

## **Comments to the Jack County Commissioners Court August 24, 2026**

Regarding possible Court action on applications for tax abatements by:

C1 Jack LLC (Cyrus One Data Center Project)

BKV dCarbon Ventures LLC (Thunder CCS)

BKV Power Ventures Jack LLC

### **What's the big hurry?**

Governor Abbot has made numerous public statements that the regulation of data centers and the associated facilities such as power generation, etc. will be a top priority of the upcoming legislative session.

The legislature is likely to impose significant guardrails on these projects to protect natural resources and protect local communities from adverse impacts.

In addition, local governments may be given authority to impose operational requirements these projects to meet the particular needs of the impacted communities.

**Why give away valuable tax revenues to obtain weaker concessions than which are likely to be obtained next year? All applications should be tabled until after the legislature has acted.**

### **The C1 Jack LLC Application for Tax Abatement is Invalid.**

The Jack County Commissioners Court voted to accept an application for tax abatement by C1 Jack LL at its public meeting on January 12, 2026.

C1 Jack LLC is a foreign limited liability company formed under the laws of the state of Delaware. As a foreign entity, C1 Jack LLC is not authorized to conduct business, such a filing an application for a tax abatement, without registering with the Texas Secretary of State.

C1 Jack LLC did not file its registration with the Texas Secretary of State until January 19, 2026; a week after the Court accepted the application.

### **The C1 Jack LLC Application Does Not Comply with Jack County Tax Abatement Guidelines and Criteria.**

C1 Jack LLC has failed to provide valid and comprehensive impact studies regarding: environmental and natural resource impact, public road and infrastructure impact, public health & safety, and economic impact. The

application fails to specify the number of permanent jobs to be created for county residents. C1 Jack LLC has failed to provide financial information and operating plans to establish that it has the financial assets and operational & management abilities to successfully complete and operate the project.

**BKV does not need an abatement for the project to proceed.**

The CCS project will generate more than \$252,000,000 per year of federal income tax credits pursuant to Section 45Q of the IRC. These tax credits are transferrable and can be sold to other corporate tax payers.

The power plant will need two GE 7HA combined cycle gas turbines. These turbines will emit 10,850 metric tons of CO<sub>2</sub> per day. BKV is required to capture 75% of the total emissions and will receive \$85 per metric ton of captured CO<sub>2</sub> in tax credits.

**The BKV Thunder Reinvestment Zone is too large and may be a data center in disguise.**

The requested reinvestment zone covers 5,591.83 acres. The area needed for the power generation and CCS facilities is less than 25% of this area. See the attached map. Under current industry economics, a combined cycle power generation plant of this size and at this location is not profitable. So, the only reason to build the Thunder project is to power an adjacent data center.

**Jack County is Not Suitable for CO<sub>2</sub> Carbon Capture & Storage. CCS is a Clear and Present Danger to Jack County's Underground Fresh Water and to Public Health & Safety.**

The region around the proposed Thunder Reinvestment Zone has been the subject of intensive oil & gas drilling for more than 80 years. As shown on the attached map, there are hundreds of abandoned and inactive wells which provide pathways for underground and surface blowouts of CO<sub>2</sub>. In addition, the pipelines transporting high pressure CO<sub>2</sub> constitute a leak and rupture risk.

When combined with water, CO<sub>2</sub> forms carbonic acid which is highly corrosive at high pressure. These blowouts and ruptures could contaminate aquifers and present a health and safety hazard to the community. Reference is made to the February 22, 2020 CO<sub>2</sub> pipeline rupture in Satartia, Mississippi.

## **The BKV Thunder Power & CCS Project is Not Ready for Commissioners Court Action.**

The project is subject to review and permitting by several state and federal governmental agencies: Texas Railroad Commission, Texas Commission on Environmental Quality, EPA, and ERCOT among others. The project cannot proceed without these approvals and there has been no validation by BKV that it is capable or has proceeded to obtain the necessary approvals.

BKV has failed to provide valid and comprehensive impact studies regarding: environmental and natural resource impact, public road and infrastructure impact, public health & safety, and economic impact. The application fails to specify the number of permanent jobs to be created for county residents. BKV has failed to provide financial information and operating plans to establish that it has the financial assets and operational & management abilities to successfully complete and operate the project.

**I respectfully request that the Jack County Commissioners Court table any action on the C1 Jack LLC and the BKV tax abatement applications until after the Texas legislature has acted on this matter and until after the applicants have fully complied with the Tax Abatement Guidelines & Criteria and the applicants have provided to the community all information and evidence needed to confirm that these projects are in the best interests of the residents of Jack County.**

Steve Collins

## NOTICE OF MEETING (\*) OF THE

### COMMISSIONERS COURT OF JACK COUNTY, TEXAS

• Assistive Listening Devices Available on Request for Use during Court Session

Notice is hereby given that a Meeting of the above-named Commissioners Court will be held on **Monday the 12th day of January 2026 at 10:00 o'clock am in the County Assembly Room, Suite 104, Courthouse,** Jacksboro, Texas, at which time the following subjects\* will be discussed and appropriate action taken, to-wit:

These subjects may or may not be discussed in the order shown. All items listed below as part of the called "Consent Agenda Items" require no deliberation by the Court. Each Court member has the prerogative of removing an item from this agenda so that it may be considered separate.

1. Public Forum (Limited to 5 minutes per person);

2. Payment of Claims;

3. CONSENT AGENDA ITEMS:

- (a) Approval of Minutes of Meeting for December 22, 2025;
- (b) Discuss and approve the month of January as Sanctity of Human Life Awareness Month and Sunday, January 19, 2026, as Sanctity of Human Life Sunday;
- (c) Approval of Official Bonds and Oaths for Michael Francis;
- (d) Accept engagement letter to retain Bohrer Law Firm PLLC;
- (e) Discuss and approve the re-plat of the Mesquite Estates subdivision;
- (f) Discuss and approve the re-plat of the Lone Indian Ranch Addition Track No. 53R 12.50 acres;
- (g) Approval of new federal mileage rate of 72.5 cents per mile;
- (h) Approve contract renewal for IBM Service Suite for hardware and software;
- (i) Acceptance of Extension Activity and Travel Report from agent Alinda Cox for the month of December 2025;

**FILED FOR RECORD**

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

JAN 6 2026

VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

4. TIMED AGENDA ITEMS: None;

5. Discussion and possible action regarding the renovation project in the Elections Administrative office;

6. Discuss and receive the Tax Abatement Agreement for C1 Jack I LLC;

7. Discuss and approve the Letter of Engagement for Capex Resources Group;

8. Discussion and possible action regarding the hiring of a full-time position in the Jack County Justice of the Peace office;

9. Discussion of Commissioner Precinct Operations;

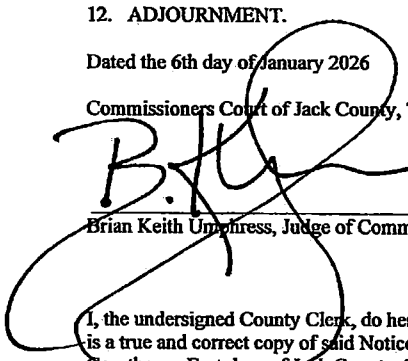
10. Reports, if any, by other Department Heads;

11. FUTURE AGENDA ITEMS; AND;

12. ADJOURNMENT.

Dated the 6th day of January 2026

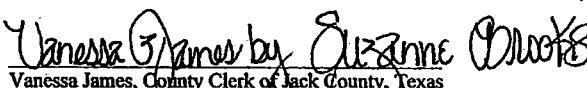
Commissioners Court of Jack County, Texas

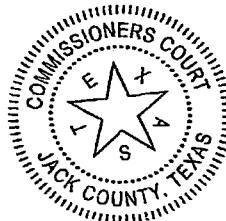
  
Brian Keith Umphress, Judge of Commissioners Court



I, the undersigned County Clerk, do hereby certify that the above Notice of Meeting of the above named Commissioners Court, is a true and correct copy of said Notice, and that I posted a true and correct copy of said Notice on the bulletin board at the Courthouse East door of Jack County, Texas, at a place readily accessible to the general public at all times on the 6th day of January, 2026, and said Notice remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 6th day of January 2026, at 12:57 p.m.

  
Vanessa James, County Clerk of Jack County, Texas



**Form 304**  
**(Revised 05/11)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
Filing Fee: \$750



**Application for  
Registration  
of a Foreign Limited  
Liability Company**

This space reserved for office use.

1. The entity is a foreign limited liability company. The name of the entity is:

**CI JACK I LLC**

*Provide the full legal name of the entity as stated in the entity's formation document in its jurisdiction of formation.*

2A. The name of the entity in its jurisdiction of formation does not contain the word "limited liability company" or "limited company" (or an abbreviation thereof). The name of the entity with the word or abbreviation that it elects to add for use in Texas is:

2B. The entity name is not available in Texas. The assumed name under which the entity will qualify and transact business in Texas is:

*The assumed name must include an acceptable organizational identifier or an accepted abbreviation of one of these terms.*

3. Its federal employer identification number is: **41-2777083**

☒ Federal employer identification number information is not available at this time.

4. It is organized under the laws of: (set forth state or foreign country) **Delaware**

and the date of its formation in that jurisdiction is: **11/19/2025**

*mm/dd/yyyy*

5. As of the date of filing, the undersigned certifies that the foreign limited liability company currently exists as a valid limited liability company under the laws of the jurisdiction of its formation.

6. The purpose or purposes of the limited liability company that it proposes to pursue in the transaction of business in Texas are set forth below.

Any lawful business or activity under the laws of the state of Texas.

The entity also certifies that it is authorized to pursue such stated purpose or purposes in the state or country under which it is organized.

7. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: **upon filing**

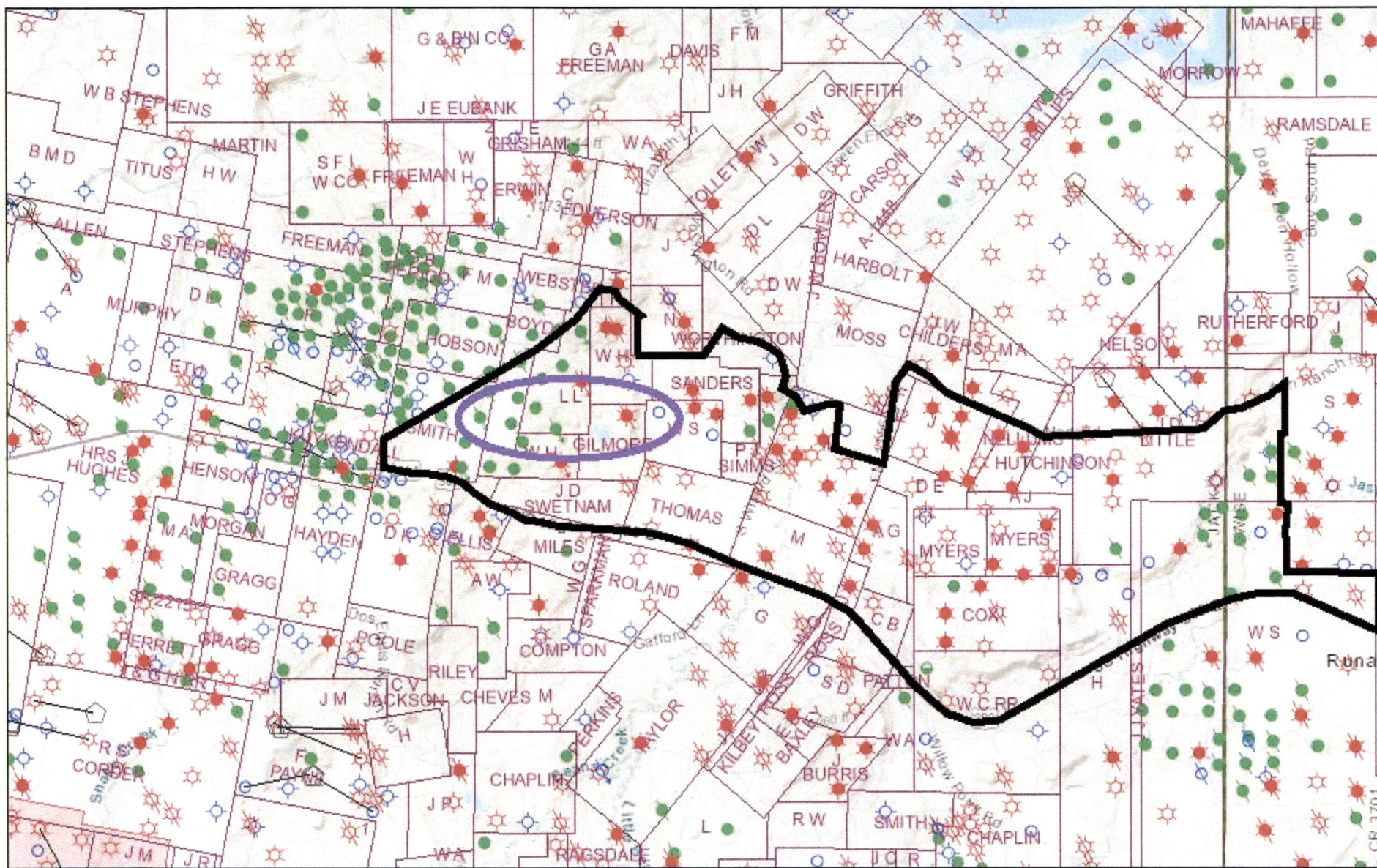
*mm/dd/yyyy*

*Late fees may apply (see instructions).*

8. The principal office address of the limited liability company is:

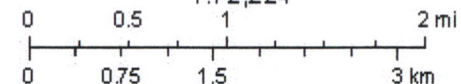
|                                        |               |              |                |                        |
|----------------------------------------|---------------|--------------|----------------|------------------------|
| <b>2850 N. Harwood St., Suite 2200</b> | <b>Dallas</b> | <b>TX</b>    | <b>USA</b>     | <b>75201</b>           |
| <i>Address</i>                         | <i>City</i>   | <i>State</i> | <i>Country</i> | <i>Zip/Postal Code</i> |

BKV Abatement Area  
BKV Project Area



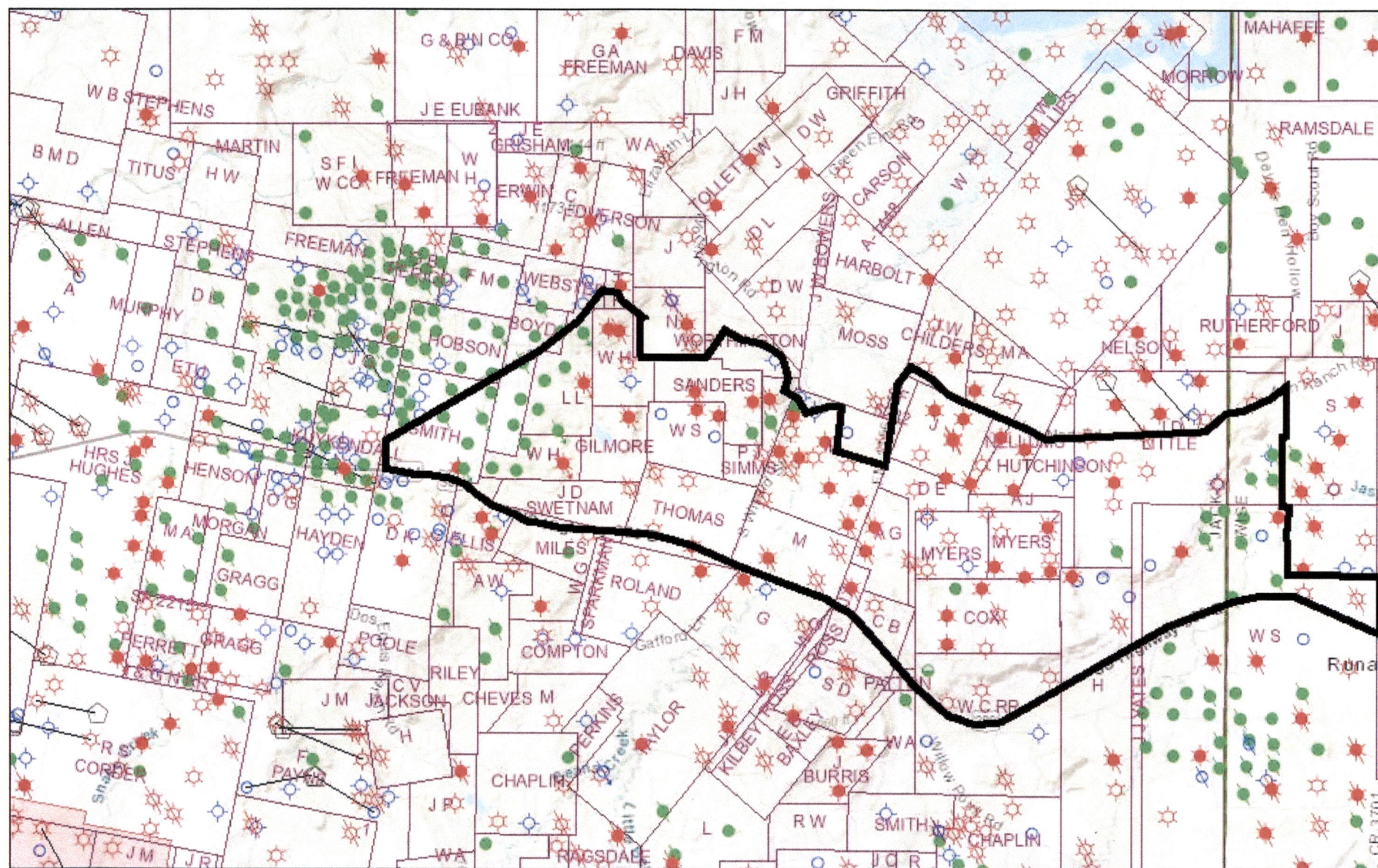
August 23, 2026

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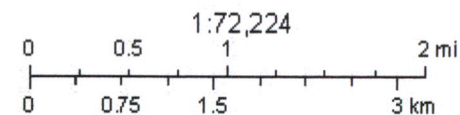


Texas Parks & Wildlife, Esrl, HERE, Gamlin, INCREMENT P, USGS, METV  
NASA, NGA, EPA, USDA

## Wellbores in BKV Abatement Area

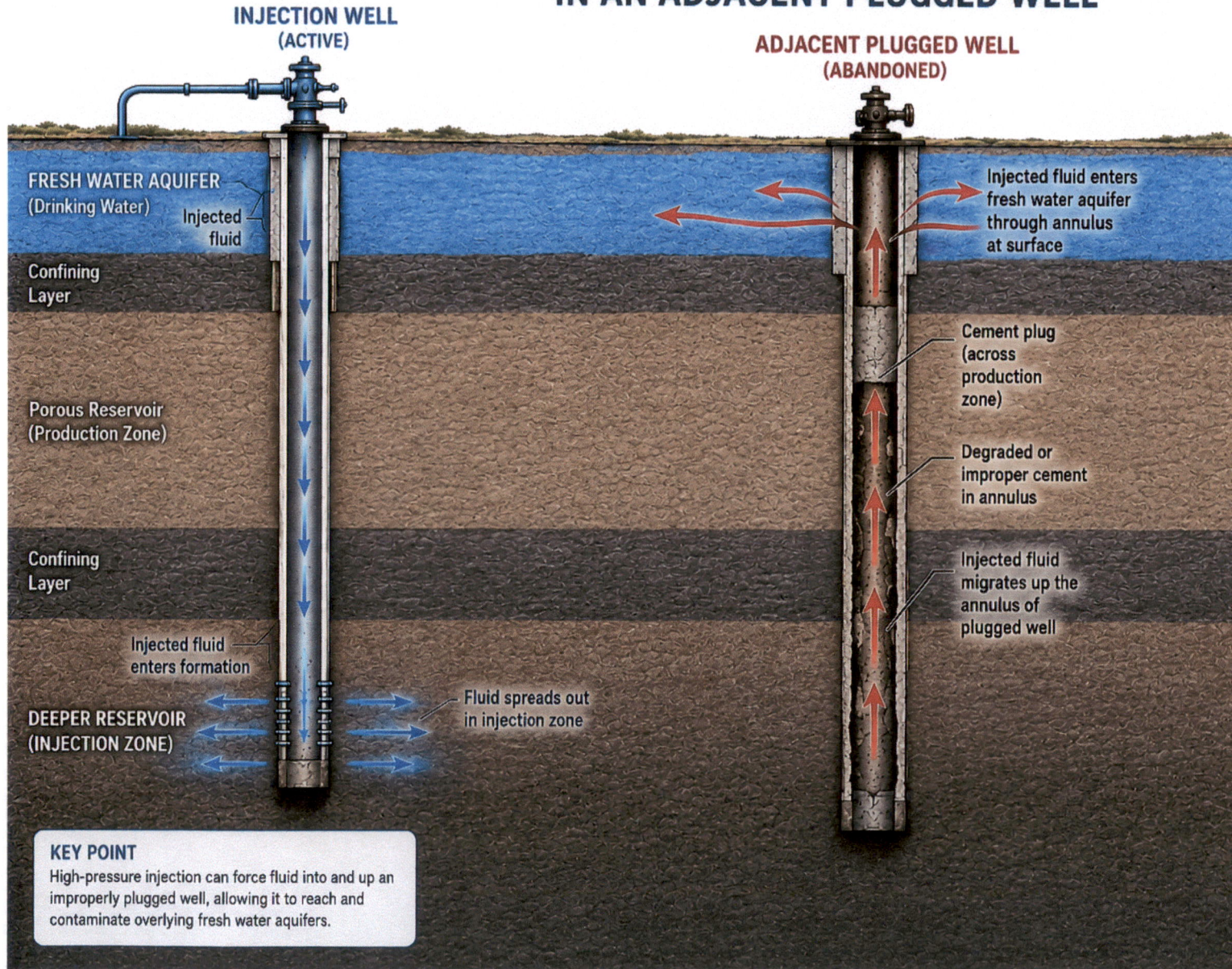


August 23, 2026



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METV  
NASA, NGA, EPA, USDA

# HOW AN INJECTION WELL CAN CAUSE AN UNDERGROUND BLOWOUT IN AN ADJACENT PLUGGED WELL



- 1 FLUID IS INJECTED**  
Fluid is injected into a deep reservoir through the injection well.
- 2 PRESSURE INJECTION**  
Injection increases pressure in the formation.
- 3 PRESSURE MIGRATES**  
Increased pressure causes fluid to migrate through the formation toward areas of lower pressure.
- 4 FLUID ENTERS PLUGGED WELL**  
Fluid enters the plugged well through defects in cement or a poorly cemented annulus.
- 5 FLUID MIGRATES UP ANNULUS**  
Injected fluid travels up the annulus of the plugged well due to pressure differential.
- 6 UNDERGROUND BLOWOUT**  
Fluid enters the fresh water aquifer at the surface through the annulus, potentially contaminating drinking water and creating a blowout hazard.

### Public Statement – Judge’s Bond

The next item on the agenda is ratification of a newly issued bond related to my service as County Judge and my presiding over certain types of cases, specifically guardianship cases. I have seen public information request asking for documents that establish that I have satisfied the legal requirements associated with my position and I heard public comment as recently as last meeting raising claims that I had not satisfied such legal requirements. I want to be clear that I have always maintained the requisite coverage under a combination of bonds and “Public Official” insurance provided by the Texas Association of Counties in the amount of \$500,000. Section 26.001(c) of the Texas Government Code expressly provides that a county may elect to obtain insurance in lieu of the bond otherwise required, as this County did. Before this year, I do not recall ever being asked to produce documentation to support that I maintain the necessary coverage. When the county received a request for such information, I wrongly assumed it would be easy for the county to produce not only the bond information but the insurance policy and declaration pages. Unfortunately, it wasn’t so easy. The issue arose when TAC took the position that its insurance policies could not be publicly produced and advised the County to seek an Attorney General opinion regarding their disclosure. After the issue was raised repeatedly. In the interest of providing additional assurance, addressing any public concern, and allowing Jack County to produce without permission from TAC or the AG, the County elected to increase my bond to \$500,000 at minimal additional cost. I am asking that such action be ratified. This action will therefore provide additional coverage and further allow us to easily confirm that the applicable bond and coverage requirements are satisfied.

**FILED FOR RECORD**

\_\_\_\_\_ O’CLOCK \_\_\_\_\_ M

AUG 24 2026

VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY