

ORDINANCE NO.

AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF FORT WORTH AS “TAX ABATEMENT REINVESTMENT ZONE NUMBER 116, 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, **EDC Fort Worth LLC**, (“**Company**”), in addition to other employment and salary commitments, will:

1. Expend a minimum of \$270,000,000.00 in total construction costs for real property improvements to develop a data center within the Zone (“**Project**”) on or before December 31, 2028;
2. Install taxable business personal property (BPP) for the Project that is new to the City having a minimum assessed taxable value of \$300,000,000.00 by January 1, 2029;
3. Expend a minimum of \$300,000,000.00 in additional total construction costs for real property improvements at the Project site on or before December 31, 2030;
4. Install additional taxable business personal property (BPP) that is new to the City at the Project site having a minimum assessed taxable value of \$225,000,000.00 by January 1, 2031; and
5. Maintain a minimum assessed taxable value for BPP of \$300,000,000.00 for each year of an executed tax abatement agreement between the City and Company (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 March 31, 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 116, City of Fort Worth, Texas.” This project is eligible for commercial/industrial tax abatements per Section 6 of the City’s Tax Abatement Policy as a “Mega Project.”

**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

METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1117, THE JAMES F. ELLIOT SURVEY, ABSTRACT NO. 495 AND THE G.H.& H.R. RR. CO. SURVEY, ABSTRACT NO. 623, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED TO PMB I20 LAND GP LLC, ET AL BY DEEDS RECORDED IN COUNTY CLERK FILE NOS. D224233035, D224233036, D224233037, D224233038, D224233039, D224233047, D224233048, D224233049, D224233050 AND D224233051, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY NO.2871 (A VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE WESTERNMOST NORTHWEST CORNER OF SAID PMB I20 LAND GP TRACT;

THENCE NORTH 37°50'50" EAST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 190.19 FEET TO A 5/8-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (A VARIABLE-WIDTH RIGHT-OF-WAY);

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 84°23'12" EAST, A DISTANCE OF 479.03 FEET TO A TXDOT MONUMENT FOUND; NORTH 79°42'12" EAST, A DISTANCE OF 484.19 FEET TO A TXDOT MONUMENT FOUND; NORTH 78°40'12" EAST, A DISTANCE OF 564.65 FEET TO A TXDOT MONUMENT FOUND; NORTH 76°25'12" EAST, A DISTANCE OF 650.69 FEET TO A TXDOT MONUMENT FOUND; NORTH 76°02'12" EAST, A DISTANCE OF 1,515.45 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND"); SOUTH 84°40'48" EAST, A DISTANCE OF 105.94 FEET TO A TXDOT MONUMENT FOUND; NORTH 76°05'00" EAST, A DISTANCE OF 579.82 FEET TO A TXDOT MONUMENT FOUND; SOUTH 27°40'00" EAST, A DISTANCE OF 161.05 FEET TO A TXDOT MONUMENT FOUND; NORTH 61°28'02" EAST, A DISTANCE OF 39.96 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTH COMMON CORNER OF SAID PMB I20 LAND GP TRACT AND A TRACT OF LAND DESCRIBED TO H V LUDIE PARTNERSHIP, LTD. BY DEED RECORDED IN COUNTY CLERK FILE NO. D207134657 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE COMMON LINE OF SAID PMB I20 LAND GP AND H V LUDIE TRACTS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 28°31'58" EAST, A DISTANCE OF 656.01 FEET TO A CAPPED IRON ROD FOUND; SOUTH 61°28'02" WEST, A DISTANCE OF 1,598.30 FEET TO CAPPED IRON ROD FOUND; SOUTH 28°31'58" EAST, A DISTANCE OF 493.82 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD SET") AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO WAL-MART STORES EAST, LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223062321 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE NORTHERLY LINE OF SAID WAL-MART STORES EAST TRACT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 61°28'10" WEST, A DISTANCE OF 1441.04 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 890.00 FEET AND A CHORD THAT BEARS SOUTH 67°24'30" WEST, 184.17 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°52'39", AN ARC-DISTANCE OF 184.50 FEET TO A CAPPED IRON ROD SET;
SOUTH 73°20'50" WEST, A DISTANCE OF 250.67 FEET TO A CAPPED IRON ROD SET;
NORTH 16°39'10" WEST, A DISTANCE OF 74.73 FEET TO A CAPPED IRON ROD SET;
SOUTH 73°20'50" WEST, A DISTANCE OF 203.95 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 591.22 FEET AND A CHORD THAT BEARS SOUTH 81°56'26" WEST, 176.50 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°10'08", AN ARC-DISTANCE OF 177.16 FEET TO A CAPPED IRON ROD SET;
WEST, A DISTANCE OF 1572.09 FEET TO A CAPPED IRON ROD SET ON SAID EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY 2871;

THENCE NORTH 00°20'10" WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1697.05 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 186.544 ACRES (8,125,864 SQ. FEET) OF LAND