



WALSH GALLEGOS
KYLE ROBINSON & DE LOS SANTOS P.C.

March 5, 2026

Ms. Stephanie Jones
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Via E-mail delivery:
stephanie.jones@cpa.texas.gov
ch313.apps@cpa.texas.gov

Re: 1728 – Graford Independent School District (“District”) / Amendment to Tax
Limitation Agreement: PK Solar, LLC (“Applicant”)

Dear Ms. Jones:

At Applicant’s request, the Graford Independent School received the enclosed proposed amendment to the Agreement for Limitation on Appraised Value of Property (“Agreement”) originally approved at a duly called board meeting held on November 21, 2022. Pursuant to Section 10.2 of the Agreement, the Parties now submit the following amendment documents for your review:

1. One (1) electronically digitized and executed copy of the amended application pages corresponding to the changes detailed in the cover page;

The proposed changes include updating the School District’s information in Section 1.3, updating the Business Applicant Information in Sections 2 and 4 as well as updating Section 10.1.C of the agreement.

The Parties request that the Comptroller review and approve the attached amendment and supporting documents. By copy of this letter, we are notifying the Applicant that the District has submitted the Amendment to the Comptroller.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Ryan Pacher

Enclosures

cc: Mr. Brandon Perry, Superintendent
Via email: bperry@grafordisd.net

Erin Michelle Lunsford, Nadara North America, Inc.
Via e-mail: erin.lunsford@nadara.com

SECTION 1: School District Information *(continued)*

3. Authorized School District Consultant *(if Applicable)*

Ryan <small>First Name</small> Attorney <small>Title</small> Walsh, Gallegos, Kyle, Robinson & Roalson P.C. <small>Firm Name</small> (713) 789-6864 <small>Phone Number</small> n/a <small>Mobile Number (optional)</small>	Pacher <small>Last Name</small> (713) 789-9318 <small>Fax Number</small> rpacherwabsa.com <small>Email Address</small>
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4. On what date did the district determine this application complete? March 7, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Thomas <small>First Name</small> Authorized Representative <small>Title</small> 1 Bridge St., Suite 11 <small>Street Address</small> 1 Bridge St., Suite 11, Irvington, New York 10533 <small>Mailing Address</small> Irvington <small>City</small> (914) 340-4740 <small>Phone Number</small> n/a <small>Mobile Number (optional)</small>	Leahy <small>Last Name</small> PK Solar, LLC <small>Organization</small> NY <small>State</small> n/a <small>Fax Number</small> thomas.leahy@nadara.com <small>Business Email Address</small>
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2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No

2a. If yes, please fill out contact information for that person.

John <small>First Name</small> Chief Development Officer <small>Title</small> 1 Bridge St., Suite 11, Irvington, New York, 10533 <small>Street Address</small> 1 Bridge St. <small>Mailing Address</small> Irvington <small>City</small> (914) 340-4740 <small>Phone Number</small> n/a <small>Mobile Number (optional)</small>	Lichtenberger <small>Last Name</small> Nadara North America, Inc. <small>Organization</small> NY <small>State</small> n/a <small>Fax Number</small> john.lichtenberger@nadara.com <small>Business Email Address</small>
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3. Does the applicant authorize the consultant to provide and obtain information related to this application? Yes No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Evan	Horn
First Name	Last Name
Senior Manager	
Title	
Ernst & Young LLP	
Firm Name	
(512) 426-8958	n/a
Phone Number	Fax Number
Evan.Horn@ey.com	
Business Email Address	

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? Yes No

The total fee shall be paid at the same time the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in Tab 2. Any confidential banking information provided will not be publicly posted.

\$75,000.00	ACH Wiring
Payment Amount	Transaction Type
Novis Renewables LLC	Graford ISD
Payor	Payee
February 22, 2022	
Date transaction was processed	

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? PK Solar, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32095362904
3. Parent Company Name n/a
4. Parent Company Tax ID n/a
5. NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
- 6a. If yes, please list application number, name of school district and year of agreement n/a

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes No
- 2a. If yes, attach in Tab 3 a copy of the most recently submitted Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17.

NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here → Brandon Perry Title Superintendent
Print Name (Authorized School District Representative)
 sign here → Brandon Perry Date 12/18/25
Signature (Authorized School District Representative)

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here → Thomas Leahy Authorized Signatory
Print Name (Authorized Company Representative (Applicant))
 sign here → [Signature] Date December 16, 2025
Signature (Authorized Company Representative (Applicant))

ROBERT THEODORE GAMBO
 Notary Public, State of New York
 No. 02GA6403881
 Qualified in Westchester County
 Commission Expires February 3, 2028

(Notary Seal)

GIVEN under my hand and seal of office this, the

16 day of December, 2025
Rob Theodore Gambo
 Notary Public in and for the State of ~~Texas~~ New York
 My Commission expires: February 3, 2028

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.