

ORDINANCE NO.

AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF FORT WORTH AS “TAX ABATEMENT REINVESTMENT ZONE NUMBER ONE HUNDRED FIFTEEN, CITY OF FORT WORTH, TEXAS”; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONE AND A MECHANISM FOR RENEWAL OF THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, pursuant to the City of Fort Worth’s (“**City**”) General Tax Abatement Policy, as revised and adopted by the Fort Worth City Council (“**City Council**”) on December 9, 2025 via Resolution No. 6222-12-2025 (“**Tax Abatement Policy**”), the City has elected to be eligible to participate in tax abatement and has established guidelines and criteria governing tax abatement agreements entered into between the City and various third parties, as authorized by Chapter 312 of the Texas Tax Code, as amended (“**Code**”);

WHEREAS, the City Council desires to promote the development of the area in the City more specifically described in **Exhibit “A”** of this Ordinance (“**Zone**”) through the creation of a tax abatement reinvestment zone for the purpose of supporting new business investment or expansion, as authorized by the Code;

WHEREAS, Stellar Energy Americas, Inc., or an Affiliate, (“**Company**”), in addition to other employment and salary commitments, will: (i) expend or cause to be expended a minimum of \$34 million in total construction costs for real property improvements for the development of Company’s manufacturing facility within the Zone; and (ii) install new taxable tangible business personal property at the newly developed Company manufacturing facility within the Zone with a minimum assessed taxable value of \$45.5 million (collectively, the “**Improvements**”);

WHEREAS, Company has applied for real and business personal property tax abatements from the City in return for completion of the Improvements in the Zone, and to foster economic development in the Zone and the City in general, it is anticipated that the City will enter into a City Council-approved tax abatement agreement with Company to that effect;

WHEREAS, on February 10, 2026, the City Council held a public hearing regarding the creation of the Zone, received information concerning the Improvements proposed for the Zone, and afforded a reasonable opportunity for all interested persons to speak and present evidence for, or against, the creation of the Zone (“**Public Hearing**”), as required by Section 312.201(d) of the Code;

WHEREAS, notice of the Public Hearing was published in a newspaper of general circulation in the City at least seven (7) days prior to the Public Hearing, in accordance with Section 312.201(d)(1) of the Code; and

WHEREAS, in accordance with Sections 312.201(d)(2) and 312.201(e) of the Code, notice of the Public Hearing was also delivered, in writing, to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed Zone not later than the seventh day before the date of the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1. FINDINGS.

That, after reviewing all information before it regarding the establishment of the Zone and after conducting the Public Hearing and affording a reasonable opportunity for all interested persons to speak and present evidence for, or against, the creation of the Zone, the City Council hereby makes the following findings of fact:

- 1.1.** The statements and facts set forth in the recitals of this Ordinance are true and correct and the City has met the statutory requirements of Chapter 312 of the Code for creation and designation of the Zone.
- 1.2.** The Improvements proposed for the Zone, as more specifically outlined in the Public Hearing, are feasible and practical and, once completed will benefit the land included in the Zone as well as the City for a period of more than ten (10) years, which is the statutory maximum term of any tax abatement agreement entered into under Chapter 312 of the Code.
- 1.3.** As a result of designation as a reinvestment zone, the area within the Zone is reasonably likely to contribute to the expansion of primary employment and to attract major investment in the Zone that will be a benefit to property in the Zone and will contribute to the economic development of the City.

SECTION 2. DESIGNATION OF ZONE

That the City Council designates the Zone described in the boundary description attached hereto as **Exhibit "A"** and made a part of this Ordinance for all purposes as a reinvestment zone for purposes permitting tax abatement as may be found desirable by the City or any other eligible taxing units for purposes authorized by and in accordance with Chapter 312 of the Code. This Zone will be known as "Tax Abatement Reinvestment Zone Number One Hundred Fifteen, City of Fort Worth, Texas." This project is eligible for

commercial/industrial tax abatements per Section 4 of the Tax Abatement Policy as a Target Industry Project in the target industry of Energy - Smart Building Systems.

**SECTION 3.
TERM OF ZONE**

The Zone takes effect upon the effective date of this Ordinance and expires five (5) years thereafter. The Zone may be renewed by the City Council for one or more subsequent terms not to exceed five years, unless otherwise allowed by law.

**SECTION 4.
SEVERABILITY**

If any portion, section, or part of a section of this Ordinance is subsequently declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance will remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion, or judgment.

**SECTION 5.
IMMEDIATE EFFECT.**

That this Ordinance takes effect upon its adoption.

ADOPTED AND EFFECTIVE: _____

APPROVED AS TO FORM
AND LEGALITY:

ATTESTED BY:

By: _____
Michael Doss
Senior Assistant City Attorney

Jannette Goodall
City Secretary

M&C: _____

EXHIBIT "A"

BOUNDARY DESCRIPTION OF THE ZONE

BEING A TRACT OF LAND SITUATED IN THE G. OVERTON SURVEY, ABSTRACT NUMBER 972, THE A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1553 AND THE L.A. BUTLER SURVEY, ABSTRACT NUMBER 64, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE WESTPORT NO. 24, LTD., RECORDED IN INSTRUMENT NUMBER 2024-112337, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE WEST LINE OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN INSTRUMENT NUMBER 2019-99456. SAID REAL PROPERTY RECORDS, AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2023-112, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD, RECORDED IN SPECIAL WARRANTY DEED TO THE CITY OF FORT WORTH, INSTRUMENT NUMBER 2017-110923, SAID REAL PROPERTY RECORDS, ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE WEST LINE OF SAID REMAINDER AND THE EAST RIGHT-OF-WAY LINE OF SAID BLUE MOUND ROAD, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 774.42 FEET, THROUGH A CENTRAL ANGLE OF 09°53'46", HAVING A RADIUS OF 4483.66 FEET, THE LONG CHORD WHICH BEARS N 16°30'28"E, 773.45 FEET, TO A 5/8 IN IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE SOUTHWEST CORNER OF SAID ALLIANCE WESTPORT NO. 24 TRACT, BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH THE WEST LINE OF SAID WESTPORT 24 TRACT, AND THE EAST RIGHT-OF-WAY LINE OF SAID BLUE MOUND ROAD, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 1570.85 FEET, THROUGH A CENTRAL ANGLE OF 20°04'25", HAVING A RADIUS OF 4483.66 FEET, THE LONG CHORD WHICH BEARS N 31°29'33"E, 1562.83 FEET, FROM WHICH A TXDOT MONUMENT FOUND, BEARS N 02°09'10"W, 0.12 FEET;

THENCE N 41°31'45"E, CONTINUING WITH SAID WEST LINE, BEING THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD, IN ALL 844.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD", SET AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT 2025-7487, SAID REAL PROPERTY RECORDS;

THENCE 85°20'14"E 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET, BEING IN THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2025-7487, SAID IN REAL PROPERTY RECORDS;

THENCE 48°27'55"E, WITH THE NORTH LINE OF THE AFOREMENTIONED ALLIANCE WESTPORT NO. 24 TRACT, AT 1150.73 FEET, PASSING THE SOUTHEAST CORNER OF SAID DEDICATION 1150.73 FEET, IN ALL 1388.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, BEING THE NORTHEAST CORNER OF SAID ALLIANCE WESTPORT NO. 24 TRACT;

THENCE S 04°15'07"W, 144.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET IN THE EAST LINE OF SAID WESTPORT NO. 24 TRACT;

THENCE N 48°07'52"W, 175.02 FEET, DEPARTING THE EAST LINE OF SAID ALLIANCE WESTPORT NO. 24 TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE S 41°32'05"W, 1557.41 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE SOUTH LINE OF THE SAID WESTPORT NO. 24 TRACT;

THENCE WITH THE SOUTH LINE OF SAID WESTPORT NO. 24 TRACT. THE FOLLOWING BEARINGS AND DISTANCES:

S 78°09'48"W, 868.23 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED
"PELTON" FOUND;

N 48°27'55"W, 425.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED
"PELTON" FOUND;

THENCE N 68°32'04"W, 132.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,884,717 SQUARE FEET OR 66.224 ACRES OF LAND MORE OR LESS.