

Project Narrative

July 24, 2026

Data centers are the physical homes of the internet, and their development is now critical to both the U.S. economy and national security. These specialized facilities house computer systems, servers, networking equipment, and electrical infrastructure to securely store, process, and manage digital data and applications. Interconnected by fiber optic cables across the globe, data centers ensure reliable access to information for everything from video streaming to banking to navigating around town. They house the fiber optic cables that process all internet traffic and transactions that support our daily lives and economy. Uninterrupted operation is a core tenet of a data center, given the critical systems that depend on it, from processing credit card transactions to accessing healthcare data. Both state and federal governments have identified the build-out of data center infrastructure as a critical priority.

Project Tomahawk (the “Project”) will be developed as an attractive, state-of-the-art data center facility designed to minimize any impact on surrounding properties. Conceptual elevations and renderings can be found in **Exhibits A** and **B**, respectively.

Acoustic Mitigation

Data centers utilize mechanical equipment, such as chillers and fans for cooling and backup generators for emergency power, which can emit sound during operation. The Project will implement several mitigation methods to minimize impact on surrounding properties and comply with all applicable federal and state regulations. Together, these methods will keep sound impact negligible for neighboring properties: state-of-the-art equipment with internal sound-dampening features; physical sound barriers around all exterior equipment to reduce transmission; and landscape buffers, including mature trees and shrubs, for both sound and aesthetics.

Kimley-Horn, an engineering consultancy, produced a comprehensive sound study. Ambient sound levels were measured at the property over a 24-hour period; existing average levels ranged between 59.7 and 70.8 dB(A) (**Exhibit C**). **Exhibit D** relates dB(A) to common noise sources.

The acoustic engineer then developed a model that projected conditions once the data center is built. The model factors in typical equipment used, screening and buffering, and the site’s distinct features. The study shows that the Project will have a negligible impact on surrounding uses.

Projected sound levels, even in a worst-case scenario where 100% of the backup generators are running, remain below the current averages observed on the site (Exhibit E).



Maintenance testing for backup generators consists of brief exercise runs of individual or small groups and never at night. Typical annual maintenance and testing run hours for each generator are considerably less than the 100 hours per calendar year allowed under federal regulations.¹ Emergency utility outages, which are rare, are the only events that require more extended operation.

Projected Utility Use

The proposed data center is designed with sustainability and ecological responsibility at its core. The facility will utilize advanced energy- and water-efficient cooling systems and a high-performance building envelope to significantly reduce power consumption. Water conservation measures will include a closed-loop cooling system, which functions much like an automobile's radiator: filled once and rarely requiring topping off or flushing if properly maintained. Extensive landscaping will incorporate native, drought-tolerant plantings to support local biodiversity. These strategies minimize the Project's environmental footprint and support long-term ecological sustainability.

Electricity:

Project Tomahawk has submitted a request to CoServ for utility power. CoServ has indicated there is capacity to service the site with the addition of minimal upgrades paid for by Project Tomahawk. Upgrades to the adjacent substation will increase the system's reliability by adding redundancy to the grid, benefiting all CoServ customers in the region.

Water and Sewer:

Project Tomahawk's state-of-the-art design will include systems such as closed-loop cooling and efficient fixtures to ensure minimal impact on the community's resources. This contrasts with evaporative cooling equipment sometimes used in industrial or legacy data center facilities. Legacy data centers that rely solely on evaporative cooling use considerably more water than newer closed-loop technology, leading to public misconceptions about data centers' impact on communities. Project Tomahawk will use newer, more efficient closed-loop technology.

Project Tomahawk's preliminary water usage calculations are based on conceptual design and equipment. A one-time initial fill of approximately 425,000 gallons is engineered to be a non-recurring commissioning event. Should the Town of Prosper's Water Division elect not to supply

¹ Standards of Performance for Stationary CI Internal Combustion Engines, 40 C.F.R. § 60.4211(f). Available at <https://www.ecfr.gov/current/title-40/section-60.4211>.



water for the initial fill, water can be purchased and trucked in from commercial water vendors elsewhere in the region rather than drawing on municipal supplies.

Upon completion of the initial fill, ongoing operations are expected to require approximately 110,000 gallons per year, driven primarily by domestic water use for sinks, bathrooms, and kitchens, as well as humidification of the data hall area. The Town of Prosper dictates the amount of water made available for the Project to utilize, and Project Tomahawk must design the facility around that available capacity.

The Town of Prosper publishes an official, adopted engineering assumption for the water demand of a single-family detached home. Table 2.1 of Section 2 (Water System Design Requirements) of the Town's Engineering Design Standards directs that Maximum Daily Demand for single-family land use be calculated as "3.5 persons per lot x 200 gallons per person per day."² Applying the Town's stated formula, the Maximum Daily Demand used to size water infrastructure for one single-family lot is 700 gallons per day (3.5×200). The United States Environmental Protection Agency (EPA) states that "the average American family uses more than 300 gallons of water per day at home."³

Project Tomahawk is estimated to use 110,000 gallons per year for the total building, which equals approximately 301 gallons per day on an average basis - about 43% of the 700 gpd maximum-day design demand Prosper assigns to a single home, and approximately the annual water use of one average American household under the EPA figure. The initial, non-recurring fill of approximately 425,000 gallons is approximately 65% of the water required to fill a standard Olympic-size swimming pool.

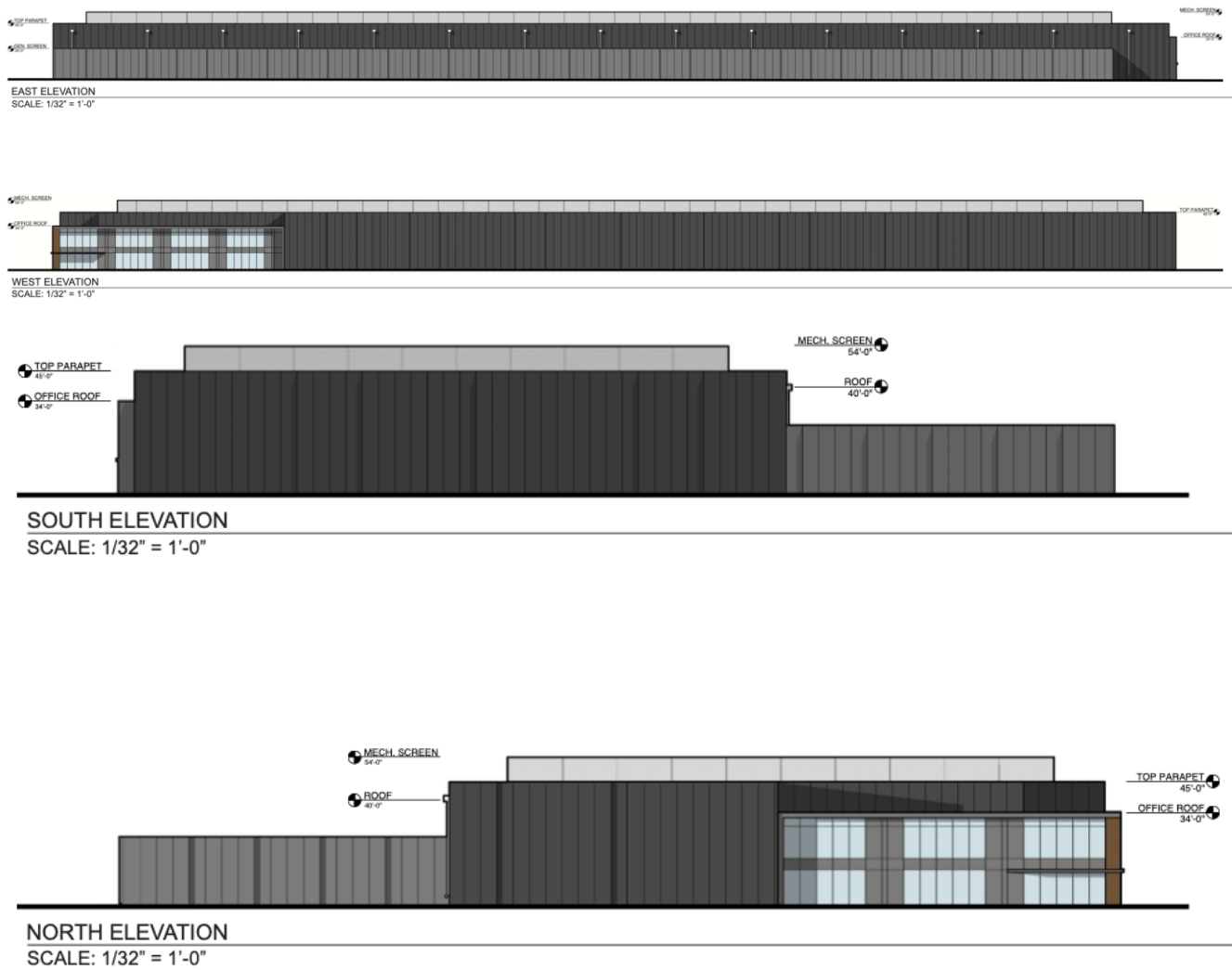
² Town of Prosper, Texas, *Engineering Design Standards, Section 2 – Water System Design Requirements*, § 2.09 & Table 2.1 ("Maximum Daily Demand Calculation"), at 2-4 to 2-5, <https://www.prosper.tx.gov/DocumentCenter/View/884/Water-System-Design-Requirements-PDF> (last visited July 20, 2026) (specifying single-family demand of "3.5 persons per lot x 200 gallons per person per day").

³ U.S. Environmental Protection Agency, WaterSense, *How We Use Water*, <https://www.epa.gov/watersense/how-we-use-water> (last updated Aug. 22, 2025) ("The average American family uses more than 300 gallons of water per day at home. Roughly 70 percent of this use occurs indoors.").

Project Tomahawk

Prosper, Texas

Exhibit A: Shows conceptual elevations for Project Tomahawk dated July 2, 2026.



BUILDING ELEVATIONS - MATERIAL LEGEND		
	CW	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED GLAZING
	MCM-1 / TW	METAL COMPOSITE MATERIAL OR TILT WALL CONCRETE PANELS
	MCM-2	METAL COMPOSITE MATERIAL PANEL - WOOD LOOK
	MP-1	METAL PANEL
	MP-2	METAL PANEL

Project Tomahawk Prosper, Texas



WHITE ROSE PARTNERS

Exhibit B: Shows a rendering of Project Tomahawk dated July 2, 2026.



Project Tomahawk

Prosper, Texas

Exhibit C: Below are a table and a map from the sound study by Kimley-Horn dated July 23, 2026, showing the existing acoustic conditions for Project Tomahawk. Ambient sound levels were measured at two locations on and near the property over a 24-hour period from June 29 to June 30, 2026: one on the northeast boundary of the site and one to the southwest near the existing electric substation. The measured 24-hour average (Leq, the equivalent continuous sound level) existing sound levels were approximately 70.8 dB(A) at the location near the substation and 59.7 dB(A) at the northeast site boundary.

Hour ranges	Leq	
	LT1	LT2
12:00 – 1:00 PM	68.6	60.8
1:00 – 2:00 PM	68.6	59.9
2:00 – 3:00 PM	68.5	60.0
3:00 – 4:00 PM	68.4	58.2
4:00 – 5:00 PM	68.5	59.2
5:00 – 6:00 PM	69.0	60.3
6:00 – 7:00 PM	69.2	59.8
7:00 – 8:00 PM	68.8	60.3
8:00 – 9:00 PM	81.0	62.5
9:00 – 10:00 PM	75.2	59.6
10:00 – 11:00 PM	66.2	59.2
11:00 PM – 12:00 AM	62.9	59.1
12:00 – 1:00 AM	60.4	59.8
1:00 – 2:00 AM	60.0	60.3
2:00 – 3:00 AM	59.1	61.5
3:00 – 4:00 AM	61.8	60.8
4:00 – 5:00 AM	64.4	62.7
5:00 – 6:00 AM	67.2	60.6
6:00 – 7:00 AM	69.6	49.8
7:00 – 8:00 AM	69.5	48.3
8:00 – 9:00 AM	68.9	51.2
9:00 – 10:00 AM	68.3	56.7
10:00 – 11:00 AM	67.3	59.1
Average Leq		
	70.8	59.7
Daytime Average		
	72.5	59.3
Nighttime Average		
	64.9	60.2





Exhibit D: Shows a diagram from Kimley-Horn that relates dB(A) to common noise sources. The range of dB(A) shown in **Exhibit E** is 41.7 to 55. In the diagram below, that range includes one noise source: a refrigerator.

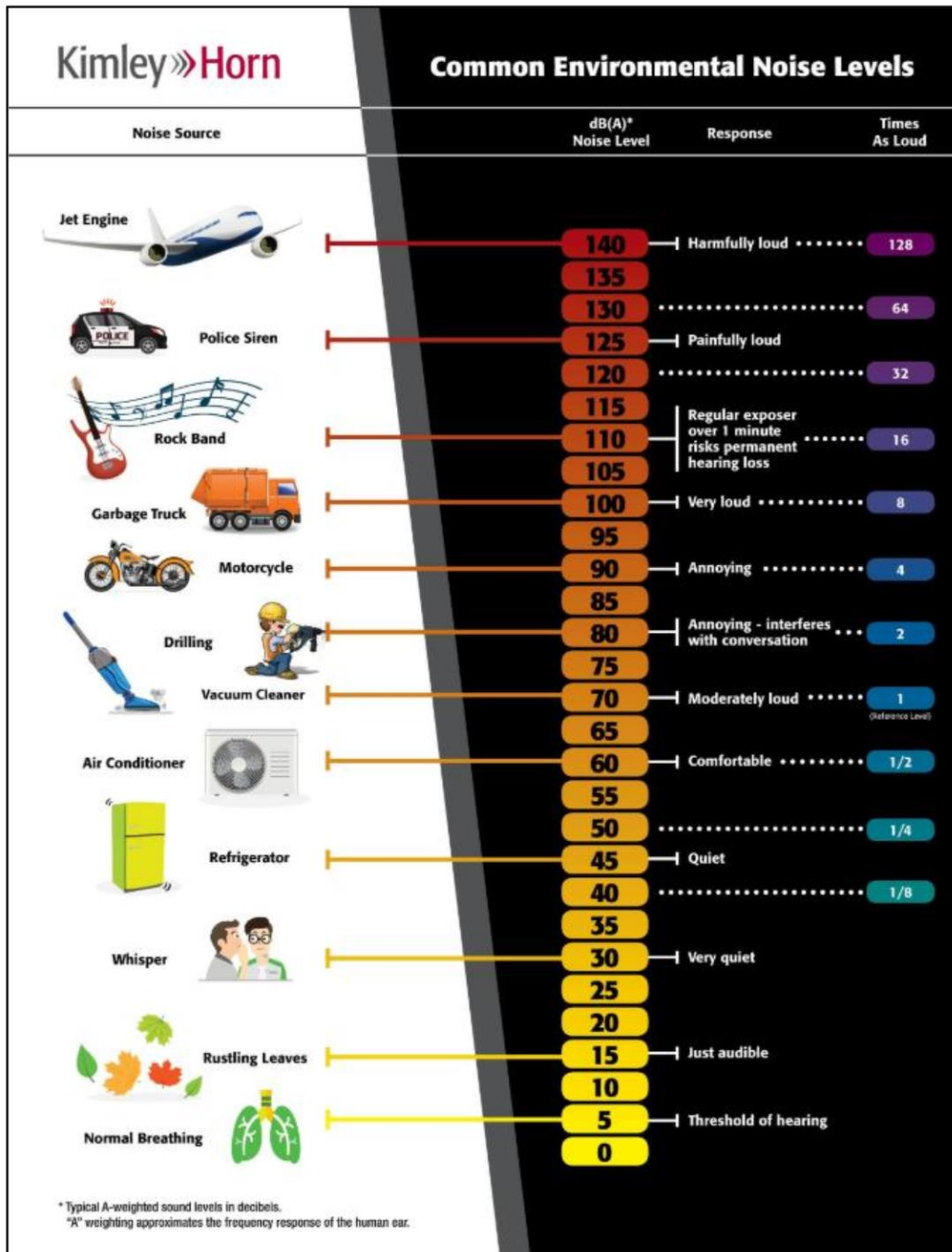


Exhibit E: The map below shows decibel levels at various locations under emergency operation, in which 100% of the backup generators are operating. The map shows sound levels in this scenario below existing ambient acoustic conditions at the site boundary. Please note the comparison to the existing ambient sound levels shown in **Exhibit C**, which are higher than those at all locations shown below.

