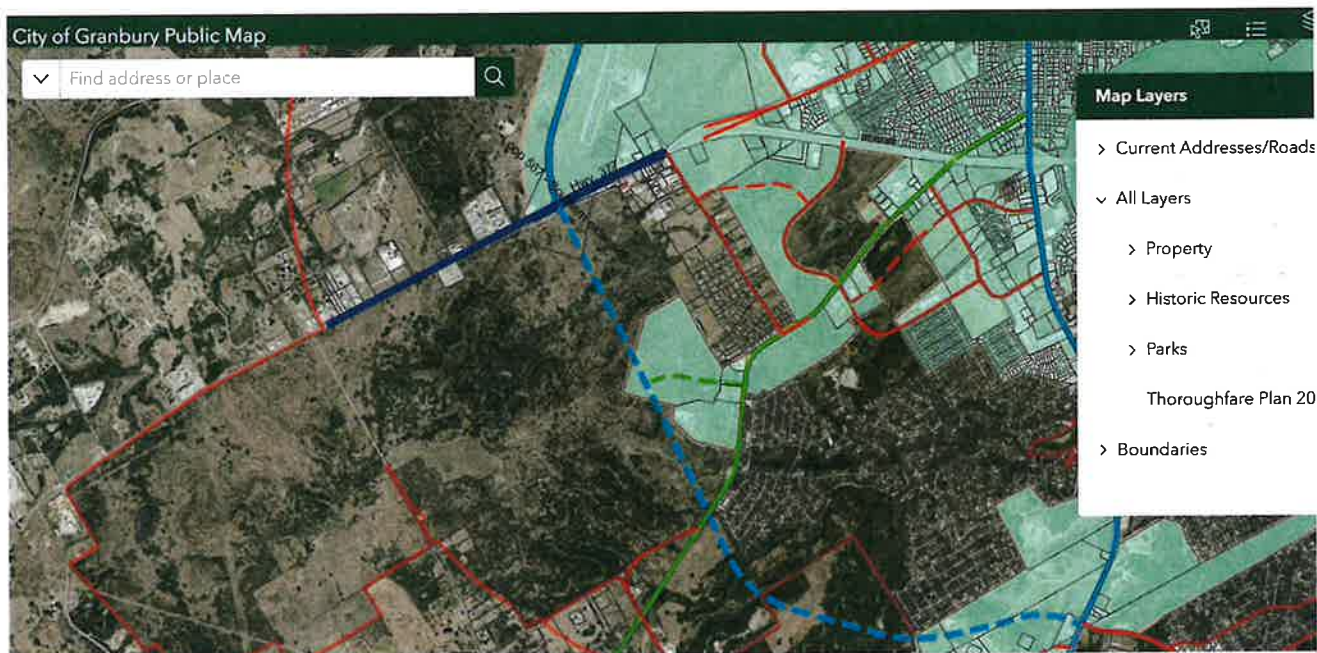


From: Kira Wauwie
Sent: Friday, December 5, 2025 8:14 AM
To: Chris Coffman; Shea Hopkins
Subject: FW: Mail - Loop 567
Attachments: EASEMENT_2010_0009948.pdf

Good morning,
You may already have heard about this. I don't see a reason to take any action at this time.

In summary, the below conversation is a proposal to remove the south bound portion of the Loop 567 extending from W Hwy 377 from the County's MTP. This leg of Loop 567 is also in Granbury's MTP, shown on this clip:



Thanks,
Kira

Kira Wauwie, AICP
Community Development Director
City of Granbury, Texas
<https://www.granbury.org/>
p. 682.279.8249
m. 817.559.4335

*****ATTENTION***** ALL Customers **submitting applications** are required to register on the OpenGov portal. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>

From: Clinton D. Head <cdhead@hoodcounty.texas.gov>
Sent: Thursday, December 4, 2025 11:30 AM
To: Van Duzer, Alex <avanduzer@cecinc.com>
Cc: Sophia@gardenburedevelopment.com; Daniel Wong <dan@bilateralenergy.com>; Kevin Andrews <KAndrews@hoodcounty.texas.gov>; Nannette Samuelson <nsamuelson@hoodcounty.texas.gov>
Subject: Re: Mail - Loop 567

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

TXDOT may not have it funded or in the work order, but why would it never be completed??
Do you realized there is a 104.92 acres avigation easement for the airport that effect this tract and limit the height of anything being constructed?

If you would like to request a change to the master thoroughfare plan, you need to discuss this with one or both of the commissioners who it directly effects their precincts.
If they tell me to put it on the agenda, then I will have to run a public hearing notice in the paper and that map can only be amended through a public hearing where the public can come speak for or against the change.

That map cannot be changed without proper notices and a public hearing.

Regards,
Clint Head, CFM
Director of Development,
Floodplain Administrator
Hood County, Texas

Office Address:
5417 Acton Highway, Suite 103
Granbury, TX 76049

Mailing Address:
1402 W Pearl St
Granbury, TX 76048

Office: 817-408-2515
cdhead@hoodcounty.texas.gov

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From: Van Duzer, Alex <avanduzer@cecinc.com>
Sent: Wednesday, December 3, 2025 11:43 AM
To: Clinton D. Head <cdhead@hoodcounty.texas.gov>
Cc: Sophia@gardenburedevelopment.com <Sophia@gardenburedevelopment.com>; Daniel Wong <dan@bilateralenergy.com>
Subject: FW: Mail - Loop 567

Caution: External Email. This email originated from outside of the Hood County system. Do not open attachments or click on links from unknown sources. Please forward this email to helpdesk@hoodcounty.texas.gov if you believe this email is suspicious.

Clinton,

Please see the response below from TxDOT on the Loop 567 extension. TxDOT is no longer proposing to extend this roadway through our tract. Is this response satisfactory for the County?

Sincerely,

Alexander J. Van Duzer, P.E.* | *Principal*
Civil & Environmental Consultants, Inc.
16430 Park Ten Pl, Suite 275, Houston, TX 77084
office 346.378.7804 mobile 346.451.1831
www.cecinc.com
*Registered Professional Engineer in TX, AZ, AR, KS, KY, LA, MI, MO, and OK

WE OWN IT. Senior Leadership • Integrated Services
Personal Business Relationships

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From: Michael Peters <Michael.Peters@txdot.gov>
Sent: Monday, December 1, 2025 8:21 AM
To: Van Duzer, Alex <avanduzer@cecinc.com>
Subject: Re: Mail - Loop 567

Mr. Van Duzer,

I apologize for the delay in response. TxDOT does not currently have plans to extend Loop 567.

Please let me know if I can be of further assistance.

Michael Peters
Public Information Officer
TxDOT's Communication Division
Fort Worth District

Texas has lost at least one person every day on Texas roads since Nov. 7, 2000. Let's all drive the speed limit, put down electronic distractions and wear our seatbelts to #EndTheStreakTx.

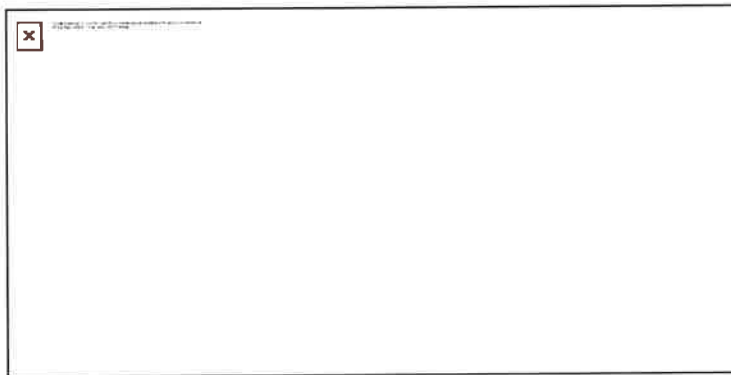
Sent: Wednesday, November 12, 2025 9:23 AM
To: Michael Peters <Michael.Peters@txdot.gov>
Subject: TxDOT Internet E-Mail.

Name : Alexander Van Duzer
Email : avanduzer@cecinc.com
Phone : 7138587000

Requested Contact Method : Email
Reason for Contact : Customer Service

Comment : We are working on a project in Granbury, and the Hood County major thoroughfare plan shows the future Loop 567 will run through the proposed property. We reached out to Hood County and they directed us to TxDOT. We would like to meet with appropriate TxDOT personnel to discuss impacts to the property and possible solutions.

Disclaimer: This email and any attachments are sent in strictest confidence for the sole use of the addressee and may contain legally privileged, confidential, and proprietary data. If you are not the intended recipient, please advise the sender by replying promptly to this email and then delete and destroy this email and any attachments without any further use, copying or forwarding.



From: Shea Hopkins
Sent: Tuesday, December 30, 2025 12:40 PM
To: Daniel Wong; Aaron Lessig
Cc: Darlene Du Val; Kira Wauwie
Subject: Granbury Local Spend

Good afternoon,

I know there were some initial questions and concerns about the local spend requirements, so I am trying to define a clear, practical, and measurable local spend framework that supports both Project Patriot and the community. This is a critical piece for public perception of the project as well as participation of the county.

Two key objectives of this framework are to: reduce construction-related traffic impacts by encouraging the use of alternative freight modes, including rail, particularly for bulk materials and large components, and to bolster local businesses.

To help us align expectations and refine a list of qualified local and regional vendors (including logistics and rail-related providers), I would appreciate your planning-level input on anticipated quantities and costs that could reasonably be sourced locally or regionally. At this stage, I am seeking best-available estimates only, not binding commitments.

Please complete the table below to the extent possible, noting "TBD" or "not applicable" where appropriate. Also add anything that I may have missed.

These estimates will help me with the following:

- 1. Define eligible local spend categories in the agreement,**
- 2. Evaluate potential incentives tied to traffic mitigation strategies, and**
- 3. Develop a curated list of local and regional vendors, including rail and transload resources, for your consideration.**

Preliminary Planning Estimates

Category	Description	Est. Quantity of each	Est. Spend (\$)
Site Preparation & Civil Work	Clearing, grading, earthwork, road base, drainage		
Concrete & Foundations	Slabs, piers, foundations, structural concrete		
Electrical Contracting (Non-Equipment)	Installation labor, conduit, wiring, switchgear installation		

Mechanical / HVAC Installation			
Roadway & Access Improvements	Turn lanes, Public Improvements, paving, striping		
Construction, Equipment Rental	Cranes, lifts, earthmoving equipment		
Materials from Local Suppliers	Aggregates, concrete, fencing, fuel, consumables		
Professional Services	Civil engineering, surveying, environmental consulting		
Security Services	Construction and operational security contracts		
Landscaping & Site Maintenance	Landscaping installation and maintenance		
Temporary Services	Portable facilities, waste hauling, water service		
Local Workforce / Labor	Wages paid to Hood County residents		
Rail Infrastructure & Transportation	rail freight for bulk materials; transload and terminal fees		
Other			

Notes & Clarifications

- Eligible local spend generally includes construction, labor, services, materials, logistics, and transportation costs sourced from businesses operating in 40 miles of Granbury or Hood County, or wages paid to local residents.
- Rail-related expenditures are intentionally included to encourage the use of rail for bulk materials where commercially feasible, as this can materially reduce heavy truck traffic, roadway wear, and construction impacts.
- Major specialty equipment procured nationally (e.g., servers, turbines, generators) is not expected to be included unless installation, support services, logistics, or materials are locally or regionally sourced.

Once we receive your preliminary inputs, I will follow up with:

- A refined and clearly defined local spend exhibit for the agreement, and
- A targeted vendor and logistics resource list aligned with your anticipated quantities, schedule, and transportation approach.

Please let us know if you have any questions or would like to walk through this framework on a call or when you are here next week.

I really appreciate your continued partnership and look forward to building an approach that supports both project success and community benefit.

Shea Hopkins

City of Granbury
Director
Economic Development Department



P.O. Box 969
116 W. Bridge St.
Granbury, TX 76048
Email: shopkins@granbury.org
Cell: (817) 776-6673
[City of Granbury](#) | [Visit Granbury](#)

From: Sophia Filfil <sophia@gardenburedevelopment.com>
Sent: Monday, December 22, 2025 10:40 AM
To: Kira Wauwie
Cc: Shea Hopkins; Jennifer Russell; Cody Nolen; dan@bilateralenergy.com; csmith@dorelaw.com
Subject: Re: Annexation Docs
Attachments: Survey (1-20-25).pdf; CONCEPT PLAN.zip

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kira,

Attached is the Concept plan and Boundaries Survey.

Thank you,
Sophia Filfil

On Mon, Dec 22, 2025 at 10:32 AM Kira Wauwie <kwauwie@granbury.org> wrote:

Just got a call from Sophia, we are working through the attachments.

Kira Wauwie, AICP

Community Development Director

City of Granbury, Texas

<https://www.granbury.org/>

p. 682.279.8249

m. 817.559.4335

*****ATTENTION***** ALL Customers **submitting applications** are required to register on the OpenGov portal. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>

From: Kira Wauwie
Sent: Monday, December 22, 2025 10:04 AM

To: Shea Hopkins <shopkins@Granbury.org>; sophia@gardenburedevelopment.com
Cc: Jennifer Russell <jrussell@granbury.org>; Cody Nolen <CoNolen@Granbury.org>; dan@bilateralenergy.com;
csmith@dorelaw.com
Subject: RE: Annexation Docs

No.

Kira Wauwie, AICP

Community Development Director

City of Granbury, Texas

<https://www.granbury.org/>

p. 682.279.8249

m. 817.559.4335

*****ATTENTION*** ALL Customers submitting applications** are required to register on the OpenGov portal. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>

From: Shea Hopkins <shopkins@Granbury.org>
Sent: Monday, December 22, 2025 9:42 AM
To: Kira Wauwie <kwauwie@granbury.org>; sophia@gardenburedevelopment.com
Cc: Jennifer Russell <jrussell@granbury.org>; Cody Nolen <conolen@granbury.org>; dan@bilateralenergy.com;
csmith@dorelaw.com
Subject: RE: Annexation Docs

Kira,

Have the items you need to proceed been addressed?

Thanks,

Shea Hopkins

City of Granbury

Director

Economic Development Department



P.O. Box 969

**116 W. Bridge St.
Granbury, TX 76048**

Email: shopkins@granbury.org

Cell: (817) 776-6673

[City of Granbury](#) | [Visit Granbury](#)

From: Kira Wauwie <kwauwie@granbury.org>

Sent: Monday, December 22, 2025 8:01 AM

To: sophia@gardenburedevelopment.com

Cc: Jennifer Russell <jrussell@granbury.org>; Cody Nolen <conolen@granbury.org>; Shea Hopkins <shopkins@Granbury.org>; dan@bilateralenergy.com; csmith@dorelaw.com

Subject: RE: Annexation Docs

Sophia,

Based on what I received, the attachment A and B didn't come through. Please provide a property legal description.

Thank you,

Kira

Kira Wauwie, AICP

Community Development Director

City of Granbury, Texas

<https://www.granbury.org/>

p. 682.279.8249

m. 817.559.4335

*****ATTENTION*** ALL Customers submitting applications** are required to register on the OpenGov portal. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>

From: Jennifer Russell <jrussell@granbury.org>

Sent: Monday, December 22, 2025 7:55 AM

To: Kira Wauwie <kwauwie@granbury.org>

Subject: Fw: Annexation Docs

Jennifer Russell

Development Review Coordinator

116 W. Bridge St.

Granbury, Tx 76048

682-279-8245

*****ATTENTION***** Submittals and payments now go through OpenGov. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>

From: Sophia FilFil <sophia@gardenburedevelopment.com>
Sent: Friday, December 19, 2025 1:36 PM
To: Shea Hopkins <shopkins@Granbury.org>; Jennifer Russell <jrussell@granbury.org>; Cody Nolen <conolen@granbury.org>
Cc: Daniel Wong <dan@bilateralenergy.com>; Connor Smith <CSmith@dorelaw.com>
Subject: Fwd: Annexation Docs

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shea,

Attached are the Annexation documents.

Please let me know if you have any questions.

Thank you,

Sophia filfil

Sent from my iPhone

<Conditional Voluntary Annexation Request.pdf>

<Conditional Voluntary Annexation Documents.pdf>

--

Sophia FilFil
Gardenbure Development
Sophia@gardenburedevelopment.com
713 398 7927
WWW.GARDENBUREDEVELOPMENT.COM

From: Shea Hopkins
Sent: Thursday, September 11, 2025 1:25 PM
To: Sophia FilFil <sophia@gardenburedevelopment.com>
Cc: Darlene Du Val <dduval@Granbury.org>; Daniel Wong <dan@bilateralenergy.com>
Subject: Jedi Act and Letters of Support for Hood County and City of Granbury

Attached is the approved letter of support for Project Patriot from Hood County as well as the City of Granbury. We cannot do a fully approved and sign agreement until the property is in the city limits and owned by Project Patriot. We remain committed to supporting your efforts and are working diligently to provide the resources and information needed to help you secure commitments from end users and ensure the project's success in our community.

*Also included is an overview of an abatement I am looking into for the school district. Let me know if you are interested in pursuing this. I think this would be incredibly important to the support of this project from the community. I have already had forged ahead and garnered support from the district. A few things to consider:

- \$30k application fee
- 180 day application timeline
- I would be putting together a PILOT agreement to help recapture some of the funds abated through this program. This will help the district build much needed facilities and insure a workforce pipeline for this project.

Lastly, I have included a Smart Standards document for you to start looking at. These are the guidelines and standards we are working through as a community to ensure we maintain our quality of life and natural resources for future generations. These will be incorporated into the final agreement.

Best,

Shea Hopkins

City of Granbury

Director
Economic Development Department



P.O. Box 969
116 W. Bridge St.
Granbury, TX 76048
Email: shopkins@granbury.org
Cell: (817) 776-6673
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HOOD COUNTY COMMISSIONERS COURT

100 East Pearl Street
Granbury, TX 76048
(817)579-3200

Ron Massingill, County Judge
Kevin Andrews, Commissioner, Pct. 1
Nannette Samuelson, Commissioner, Pct. 2
Jack Wilson, Commissioner, Pct. 3
Dave Eagle, Commissioner, Pct. 4

July 9, 2025

Dear Mr. Lessig and Mr. Wong,

On behalf of Hood County, Texas, I am pleased to extend our formal support for the Project and to express our sincere enthusiasm for the opportunity to welcome your company to our forward-looking and economically vibrant region.

We recognize the scale and significance of your proposed investment. Based on your representations a potential \$2.7 billion capital commitment and the creation of 60 high-quality permanent jobs with an average annual wage of \$90,000. This project represents not only a transformational economic development opportunity for Hood County, but also the foundation of a long-term partnership that aligns with our commitment to responsible growth and the well-being of our residents.

In acknowledgment of the considerable economic impact this project could generate, Hood County is prepared to extend the following preliminary incentive package, contingent upon the successful annexation of the project site into the city limits. These proposed incentives are subject to refinement as further information becomes available, including, but not limited to, environmental evaluations, finalized site plans, and projected infrastructure and resource needs.

Incentive Package Overview

- 40% 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

As public stewards, our foremost responsibility is to act in the best interests of the citizens of Hood County. Your Project could enhance the long-term prosperity of our community, strengthen our economic base, and provide quality employment opportunities for our residents.

To that end, Hood County desires to work with your team to ensure a smooth and efficient process as you move toward implementation. Our leadership and staff will endeavor to remain engaged, responsive, and supportive throughout each phase of development.

We are confident that Hood County presents a strong strategic advantage that will sustain your future growth. We look forward to the potential this project represents and to building a partnership that benefits both your organization and the people of Hood County for years to come.

Sincerely,



Judge Ron Massingill
County Judge
Hood County, Texas

Granbury ISD Briefing: Data Center Project & JETI Program

Overview

A private company is proposing a \$2.7 billion investment to build a data center in the Granbury ISD footprint, creating 60 high-wage jobs (\$90,000 avg). The project qualifies for the State of Texas's JETI (Jobs, Energy, Technology & Innovation) program, which offers a 10-year school M&O tax limitation.

What is the JETI Program?

- A state-run tax limitation program (replacing Chapter 313)
- Reduces school district M&O taxable value by 50% for 10 years
- Designed to attract major investments in tech, energy, and manufacturing
- Requires:
 - ≥ \$20 million investment ✓
 - ≥ 10 new full-time jobs ✓
 - Above-average wages ✓

What It Means for Granbury ISD

Without JETI:

- Full \$2.7B taxed at Granbury ISD's ~\$0.79 rate
- \$21.33 million/year in M&O tax revenue

With JETI (50% value limitation):

- Taxable value capped at \$1.35B
- \$10.665 million/year in M&O tax revenue
- Annual reduction = \$10.665 million
- 10-year total reduction = ~\$106.65 million

Points of Discussion

- No revenue lost without investment
- This incentive is often the deciding factor in site selection. Without JETI, the company may choose another location.

- ISD can negotiate additional benefits
→ Districts may request supplemental payments or other support to offset forgone M&O taxes.
- Significant economic return for the region
→ 60+ new jobs at \$90K salary, infrastructure investment, contractor activity, and future tax base growth.
- M&O taxes resume at full value after 10 years
→ After year 10, the full \$2.7B becomes taxable again, providing long-term benefit.
- District retains control
→ The ISD has the authority to approve or reject the agreement and to negotiate terms.

What We Recommend

1. Engage Early: Work with legal counsel and economic development to explore agreement terms.
2. Negotiate a Supplemental Value Payment: Consider requesting voluntary payments to support school programs or facilities.
3. Ask for Workforce Partnerships: Internships, training programs, or scholarships tied to the data center's workforce.
4. Evaluate Long-Term Value: Consider the future tax roll impact and overall economic health for Hood County.

Summary

Category	Value
Project Investment	\$2.7 Billion
Jobs Created	60
Avg Wage	\$90,000
JETI Limitation	50% for 10 years
M&O Annual Savings	\$10.665M (for the company)
Total M&O Reduction	~\$106.65M over 10 years



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

116 W. Bridge St.
Granbury, Texas 76048

817.573.1114
ccoffman@granbury.org
www.granbury.org

PROTECTING HOOD COUNTY

Smart Standards for Data Center Development Balancing growth with quality of life

Overview:

Hood County welcomes responsible economic development—but not at the cost of our environment, community health, or rural charm. Any tax abatement offered to a data center should include clear, enforceable standards in the following areas. These protections ensure long-term accountability, and include clawback provisions for noncompliance.

1. Noise Mitigation

- Maximum Noise at Property Line:
 - ≤ 45 dBA at night
 - ≤ 55 dBA during the day
- Noise Barriers: Required around HVAC and generator equipment
- No-Idle Policy: For trucks and maintenance vehicles

Justification: WHO and EPA recommend these thresholds to protect public health and sleep.

2. Visual Buffers

- 100-ft vegetative buffer around perimeter
- Evergreen screening with 90% opacity within 3 years
- Neutral, non-reflective exterior finishes

Justification: Protects scenic views and reduces impact on neighbors.

3. Air Quality Protection

- Tier 4 Final diesel generators only
- Limit testing to weekdays 8AM–5PM
- Annual air quality monitoring and public reporting
- Encouraged use of solar or renewable energy credits

Justification: Tier 4 reduces emissions by 90%. Transparency builds community trust.

4. Night Sky Protection

- Fully shielded, downward-pointing lights only
- Max 3000K (warm white) color temperature

- No sky beams or accent lighting
- Timers or motion sensors on all non-security lighting

Justification: Preserves rural night sky, protects wildlife, and reduces light pollution.

5. Water Conservations

- Closed-Loop Cooling.
 - All cooling systems must operate on a closed-loop basis to minimize evaporative loss and eliminate once-through water use.
 - Hybrid or air-cooled systems are encouraged where feasible.

-Water Capture & Reuse

- Rainwater harvesting, and stormwater detention, recovery shall be incorporated to supplement non-potable supply.
- Captured water must be reused for cooling or on-site non-potable applications.

Justification: Preserves our long-term economic vitality by protecting limited water resources.

6. Community Accountability

- Annual inspections and public reports
- Complaint hotline for residents
- Public hearing required for major expansion

Justification: Transparency and oversight are essential to good-faith development.

The Bottom Line

These enforceable standards ensure Hood County stays protected while still welcoming the right kind of growth. Abatements should be earned through compliance—not given away.

From: [Sophia Filfil](#)
To: [Shea Hopkins](#); [Jennifer Russell](#); [Cody Nolen](#)
Cc: [Daniel Wong](#); [Connor Smith](#)
Subject: Fwd: Annexation Docs
Date: Friday, December 19, 2025 1:36:32 PM
Attachments: [Annexation of Area on Request of Owners.pdf](#)
[Conditional Voluntary Annexation Request.pdf](#)
[Conditional Voluntary Annexation Documents.pdf](#)

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shea,
Attached are the Annexation documents.
Please let me know if you have any questions.

Thank you,
Sophia filfil
Sent from my iPhone



<Conditional Voluntary Annexation Request.pdf>

<Conditional Voluntary Annexation Documents.pdf>

From: [Sophia Filfil](#)
To: [Kira Wauwie](#)
Cc: [Shea Hopkins](#); [Jennifer Russell](#); [Cody Nolen](#); [dan@bilateralenergy.com](#); [csmith@dorelaw.com](#)
Subject: Re: Annexation Docs
Date: Monday, December 22, 2025 10:50:00 AM

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kira,

Following up on our conversations, Form 1295 will be completed by the broker of record for this real estate transaction. Please let me know ASAP if you need the sellers to complete it.

 Topographic Survey (1).zip

Thank you,
Sophia Filfil

On Mon, Dec 22, 2025 at 10:39 AM Sophia Filfil <sophia@gardenburedevelopment.com> wrote:

Kira,

Attached is the Concept plan and Boundaries Survey.

Thank you,
Sophia Filfil

On Mon, Dec 22, 2025 at 10:32 AM Kira Wauwie <kwauwie@granbury.org> wrote:

Just got a call from Sophia, we are working through the attachments.

Kira Wauwie, AICP

Community Development Director

City of Granbury, Texas

<https://www.granbury.org/>

p. 682.279.8249

m. 817.559.4335

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Cc: Jennifer Russell <jrussell@granbury.org>; Cody Nolen <CoNolen@Granbury.org>;
dan@bilateralenergy.com; csmith@dorelaw.com
Subject: RE: Annexation Docs

No.

Kira Wauwie, AICP

Community Development Director

City of Granbury, Texas

<https://www.granbury.org/>

p. 682.279.8249

m. 817.559.4335

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Sent: Monday, December 22, 2025 9:42 AM
To: Kira Wauwie <kwauwie@granbury.org>; sophia@gardenburedevelopment.com
Cc: Jennifer Russell <jrussell@granbury.org>; Cody Nolen <conolen@granbury.org>;
dan@bilateralenergy.com; csmith@dorelaw.com
Subject: RE: Annexation Docs

Kira,

Have the items you need to proceed been addressed?

Thanks,

Shea Hopkins

City of Granbury

Director

Economic Development Department



P.O. Box 969

**116 W. Bridge St.
Granbury, TX 76048**

Email: shopkins@granbury.org

Cell: (817) 776-6673

[City of Granbury](#) | [Visit Granbury](#)

From: Kira Wauwie <kwauwie@granbury.org>

Sent: Monday, December 22, 2025 8:01 AM

To: sophia@gardenburedevelopment.com

Cc: Jennifer Russell <jrussell@granbury.org>; Cody Nolen <conolen@granbury.org>; Shea Hopkins <shopkins@Granbury.org>; dan@bilateralenergy.com; csmith@dorelaw.com

Subject: RE: Annexation Docs

Sophia,

Based on what I received, the attachment A and B didn't come through. Please provide a

property legal description.

Thank you,

Kira

Kira Wauwie, AICP

Community Development Director

City of Granbury, Texas

<https://www.granbury.org/>

p. 682.279.8249

m. 817.559.4335

*****ATTENTION*** ALL Customers **submitting applications** are required to register on the OpenGov portal. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>**

From: Jennifer Russell <jrussell@granbury.org>

Sent: Monday, December 22, 2025 7:55 AM

To: Kira Wauwie <kwauwie@granbury.org>

Subject: Fw: Annexation Docs

Jennifer Russell

Development Review Coordinator

116 W. Bridge St.

Granbury, Tx 76048

682-279-8245

ATTENTION Submittals and payments now go through OpenGov. The link to the portal can be found on our website <https://www.granbury.org/> or <https://granburytx.portal.opengov.com/>

From: Sophia FilFil <sophia@gardenburedevelopment.com>

Sent: Friday, December 19, 2025 1:36 PM

To: Shea Hopkins <shopkins@Granbury.org>; Jennifer Russell <jrussell@granbury.org>; Cody Nolen <conolen@granbury.org>

Cc: Daniel Wong <dan@bilateralenergy.com>; Connor Smith <CSmith@dorelaw.com>

Subject: Fwd: Annexation Docs

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shea,

Attached are the Annexation documents.

Please let me know if you have any questions.

Thank you,

Sophia filfil

Sent from my iPhone

<Conditional Voluntary Annexation Request.pdf>

<Conditional Voluntary Annexation Documents.pdf>

--

Sophia FilFil
Gardenbure Development
Sophia@gardenburedevelopment.com
713 398 7927
WWW.GARDENBUREDEVELOPMENT.COM

--

Sophia FilFil
Gardenbure Development
Sophia@gardenburedevelopment.com
713 398 7927
WWW.GARDENBUREDEVELOPMENT.COM

From: [Daniel Wong](#)
To: [Shea Hopkins](#)
Subject: Re: Dallas DC Visit
Date: Friday, January 2, 2026 3:46:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Perfect news and thank you for the help on the PPE.

I will let you know what I find out.



Daniel Wong
Director

+1 (714) 469-8873

dan@bilateralenergy.com

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Shea Hopkins <shopkins@Granbury.org>
Date: Friday, January 2, 2026 at 1:25 PM
To: Daniel Wong <dan@bilateralenergy.com>
Subject: Re: Dallas DC Visit

Below is a list of everyone I am anticipating joining us for the tour. Our plan is to leave City Hall at 8 AM and head to the Dallas location. From the current confirmations I have it does appear that there would be a quorum if we were to all tour at the same time. Would it be possible for us to stagger a second group even two minutes behind the initial group? I just want to make sure that we are doing things the appropriate way. I have also secured enough PPE for 15 people.

City Council Members:

Jim Jarratt
Mayor
Term Expires Nov 2028
jjarratt@granbury.org

Angela Parker
Council Member

Place 2
Term Expires Nov. 2028
aparker@granbury.org

Bruce Wadley
Mayor Pro Tem
Place 3
Term Expires Nov. 2027
bwadley@granbury.org

Skip Overdier
Council Member
Place 4
Term Expires Nov. 2026
goverdier@granbury.org

Zeb Ullom
Council Member
Place 5
Term Expires Nov. 2027
zullom@granbury.org

Greg Corrigan
Council Member
Place 6
Term Expires Nov 2026

Chris Coffman
City manager

Michael Ross
Assistant city manager

Shea Hopkins
Director economic development

Kevin Andrews
Hood county commissioner

Jack Wilson
Hood County Commissioner

Thanks
Shea Hopkins

Sent

On Jan 2, 2026, at 1:06 PM, Daniel Wong <dan@bilateralenergy.com> wrote:

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shea per our conversation just wanted to make sure you had the email information.

At this time, the best availability for the work is **10:00 AM**. Please note that due to ongoing construction beyond the main office areas, **PPE is required**—specifically a hard hat, safety glasses, and a safety vest. I currently have about 4 extra sets of the required PPE, not twelve. If any of the individuals coming onsite have their own PPE, it would be helpful if they bring it with them.

For site access, I will need the **names and contact information** of everyone prior to arrival so they can be entered into the visitor system. If that information can be provided by **end of day today**, it would be greatly appreciated.

Additionally, please be aware that part of the Thermalworks equipment is located on the roof, which requires climbing **six flights of stairs** to access.

If available, I will also have the Thermalworks representative to help answer any questions



Daniel Wong

Director

+1 (714) 469-8873

dan@bilateralenergy.com

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|

From: [Daniel Wong](#)
To: [Shea Hopkins](#)
Cc: [Aaron Lessig](#)
Subject: Dallas DC Visit
Date: Friday, January 2, 2026 1:06:18 PM

Caution: Reminder: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Daniel Wong
Director

+1 (714) 469-8873

dan@bilateralenergy.com

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From: [Shea Hopkins](#)
To: [Daniel Wong](#)
Subject: Re: Dallas DC Visit
Date: Friday, January 2, 2026 3:25:12 PM

Below is a list of everyone I am anticipating joining us for the tour. Our plan is to leave City Hall at 8 AM and head to the Dallas location. From the current confirmations I have it does appear that there would be a quorum if we were to all tour at the same time. Would it be possible for us to stagger a second group even two minutes behind the initial group? I just want to make sure that we are doing things the appropriate way. I have also secured enough PPE for 15 people.

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Place 6
Term Expires Nov 2026

Chris Coffman

City manager

Michael Ross
Assistant city manager

Shea Hopkins
Director economic development

Kevin Andrews
Hood county commissioner

Jack Wilson
Hood County Commissioner

Thanks
Shea Hopkins

Sent

On Jan 2, 2026, at 1:06 PM, Daniel Wong <dan@bilateralenergy.com> wrote:

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Daniel Wong

Director

[+1 \(714\) 469-8873](tel:+17144698873)

dan@bilateralenergy.com

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