

ORDINANCE NO.

AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF FORT WORTH AS “TAX ABATEMENT REINVESTMENT ZONE NUMBER 117, 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, Celestica LLC, (“Company”), in addition to other employment and salary commitments, will develop two electronics manufacturing facilities within the Zone (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 May 12, 2026, the City Council held a public hearing regarding the designation 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 of 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 117, City of Fort Worth, Texas." The Improvements are eligible for commercial/industrial tax abatements per Section **XXXX** of the City's Tax Abatement Policy as a **XXXXXX**.

Commented [MD1]: Please insert relevant section and information from the Policy.

**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

PROPERTY 1

BEING A TRACT OF LAND SITUATED IN THE T.J. BATES SURVEY, ABSTRACT NUMBER 206, THE P. MATTHEWS SURVEY, ABSTRACT NUMBER 865, AND THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCECENTER NORTH NO. 4, LTD., RECORDED IN INSTRUMENT NUMBER 2022-96336, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE NORTHWEST CORNER OF SAID ALLIANCE CENTER NORTH NO. 4 TRACT, BEING THE SOUTHWEST CORNER OF LITSEY ROAD(A 110 FOOT RIGHT-OF-WAY), RECORDED IN INSTRUMENT NUMBER 2021-15, SAID REAL PROPERTY RECORDS;

THENCE WITH THE SOUTH LINE OF SAID LITSEY ROAD THE FOLLOWING BEARINGS AND DISTANCES:

S 59°38'43"E, 530.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 798.59 FEET, THROUGH A CENTRAL ANGLE OF 23°38'48", HAVING A RADIUS OF 1934.99 FEET, THE LONG CHORD WHICH BEARS S 47°49'21"E, 792.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 35°59'56"E, 93.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 173.56 FEET, THROUGH A CENTRAL ANGLE OF 07°51'40", HAVING A RADIUS OF 1265.00 FEET, THE LONG CHORD WHICH BEARS S 39°55'46"E, 173.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 44°17'38"E, 18.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.12 FEET, THROUGH A CENTRAL ANGLE OF 83°28'42", HAVING A RADIUS OF 90.00 FEET, THE LONG CHORD WHICH BEARS S 02°57'01"E, 119.83 FEET, TO A 5/8 INCH IRON ROD

WITH PLASTIC CAP STAMPED "PELOTON" FOUND, IN THE WEST RIGHT-OF-WAY LINE OF NORTH BEACH STREET (A 110 FOOT RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER 2019-424, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 38°46'55"W, 145.65 FEET, WITH SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 463.51 FEET, THROUGH A CENTRAL ANGLE OF 06°31'59", HAVING A RADIUS OF 4065.00 FEET, THE LONG CHORD WHICH BEARS S 35°31'01"W, 463.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE NORTHEAST CORNER OF LOT 3, BLOCK 1, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2018-496, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 57°44'57"W, 253.96 FEET, DEPARTING SAID WEST RIGHT-OF-WAY LINE, WITH THE NORTH LINE OF SAID LOT 3, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 88°51'47"W, 1550.84 FEET, WITH SAID NORTH LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (NORTH FREEWAY), RECORDED IN TEXAS DEPARTMENT OF TRANSPORTATION - DONATION DEED, INSTRUMENT NUMBER 2017-45970, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, THE FOLLOWING BEARINGS AND DISTANCES:

N 30°21'09"E, 191.80 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 59°38'21"E, 15.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 30°21'20"E, 294.26 FEET, TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;

N 59°38'21"W, 15.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 30°21'20"E, 1284.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,966,448 SQUARE FEET OR 45.143 ACRES OF LAND MORE OR LESS.

PROPERTY 2

BEING A TRACT OF LAND SITUATED IN THE A. HENDERSON SURVEY, ABSTRACT NUMBER 596, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2022-419, PLAT RECORDS, DENTON COUNTY, TEXAS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NORTH NO.6, LTD., RECORDED IN INSTRUMENT NUMBER 2020-125895, AND ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NO. 6., LTD, RECORDED IN INSTRUMENT NUMBER 2020-125898, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF LOT 3, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2019-369, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALLIANCE CENTER NORTH NO. 6 LTD., RECORDED IN INSTRUMENT NUMBER 2020-125898, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH BEACH STREET (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN INSTRUMENT NUMBER 2021-14, ALL OF SAID COUNTY RECORDS, AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BEACH STREET THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 54.18 FEET, THROUGH A CENTRAL ANGLE OF 02°36'31", HAVING A RADIUS OF 1190.00 FEET, THE LONG CHORD WHICH BEARS N 07°24'51"E, 54.17 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 06°06'33"E, 193.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 296.91 FEET, THROUGH A CENTRAL ANGLE OF 15°19'33", HAVING A RADIUS OF 1110.00 FEET, THE LONG CHORD WHICH BEARS N 13°46'22"E, 296.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 21°26'10"E, 216.46 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 343.12 FEET, THROUGH A CENTRAL ANGLE OF 16°31'13", HAVING A RADIUS OF 1190.01 FEET, THE LONG CHORD WHICH BEARS N 13°10'33"E, 341.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE N 90°00'00"E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BEACH STREET, ACROSS SAID ALLIANCE CENTER NORTH NO. 6, TRACT, 578.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE N 00°00'00"E, 428.03 FEET, ACROSS SAID ALLIANCE CENTER NORTH NO. 6 TRACT, TO ITS NORTH LINE;

THENCE WITH THE NORTH LINE OF SAID ALLIANCE CENTER NORTH NO. 6, LTD. TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 89°51'08"E, 879.00 FEET, TO A 5/8 INCH IRON ROD FOUND;

S 00°07'18"W, 47.09 FEET, TO A 5/8 INCH IRON ROD FOUND;

S 80°43'38"E, 212.12 FEET, TO A 5/8 INCH IRON ROD FOUND;

N 89°20'38"E, 156.30 FEET, TO A 5/8 INCH IRON ROD FOUND, IN THE WEST LINE OF BLOCK 1, CHADWICK FARMS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN CABINET X, PAGE 362, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°09'10"W, 1158.05 FEET, WITH SAID WEST LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF LOT 4, BLOCK 3, ALLIANCE CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2019-369, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°26'20"W, 377.89 FEET, WITH THE NORTH LINE OF SAID LOT 4 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 00°33'37"E, 245.39 FEET, WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 89°37'14"W, AT 114.03 FEET, PASSING THE NORTHEAST CORNER OF LOT 3, BLOCK 3, ALLIANCE CENTER NORTH, IN ALL 1699.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,495,129 SQUARE FEET OR 57.280 ACRES OF LAND MORE OR LESS.