



**CITY OF GRAND PRAIRIE**  
**PUBLIC NOTICE OF PROPOSED TAX ABATEMENT AGREEMENT TO BE**  
**CONSIDERED BY THE GRAND PRAIRIE CITY COUNCIL**

Pursuant to Section 312.207(c) and (d) of the Texas Tax Code, notice is hereby given that the City Council of the City of Grand Prairie will consider approval of a tax abatement agreement at a regularly scheduled meeting.

**Time and Place of the Meeting:** The City Council will consider the tax abatement agreement at its regularly scheduled meeting, beginning at 6:30 p.m. on March 25, 2026, at the City Council Chambers, Grand Prairie City Hall, 300 W. Main Street, Grand Prairie, Texas 75050.

The applicant for the tax abatement agreement is Amazon Data Services, Inc. The name of the proposed reinvestment zone in which the property subject to the tax abatement will be located is "Tax Abatement Reinvestment Zone No. 1", which is located on approximately 1,452.43 acres generally located west of HWY 287, south of Prairie Ridge Blvd, including all or portions of Ellis CAD Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 199203, and 192956, City of Grand Prairie, Ellis County, Texas, as depicted in Exhibit A, attached hereto. The property within the proposed Tax Abatement Reinvestment Zone No. 1 that is subject to the tax abatement agreement is owned by Prairie Ridge Investor LP and will be leased to Amazon Data Services, Inc.

The proposed agreement would provide a partial tax abatement on business personal property associated with the development of a large-scale data center campus for a period of ten (10) years. The company intends to construct the project in multiple phases, representing an estimated cost of improvements of \$10 Billion and the creation of approximately 750 new full-time jobs over ten (10) years. The facility will support data center operations on approximately 800,000 square feet of space.

Persons wishing to address the Council regarding this matter may do so in person during the public hearing at the City Council meeting. For more information, please contact the Economic Development Department on 972-237-8160.

The tax abatement agreement described herein will also appear on the agenda for the City Council meeting scheduled for March 25, 2026. This notice has been given in the manner required by the Texas Open Meetings Act and at least 30 days before the scheduled time of the City Council meeting described in this notice, as required by Section 312.207(d) of the Texas Tax Code.

Posted this 23rd day of February, 2026.

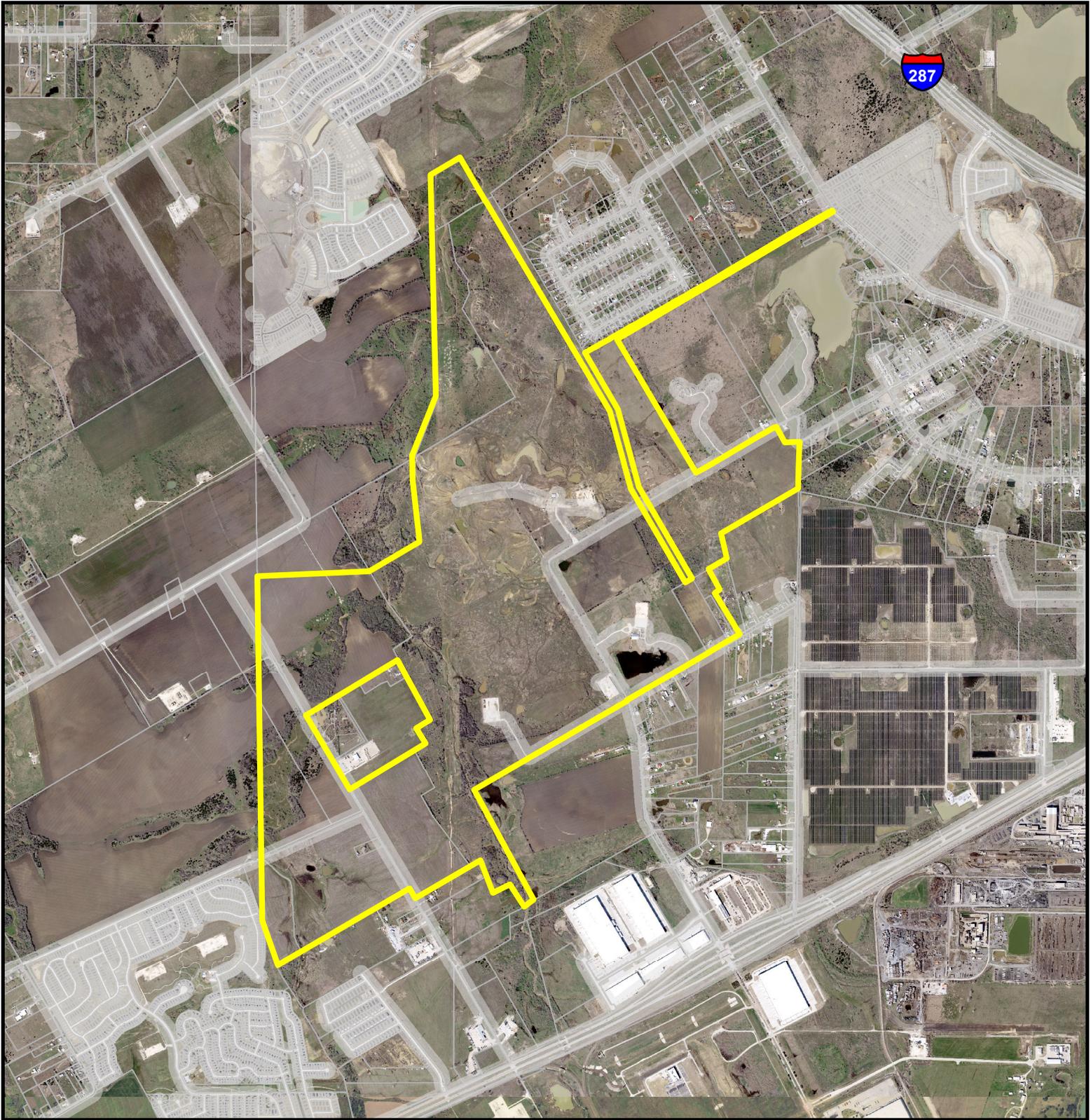
City Secretary

City of Grand Prairie, Texas

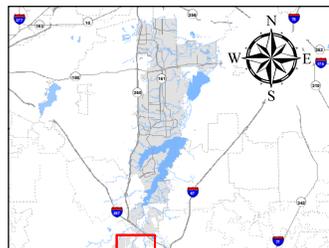
**EXHIBIT A**

**Description of Tax Abatement Reinvestment Zone No. 1**

**[TO BE ATTACHED]**



-  Location
-  Street Center Line
-  Parcels



The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

Date: 12/9/2025

## EXHIBIT A - BOUNDARY DESCRIPTION METES & BOUNDS DESCRIPTION - 8 Acre Tract

**BEING** an 8.000 acre tract of land situated in the R.M. Wyatt Survey, Abstract Number 1280, Ellis County, Texas, being all of Lot 1 of Weatherford Acres and Addition to Ellis County, Texas recorded in Cabinet C, Slide 274 Plat Records, Ellis County, Texas (PRECT) and being a part of a tract of land described in Special Warranty Deed to Samuel Kenneth Moore in Instrument Number 1707039 Official Public records, Ellis County, Texas (OPRECT) and in Warranty Deed with Vendor's Lein to Sam Moore and James L. Nichols recorded in Volume 1445, Page 815 OPRECT and being more particularly described as follows:

**BEGINNING** at a point having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6856527.0 and Easting 2413030.5, in Weatherford Road, a variable width right-of-way) at the Southwest corner of said Lot 1 and in the Easterly line of a tract of land described in General Warranty Deed to Friedlinde Miller, recorded in Volume 2026, Page 1782, OPRECT;

**THENCE** North 30° 25' 48" West, passing at a distance of 40.00 feet a set 1/2" iron rod with cap stamped "ypassocaites.com" and continuing for a total distance of 1357.40 feet to a found 1/2" iron pipe at the Northwest corner of said Moore tract, the Northeast corner of said Miller tract, the Southeast corner of a tract of land described in a Special Warranty Deed to Tarrant Regional Water District recorded in Volume 2757, Page 953, OPRECT, and at a corner on the South line of a tract of land described in a Special Warranty Deed to Prairie Ridge Investor LP, recorded in Instrument Number 2220050 OPRECT;

**THENCE** North 59° 10' 29" East, with the South line of said Prairie Ridge Investors tract and the North line of said Moore tract, a distance of 333.55 feet to a set 1/2" iron rod with cap stamped "ypassocaites.com";

**THENCE** Southerly, over and across said Moore tract, the following three (3) courses and distances:

1. South 30° 25' 48" East for a distance of 428.50 feet to a set 1/2" iron rod with cap stamped "ypassocaites.com";
2. South 59° 24' 07" West for a distance of 113.55 feet to a set 1/2" iron rod with cap stamped "ypassocaites.com";
3. South 30° 25' 48" East, passing at a distance of 892.00 feet a set 1/2" iron rod with cap stamped "ypassocaites.com" and continuing for a total distance of 942.00 feet to a point in the approximate centerline of said Weatherford Road;

**THENCE** South 59° 51' 49" West, with said approximate centerline, for a distance of 94.21 feet to a found 1/2" iron rod (smashed);

**THENCE** North 30° 25' 48" West for a distance of 10.00 feet to a found 1/2" iron rod found at the Southeast corner of said Lot 1;

**THENCE** South 59° 51' 49" West a distance of 125.79 feet to the **POINT OF BEGINNING** and containing 8.000 acres, or 348,482 square feet of land, more or less.



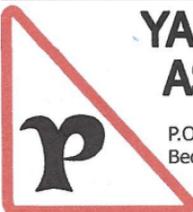
*Desiree L. Hurst 12/15/2021*

### EXHIBIT

An exhibit of even date accompanies this metes and bounds description.

### YAZEL PEEBLES & ASSOCIATES LLC

TBPELS 10194022  
P.O. Box 210097 817.268.3316  
Bedford, TX 76095 ypassociates.com  
info@ypassociates.com



### CITY OF GRAND PRAIRIE EXHIBIT

W. Gardner Survey, Abstract No. 403, R. Wines Survey, Abstract No. 1178, I. Gardner Survey, Abstract 1291 J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No. 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197, L. Kelsey Survey, Abstract No. 593 Ellis County, Texas

J. Working Survey, Abstract No. 897, R. Berry Survey, Abstract No. 26, A. Larrison Survey, Abstract No. 497 Johnson County, Texas

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT A - BOUNDARY DESCRIPTION****METES & BOUNDS DESCRIPTION - 13.596 Acre Tract**

**BEING** a 13.596 acre tract of land situated in the R.M. Wyatt Survey, Abstract Number 1280, Ellis County, Texas, being all of a called 13.64 acre tract of land described in a General Warranty Deed to Friedlinde Miller, recorded in Volume 2026, Page 1782, Deed Records, Ellis County, Texas (DRECT), said 13.596 acre tract as determined from a survey by Desiree Hurst, RPLS 6230 on May 24, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000072449) being more particularly described as follows:

**BEGINNING** at a found 1" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6857480.0 and Easting 2411968.6, at an ell corner on the east line of a called 863.5296 acre tract of land described in a Special Warranty Deed to Prairie Ridge Investor LP, recorded in Instrument Number 2220050, Official Public Records, Ellis County, Texas (OPRECT), and the northwest corner of said 13.64 acre tract of land;

**THENCE** North 59 degrees 51 minutes 49 seconds, with a south line of said 863.5296 acre tract, a passing distance of feet a 282.98 found 1/2" iron rod at a corner of said 863.5296 acre tract and the southwest corner of a 27.901 acre tract of land described in a Special Warranty Deed to Tarrant Regional Water District recorded in Volume 2757, Page 953, DRECT, continuing with the south line of said 27.901 acre tract for a total distance of 432.95 feet to a found 1/2" iron pipe at the southeast corner of said 27.901 acre tract and northeast corner of said 13.64 acre tract and the northwest corner of a called 17.74 acre tract of land described in a Special Warranty Deed to Samuel Kenneth Moore recorded in Instrument Number 1707039, OPRECT;

**THENCE** South 30 degrees 25 minutes 48 seconds East, a passing distance of 1317.40 feet to a set 1/2" iron rod with cap stamped "ypassociates.com, and a total distance of 1367.40 feet to a point for corner in the centerline of Weatherford Road (Variable Width Right-of-Way) and the southeast corner of said 13.64 acre tract;

**THENCE** South 59 degrees 51 minutes 49 seconds West, with the centerline of said Weatherford Road, a distance of 433.30 feet to a point for corner in the centerline of said Weatherford Road and the southwest corner of said 13.64 acre tract;

**THENCE** North 30 degrees 24 minutes 55 seconds West, with the east line of said 863.5296 acre tract a passing distance of 50.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com", and a total distance of 1367.40 feet to the **POINT OF BEGINNING** and containing 13.596 acres, or 592,252 square feet of land, more or less.

**EXHIBIT A - BOUNDARY DESCRIPTION**  
**METES AND BOUNDS DESCRIPTION - Original PD 454**

BEING a 1550.157 acre tract of land situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No. 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197 and L. Kelsey Survey, Abstract No. 593, Ellis County and being a portion of or all of the following described tracts of land and being more particularly described as follows:

1. Soap Box Partners LP recorded in Instrument Number 2156131 of the of the Official Public Records, Ellis County, Texas (OPRECT)
2. Prairie Ridge Investors LP recorded in Instrument Number 2220050 of the OPRECT AND Instrument Number 2527240 OPRECT
3. Reverse Exchange Properties LP tracts recorded in Instrument Number 2240489 of the OPRECT and Document Number 2021-48068 and Document Number 2021-48064 of the Official Public Records, Johnson County, Texas (OPRJCT)
4. Prairie Ridge SW LP tracts recorded in Document Number 2021-480645 and Document Number 2023-12410 OPRJCT
5. Prairie Ridge Capital Corp (formerly known as PRA Ridge Development Corp) tracts recorded in Instrument Number 1721240, Instrument Number 0816640 (Volume 2396, Page 236) and Instrument Number 0721082 (Volume 2325, Page 470) of the OPRECT
6. PRA Prairie Ridge, L.P. tracts recorded in Instrument Number 0508812 (Volume 2111, Page 866) of the DRECT
7. 287 Land Partners LP recorded in Instrument Number 2336686 of the OPRECT
8. Partition deed to Joseph William Roten recorded in Volume 524, Page 373 of the DRECT and further described as Fourth Tract in Volume 406, Page 516 of said DRECT
9. Tarrant Regional Water District recorded in Instrument No. 1406456 (Volume 2757, Page 953) of the DRECT
10. Ronald Lee Burnseen recorded in Instrument No. 1904974 of the OPRECT
11. W & L Jones Realty Holdings, LLC recorded in Instrument No. 1705482 of the OPRECT
12. Eagle Energy, LLC and USG Properties Barnett II, LLC recorded in Instrument No. 1817328 of the OPRECT;

BEGINNING at a point in the West line of Lot 3, Block 1 of the Sneed's Place Development an addition to Ellis County, Texas recorded in Cabinet J, Page 99 of said Plat Records, Ellis County, Texas (PRECT) and a common corner of said Soap Box Partners tract, said point being North 30°26'57" West a distance of 46.35 feet from the West corner of said Lot 3;

THENCE South 30°26'57" East, a distance of 3,417.60 feet to a point at the Southwest corner of Buffalo Hills 1 & 2 Additions, recorded in Cabinet B, Slide 40 of said PRECT;

THENCE North 59°56'05" East, a distance of 618.70 feet to a point for corner;

THENCE North 59°39'57" East, a distance of 4,673.59 feet to a point for corner in the westerly line of Old Fort Worth Road;

THENCE South 28°30'19" East, along said westerly line, a distance of 30.00 feet to a point for corner;

THENCE South 59°39'46" West, a distance of 4,672.00 feet to a point for corner;

## EXHIBIT A - BOUNDARY DESCRIPTION

THENCE South 30°33'22" East, a distance of 2,937.75 feet to a point for corner;

THENCE North 59°51'43" East, a distance of 1,736.19 feet to a point for corner;

THENCE South 30°16'33" East, a distance of 356.33 feet to a point for corner;

THENCE North 87°53'29" East, a distance of 262.24 feet to a point for corner;

THENCE South 0°18'42" West, a distance of 816.27 feet to a point for corner;

THENCE South 59°25'36" West, a distance of 1,693.00 feet to a point for corner;

THENCE South 13°50'41" East, a distance of 478.03 feet to a point for corner;

THENCE South 59°10'29" West, a distance of 750.05 feet to a point for corner;

THENCE South 30°25'48" East, a distance of 1,367.40 feet to a point in the right-of-way of Weatherford Road;

THENCE South 59°51'49" West, along said Weatherford Road, a distance of 433.31 feet to a point for corner;

THENCE South 59°37'27" West, along said Weatherford Road, a distance of 1,776.47 feet to a point for corner;

THENCE South 65°10'06" West, along said Weatherford Road, a distance of 17.71 feet to a point for corner;

THENCE South 59°31'43" West, a distance of 3,299.34 feet to a point for corner;

THENCE South 28°47'27" East, a distance of 2,329.24 feet to a point for corner;

THENCE South 54°57'51" West, a distance of 222.88 feet to a point for corner;

THENCE North 31°54'56" West, a distance of 486.79 feet to a point for corner;

THENCE South 64°47'47" West, a distance of 360.94 feet to a point for corner;

THENCE North 20°39'57" West, a distance of 646.04 feet to a point for corner;

THENCE South 59°45'07" West, a distance of 1,407.46 feet to a point for corner;

THENCE North 30°34'39" West, a distance of 214.76 feet to a point for corner;

THENCE South 59°46'44" West, a distance of 2,844.91 feet to a point for corner;

THENCE North 19°23'55" West, a distance of 880.06 feet to a point for corner;

**EXHIBIT A - BOUNDARY DESCRIPTION**

THENCE North 0°46'38" West, a distance of 6,437.77 feet to a point for corner;

THENCE North 87°34'30" East, a distance of 2,094.42 feet to a point for corner;

THENCE North 59° 27' 44" East, 1,081.19 feet to a point in southwest line of a 50' sanitary sewer easement recorded in Instrument Number 2234492 OPRECT and Instrument Number 2139095 OPRECT;

THENCE Continuing with the south and west line of said 50' sanitary sewer easement the following four (4) courses and distances:

1. North 0°50'46" West, a distance of 47.32 feet to a point for corner;
2. North 6°41'14" West, a distance of 1,109.24 feet to a point for corner;
3. North 0°39'47" West, a distance of 473.03 feet to a point for corner;
4. North 21°39'14" East, a distance of 431.49 feet to a point for corner;

THENCE North 89°13'22" East, a distance of 54.10 feet to a point for corner on the east line of said 50' sanitary sewer easement;

THENCE Continuing with the east line of said 50' sanitary sewer easement the following three (3) courses and distances:

1. North 21°39'14" East, a distance of 623.70 feet to a point for corner;
2. North 1°18'54" West, a distance of 4,260.05 feet to a point for corner;
3. North 59°32'31" East, a distance of 635.80 feet to a point for corner;

THENCE South 30°27'29" East, a distance of 915.30 feet to a point for corner;

THENCE North 59°29'35" East, a distance of 157.61 feet to the POINT OF BEGINNING and containing 1550.156 acres of land, more or less. Save and except the following tract of land leaving a net of 1430.794 acres, more or less.

Save and Except the following tracts of land:

1. Partition deed to Joseph William Roten recorded in Volume 524, Page 373 of the DRECT and further described as Fourth Tract in Volume 406, Page 516 of said DRECT
2. Tarrant Regional Water District recorded in Instrument No. 1406456 (Volume 2757, Page 953) of the DRECT
3. Ronald Lee Burnseen recorded in Instrument No. 1904974 of the OPRECT
4. W & L Jones Realty Holdings, LLC recorded in Instrument No. 1705482 of the OPRECT
5. Eagle Energy, LLC and USG Properties Barnett II, LLC recorded in Instrument No. 1817328 of the OPRECT;

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except

**EXHIBIT A - BOUNDARY DESCRIPTION**

those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.