

## NOTICE OF PUBLIC HEARING

The Anderson County Commissioners Court will conduct a public hearing at its regularly scheduled meeting on November 3, 2025, to consider and to act upon the following items: (1) to consider the application of ASB1, LLC, for the designation of a certain area of Anderson County, Texas, as a Reinvestment Zone for Tax Abatement to be known as the Anderson County Reinvestment Zone-ASB1, LLC-Pham BESS, establishing the boundaries thereof, and providing for an effective date; (2) To consider approval of a Road Use Agreement for ASB1, LLC-Pham BESS, and (3) to consider accepting an Application for Tax Abatement for Anderson County to enter into a Tax Abatement Agreement with ASB1, LLC-Pham BESS LLC, pursuant to the provisions of the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code, for a 130 MW/AC Battery Storage System, at an estimated cost of \$90,000,000.

For the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, the Commissioners Court will consider whether the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property to be included in the zone and would contribute to the economic development of Anderson County. In determining whether to accept the Application for Tax Abatement, the Commissioners Court will consider the Application in light of the criteria in the Anderson County Guidelines and Criteria, as in effect.

The public hearing will take place at 9:30 a.m. on November 3, 2025, at the Commissioners Courtroom, 703 N. Mallard St, Palestine, TX 75801. All interested persons may appear and present testimony and evidence regarding designation of the Reinvestment Zone and acceptance of the Application for Tax Abatement.

ASB1, LLC proposes to construct a 130 MW (AC) Battery Electric Storage System (EESS) facility that would be sited on approximately 10 acres of land approximately 20 miles southeast of the city of Tennessee Colony in Anderson County. This application covers all qualified property in the reinvestment zone and project boundary within Anderson County necessary for the commercial operations of the proposed BESS project.

### Personal Property to support 130 MW Battery Energy Storage System:

- Batteries
- Inverters
- Transformers
- DC and AC Cabling
- Control Systems
- SCADA

FILED FOR RECORD  
at 9:38 o'clock A.M.

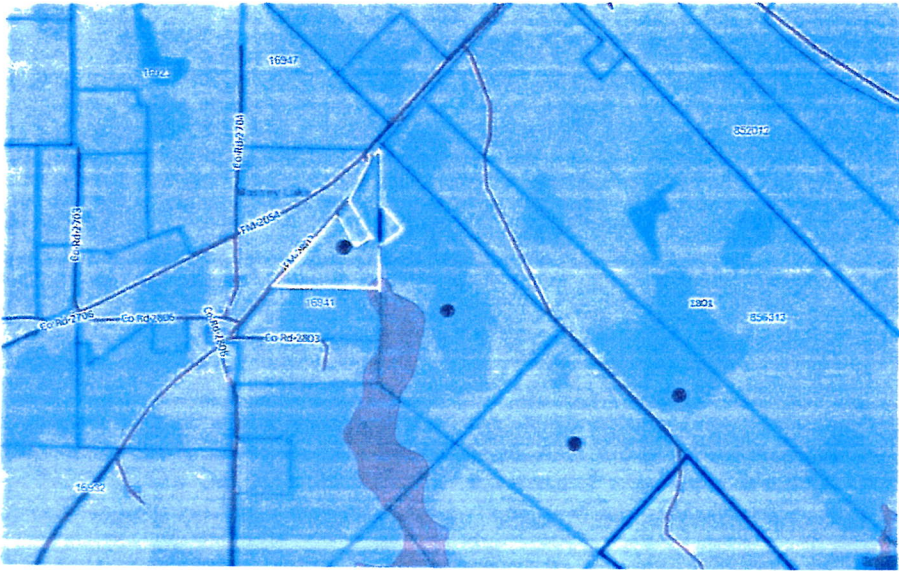
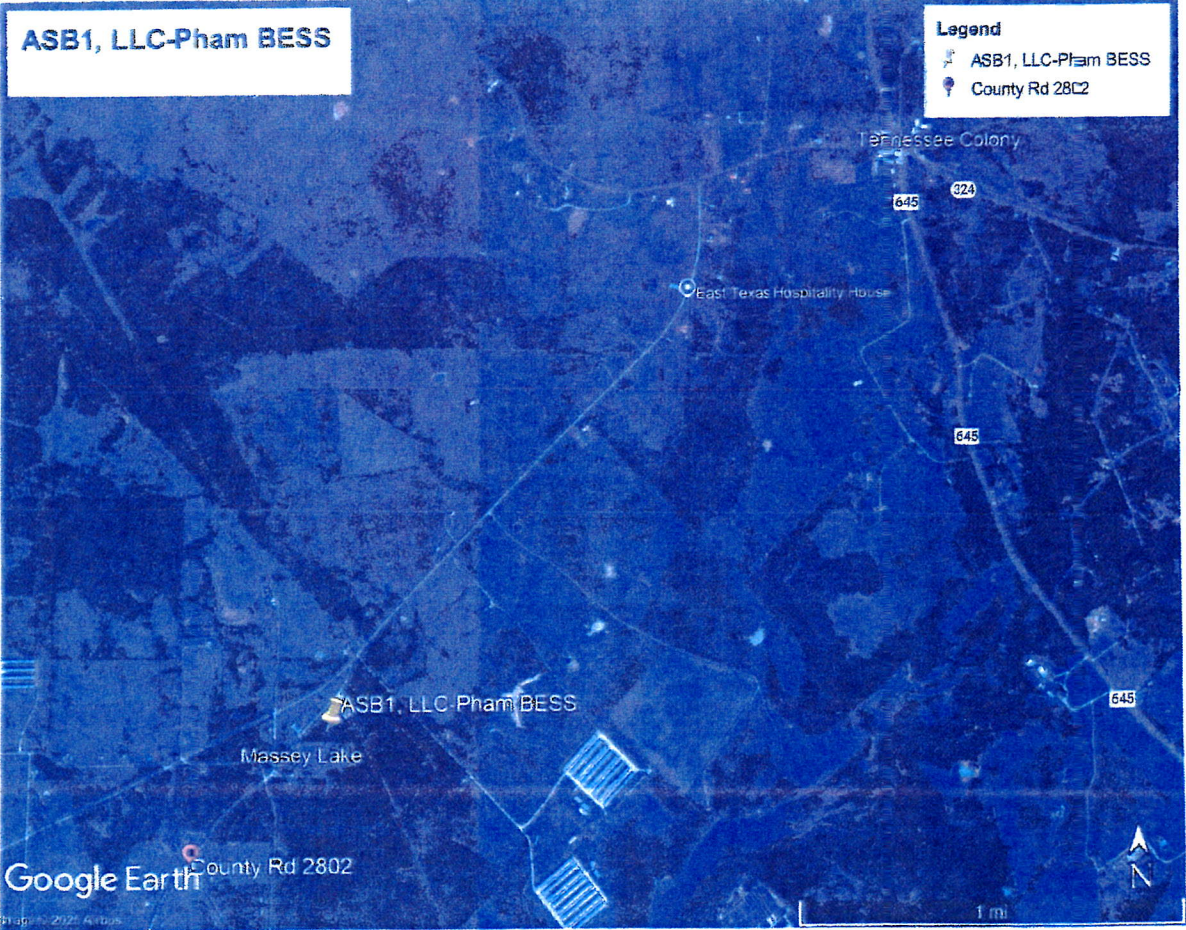
SEP - 8 2025

MARK STAPLES  
County Clerk, Anderson County, Texas  
By MS Clerk



*Gen. [Signature]*  
09-08-2025





**PROPERTY INFORMATION**

Prop ID	Geo ID
<b>941932</b>	0058-1801-0100-0000
Site Address	
<b>1061 PRIVATE RD 6054</b>	
Legal Description	
A0058 RIONDO, MANUEL BLOCK 1801 TRACT 1, BLK 1802 TR 14, 19, BLK 1787 T R 4A, 5A, BLK 1789 TR 2	
Taxing Units	
G01, RD1, S02	
Market Area	Legal Jurisdiag
C-E1	228.3w00
Abstract/Block Code	Block

**OWNER INFORMATION**

Owner Name & Mailing Address

**HQ PHAMILY LLC (5675914)**  
**1061 PRIVATE RD 6054**  
**TENNESSEE COLONY TX 75901**

**IMPROVEMENT AND LANE INFORMATION**

Lot Area	Class	State Lot	Imp
116,400	C-POULTR	E2	1HP
Land Use			



