

Application for Tax Abatement: Response to Application Items

Jack County, Texas • Thunder CCGT (Combined-Cycle Gas Turbine) Facility

Applicant & Reinvestment Zone Identification

Name of Applicant: BKV Power Ventures Jack LLC
Address of Applicant: 1200 17th St, Ste 2100, Denver, CO 80202
E-mail: seanhausman@bkvcorp.com
Phone: (940) 641-7758
Name of Representative / Agent: Daron Fredrickson, Merit Advisors
Representative / Agent E-mail: dfredrickson@meritadvisors.com
Representative / Agent Phone: (940) 641-7758
Proposed Name for Reinvestment Zone: Thunder Reinvestment Zone
Date: 7/6/2026

FILED FOR RECORD

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JUL 27 2026

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

BY **DEPUTY**

Item 1.

Please state the approximate current ad valorem tax value of the real property within the Proposed Reinvestment Zone.

Response: Approximately \$901,410, the current ad valorem taxable value of the real property in the proposed Reinvestment Zone, reflecting the 1-d-1 open-space (agricultural) valuation under which the parcels are assessed. The corresponding appraised market value is approximately \$22,836,320 (see Item 3 / Exhibit B).

Basis: The proposed Zone comprises 60 parcels totaling 5,591.83 acres, currently in agricultural (1-d-1) use (see Item 3 / Exhibit B). These are current land values only and are distinct from the projected value of the improvements to be constructed (see Item 4).

Item 2.

Please attach a map of the proposed Reinvestment Zone (JPG format), with sufficient detail to locate the Zone relative to highways/county roads that access it, sufficient contrast for legible 1/4-page newspaper publication, and an inset map locating the proposed Zone within the county.

Response: See Exhibit A, Reinvestment Zone Map. Per Guidelines §3.6, the map is provided in both PDF and JPG formats; color usage does not interfere with legibility.

Item 3.

Please provide a list of the properties within the proposed Reinvestment Zone by Parcel ID, the current registered owner of each parcel, the acreage of each parcel, the appraised value of each parcel, and, if applicable, the appraised value less any Agriculture Exemption.

Response: See the parcel schedule below (also provided as Exhibit B). The proposed Zone comprises 60 parcels.

Parcel ID	Registered Owner	Acreage	Market Value	Ag Use Value
2823	ATHENA LAND LLC	91.65	\$366,600	\$6,650
2824	ATHENA LAND LLC	300.60	\$1,202,400	\$24,160
2825	ATHENA LAND LLC	56.54	\$226,160	\$4,070
3100	ATHENA LAND LLC	134.84	\$539,360	\$11,850
3101	ATHENA LAND LLC	28.35	\$113,400	\$2,550
3107	ATHENA LAND LLC	30.90	\$123,600	\$2,230
3697	ATHENA LAND LLC	5.00	\$66,250	\$48,570
7592	ATHENA LAND LLC	197.78	\$791,120	\$14,240
7593	ATHENA LAND LLC	383.00	\$1,532,000	\$27,580
7594	ATHENA LAND LLC	150.46	\$601,840	\$10,830

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7597	ATHENA LAND LLC	90.00	\$360,000	\$6,480
7598	ATHENA LAND LLC	150.12	\$614,740	\$25,070
7599	ATHENA LAND LLC	90.00	\$360,000	\$6,480
7601	ATHENA LAND LLC	22.80	\$189,520	\$103,890
7771	ATHENA LAND LLC	44.00	\$176,000	\$3,170
7773	ATHENA LAND LLC	48.97	\$197,880	\$5,530
8255	ATHENA LAND LLC	52.60	\$210,400	\$3,790
8257	ATHENA LAND LLC	77.03	\$308,120	\$6,450
8258	ATHENA LAND LLC	69.56	\$278,240	\$5,010
8633	ATHENA LAND LLC	57.90	\$231,600	\$4,170
8634	ATHENA LAND LLC	207.05	\$828,200	\$14,910
8635	ATHENA LAND LLC	10.50	\$42,000	\$760
8637	ATHENA LAND LLC	20.00	\$80,000	\$1,440
8638	ATHENA LAND LLC	80.00	\$320,000	\$5,760
8639	ATHENA LAND LLC	130.03	\$520,120	\$10,150
8640	ATHENA LAND LLC	2.00	\$103,350	\$103,350
8641	ATHENA LAND LLC	160.00	\$640,000	\$11,520
8643	ATHENA LAND LLC	160.00	\$640,000	\$11,520
8644	ATHENA LAND LLC	95.50	\$382,000	\$6,880
8645	ATHENA LAND LLC	67.76	\$271,040	\$4,880
8651	ATHENA LAND LLC	113.50	\$454,000	\$8,170
8652	ATHENA LAND LLC	42.50	\$170,000	\$3,060
8653	ATHENA LAND LLC	53.25	\$213,000	\$3,830
8655	ATHENA LAND LLC	198.00	\$792,000	\$14,260
8656	ATHENA LAND LLC	83.76	\$340,690	\$11,680
9816	ATHENA LAND LLC	160.00	\$640,000	\$14,400
9824	ATHENA LAND LLC	24.93	\$99,720	\$1,790
10571	ATHENA LAND LLC	148.62	\$747,280	\$167,430
10758	ATHENA LAND LLC	97.00	\$388,000	\$6,980
10759	ATHENA LAND LLC	181.63	\$726,520	\$13,080
10760	ATHENA LAND LLC	138.37	\$553,480	\$9,960
10761	ATHENA LAND LLC	63.32	\$253,280	\$4,560
10762	ATHENA LAND LLC	96.68	\$386,720	\$6,960
10763	ATHENA LAND LLC	41.30	\$165,200	\$2,970
10764	ATHENA LAND LLC	25.20	\$100,800	\$1,810
10767	ATHENA LAND LLC	122.90	\$491,600	\$8,850
12624	ATHENA LAND LLC	12.00	\$48,000	\$860
12979	ATHENA LAND LLC	193.19	\$772,760	\$13,910
51975	ATHENA LAND LLC	22.82	\$91,280	\$1,640
53963	ATHENA LAND LLC	68.42	\$273,680	\$4,930
56986	ATHENA LAND LLC	16.26	\$65,040	\$1,170
59596	ATHENA LAND LLC	44.40	\$177,600	\$3,560
59597	ATHENA LAND LLC	24.50	\$150,740	\$56,470
59708	ATHENA LAND LLC	90.44	\$361,760	\$6,510
60191	ATHENA LAND LLC	12.39	\$49,560	\$890
60192	ATHENA LAND LLC	49.89	\$199,560	\$3,590
60289	ATHENA LAND LLC	160.04	\$641,790	\$13,150
60618	ATHENA LAND LLC	9.66	\$38,640	\$700

Parcel ID	Registered Owner	Acreage	Market Value	Ag Use Value
61056	ATHENA LAND LLC	73.60	\$294,400	\$5,300
61329	ATHENA LAND LLC	208.32	\$833,280	\$15,000
TOTAL (60 parcels)		5,591.83	\$22,836,320	\$901,410

Note - record owner (affiliated): All 60 parcels are registered to Athena Land LLC. Athena Land LLC is a wholly owned subsidiary of the Applicant, BKV Power Ventures Jack LLC. The parcels will either be sold to the Applicant or conveyed once the project is in process.

Item 4.

Please provide a general description of the nature of the proposed project, the types of infrastructure to be constructed/installed within the proposed Reinvestment Zone, and a statement of which improvements will be subject to Abatement and any exclusions. Please state the Applicant's best estimate of the taxable value of all such improvements before any tax credits or deferral.

Response - project description: The project ("Thunder CCGT") is a nominal 1.3 GW (2x1x1) natural-gas combined-cycle electric generating facility that will dispatch power to the ERCOT grid (NAICS 221112, Fossil-Fuel Electric Power Generation). Principal infrastructure includes the power island (GE 7HA-class gas turbine generation), heat-recovery steam generator(s), steam turbine, air-cooled condenser, plant switchyard and generation interconnection, fuel-heating and balance-of-plant systems, and associated site improvements.

Improvements subject to Abatement / exclusions: Eligible improvements comprise the new buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation of the facility (Guidelines §2.4). Excluded/ineligible items include land and other ineligible property under Guidelines §2.5. The model also treats approximately \$226.8M of pollution-control property as TCEQ-exempt (Tex. Tax Code §11.31).

Estimated taxable value of improvements (before credits/deferral): Approximately \$1,321,109,940 taxable, comprising the CCGT generating facility plus the interconnection/substation and high-voltage transmission scope (the "PUN" component, about \$205.0M of taxable value), per the Applicant's estimated project cost.

Eligibility: This improvement value supports the "at least \$10,000,000 positive net economic benefit" threshold (Guidelines Item 1 / §2.7.a); the net-benefit analysis is reflected in Exhibit C.

Item 5.

Please state the number and duration of temporary jobs generated by the project, together with the anticipated temporary payroll for the construction phase.

Response: Construction spans approximately 30 months (Sep 2027 to Feb 2030). The construction workforce peaks at approximately 1,044 workers (Feb 2029) and averages approximately 373 workers on-site across the active construction months, totaling roughly 11,200 worker-months. Labor phases sequentially across civil/earthwork, structural steel, mechanical, and electrical/I&C disciplines.

Anticipated temporary (construction) payroll: Approximately \$60.7M over the construction phase.

Basis of payroll estimate: approximately 11,200 worker-months x \$65,000 per worker-year / 12.

Item 6.

Please state the number of permanent jobs to be created and the anticipated annual payroll for permanent jobs.

Response: The facility is expected to create 39 permanent full-time O&M positions at steady state, comprising: Plant Manager (1), Operations Manager (1), Maintenance Manager (1), Administrative Manager (1), Plant Engineer (1), Scheduler/Planner (1), Shift Supervisors (5), Control Room Operators (10), Auxiliary Operators (10), Mechanical Technicians (3), I&C/Electrical Technicians (4), and Warehouse (1).

Anticipated annual permanent payroll: Approximately \$4.04M in base wages/salaries, including overtime, 401(k), profit-sharing, bonus, payroll taxes, and healthcare. The annual cost is approximately \$6.9M.

Item 7.

Please identify any incentives the Applicant will make available to attract/retain permanent residential employees (e.g., housing allowances, scholarships).

Response: N/A

Item 8.

Please state whether the Applicant intends to seek a reduction in the initial ad valorem tax basis by deducting any federal tax credits from the cost basis/value of the proposed improvements, and if so, the resulting cost basis/value for county ad valorem taxation in the first taxable year.

Response: No.

Item 9.

Please state the estimated tax revenues the county can expect to receive during each year of any requested Abatement, and the method by which the revenue is calculated.

Response: During the 10-year Chapter 312 abatement (tax years 2031-2040), estimated County collections decline from approximately \$4.89M (tax year 2031, payable 2032) to approximately \$3.98M (tax year 2040, payable 2041) as the improvement value depreciates. In addition, estimated property taxes during construction (CWIP, tax years 2028-2030) total approximately \$15.5M. Year-by-year figures are provided in Exhibit C.

Method: Appraised improvement value is depreciated over a 25-year schedule and taxed at the combined County rate of 0.751 per \$100 of value across the four County taxing units (Jack County 0.358, Jack County Hospital 0.302, Jack Co WCID #1 0.007, Jack County Special 0.084). During the abatement term, a Chapter 312 arrangement applies a 35% payment-in-lieu (PILOT) to the abatable value; all four County units are treated as abatable. See Exhibit C for the calculation and formulas.

Item 10.

Please state the remaining useful life of the proposed project after the Abatement period, and attach a spreadsheet showing the calculation and formula used, presenting expected county revenues both during the Abatement period and for each subsequent year over the useful life of the facilities.

Response: The facility is modeled with a depreciable property tax life of 25 years, with the depreciated taxable value floored at approximately 25% of original value in the later years. Following the 10-year abatement (through tax year 2040), the improvements are fully taxable for the remainder of the useful life (tax years 2041-2055).

County revenue over life (25 years): approximately \$174.1M without abatement versus \$122.3M with the Chapter 312 abatement. An abatement value of approximately \$51.8M realized over the 10-year term.

Attachment: See Exhibit C, the County Revenue Schedule, which shows the year-by-year County revenue with and without the abatement (and the resulting County abatement benefit) during and after the abatement period, together with the depreciation basis, tax rate, and PILOT method.

Item 11.

Remediation provisions as required by Section 3(d) of the Guidelines.

Response: The Applicant has anticipated remediation of the property to a condition substantially similar to the land's original condition at the conclusion of the facility's productive life, ordinary wear and tear excepted. Such remediation has been planned and funded; the project budget includes a dedicated Land Remediation allocation of approximately \$24M. The land within the proposed Reinvestment Zone is owned by Athena Land LLC, a wholly owned subsidiary of the Applicant, BKV Power Ventures Jack LLC; accordingly, the remediation obligation rests with the Applicant and will not result in the imposition of recovery costs upon Jack County or upon any third-party landowner.

Item 12.

Please provide a comparison between any proposed percentage-based Abatement of taxes and the resulting PILOT (Payment in Lieu of Taxes) that might result from the County approving the requested Abatement.

Response: The requested Chapter 312 structure applies a 35% PILOT to the abatable value during the 10-year term. On a County basis, this is the difference between the "without abatement" and "with abatement (PILOT)"

scenarios: over 25 years the County collects approximately \$174.1M without abatement versus \$122.3M under the PILOT/abatement scenario (about \$51.8M difference, concentrated in tax years 2031-2040). The annual side-by-side comparison is provided in Exhibit C.

Item 13.

Please provide a schedule for undertaking and completing the planned improvements, including anticipated commencement of construction, commercial-operations commencement date, and the date of the first PILOT or ad valorem tax payment.

Response:

- **Beginning of construction:** 2027
- **Commercial operations (COD):** 2030
- **First CWIP tax year:** 2028 (payable 2029)
- **First full tax year / first PILOT payment:** Tax year 2031, payable 2032

See Exhibit C for the full tax and payment timeline.

Item 14.

Please provide certification from the County Appraisal District that any property owned by the Applicant is current in its ad valorem tax obligations.

Response: This applicant does not currently own assets in Jack County.

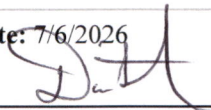
Item 15.

Please attach a non-refundable application fee of \$1,000.00 to the completed application.

Response: A non-refundable application fee of \$1,000.00, payable to Jack County, accompanies the signed application delivered to the office of the County Judge (Guidelines §3.10).

Additional fee agreement: Per Guidelines §3.12, the Applicant also agrees to reimburse reasonable consulting and attorney fees incurred by Jack County, not to exceed \$10,000.00.

Date: 7/6/2026



Authorized Representative or Agent

Supplemental - Guidelines items not separately restated on the application form

The following are additionally required or referenced by the Guidelines (Section 3) and should accompany the filing:

- **Net economic-impact analysis** (Guidelines §3.2.a-c): net economic impact, estimated annual tax revenues, and the Abatement-vs-PILOT comparison (Items 9, 10, 12; Exhibit C).
- **Depreciation / residual-value declaration** (Guidelines §3.2.d): 25-year depreciation method and residual taxable value (Item 10; Exhibit C).
- **Environmental permits / impacts disclosure** (Guidelines §3.9): Required environmental permits (Exhibit D).

Exhibit Index

Exhibit A: Reinvestment Zone Map (PDF + JPG + inset locator)

Exhibit B: Parcel List (Parcel ID, owner, acreage, appraised value, ag-exempt value)

Exhibit C: County Revenue Schedule - Thunder CCGT / Jack County (county revenue with & without abatement, by year; method & formula)

Exhibit D: Environmental Permits / Impacts Disclosure

Application fee check, \$1,000.00 payable to Jack County

Exhibit A: Reinvestment Zone Map

Thunder Reinvestment Zone • Jack County, Texas

Proposed Reinvestment Zone boundary shown in yellow; Jack County and Wise County labeled. Map follows on the next page.

Reinvestment Zone

This aerial map displays the Reinvestment Zone in Jack County, Texas. The zone is outlined in yellow and contains numerous property parcels, each labeled with its Assessor's Parcel Number (APN). The parcels are distributed across the zone, with some clusters and others more isolated. The map also shows the boundaries of Jack County and its neighboring counties, Burnet and Wise. The terrain is a mix of developed land, fields, and wooded areas.

Jack County

Wise County

Burnet County

APN numbers visible on the map include: 8637, 8635, 8638, 8639, 8656, 8640, 8653, 8652, 8633, 8634, 8644, 8643, 8641, 8645, 8257, 8255, 8258, 8259, 8254, 8253, 8252, 8251, 8250, 8249, 8248, 8247, 8246, 8245, 8244, 8243, 8242, 8241, 8240, 8239, 8238, 8237, 8236, 8235, 8234, 8233, 8232, 8231, 8230, 8229, 8228, 8227, 8226, 8225, 8224, 8223, 8222, 8221, 8220, 8219, 8218, 8217, 8216, 8215, 8214, 8213, 8212, 8211, 8210, 8209, 8208, 8207, 8206, 8205, 8204, 8203, 8202, 8201, 8199, 8198, 8197, 8196, 8195, 8194, 8193, 8192, 8191, 8190, 8189, 8188, 8187, 8186, 8185, 8184, 8183, 8182, 8181, 8180, 8179, 8178, 8177, 8176, 8175, 8174, 8173, 8172, 8171, 8170, 8169, 8168, 8167, 8166, 8165, 8164, 8163, 8162, 8161, 8160, 8159, 8158, 8157, 8156, 8155, 8154, 8153, 8152, 8151, 8150, 8149, 8148, 8147, 8146, 8145, 8144, 8143, 8142, 8141, 8140, 8139, 8138, 8137, 8136, 8135, 8134, 8133, 8132, 8131, 8130, 8129, 8128, 8127, 8126, 8125, 8124, 8123, 8122, 8121, 8120, 8119, 8118, 8117, 8116, 8115, 8114, 8113, 8112, 8111, 8110, 8109, 8108, 8107, 8106, 8105, 8104, 8103, 8102, 8101, 8099, 8098, 8097, 8096, 8095, 8094, 8093, 8092, 8091, 8090, 8089, 8088, 8087, 8086, 8085, 8084, 8083, 8082, 8081, 8080, 8079, 8078, 8077, 8076, 8075, 8074, 8073, 8072, 8071, 8070, 8069, 8068, 8067, 8066, 8065, 8064, 8063, 8062, 8061, 8060, 8059, 8058, 8057, 8056, 8055, 8054, 8053, 8052, 8051, 8050, 8049, 8048, 8047, 8046, 8045, 8044, 8043, 8042, 8041, 8040, 8039, 8038, 8037, 8036, 8035, 8034, 8033, 8032, 8031, 8030, 8029, 8028, 8027, 8026, 8025, 8024, 8023, 8022, 8021, 8020, 8019, 8018, 8017, 8016, 8015, 8014, 8013, 8012, 8011, 8010, 8009, 8008, 8007, 8006, 8005, 8004, 8003, 8002, 8001, 7999, 7998, 7997, 7996, 7995, 7994, 7993, 7992, 7991, 7990, 7989, 7988, 7987, 7986, 7985, 7984, 7983, 7982, 7981, 7980, 7979, 7978, 7977, 7976, 7975, 7974, 7973, 7972, 7971, 7970, 7969, 7968, 7967, 7966, 7965, 7964, 7963, 7962, 7961, 7960, 7959, 7958, 7957, 7956, 7955, 7954, 7953, 7952, 7951, 7950, 7949, 7948, 7947, 7946, 7945, 7944, 7943, 7942, 7941, 7940, 7939, 7938, 7937, 7936, 7935, 7934, 7933, 7932, 7931, 7930, 7929, 7928, 7927, 7926, 7925, 7924, 7923, 7922, 7921, 7920, 7919, 7918, 7917, 7916, 7915, 7914, 7913, 7912, 7911, 7910, 7909, 7908, 7907, 7906, 7905, 7904, 7903, 7902, 7901, 7899, 7898, 7897, 7896, 7895, 7894, 7893, 7892, 7891, 7890, 7889, 7888, 7887, 7886, 7885, 7884, 7883, 7882, 7881, 7880, 7879, 7878, 7877, 7876, 7875, 7874, 7873, 7872, 7871, 7870, 7869, 7868, 7867, 7866, 7865, 7864, 7863, 7862, 7861, 7860, 7859, 7858, 7857, 7856, 7855, 7854, 7853, 7852, 7851, 7850, 7849, 7848, 7847, 7846, 7845, 7844, 7843, 7842, 7841, 7840, 7839, 7838, 7837, 7836, 7835, 7834, 7833, 7832, 7831, 7830, 7829, 7828, 7827, 7826, 7825, 7824, 7823, 7822, 7821, 7820, 7819, 7818, 7817, 7816, 7815, 7814, 7813, 7812, 7811, 7810, 7809, 7808, 7807, 7806, 7805, 7804, 7803, 7802, 7801, 7799, 7798, 7797, 7796, 7795, 7794, 7793, 7792, 7791, 7790, 7789, 7788, 7787, 7786, 7785, 7784, 7783, 7782, 7781, 7780, 7779, 7778, 7777, 7776, 7775, 7774, 7773, 7772, 7771, 7770, 7769, 7768, 7767, 7766, 7765, 7764, 7763, 7762, 7761, 7760, 7759, 7758, 7757, 7756, 7755, 7754, 7753, 7752, 7751, 7750, 7749, 7748, 7747, 7746, 7745, 7744, 7743, 7742, 7741, 7740, 7739, 7738, 7737, 7736, 7735, 7734, 7733, 7732, 7731, 7730, 7729, 7728, 7727, 7726, 7725, 7724, 7723, 7722, 7721, 7720, 7719, 7718, 7717, 7716, 7715, 7714, 7713, 7712, 7711, 7710, 7709, 7708, 7707, 7706, 7705, 7704, 7703, 7702, 7701, 7699, 7698, 7697, 7696, 7695, 7694, 7693, 7692, 7691, 7690, 7689, 7688, 7687, 7686, 7685, 7684, 7683, 7682, 7681, 7680, 7679, 7678, 7677, 7676, 7675, 7674, 7673, 7672, 7671, 7670, 7669, 7668, 7667, 7666, 7665, 7664, 7663, 7662, 7661, 7660, 7659, 7658, 7657, 7656, 7655, 7654, 7653, 7652, 7651, 7650, 7649, 7648, 7647, 7646, 7645, 7644, 7643, 7642, 7641, 7640, 7639, 7638, 7637, 7636, 7635, 7634, 7633, 7632, 7631, 7630, 7629, 7628, 7627, 7626, 7625, 7624, 7623, 7622, 7621, 7620, 7619, 7618, 7617, 7616, 7615

Jack County

Wise County

Exhibit B: Reinvestment Zone Parcel List

Thunder Reinvestment Zone • Jack County, Texas

Parcels within the proposed Reinvestment Zone. All parcels are registered to Athena Land LLC.

Parcel ID	JCAD Account	Registered Owner	Acreage	Market Value	Ag Use Value
2823	20053-00029-00200-000000	ATHENA LAND LLC	91.65	\$366,600	\$6,650
2824	20530-00029-00100-000000	ATHENA LAND LLC	300.60	\$1,202,400	\$24,160
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3107	22280-00030-00100-000000	ATHENA LAND LLC	30.90	\$123,600	\$2,230
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7597	21690-00030-00100-000000	ATHENA LAND LLC	90.00	\$360,000	\$6,480
7598	21798-00030-00100-000000	ATHENA LAND LLC	150.12	\$614,740	\$25,070
7599	21925-00030-00200-000000	ATHENA LAND LLC	90.00	\$360,000	\$6,480
7601	20032-00030-00300-000000	ATHENA LAND LLC	22.80	\$189,520	\$103,890
7771	21182-00030-00400-000000	ATHENA LAND LLC	44.00	\$176,000	\$3,170
7773	21022-00030-00700-000000	ATHENA LAND LLC	48.97	\$197,880	\$5,530
8255	22129-00030-00300-000000	ATHENA LAND LLC	52.60	\$210,400	\$3,790
8257	20614-00030-00500-000000	ATHENA LAND LLC	77.03	\$308,120	\$6,450
8258	21182-00030-00500-000000	ATHENA LAND LLC	69.56	\$278,240	\$5,010
8633	20053-00024-00100-000000	ATHENA LAND LLC	57.90	\$231,600	\$4,170
8634	20276-00029-00100-000000	ATHENA LAND LLC	207.05	\$828,200	\$14,910
8635	21071-00024-00200-000000	ATHENA LAND LLC	10.50	\$42,000	\$760
8637	21380-00024-00200-000000	ATHENA LAND LLC	20.00	\$80,000	\$1,440
8638	21458-00025-00200-000000	ATHENA LAND LLC	80.00	\$320,000	\$5,760
8639	21528-00024-00101-000000	ATHENA LAND LLC	130.03	\$520,120	\$10,150
8640	22194-00025-00101-000000	ATHENA LAND LLC	2.00	\$103,350	\$103,350
8641	22153-00030-00100-000000	ATHENA LAND LLC	160.00	\$640,000	\$11,520
8643	22363-00030-00100-000000	ATHENA LAND LLC	160.00	\$640,000	\$11,520
8644	22383-00030-00100-000000	ATHENA LAND LLC	95.50	\$382,000	\$6,880
8645	20614-00030-00300-000000	ATHENA LAND LLC	67.76	\$271,040	\$4,880
8651	22129-00030-00200-000000	ATHENA LAND LLC	113.50	\$454,000	\$8,170
8652	22266-00025-00100-000000	ATHENA LAND LLC	42.50	\$170,000	\$3,060
8653	22382-00025-00100-000000	ATHENA LAND LLC	53.25	\$213,000	\$3,830
8655	22194-00030-00100-000000	ATHENA LAND LLC	198.00	\$792,000	\$14,260
8656	21206-00025-00100-000000	ATHENA LAND LLC	83.76	\$340,690	\$11,680
9816	21884-00030-00400-000000	ATHENA LAND LLC	160.00	\$640,000	\$14,400
9824	22133-00030-00400-000000	ATHENA LAND LLC	24.93	\$99,720	\$1,790
10571	21668-00030-00201-000000	ATHENA LAND LLC	148.62	\$747,280	\$167,430
10758	20910-00030-00200-000000	ATHENA LAND LLC	97.00	\$388,000	\$6,980
10759	21372-00030-00200-000000	ATHENA LAND LLC	181.63	\$726,520	\$13,080
10760	21372-00030-00100-000000	ATHENA LAND LLC	138.37	\$553,480	\$9,960
10761	21860-00030-00200-000000	ATHENA LAND LLC	63.32	\$253,280	\$4,560
10762	21860-00030-00100-000000	ATHENA LAND LLC	96.68	\$386,720	\$6,960
10763	21757-00030-00100-000000	ATHENA LAND LLC	41.30	\$165,200	\$2,970
10764	21757-00030-00200-000000	ATHENA LAND LLC	25.20	\$100,800	\$1,810
10767	20032-00030-00200-000000	ATHENA LAND LLC	122.90	\$491,600	\$8,850
12624	20032-00030-00100-000000	ATHENA LAND LLC	12.00	\$48,000	\$860
12979	20910-00030-00101-000000	ATHENA LAND LLC	193.19	\$772,760	\$13,910
51975	20317-00030-00201-000000	ATHENA LAND LLC	22.82	\$91,280	\$1,640
53963	22133-00030-00303-000000	ATHENA LAND LLC	68.42	\$273,680	\$4,930
56986	20009-00030-00600-000000	ATHENA LAND LLC	16.26	\$65,040	\$1,170
59596	20010-00030-00400-000000	ATHENA LAND LLC	44.40	\$177,600	\$3,560
59597	20009-00030-00305-000000	ATHENA LAND LLC	24.50	\$150,740	\$56,470

Parcel ID	JCAD Account	Registered Owner	Acreage	Market Value	Ag Use Value
59708	20614-00030-00405-000000	ATHENA LAND LLC	90.44	\$361,760	\$6,510
60191	21601-00030-00201-000000	ATHENA LAND LLC	12.39	\$49,560	\$890
60192	20507-00030-00103-000000	ATHENA LAND LLC	49.89	\$199,560	\$3,590
60289	20032-00030-00303-000000	ATHENA LAND LLC	160.04	\$641,790	\$13,150
60618	21668-00030-00202-000000	ATHENA LAND LLC	9.66	\$38,640	\$700
61056	21162-00030-00400-000000	ATHENA LAND LLC	73.60	\$294,400	\$5,300
61329	20009-00030-00103-000000	ATHENA LAND LLC	208.32	\$833,280	\$15,000
TOTAL (60 parcels)			5,591.83	\$22,836,320	\$901,410

Exhibit C: County Revenue Schedule

Thunder CCGT • Jack County, Texas

*Estimated Jack County property-tax revenue with and without the requested Chapter 312 abatement, by tax year, over the modeled life of the improvements.
County figures only (all four County taxing units). Confidential.*

Tax Year	Payment Year	County (Without Abatement)	County (With Abatement, 35% PILOT)	Abatement Benefit
<i>Abatement period: Years 1-10 (35% PILOT applies)</i>				
2031	2032	\$10,545,147	\$4,891,057	\$5,654,090
2032	2033	\$10,386,911	\$4,817,664	\$5,569,247
2033	2034	\$10,216,914	\$4,738,816	\$5,478,098
2034	2035	\$10,033,019	\$4,653,521	\$5,379,498
2035	2036	\$9,834,154	\$4,561,284	\$5,272,870
2036	2037	\$9,619,253	\$4,461,608	\$5,157,645
2037	2038	\$9,386,175	\$4,353,502	\$5,032,673
2038	2039	\$9,135,991	\$4,237,462	\$4,898,529
2039	2040	\$8,865,493	\$4,111,999	\$4,753,494
2040	2041	\$8,572,543	\$3,976,123	\$4,596,420
Subtotal: abatement period (Yrs 1-10)		\$96,595,600	\$44,803,036	\$51,792,564
<i>After abatement: fully taxable (no PILOT)</i>				
2041	2042	\$8,257,140	\$8,257,140	\$0
2042	2043	\$7,916,077	\$7,916,077	\$0
2043	2044	\$7,548,285	\$7,548,285	\$0
2044	2045	\$7,150,557	\$7,150,557	\$0
2045	2046	\$6,720,754	\$6,720,754	\$0
2046	2047	\$6,256,737	\$6,256,737	\$0
2047	2048	\$5,755,300	\$5,755,300	\$0
2048	2049	\$5,214,304	\$5,214,304	\$0
2049	2050	\$4,630,542	\$4,630,542	\$0
2050	2051	\$3,998,667	\$3,998,667	\$0
2051	2052	\$3,317,610	\$3,317,610	\$0
2052	2053	\$2,672,906	\$2,672,906	\$0
2053	2054	\$2,672,906	\$2,672,906	\$0
2054	2055	\$2,672,906	\$2,672,906	\$0
2055	2056	\$2,672,906	\$2,672,906	\$0
TOTAL: 25 tax years (2031-2055)		\$174,053,200	\$122,260,635	\$51,792,565

Estimated property taxes during construction (CWIP). Total estimated taxes across all taxing units during the construction period, before commercial operations (per the property-tax model):

Tax Year	Payment Year	Estimated Taxes During Construction
2028	2029	\$2,637,371
2029	2030	\$5,199,027
2030	2031	\$7,676,527
Total (construction period)		\$15,512,924

Method & formula

Estimated improvement value is depreciated over a 25-year schedule (residual value floored at approximately 25% in the later years) and taxed at the combined Jack County rate of 0.751 per \$100 of taxable value across the four County taxing units: Jack County (0.358), Jack County Hospital District (0.302), Jack Co WCID #1 (0.007), and Jack County Special (0.084).

During the 10-year abatement (tax years 2031-2040), a Chapter 312 arrangement applies a 35% payment-in-lieu (PILOT) to the abatable value; the "With Abatement" column reflects the PILOT, and "County Abatement Benefit" is the difference. After the term, improvements are fully taxable. School (ISD) taxes are addressed separately under JETI and are unaffected by the County abatement, so they are excluded from this County schedule.

Exhibit D: Environmental Permits & Impacts Disclosure

Thunder CCGT (Combined-Cycle Gas Turbine) • Jack County, Texas

Applicant: BKV Power Ventures Jack LLC, NAICS 221112 (Fossil-Fuel Electric Power Generation)

Category	Permit / Authorization	Issuing Agency	Anticipated status	Permit No. / Date
Air: pre-construction (NSR/PSD)	Air pre-construction permit under the PSD program, including GHG PSD applicability	TCEQ (with EPA oversight)	Anticipated; pre-construction; applicability to be confirmed	Pending
Air: acid rain	Acid Rain permit	TCEQ	Anticipated; pre-construction	Pending
Air: operating	Title V federal operating permit	TCEQ	Anticipated; pre-operation	Pending
Water: §404 (wetlands / WOTUS)	Clean Water Act §404 dredge-and-fill (nationwide permit or individual permit, depending on impacts and final siting)	USACE	Anticipated; pre-construction; scope depends on siting	Pending
Water: §401 certification	Clean Water Act §401 water-quality certification (tied to the §404 action; satisfied through the construction SWPPP)	TCEQ	Anticipated; pre-construction	Pending
Water: construction stormwater	TPDES Construction General Permit and Stormwater Pollution Prevention Plan (Notice of Intent may be required)	TCEQ	Anticipated; likely applicable	Pending
Species: threatened and endangered	Endangered Species Act §7/§10 review and habitat assessment	USFWS	Anticipated; pre-construction habitat evaluation	Pending
Species: migratory birds	Migratory Bird Treaty Act (pre-construction nest surveys and clearing-timing measures)	USFWS	Anticipated; clearing-timing dependent	Pending
Species: eagles	Bald and Golden Eagle Protection Act (habitat evaluation)	USFWS	Anticipated; pre-construction	Pending
Cultural / historic	Section 106 review (managed through the SHPO)	Texas Historical Commission	Anticipated; applies where a federal nexus exists	Pending

Environmental impacts summary

Air emissions (criteria pollutants and GHG): [pending, from the final air permit application]

Land disturbance (acres) and site restoration: [pending]

Noise / traffic / other community impacts: noise study anticipated; results [pending]

Mitigation and monitoring commitments: [pending]