers
- Switchgear and Generator Circuit Breakers (GCBs)
- On-site substation and switchyard
- BBEC interconnection equipment
- Gas metering and conditioning skids
- Fuel gas compressors
- Cooling equipment (air-cooled / fin-fan)
- Pumps
- Tanks
- MCCs
- Ancillary BOP equipment

All qualified property and investment would be located within the proposed Project boundary, as illustrated in Tab 4.

Description of Ineligible Property (Tab 6)

1. Existing Property: In Tab 6, provide a high-resolution map that includes a specific and detailed description of all existing property. This includes buildings and improvements existing as of the application complete date. The description must provide sufficient detail to distinguish existing property from future proposed property.

2. Proposed new property that will not be eligible for this limitation: In Tab 6, provide a high-resolution map that includes a specific and detailed description of all proposed new property within the project boundary that will not become new improvements. The description must provide sufficient information to distinguish existing property from proposed new property that won't be eligible for the limitation.

The proposed Project contemplates the development of new improvements at 382 Earl Callahan Rd, Cedar Creek, TX 78612, further identified by the Parcel IDs listed in Tab 2.

Existing property within the proposed site boundary that is in place as of the application completeness date and is considered ineligible is illustrated in the maps below.

All proposed new improvements would be physically separate and distinct from the existing improvements.

The high-resolution maps provided in Tab 4 clearly delineate the proposed project boundary, distinguish between existing property and proposed new improvements, and confirm that no proposed improvements would be located outside the defined project area.

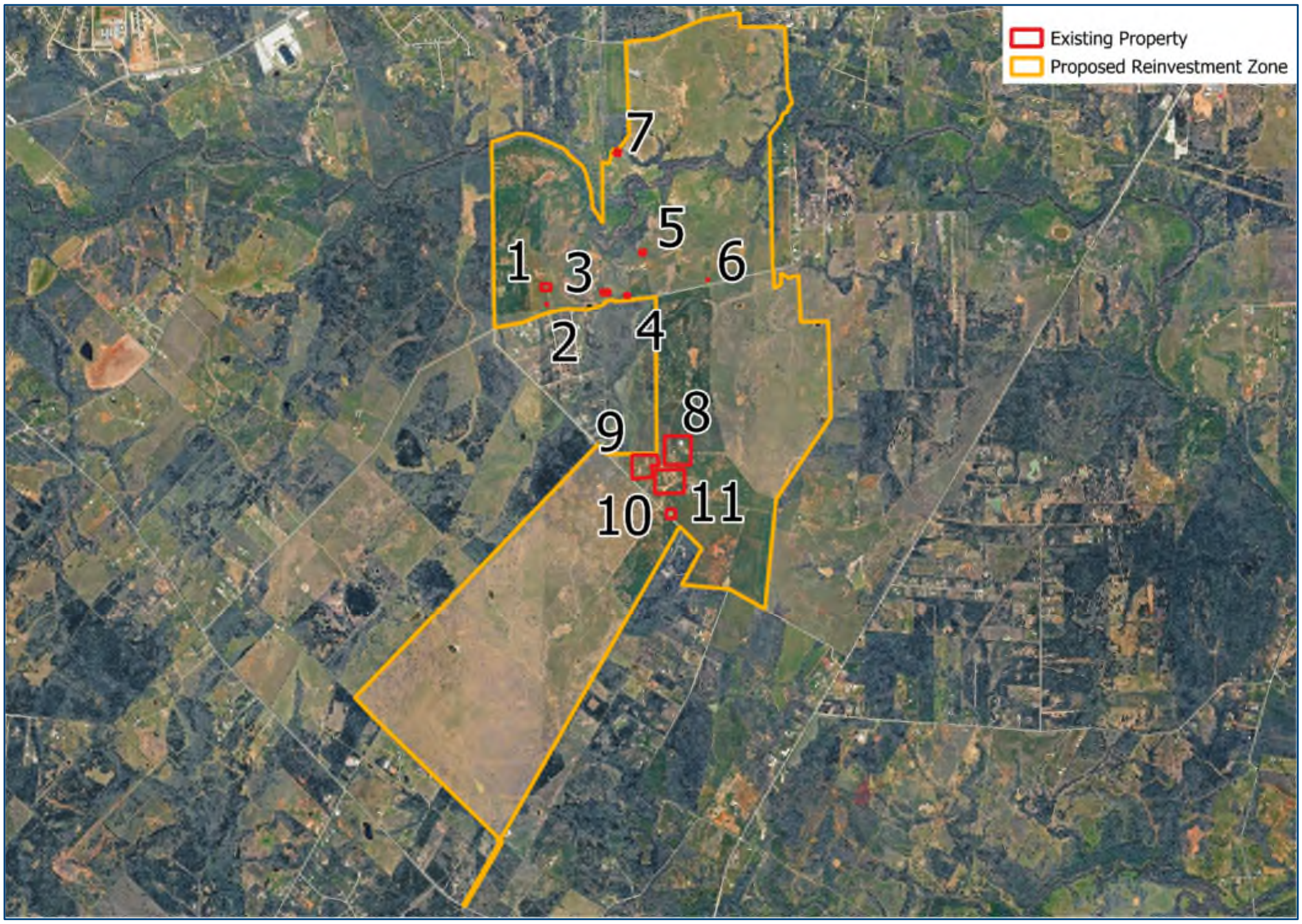

Figure 4: *Proposed Project Boundary – Ineligible Existing Improvements*

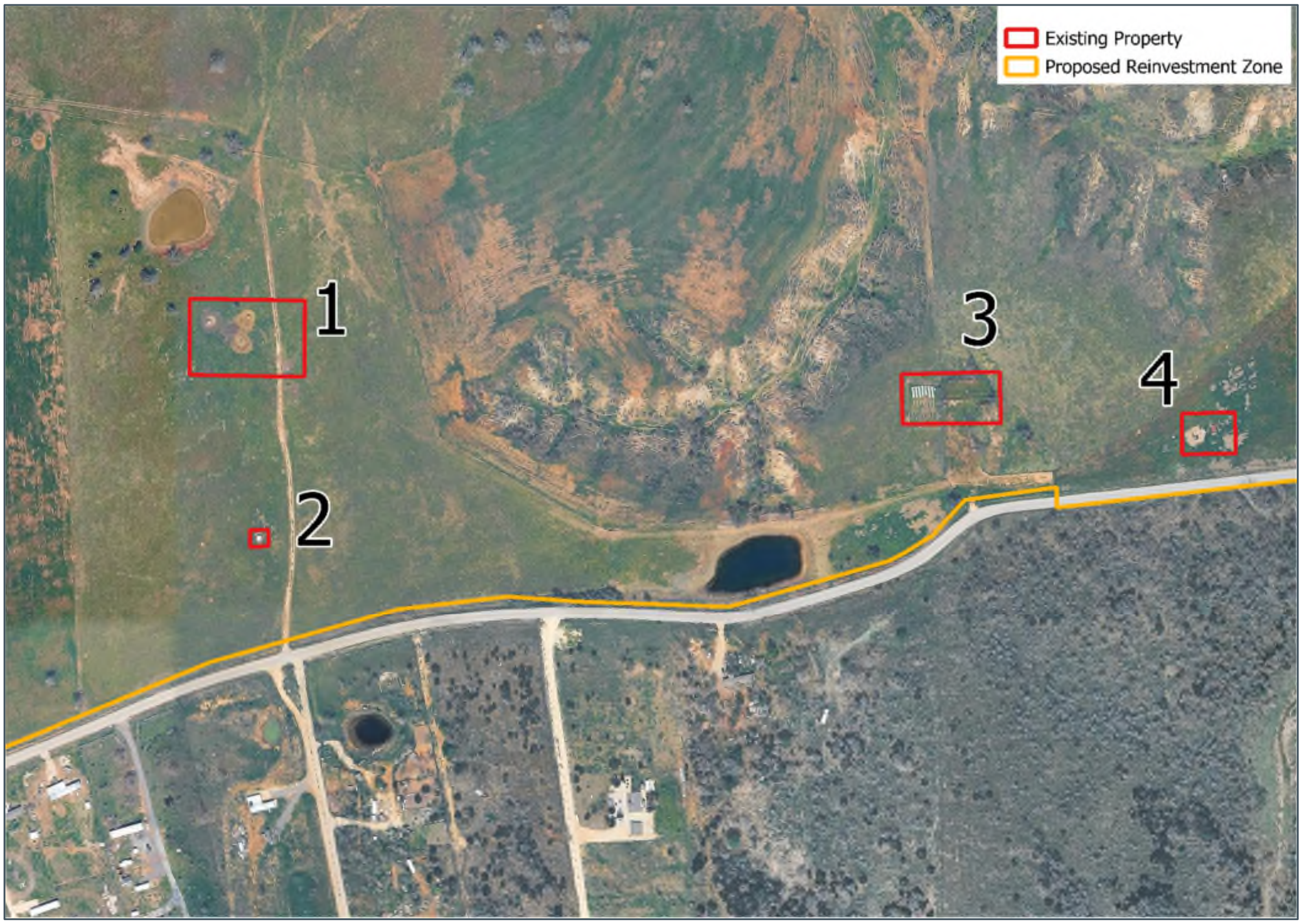

Figure 4(a): *Proposed Project Boundary – Ineligible Existing Improvements*

1) ***Industrial* Improvements** – not owned by Pacifico and would not have any connection with the Project

2) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

3) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

4) **Small Equipment Laydown Yard** – not owned by Pacifico and would not have any connection with the Project

***Figure 4(b)**: Proposed Project Boundary – Ineligible Existing Improvements*

4) **Small Equipment Laydown Yard** – not owned by Pacifico and would not have any connection with the Project

5) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

6) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

Figure 4(c): *Proposed Project Boundary – Ineligible Existing Improvements*

7) **Agricultural Operations** – not owned by Pacifico and would not have any connection with the Project

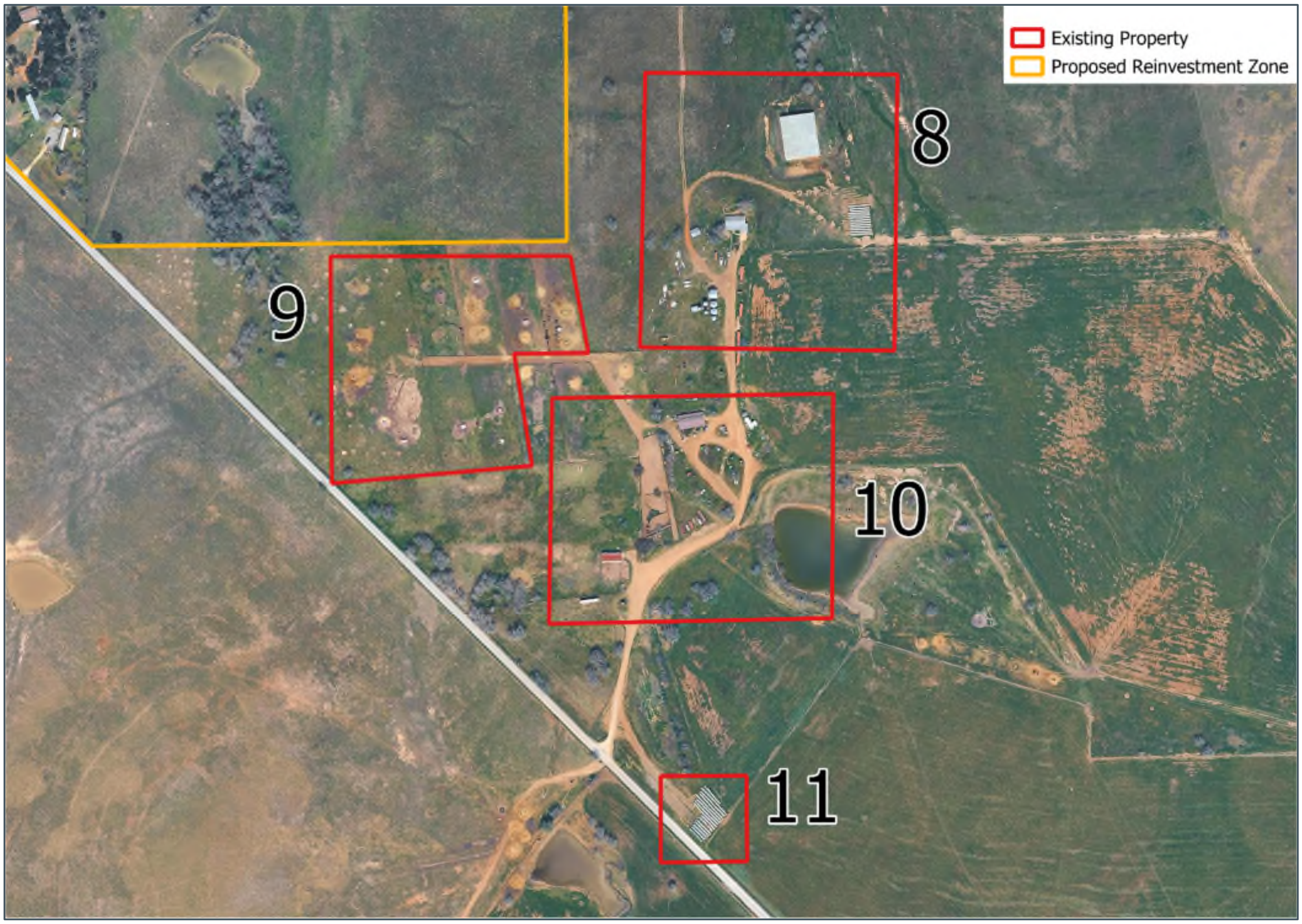

Figure 4(d): *Proposed Project Boundary – Ineligible Existing Improvements*

8) **Agricultural Operations Facility** – not owned by Pacifico and would not have any connection with the Project

9) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

10) **Agricultural Operations** – not owned by Pacifico and would not have any connection with the Project

11) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

Limitation as a Compelling Factor (Tab 7)

In Tab 7, explain how the limitation is a compelling factor in a competitive site selection process. Provide information regarding potential project sites outside of Texas and include incentive offers, permits obtained or any incentive programs applied to.

Pacifico is actively evaluating the proposed Bastrop County project alongside a broader portfolio of similarly scoped opportunities at alternative sites across the United States. The company applies a disciplined development process in which site selection, feasibility studies, and economic modeling are central to determining where to allocate limited capital resources.

Consistent with Pacifico's established development practices, each site undergoes detailed analysis, including load forecasting and energy profile modeling, grid interconnection feasibility, utility coordination, permitting and regulatory review, environmental considerations, and assessment of fuel supply and transmission availability. These factors, together with projected capital costs, operating performance, and revenue expectations, are evaluated on a comparative basis to determine overall project viability and alignment with internal investment thresholds.

Pacifico maintains an active pipeline of potential projects at various stages of diligence and continuously compares the expected cost-benefit profile of advancing the Bastrop County project in Texas against alternative investment opportunities in other jurisdictions. This comparative analysis includes evaluating the ability of each location to support large-scale generation paired with high-load end users, such as data centers, as well as the broader economic framework, timeline certainty, and regulatory environment necessary to support final investment decision (FID) approval. As part of this process, Pacifico is also advancing evaluation of a site in Ohio, where a proposed data center and associated generation project is subject to a temporary local moratorium that is expected to expire in the near term, at which point the site may re-enter active development consideration.

As reflected in Pacifico's public-facing materials, the company places particular emphasis on "energy-ready" sites that can reliably and efficiently serve colocated demand while also contributing capacity to the grid. However, achieving financial viability for projects of this scale is highly sensitive to total development cost, including state and local tax obligations. Based on Pacifico's internal financial analysis, the viability of the Bastrop County site is contingent upon the availability of economic development support.

To improve the project's cost profile and position Texas as a competitive location relative to out-of-state alternatives, Pacifico is seeking a limitation on appraised value under Texas Tax Code Chapter 403 (JETI), along with local Chapter 312 support. Without such incentives, the projected economics of the Texas site are expected to be less favorable than competing opportunities, and available capital could be allocated to projects in other jurisdictions that better meet Pacifico's investment criteria. Accordingly, while the Bastrop County site remains under active consideration, state and local incentives, including those available under the JETI program, are a material factor in Pacifico's ultimate site selection decision and will influence whether the project proceeds in Texas.

Additional details regarding specific non-public alternative sites and comparative investment scenarios are provided in the Confidential Supplement and are submitted pursuant to Section 403.621 of the Texas Tax Code due to their commercially sensitive nature.

Muhlenberg, Ohio – Alternative Site

Public meeting records from Muhlenberg Township, Pickaway County, Ohio, reflect that Pacifico has sought zoning change and variance applications for a similarly scoped power generation facility intended to support a proposed data center. Pacifico has been evaluating the potential rezoning of this site for use as a data center and power plant, supported in part by access to an existing natural gas line that traverses the property. Township trustees subsequently enacted a 12-month moratorium on the acceptance and processing of data center applications in February 2026, which has paused further advancement while zoning and regulatory considerations are evaluated. This moratorium is expected to expire in early 2027, at which time the site may be reconsidered as part of Pacifico's broader evaluation of potential development locations. Please see the Confidential Supplement for additional information.

RECORD OF PROCEEDINGS

Muhlenberg Township Trustees

REGULAR SESSION

- Fiscal Officer briefed trustees on the following:
  - OTARMA Review
  - 2025-2026 Snow Plow Contract
  - Updated zoning board and BZA members
  - Township received the deed from Valmer Land Title Agency
- Chief Davidson, Harrison Township Fire Chief presented the board with the 2026-2030 Fire Contract totaling $70,000/year. After review and discussion Ronald Clifton moved seconded by Jeff Wippel to approve the new fire contract. Motion passed with 3 yeas.
- Kevin Steward briefed the board on the following:
  - Picifico Energy had contacted him about building a power plant on approximately 250 acres located at Pherson Pike and London Road but no application had been submitted at this time. The trustees then requested Kevin contact Pacifico Energy and ask them to attend a meeting to present their plans.
  - There has been inquires in the building of data centers in both Jackson and Muhlenberg townships
- Bennet Musselman BZA Board Chairman asked if the board could start meeting on a more regular basis. Board agreed that more meeting would be beneficial and said the Chairman could set the number and date at his discretion.
- Board reviewed zoning board members and terms. With the vacancy created by Doug Anderson stepping down Stan Summers moved seconded by Ronald Clifton to appoint Buck Clifton as an alternate member with his term ending 2031.
- After review and OTARMA insurance limits Jeff Wippel moved seconded by Ronald Clifton to increase all limits by 10%. Motion passed with 3 yeas.
- Keith Howard addressed the board on the recent purchase of land in Darbyville. He expressed his appreciation of the board coming to their council meeting to inform them of the purchase of land in Darbyville and that the comments posted online were from one individual and not the viewpoint of the Darbyville Village Council. Board thanked Mr. Howard for coming to the meeting and providing clarification.

Being there was no further business to discuss, Stan Summers moved, seconded by Ronald Clifton to adjourn the meeting. The motion passed with three yeas.

The next meeting will be on Monday January 12, 2026 at 7:00 p.m.

Ronald Clifton, Trustee

Stan Summers, Chairman

Jeff Wippel, Trustee

Steven Ronshausen, Fiscal Officer

All formal actions of the Muhlenberg Township Trustees concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Page **2** of **2**

***Figure 5**: Muhlenberg Township Trustees Record of Proceedings – January 12, 2026*

RECORD OF PROCEEDINGS

Muhlenberg Township Trustees

REGULAR SESSION

- Trustees reviewed 2026 budget appropriations resolutions. After review Jeff Wippel moved, seconded by Stan Summers to approved the 2026 appropriations resolutions. Motion pass with a roll call vote of 2 yeas.
- Trustees reviewed and signed 2026 purchase orders and blanket certificates.
- Trustee Chairman Jeff Wippel briefed the guests on Pacifico Energy's request for Muhlenberg Township zoning information and is proposing a power plant and data centers. The board had just become aware of this request at the December 29, 2025 meeting from Kevin Steward. Pacifico Energy was asked to attended our meeting but was unable due to other conflicts in their schedule. He then handed the floor over to Kevin Steward to go thru the zoning process.
- Kevin Steward briefed the guests that Pacifico Energy had requested a zoning application and variance forms but nothing has been submitted at this time. He then outlined the process and timeline that would have to take place for re-zoning and variances. He stressed that he has not received any application for changes at this time but once an application has been received there would be a legal notice placed in the paper to inform residents of the meeting with the date, time and location. Kevin stated that he had received several calls both for and against the building of a power plant and data centers.
- After Kevin finished the floor was opened up for the guests to speak and ask questions. Ashlee Belford along with several others voiced their concerns against the proposed project.

Being there was no further business to discuss, Stan Summers moved, seconded Jeff Wippel by to adjourn the meeting. The motion passed with two yeas.

The next meeting will be on Monday February 2, 2026 at 7:00 p.m.

Ronald Clifton, Trustee	Stan Summers, Chairman
Jeff Wippel, Trustee	Steven Ronshausen, Fiscal Officer

All formal actions of the Muhlenberg Township Trustees concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Page **2** of **2**

***Figure 6**: Muhlenberg Township Trustees Record of Proceedings – February 2, 2026*

Additional Support

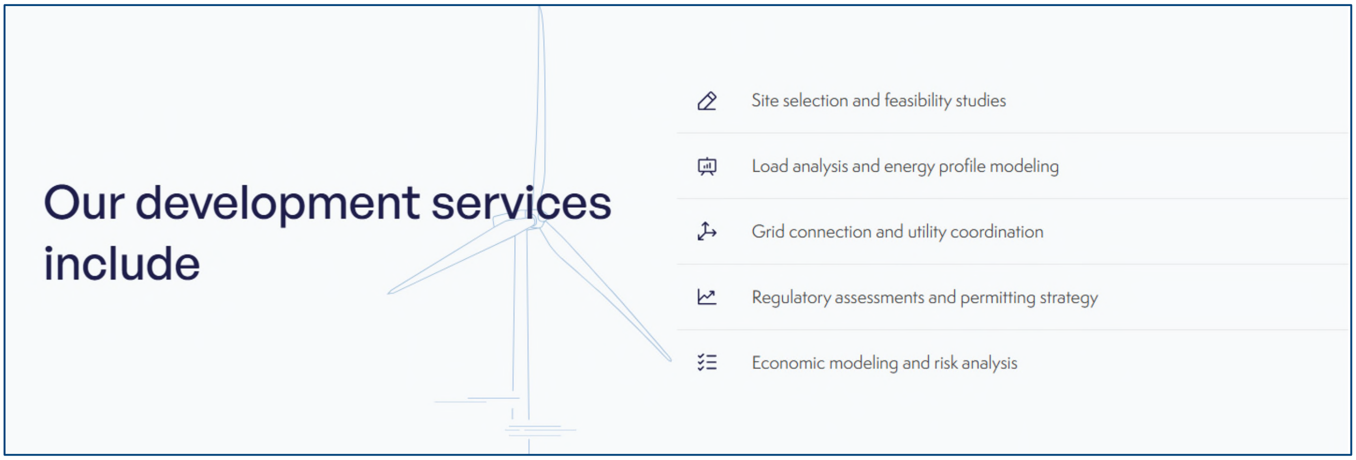

Figure 7: *Pacifico Energy, "Development and Engineering," available at https://www.pacificoenergy.com/development-and-engineering (accessed June 23, 2026).*

Figure 5 demonstrates that the Applicant uses a structured site selection process to support investment decisions. The evaluation includes technical, regulatory, and economic factors that vary by jurisdiction and are compared across potential locations. Economic modeling incorporates state and local incentives, including JETI, and may affect whether the proposed Texas site meets internal investment criteria relative to alternatives.

Compelling Factor Information for Related Agreements, Contracts, or Intent Letters (Tab 7)

Please see Confidential Supplement.

Compelling Factor Information for Permits Applied for or Received (Tab 7)

Pacifico Cedar Creek LLC has initiated certain permitting activities as part of its standard due diligence in evaluating this significant capital investment and in furtherance of compliance with applicable state and local environmental and building regulations. The submission of permit applications does not constitute a final site selection. FID remains subject to overall site and economic feasibility, including approval of the requested JETI limitation.

Permit/Authorization	Granting Agency	Description	Timing/Status
TCEQ Air Permit - New Source Review (Standard / NSR)	Texas Commission on Environmental Quality (TCEQ)	Authorization to construct and operate gas turbine generators equipped with SCR and CO oxidation catalyst controls, with emissions maintained below the 250 TPY PSD threshold.	In-process
TCEQ OSSF Permit (On-Site Sewage Facility)	Texas Commission on Environmental Quality (TCEQ)	On-site sewage facility (OSSF) permit issued in accordance with 30 TAC Chapter 285 (statewide regulations). This permit applies to sewage treatment systems with a design flow not exceeding 5,000 gallons per day (GPD). Systems with a design flow greater than 5,000 GPD require an individual TECQ wastewater discharge permit and must be designed by a licensed Professional Engineer.	In-process
Bastrop County Non-Single-Family Development Permit	Bastrop County (Bastrop County Development Services — BCDS)	Authorizes non-residential and non–single-family development in Bastrop County, including site grading, drainage improvements, and facility construction, in compliance with county development standards and floodplain regulations.	In-process
Bastrop County On-Site Sewage Facility (OSSF) Permit	Bastrop County Development Services	Authorizes the installation and operation of an on-site sewage facility (septic system) on the property, in compliance with Bastrop County's OSSF rules	In-process
Bastrop County Mass Grading Permit	Bastrop County	Authorizes large-scale earthmoving and grading operations on the site, including clearing, cutting, filling, and soil disturbance activities, in compliance with Bastrop County drainage and erosion control requirements.	In-process
Bastrop County Driveway/Access + ROW Permits	Bastrop County	Driveway permit for each access point, including right-of-way (ROW) use authorization.	Pending
TxDOT Encroachment / ROW Permit	Texas Department of Transportation	Driveway/utility encroachment permit required for access to or crossings within state ROW.	Pending final access design
LPGCD Groundwater Well Permit	Lost Pines Groundwater Conservation District	Well registration/production permit required if on-site groundwater wells are used.	Pending Aqua WSC water feasibility study request

Project Cedar Creek

Pacifico Cedar Creek LLC

Jobs, Energy, Technology & Innovation Act (JETI) Application: Economic Benefit Statement

Prepared by Kroll Tax Services

MONDAY, 22 JUNE 2026

June 23, 2026

Desiree Caufield
Interim Economic Development Manager
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th St.
Austin, TX 78774

Re: Pacifico Cedar Creek LLC – JETI EBS Statement

Dear Ms. Caufield,

Please accept the following as a detailed analysis of the estimated economic benefits associated with the potential development of Pacifico Cedar Creek LLC, also referred to as "Project Cedar Creek", to the surrounding community and State of Texas. This analysis contains detailed projections, estimates of project investment and job creation, and econometric estimates of the monetary benefit to the surrounding community, as requested in the JETI application pursuant to Texas Government Code Title 4, Subtitle A, Chapter and Sub-Section 403.608.

Our estimates are based on conservative, well-documented assumptions, avoiding duplication of impacts. Speculative revenues from ancillary sources such as tourism, fines, and hotel stays have been excluded to maintain defensibility. While these revenues would undoubtedly benefit the State and local community, the lack of solid metrics precludes their inclusion in a sound analysis. Kroll's estimates are grounded in substantial, credible, and reasonable metrics and assumptions, taking into account local economic factors, wages, intra-industry spending, and market conditions to deliver an accurate assessment of community benefits.

A bulleted list of the estimates requested is included below as an executive summary.

- Sec. 403.608(b)(1) – The Project would create **25 permanent full-time jobs** and a peak ~**767 construction jobs** during construction.
- Sec. 403.608(b)(2) – The Project would entail a total of ~**$2.2B** in **capital investment, including**~**$1.1B** in **real property** and ~**$1.2B** in **personal property.**
- Sec. 403.608(b)(3) – The average estimated **valuation of new property** is ~**$1.2B.** This value is calculated by averaging the estimated taxable value of all years 2026 through 2063.
- Sec. 403.608(b)(4) – The Project would create an estimated ad valorem property tax liability of ~**$738M** across all taxing jurisdictions, including the local school district.

- Sec. 403.608(b)(5) – It is estimated that **state tax revenue** would be ~**$175M,** directly attributable to the Project's activities. The **total direct state and local tax revenue** is estimated to be ~**$924M**.
    - The indirect economic impact of the Project would generate an estimated ~$2.4B in state and local taxes.
    - The total direct and indirect economic impact of the Project would generate an estimated ~$3.3B in state and local taxes.
- Sec. 403.608(b)(6) - These subsections include an estimate of the wider economic impact benefits reasonably attributed to the Project's activities over the 38 years of this analysis:
    - (A) On average, an estimated ~**1,119 permanent jobs would be supported and created by local businesses** as a result of the Project activities. It is reasonably assumed that the impact is positive on the surrounding businesses.
    - (B) The indirect economic impact of the Project would generate an estimated ~**$2.4B in state and local taxes.**
    - (C) Although it is not known if any businesses are locating to the area as a direct result of the project, it is anticipated that the Project will spur **$338M in local business expenditures**. *See Section 4 on project economic impact analysis*
    - (D) It is estimated that the State of Texas would **increase its GDP by ~$29B** as a result of the Project**.**
    - (E) It is estimated that earnings within the State of Texas would increase by ~**$3.0B** as a result of the Project.
    - (F) The total direct and indirect economic impact of the Project would generate an estimated ~**$3.3B in state and local taxes.**

Sincerely,

Tony Schum

Managing Director

Kroll Site Selection and Incentive Advisory

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SECTION 01

Pacifico Cedar Creek LLC – Job Creation and Capital Investment

Total Number of Permanent and Temporary Job Creation – Subsections (1) and (2)

Sec. 403.608 (b) (1) and (2) require that the estimated number of total jobs and total amount of capital investment be provided in connection with the Project, beginning with the date of the construction of the project and looking forward twenty-five years after the end of the incentive term (ten years), for a total of 38 years of economic benefit.

(1) Job Creation

The Company intends to create **25** new full-time, permanent positions with an estimated total annual payroll of **~$6.2M** at the start of operations. These positions are expected to provide wages consistent with regional advanced energy benchmarks. The projected Net New Job Creation fluctuates because of temporary construction hiring, which has been estimated by the Company, including earnings. During peak construction, an estimated **~767** temporary construction jobs are anticipated. These jobs are not counted as permanent positions but are included in overall economic impact analysis.

Job Creation Schedule						
Calendar Year	Project Year	Net New Job Creation	Total Headcount	Permanent Job Payroll	Construction Payroll	Total Payroll
2026	1	139	139	$0	$9,502,281	$9,502,281
2027	2	628	767	$0	$52,435,439	$52,435,439
2028	3	-84	684	$6,195,125	$45,012,912	$51,208,037
2029	4	-659	25	$6,319,028	$0	$6,319,028
2030	5	0	25	$6,445,408	$0	$6,445,408
2031	6	0	25	$6,574,316	$0	$6,574,316
2032	7	0	25	$6,705,803	$0	$6,705,803
2033	8	0	25	$6,839,919	$0	$6,839,919
2034	9	0	25	$6,976,717	$0	$6,976,717
2035	10	0	25	$7,116,251	$0	$7,116,251
2036	11	0	25	$7,258,576	$0	$7,258,576
2037	12	0	25	$7,403,748	$0	$7,403,748
2038	13	0	25	$7,551,823	$0	$7,551,823
2039	14	0	25	$7,702,859	$0	$7,702,859
2040	15	0	25	$7,856,916	$0	$7,856,916
2041	16	0	25	$8,014,055	$0	$8,014,055
2042	17	0	25	$8,174,336	$0	$8,174,336
2043	18	0	25	$8,337,823	$0	$8,337,823
2044	19	0	25	$8,504,579	$0	$8,504,579
2045	20	0	25	$8,674,671	$0	$8,674,671
2046	21	0	25	$8,848,164	$0	$8,848,164
2047	22	0	25	$9,025,127	$0	$9,025,127
2048	23	0	25	$9,205,630	$0	$9,205,630
2049	24	0	25	$9,389,742	$0	$9,389,742
2050	25	0	25	$9,577,537	$0	$9,577,537
2051	26	0	25	$9,769,088	$0	$9,769,088
2052	27	0	25	$9,964,470	$0	$9,964,470
2053	28	0	25	$10,163,759	$0	$10,163,759
2054	29	0	25	$10,367,034	$0	$10,367,034
2055	30	0	25	$10,574,375	$0	$10,574,375
2056	31	0	25	$10,785,863	$0	$10,785,863
2057	32	0	25	$11,001,580	$0	$11,001,580
2058	33	0	25	$11,221,611	$0	$11,221,611
2059	34	0	25	$11,446,044	$0	$11,446,044
2060	35	0	25	$11,674,965	$0	$11,674,965
2061	36	0	25	$11,908,464	$0	$11,908,464
2062	37	0	25	$12,146,633	$0	$12,146,633
2063	38	0	25	$12,389,566	$0	$12,389,566
Total				**$322,111,604**	**$106,950,632**	**$429,062,236**

(2) Capital Investment

The Company has proposed a capital investment of approximately **$2.2B**. The total real property investment expenditure is an estimated **$1.1B**, with an additional estimated **$1.2B** in personal property expenditures.

Estimated Capital Investment				
Calendar Year	Project Year	Real Property	Personal Property	Total Investment
2026	1	$94,899,655	$165,754,945	**$260,654,600**
2027	2	$523,674,774	$634,156,707	**$1,157,831,481**
2028	3	$449,545,707	$369,177,960	**$818,723,667**
2029-2038	4-13	$0	$0	**$0**
2039-2063	14-38	$0	$0	**$0**
Total		**$1,068,120,136**	**$1,169,089,612**	**$2,237,209,748**

CWIP Years
Incentive Period

SECTION 02

Pacifico Cedar Creek LLC - Property Value Increases and Ad Valorem Taxes

Increases in Proposed Value of Property and Estimated Ad Valorem Taxes - Subsections (3) and (4)

Sec. 403.608 (b) (3) and (4) require that the increase in appraised value of the property and the estimated amount of ad valorem taxes paid are stated in connection with the Project beginning with the date of the construction of the Project and looking forward twenty-five years after the end of the incentive term (ten years), for a total of thirty-eight years of economic benefit.

(3) Value of Property

The Company estimated asset valuation has been projected as follows. The estimated taxable value of new property averages ~**$1.2B** across the construction, incentive, and 25-year post-incentive periods.

Estimated Asset Valuation							
Calendar Year	Project Year	Tax Year	Valuation	Calendar Year	Project Year	Tax Year	Valuation
2026*	1	2026	$0	2045	20	2045	$1,343,142,315
2027	2	2027	$126,877,726	2046	21	2046	$1,303,175,641
2028	3	2028	$612,295,286	2047	22	2047	$1,261,073,043
2029	4	2029	$1,742,040,657	2048	23	2048	$1,216,765,072
2030	5	2030	$1,728,199,786	2049	24	2049	$1,170,180,352
2031	6	2031	$1,713,108,464	2050	25	2050	$1,121,245,537
2032	7	2032	$1,696,722,209	2051	26	2051	$1,069,885,258
2033	8	2033	$1,678,995,261	2052	27	2052	$1,016,022,069
2034	9	2034	$1,659,880,545	2053	28	2053	$959,576,398
2035	10	2035	$1,639,329,643	2054	29	2054	$900,466,492
2036	11	2036	$1,617,292,753	2055	30	2055	$838,608,359
2037	12	2037	$1,593,718,655	2056	31	2056	$773,915,714
2038	13	2038	$1,568,554,677	2057	32	2057	$706,299,920
2039	14	2039	$1,541,746,651	2058	33	2058	$635,669,928
2040	15	2040	$1,513,238,883	2059	34	2059	$648,383,327
2041	16	2041	$1,482,974,105	2060	35	2060	$661,350,993
2042	17	2042	$1,450,893,441	2061	36	2061	$674,578,013
2043	18	2043	$1,416,936,360	2062	37	2062	$688,069,574
2044	19	2044	$1,381,040,639	2063	38	2063	$701,830,965
				Average Value			$1,154,054,861

CWIP Years
Incentive Period

2026 is Project Year 1. In this year, the valuation of property for tax purposes is $0 due to no investment occurring in 2025 that increases appraisal value.

(4) Ad Valorem Taxes

The Company's estimated property tax liabilities are displayed in the table below. It is estimated that without economic development incentives, the Company would pay ~**$738M** in property taxes through CWIP, the incentive period, and twenty-five following years.

Estimated Property Taxes									
Calendar Year	Project Year	Tax Year	Bastrop County	County Road	*Emergency Service District #1*	*Emergency Service District #3*	*Bastrop I.S.D M&O*	*Bastrop I.S.D I&S*	**Total Property Taxes**
2026*	1	2026	$0	$0	$0	$0	$0	$0	**$0**
2027	2	2027	$444,694	$99,231	$107,694	$126,878	$848,812	$508,780	**$2,136,088**
2028	3	2028	$2,146,034	$478,876	$519,716	$612,295	$4,096,255	$2,455,304	**$10,308,481**
2029	4	2029	$6,105,678	$1,362,450	$1,478,644	$1,742,041	$11,654,252	$6,985,583	**$29,328,648**
2030	5	2030	$6,057,167	$1,351,625	$1,466,896	$1,728,200	$11,561,657	$6,930,081	**$29,095,626**
2031	6	2031	$6,004,274	$1,339,822	$1,454,086	$1,713,108	$11,460,696	$6,869,565	**$28,841,551**
2032	7	2032	$5,946,842	$1,327,006	$1,440,178	$1,696,722	$11,351,072	$6,803,856	**$28,565,676**
2033	8	2033	$5,884,710	$1,313,142	$1,425,131	$1,678,995	$11,232,478	$6,732,771	**$28,267,228**
2034	9	2034	$5,817,715	$1,298,193	$1,408,907	$1,659,881	$11,104,601	$6,656,121	**$27,945,417**
2035	10	2035	$5,745,686	$1,282,120	$1,391,463	$1,639,330	$10,967,115	$6,573,712	**$27,599,426**
2036	11	2036	$5,668,449	$1,264,885	$1,372,758	$1,617,293	$10,819,689	$6,485,344	**$27,228,417**
2037	12	2037	$5,585,825	$1,246,447	$1,352,748	$1,593,719	$10,661,978	$6,390,812	**$26,831,529**
2038	13	2038	$5,497,627	$1,226,767	$1,331,389	$1,568,555	$10,493,631	$6,289,904	**$26,407,873**
2039	14	2039	$5,403,668	$1,205,800	$1,308,635	$1,541,747	$10,314,285	$6,182,404	**$25,956,538**
2040	15	2040	$5,303,751	$1,183,504	$1,284,437	$1,513,239	$10,123,568	$6,068,088	**$25,476,587**
2041	16	2041	$5,197,676	$1,159,834	$1,258,748	$1,482,974	$9,921,097	$5,946,726	**$24,967,055**
2042	17	2042	$5,085,236	$1,134,744	$1,231,518	$1,450,893	$9,706,477	$5,818,083	**$24,426,952**
2043	18	2043	$4,966,220	$1,108,186	$1,202,696	$1,416,936	$9,479,304	$5,681,915	**$23,855,257**
2044	19	2044	$4,840,409	$1,080,112	$1,172,227	$1,381,041	$9,239,162	$5,537,973	**$23,250,924**
2045	20	2045	$4,707,579	$1,050,472	$1,140,059	$1,343,142	$8,985,622	$5,386,001	**$22,612,875**
2046	21	2046	$4,567,500	$1,019,214	$1,106,135	$1,303,176	$8,718,245	$5,225,734	**$21,940,004**
2047	22	2047	$4,419,935	$986,285	$1,070,399	$1,261,073	$8,436,579	$5,056,903	**$21,231,174**
2048	23	2048	$4,264,640	$951,632	$1,032,790	$1,216,765	$8,140,158	$4,879,228	**$20,485,213**
2049	24	2049	$4,101,365	$915,198	$993,249	$1,170,180	$7,828,507	$4,692,423	**$19,700,922**
2050	25	2050	$3,929,853	$876,926	$951,713	$1,121,246	$7,501,133	$4,496,195	**$18,877,066**
2051	26	2051	$3,749,841	$836,757	$908,119	$1,069,885	$7,157,532	$4,290,240	**$18,012,374**
2052	27	2052	$3,561,056	$794,631	$862,400	$1,016,022	$6,797,188	$4,074,248	**$17,105,544**
2053	28	2053	$3,363,219	$750,485	$814,488	$959,576	$6,419,566	$3,847,901	**$16,155,236**
2054	29	2054	$3,156,045	$704,255	$764,316	$900,466	$6,024,121	$3,610,871	**$15,160,074**
2055	30	2055	$2,939,238	$655,876	$711,811	$838,608	$5,610,290	$3,362,820	**$14,118,643**
2056	31	2056	$2,712,497	$605,279	$656,900	$773,916	$5,177,496	$3,103,402	**$13,029,490**
2057	32	2057	$2,475,511	$552,397	$599,507	$706,300	$4,725,146	$2,832,263	**$11,891,124**
2058	33	2058	$2,227,960	$497,157	$539,557	$635,670	$4,252,632	$2,549,036	**$10,702,012**
2059	34	2059	$2,272,519	$507,101	$550,348	$648,383	$4,337,684	$2,600,017	**$10,916,052**
2060	35	2060	$2,317,969	$517,243	$561,355	$661,351	$4,424,438	$2,652,017	**$11,134,373**
2061	36	2061	$2,364,328	$527,587	$572,582	$674,578	$4,512,927	$2,705,058	**$11,357,061**
2062	37	2062	$2,411,615	$538,139	$584,033	$688,070	$4,603,185	$2,759,159	**$11,584,202**
2063	38	2063	$2,459,847	$548,902	$595,714	$701,831	$4,695,249	$2,814,342	**$11,815,886**
Total			**$153,704,182**	**$34,298,280**	**$37,223,347**	**$43,854,085**	**$293,383,827**	**$175,854,880**	**$738,318,599**

CWIP Years
Incentive Period

**2026 is Project Year 1. In this year, the valuation of property for tax purposes is $0 due to no investment occurring in 2025 that increases appraisal value.*

SECTION 03

Pacifico Cedar Creek LLC - State Tax Revenue and Project Economic Impact Analysis

Estimated State Tax Revenue and Project Economic Impact Analysis - Subsections (5) and (6)

Sec. 403.608 (b)(5) requires that the amount of state taxes paid are stated in connection with the Project, beginning with the date of construction of the project and looking forward twenty-five years after the end of the incentive term (ten years), for a total of thirty-eight years of economic benefit. Sec. 403.608 (b)(6) requests an estimate of the associated economic benefits that may be reasonably attributed to the project.

(5) Estimated State Tax Revenues by Category

The estimated state tax revenues were derived from categorical objective analysis of state Franchise Tax and State Sales & Use Tax. The latter 6.25% sales tax rate is applied to taxable and non-exempt project investments, the discretionary portion of income of permanent and construction wages used in purchasing goods and services locally, and the in-migration construction workers that are provided a travel per diem. Our assumptions are notated below:

- Discretionary and disposable income percentage used to purchase local goods & services subject to sales tax: **26% of wages earned**
- Net in-migration of construction workers (i.e., construction workers that would travel to the site from out-of-state or abroad): **20%**
- Estimated number of construction days on-site, per worker, per year: **300**
- To estimate the Franchise Tax due, the **70% margin** method is utilized.

Using these categorical Franchise and Sales & Use tax methodologies, it is estimated that through CWIP, the incentive period, and twenty-five following years, State tax revenue would be ~**$175M**, directly attributable to the Project's activities. Total direct State and local tax revenues associated with the Project would be approximately **$924M**.

Estimated State and Local Tax Revenue - Project Derived

Calendar Year	Project Year	Tax Year	Sales Tax Revenue (Local)	Sales Tax Revenue (State)	Total State Tax Revenue	Total State and Local Tax Revenue
2026	1	2026	$477,619	$2,062,773	$2,062,773	$2,540,393
2027	2	2027	$2,495,339	$9,629,590	$9,629,590	$14,261,017
2028	3	2028	$2,168,421	$7,892,858	$9,415,358	$21,892,260
2029	4	2029	$160,474	$1,303,419	$4,348,419	$33,837,541
2030	5	2030	$160,638	$1,305,473	$4,350,473	$33,606,737
2031	6	2031	$160,805	$1,307,568	$4,352,568	$33,354,924
2032	7	2032	$160,976	$1,309,704	$4,354,704	$33,081,356
2033	8	2033	$161,151	$1,311,884	$4,356,884	$32,785,263
2034	9	2034	$161,329	$1,314,107	$4,359,107	$32,465,852
2035	10	2035	$161,510	$1,316,374	$4,361,374	$32,122,310
2036	11	2036	$161,695	$1,318,687	$4,363,687	$31,753,799
2037	12	2037	$161,884	$1,321,046	$4,366,046	$31,359,458
2038	13	2038	$162,076	$1,323,452	$4,368,452	$30,938,401
2039	14	2039	$162,273	$1,325,906	$4,370,906	$30,489,717
2040	15	2040	$162,473	$1,328,410	$4,373,410	$30,012,470
2041	16	2041	$162,677	$1,330,963	$4,375,963	$29,505,696
2042	17	2042	$162,885	$1,333,568	$4,378,568	$28,968,405
2043	18	2043	$163,098	$1,336,225	$4,381,225	$28,399,580
2044	19	2044	$163,315	$1,338,934	$4,383,934	$27,798,173
2045	20	2045	$163,536	$1,341,698	$4,386,698	$27,163,110
2046	21	2046	$163,761	$1,344,518	$4,389,518	$26,493,283
2047	22	2047	$163,991	$1,347,393	$4,392,393	$25,787,558
2048	23	2048	$164,226	$1,350,326	$4,395,326	$25,044,766
2049	24	2049	$164,465	$1,353,318	$4,398,318	$24,263,706
2050	25	2050	$164,710	$1,356,370	$4,401,370	$23,443,145
2051	26	2051	$164,959	$1,359,483	$4,404,483	$22,581,815
2052	27	2052	$165,213	$1,362,658	$4,407,658	$21,678,415
2053	28	2053	$165,472	$1,365,896	$4,410,896	$20,731,604
2054	29	2054	$165,736	$1,369,199	$4,414,199	$19,740,009
2055	30	2055	$166,005	$1,372,569	$4,417,569	$18,702,217
2056	31	2056	$166,280	$1,376,005	$4,421,005	$17,616,776
2057	32	2057	$166,561	$1,379,511	$4,424,511	$16,482,196
2058	33	2058	$166,847	$1,383,086	$4,428,086	$15,296,945
2059	34	2059	$167,139	$1,386,733	$4,431,733	$15,514,924
2060	35	2060	$167,436	$1,390,453	$4,435,453	$15,737,262
2061	36	2061	$167,740	$1,394,247	$4,439,247	$15,964,048
2062	37	2062	$168,049	$1,398,118	$4,443,118	$16,195,369
2063	38	2063	$168,365	$1,402,065	$4,447,065	$16,431,316
Total			**$10,881,129**	**$66,744,587**	**$174,842,087**	**$924,041,815**

CWIP Years
Incentive Period

(6) Associated Economic Benefits Attributed to the Project

The following table represents Kroll's best faith of the estimate of associated economic benefits, created by utilizing the Lightcast input-output general equilibrium multipliers and tax estimates. Where Kroll has intimate knowledge of the Project, the initial projections were removed, and only the Direct (suppliers), Indirect (suppliers of suppliers), and Induced (wider economy) outputs of the Lightcast engine were utilized in creating the table below. A restatement of the summary of this subsection request is listed below:

- On average, an estimated **1,119 permanent jobs would be supported and created by local businesses** as a result of the Project activities.
- The indirect economic impact of the Project would generate an estimated liability of **approximately $2.4B in state and local tax.**
- Although it is not known if any businesses are locating in the area as a direct result of the project, it is anticipated that the Project will spur **$338M in local business expenditures**. *See Complementary Businesses and Industry Growth Table in the pages below.*
- It is estimated that the State of Texas would **increase its GDP by approximately $29B** as a result of the Project activities.
- It is estimated that the State of Texas would recognize an increase in **earnings of approximately $3.0B** as a result of the Project activities.
- It is estimated that the total direct and indirect impact on **State and local tax liabilities generated** as a result of the project **would be approximately $3.3B**.

Economic Impact Analysis Results

Calendar Year	Project Year	Tax Year	(A) Average Number of Permanent Jobs Supported	(B) Total Indirect Impact on State and Local Taxes	(D) Total Impact on State GDP	(E) Total Impact on Region Earnings	(F) Total State and Local Tax Revenue
2026	1	2026	0	$298,459	$270,455,340	$9,502,281	$2,838,851
2027	2	2027	0	$1,646,953	$1,214,049,961	$52,435,439	$15,907,970
2028	3	2028	611	$34,670,275	$1,234,404,615	$86,897,317	$56,562,535
2029	4	2029	1197	$66,512,913	$747,220,122	$77,697,588	$100,350,454
2030	5	2030	1197	$66,512,913	$746,987,099	$77,823,968	$100,119,650
2031	6	2031	1197	$66,512,913	$746,733,025	$77,952,877	$99,867,838
2032	7	2032	1197	$66,512,913	$746,457,149	$78,084,363	$99,594,270
2033	8	2033	1197	$66,512,913	$746,158,702	$78,218,479	$99,298,176
2034	9	2034	1197	$66,512,913	$745,836,890	$78,355,277	$98,978,765
2035	10	2035	1197	$66,512,913	$745,490,900	$78,494,812	$98,635,223
2036	11	2036	1197	$66,512,913	$745,119,891	$78,637,137	$98,266,712
2037	12	2037	1197	$66,512,913	$744,723,002	$78,782,308	$97,872,371
2038	13	2038	1197	$66,512,913	$744,299,346	$78,930,383	$97,451,314
2039	14	2039	1197	$66,512,913	$743,848,012	$79,081,420	$97,002,630
2040	15	2040	1197	$66,512,913	$743,368,061	$79,235,477	$96,525,383
2041	16	2041	1197	$66,512,913	$742,858,529	$79,392,615	$96,018,609
2042	17	2042	1197	$66,512,913	$742,318,425	$79,552,896	$95,481,318
2043	18	2043	1197	$66,512,913	$741,746,731	$79,716,383	$94,912,493
2044	19	2044	1197	$66,512,913	$741,142,398	$79,883,139	$94,311,086
2045	20	2045	1197	$66,512,913	$740,504,349	$80,053,231	$93,676,023
2046	21	2046	1197	$66,512,913	$739,831,478	$80,226,724	$93,006,197
2047	22	2047	1197	$66,512,913	$739,122,647	$80,403,688	$92,300,471
2048	23	2048	1197	$66,512,913	$738,376,687	$80,584,190	$91,557,679
2049	24	2049	1197	$66,512,913	$737,592,396	$80,768,303	$90,776,619
2050	25	2050	1197	$66,512,913	$736,768,539	$80,956,098	$89,956,058
2051	26	2051	1197	$66,512,913	$735,903,848	$81,147,648	$89,094,729
2052	27	2052	1197	$66,512,913	$734,997,018	$81,343,030	$88,191,328
2053	28	2053	1197	$66,512,913	$734,046,710	$81,542,320	$87,244,517
2054	29	2054	1197	$66,512,913	$733,051,547	$81,745,595	$86,252,922
2055	30	2055	1197	$66,512,913	$732,010,116	$81,952,935	$85,215,130
2056	31	2056	1197	$66,512,913	$730,920,964	$82,164,423	$84,129,689
2057	32	2057	1197	$66,512,913	$729,782,598	$82,380,140	$82,995,109
2058	33	2058	1197	$66,512,913	$728,593,485	$82,600,172	$81,809,858
2059	34	2059	1197	$66,512,913	$728,807,526	$82,824,604	$82,027,837
2060	35	2060	1197	$66,512,913	$729,025,847	$83,053,525	$82,250,176
2061	36	2061	1197	$66,512,913	$729,248,534	$83,287,024	$82,476,961
2062	37	2062	1197	$66,512,913	$729,475,675	$83,525,193	$82,708,282
2063	38	2063	1197	$66,512,913	$729,707,359	$83,768,126	$82,944,230
Total			**1119**	**$2,364,567,647**	**$28,570,985,519**	**$2,963,001,129**	**$3,288,609,462**

CWIP Years
Incentive Period

Direct and Indirect Tax

Over the construction period, the total of state and local direct and indirect tax revenues is estimated to be over **$39M**. Through the years of operations, this figure is estimated to be approximately **$885M.** Total state and local direct and indirect tax revenue over the construction and operations periods is an estimated **$924M.**

Direct vs. Indirect Tax Revenues for State and Local Taxing Jurisdictions During Construction Period			
	Direct Taxes	*Indirect Taxes*	*Total Tax Revenue*
State of Texas	$15,605,732	$5,501,990	**$21,107,721**
Local Districts	$13,571,228	$4,014,721	**$17,585,949**
Total:	**$29,176,959**	**$9,516,711**	**$38,693,670**

Direct vs. Indirect Tax Revenues for State and Local Taxing Jurisdictions During Operating Period			
	Direct Taxes	*Indirect Taxes*	*Total Tax Revenue*
State of Texas	$111,708,643	$42,025,723	**$153,734,366**
Local Districts	$726,284,722	$5,329,058	**$731,613,780**
Total:	**$837,993,365**	**$47,354,781**	**$885,348,145**

Complementary Businesses and Industry Growth Table

Using Lightcast, this table predicts the ripple effect of the applicant's investment on local industries and complimentary businesses. The data suggests that the investment would result in over **$338M** in the **development of complementary businesses**.

Development of Industries in the State			
NAICS	*Development of Complementary Businesses by Industry*	*In-Region Purchases*	*Percent of Total*
23	Construction	$272,932,285	80.6%
22	Utilities	$13,946,461	4.1%
21	Mining, Quarrying, and Oil and Gas Extraction	$11,417,608	3.4%
54	Professional, Scientific, and Technical Services	$8,704,390	2.6%
53	Real Estate and Rental and Leasing	$7,562,390	2.2%
31	Manufacturing	$6,056,763	1.8%
48	Transportation and Warehousing	$5,958,498	1.8%
52	Finance and Insurance	$4,526,873	1.3%
72	Accommodation and Food Services	$1,922,010	0.6%
56	Administrative and Support and Waste Management and Remediation Services	$1,743,951	0.5%
44	Retail Trade	$1,537,779	0.5%
51	Information	$625,991	0.2%
90	Government	$594,347	0.2%
81	Other Services (except Public Administration)	$464,612	0.1%
42	Wholesale Trade	$341,787	0.1%
71	Arts, Entertainment, and Recreation	$111,242	0.0%
61	Educational Services	$26,068	0.0%
62	Health Care and Social Assistance	$13,091	0.0%
55	Management of Companies and Enterprises	$5,800	0.0%
11	Agriculture, Forestry, Fishing and Hunting	$421	0.0%
Total:		**$338,492,367**	**100%**

Direct and Indirect Economic Impacts on Earnings

The table labeled Direct, Indirect, and Induced Earnings During Construction models the total estimated payroll for construction workers required on-site due to the proposed project, as well as payroll from indirect and induced project impacts. Construction workers are shown as Indirect and Induced because they would be employed by contractors, not the applicant. This table also models the direct payroll impact for the applicant's projected employees (as would be reflected on each employee's W-2) under "Direct Construction Earnings." Over the three-year construction period, we can project that there could be an approximately **$149M payroll impact**.

The second table labeled Direct, Indirect, and Induced Earnings During Operations shows the direct payroll impact from the applicant's projected employees and from indirect and induced sources during the facility's operations period. Over the course of 35 years of normal business operations, the proposed project could result in over **$2.8B in payroll earnings**.

Direct, Indirect, and Induced Earnings During Construction			
Calendar Year	Direct Construction Earnings	Indirect and Induced Construction Earnings	Total Construction Earnings
2026	$0	$9,502,281	**$9,502,281**
2027	$0	$52,435,439	**$52,435,439**
2028	$6,195,125	$80,702,192	**$86,897,317**
Total:	**$6,195,125**	**$142,639,913**	**$148,835,038**

Direct, Indirect, and Induced Earnings During Operations			
Calendar Year	Direct Operations Earnings	Indirect and Induced Operations Earnings	Total Operations Earnings
2029	$6,319,028	$71,378,560	**$77,697,588**
2030	$6,445,408	$71,378,560	**$77,823,968**
2031	$6,574,316	$71,378,560	**$77,952,877**
2032	$6,705,803	$71,378,560	**$78,084,363**
2033	$6,839,919	$71,378,560	**$78,218,479**
2034	$6,976,717	$71,378,560	**$78,355,277**
2035	$7,116,251	$71,378,560	**$78,494,812**
2036	$7,258,576	$71,378,560	**$78,637,137**
2037	$7,403,748	$71,378,560	**$78,782,308**
2038	$7,551,823	$71,378,560	**$78,930,383**
2039	$7,702,859	$71,378,560	**$79,081,420**
2040	$7,856,916	$71,378,560	**$79,235,477**
2041	$8,014,055	$71,378,560	**$79,392,615**
2042	$8,174,336	$71,378,560	**$79,552,896**
2043	$8,337,823	$71,378,560	**$79,716,383**
2044	$8,504,579	$71,378,560	**$79,883,139**
2045	$8,674,671	$71,378,560	**$80,053,231**
2046	$8,848,164	$71,378,560	**$80,226,724**
2047	$9,025,127	$71,378,560	**$80,403,688**
2048	$9,205,630	$71,378,560	**$80,584,190**
2049	$9,389,742	$71,378,560	**$80,768,303**
2050	$9,577,537	$71,378,560	**$80,956,098**
2051	$9,769,088	$71,378,560	**$81,147,648**
2052	$9,964,470	$71,378,560	**$81,343,030**
2053	$10,163,759	$71,378,560	**$81,542,320**
2054	$10,367,034	$71,378,560	**$81,745,595**
2055	$10,574,375	$71,378,560	**$81,952,935**
2056	$10,785,863	$71,378,560	**$82,164,423**
2057	$11,001,580	$71,378,560	**$82,380,140**
2058	$11,221,611	$71,378,560	**$82,600,172**
2059	$11,446,044	$71,378,560	**$82,824,604**
2060	$11,674,965	$71,378,560	**$83,053,525**
2061	$11,908,464	$71,378,560	**$83,287,024**
2062	$12,146,633	$71,378,560	**$83,525,193**
2063	$12,389,566	$71,378,560	**$83,768,126**
Total:	**$315,916,479**	**$2,498,249,612**	**$2,814,166,091**

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AFFIDAVIT OF PACIFICO CEDAR CREEK LLC

BEFORE ME, the undersigned authority, personally appeared Constantyn Gieskes, who, being by me duly sworn, deposed and said:

"My name is Constantyn Gieskes. I am over 18 years of age, of sound mind, and I have never been convicted of a felony or a crime of moral turpitude. I have personal knowledge of the facts stated in this affidavit and all the facts stated herein are true and correct.

I am Vice President of Pacifico Cedar Creek LLC and am authorized to make this affidavit on behalf of Pacifico Cedar Creek LLC. Pacifico Cedar Creek LLC hereby attests that it is not ineligible under Government Code, §403.606 to submit an application or enter into an agreement under Texas Jobs, Energy, Technology and Innovation Act ("Act").

We certify that Pacifico Cedar Creek LLC has thoroughly reviewed the ineligibility criteria outlined in Section 403.606 and Pacifico Cedar Creek LLC affirms to the best of our knowledge and belief, none of the circumstances or conditions that render the company ineligible under Government Code, §403.606 are applicable.

We understand the importance of accuracy and completeness in providing this information and acknowledge that any false statement or misrepresentation may result in legal consequences including rejection of an application or rescission of an agreement entered under the Act."

WITNESS MY HAND on this the 24 day of June, 2026.

SUBSCRIBED AND SWORN TO BEFORE ME on June 24, 2026, to certify which witness my hand and official seal.

KATHERINE ELIZABETH EVANS
Notary ID #125708821
My Commission Expires
May 26, 2030

Katherine Elizabeth Evans

Notary Public, State of Texas

My commission expires May 26, 2030