



July 2, 2025

Mr. Lessig and Mr. Wong
1727 Bluebird Ln
Carlsbad, CA 92011

Dear Mr. Lessig and Mr. Wong,

On behalf of the City of Granbury, Texas, I am pleased to extend our formal support for Project Patriot and express our genuine enthusiasm for the opportunity to welcome your company to our growing and vibrant community.

We understand the scale and significance of your proposed investment of \$2.7 billion capital commitment and the creation of 60 high-wage permanent jobs, each averaging \$90,000 per year. This represents not only a transformative economic development opportunity for Granbury, but also a partnership with long-term benefits for your company and our city alike.

In acknowledgment of the significant investment and the economic vitality it is expected to generate, the City of Granbury is prepared to extend the following preliminary incentive package, contingent upon the successful annexation of the project site into the city limits. Final terms and conditions will be subject to refinement pending the evaluation of environmental considerations, finalized site plans, and projected resource utilization.

Incentive Package Overview

- 60% Property Tax Abatement on both real and personal property for a period of ten (10) years.
- 1% Electricity Sales Revenue Share derived from the project's onsite electricity generation and sales.
- Support for Removal of the Certificate of Convenience and Necessity (CCN) to allow for municipal utility service integration and operational flexibility.

The City is fully committed to working closely with your team to ensure a seamless annexation and permitting process. Our staff and leadership are aligned in supporting Project Patriot every step of the way and will remain an accessible, engaged partner as you bring this landmark project to life.

We are confident that Granbury offers a strong strategic location, a pro-business environment, and a community that is eager to collaborate with innovative, forward-thinking partners like yours.

Thank you for considering Granbury. We are excited about the potential this project holds and look forward to building a lasting relationship with you and your organization.

Sincerely,

Chris Coffman, CPM
City Manager

Chris Coffman
City Manager
City of Granbury

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