

NOTICE OF PUBLIC HEARING

The Anderson County Commissioners Court will conduct a public hearing at its regularly scheduled meeting on 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, 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 Energy Storage System, at an estimated cost of \$81,900,000.

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 10:00 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 Energy Storage System (BESS) facility that would be sited on approximately 10 acres of land approximately 6 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.

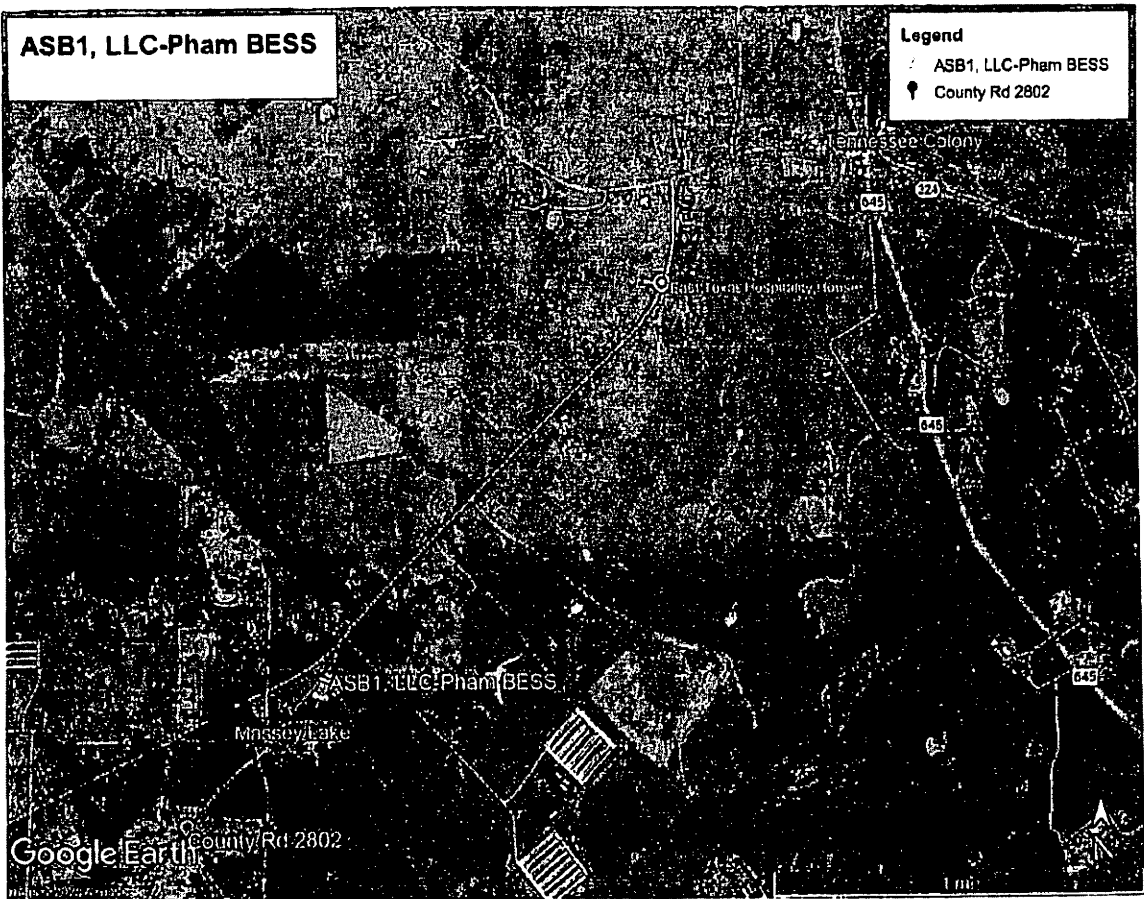
Personal Property to support 130 MW Battery Energy Storage System:

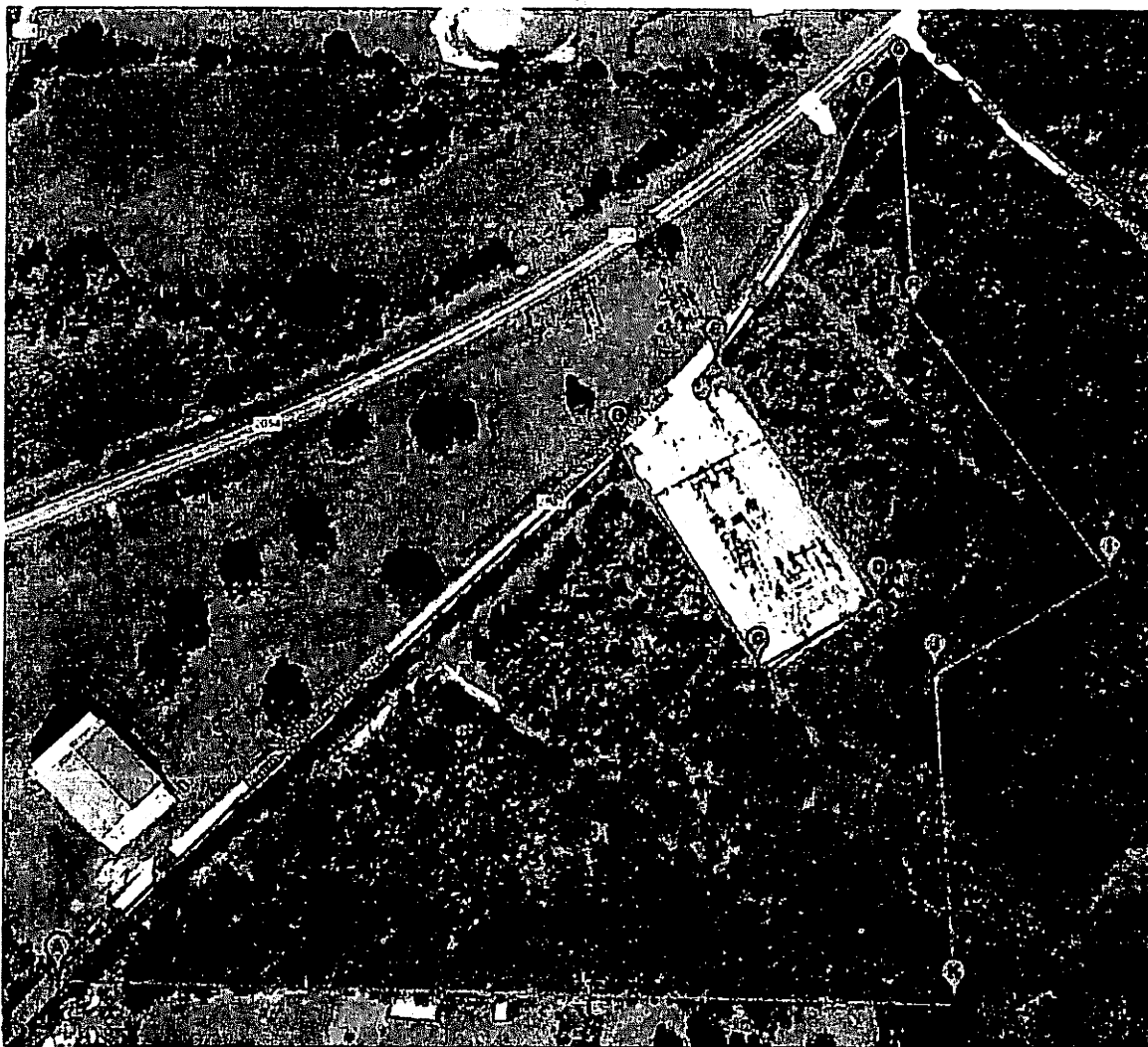
- Batteries
- Inverters
- Transformers
- DC and AC Cabling
- Control Systems
- SCADA

POSTED
at 11:05 o'clock A M.

SEP 19 2025

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





- A** 31°48'45.38"N , 95°52'6.78"W
- B** 31°48'51.17"N , 95°52'0.83"W
- C** 31°48'48.58"N , 95°51'59.00"W
- D** 31°48'49.37"N , 95°51'57.53"W
- E** 31°48'52.28"N , 95°51'59.59"W
- F** 31°48'55.81"N , 95°51'57.54"W
- G** 31°48'56.29"N , 95°51'57.04"W
- H** 31°48'52.89"N , 95°51'56.96"W
- I** 31°48'49.63"N , 95°51'54.66"W
- J** 31°48'48.51"N , 95°51'56.87"W
- K** 31°48'45.19"N , 95°51'56.81"W