

JACK COUNTY, TEXAS

**APPLICATION FOR TAX ABATEMENT AND DESIGNATION OF
NEW REINVESTMENT ZONE**

1. Applicant Information

C1 Jack I LLC (referred to herein as "CyrusOne")
c/o CyrusOne LP
2850 N. Harwood St.
Suite 2200
Dallas, Texas 75201
Attention: Mr. Erik Leban
469.289.2173
eleban@cyrusone.com

Haynes Boone, LLP
2801 N. Harwood Street
Suite 2300
Dallas, TX 75201
Attention: Jeff Dorrill
214.651.5781
Jeff.Dorrill@haynesboone.com

FILED FOR RECORD

_____ O'CLOCK _____ M

JAN 13 2026

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

2. General Description of the Project

The project is the construction and operation on the project site of multiple data centers and other buildings that comprise a data center campus. CyrusOne would construct data centers totaling at least 144 megawatts, in any combination of 72- and 36-megawatt buildings to achieve this total. The overall project is referred to herein as the "Project," Each data center would be built on a different portion of the Project site. The site plan in **Exhibit B** depicts the proposed project location and maximum extent of potential improvements on the site, though CyrusOne may construct fewer buildings than are depicted on Exhibit B. Exhibit B represents a "best-case scenario" in terms of power availability and is attached for illustrative purposes only.

Timeline for Improvements

If and when the tax abatement is approved by Jack County, CyrusOne would begin construction of the first two data centers almost immediately. From start to finish, each data center takes *approximately 15-18 months* to complete. Thus, assuming construction begins in 2026, it would be expected that the first two data centers would be completed by mid-2028.

Real Property Details

The Project site is proposed to be located on the parcels of real property more particularly described in **Exhibit A** attached hereto. The current assessed taxable value of the real property on which the Project will be built is \$345,600. The minimum value of real

property expected to be added to the Project site is \$600 million; but it could be over \$2 billion, depending on how many data centers are built and the cost of construction per data center.

Personal Property Details

In constructing and maintaining the data centers, CyrusOne will not locate a material amount of tangible personal property on the Project site. However, its tenant(s) will likely invest at least \$300 million in personal property per data center, but likely much more. Although each tenant tailors its Project use differently from other tenants, a typical rule of thumb is that tenants spend between two and seven times more on the tangible personal property they locate in a data center than the construction cost of the data center. Tenants are likely to install servers, racks, wiring, and other tangible personal property related to storing and disseminating data. The tenants' personal property depreciates fairly rapidly but it is also typically replaced rapidly, with the end result that the taxable value of the tenants' personal property likely does not decrease and more likely materially increases during the term of each tenant's lease. Most of CyrusOne's data centers have a single tenant.

Employment Impact

Following construction, at least 40 (at least 20 per data center, cumulative) new permanent full-time jobs will be created. The estimated total annual payroll of these full-time jobs is at least \$2.2 million. CyrusOne would be willing to commit to hosting job fairs or extending internship opportunities to foster the development of the Jack County workforce and student population.

Public Services

For each data center, it is expected that approximately 200,000 gallons of water will be needed for the initial system fill – a one-time need. Once each data center is operating, it is expected to use approximately 1,200 gallons per day of water and create approximately 1,150 gallons of wastewater per day.

Environmental Impact

There will be no discharge of emissions or pollutants from the project aside from combustion emissions from occasional operation of diesel-fire emergency backup generators. Emissions will be permitted under Texas Commission of Environmental Quality (TCEQ) Permit by Rule (PBR) for emergency generators.

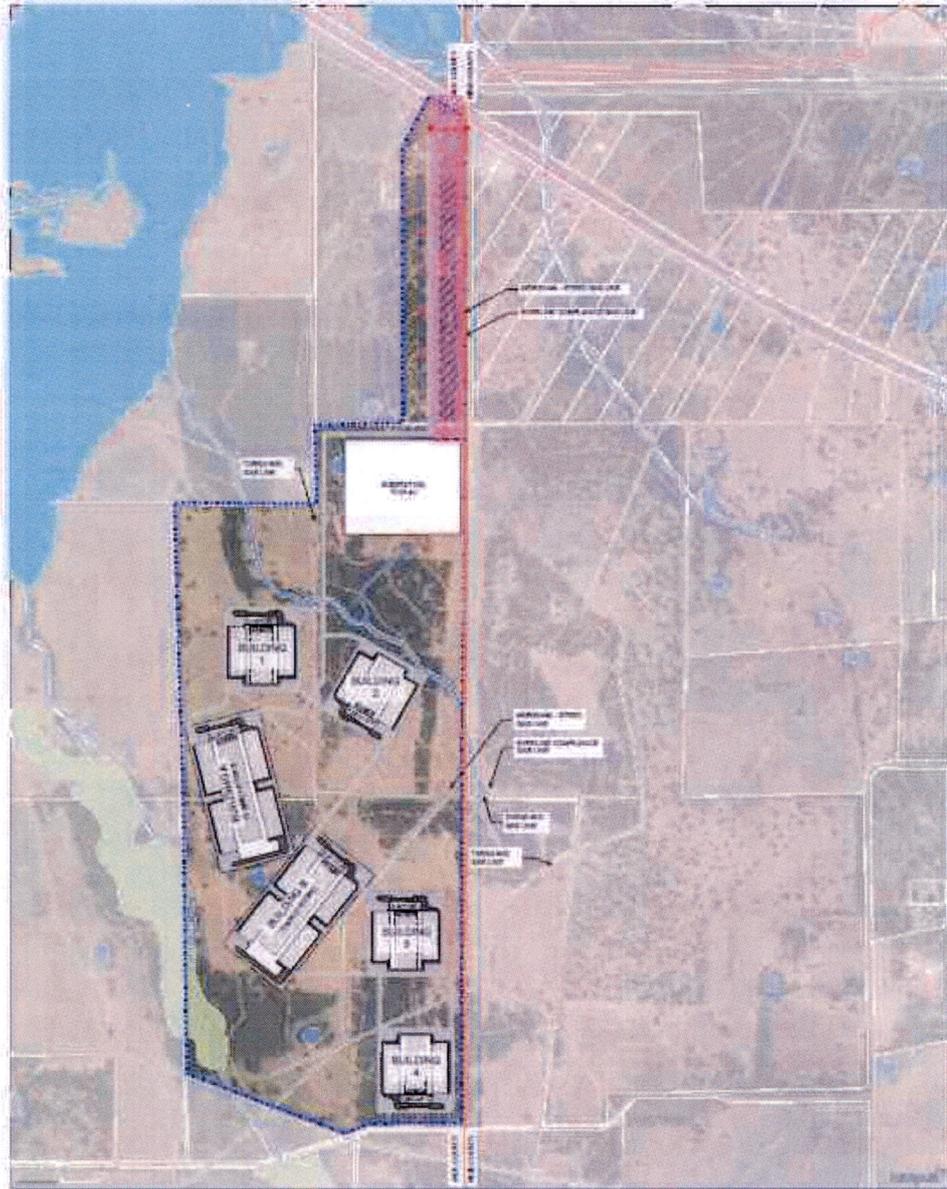
EXHIBIT A

TAX PARCEL ID NUMBERS

1. 58012
2. 58013
3. 60468



EXHIBIT B
PROPOSED SITE PLAN



LEGEND

- COUNTY LINE
- PROPERTY LINE
- 10' CONTOUR LINE
- WATER FLOW LINE
- WETLAND
- PROPOSED ROADS
- GAS LINES

LAYOUT INFORMATION

- (2) INTELLISCALE DATA CENTER @ 12MW
- (4) INTELLISCALE DATA CENTER @ 36MW
- 288MW CRITICAL FOR THE CAMPUS
- #32MW UTILITY (1.5 PUE)



JACK COUNTY, TX
11/20/2017
12:10:02PM

