

## **ORDINANCE NO. 790**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, AUTHORIZING THE CITY MANAGER'S EXECUTION OF CORRECTION INSTRUMENTS FOR NINE LOTS IN BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS, WHICH WERE PURCHASED BY THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION.**

- WHEREAS,** the Everman Economic Development Corporation ("EEDC") is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an "independent foundation," formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas; and
- WHEREAS,** the City Council of the City of Everman, Texas ("City"), a home-rule municipality, on June 9, 2015, approved and authorized the EEDC Director to bid on and expend EEDC funds for the possible purchase of up to fourteen different parcels on Race Street, which were to be auctioned off at the Tarrant County Courthouse; and
- WHEREAS,** on or about October 8, 2015, the EEDC successfully bid for and purchased the nine properties described in Exhibit "A" ("Properties"), attached hereto and incorporated herein by reference; and
- WHEREAS,** the City did not make payments from municipal funds for the conveyance of, nor has the City made any claim of ownership to, the Properties; and
- WHEREAS,** each of the instruments conveying the Properties to the EEDC, which are recorded in the Official Real Property Records of Tarrant County as described in Exhibit "A", incorrectly identify the grantee as the "City of Everman" instead of identifying the grantee as the "Everman Economic Development Corporation"; and
- WHEREAS,** Sections 5.027 through 5.030, Texas Property Code, provide a method for filing a correction instrument to correct an ambiguity or error in a recorded original instrument of conveyance to transfer an interest in real property, including to make a nonmaterial addition, correction, or clarification of a party's name; and
- WHEREAS,** the City and the EEDC desire to have the Properties used for economic development that primarily promotes a public purpose of the City, and
- WHEREAS,** this City Council has determined that the correction of the conveyance instruments for these Properties will further the EEDC's ability to use the Properties for economic development that primarily promotes a public purpose of the City; and

**WHEREAS,** the City Council hereby approves the form and terms of the proposed correction instrument (“Correction Instrument”), attached hereto as Exhibit “B”, which is intended to be filed in Tarrant County to correct the errors in each of the original instruments of conveyance of the Properties to the EEDC.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS, THAT:**

**SECTION 1. Findings.** The City Council hereby deems the foregoing recitals above to be true and accurate findings that are incorporated into this Ordinance for all purposes.

**SECTION 2. Authority of City Manager.** The City Manager of the City of Everman is hereby authorized and directed to execute, on behalf of the City of Everman, a Correction Instrument, the form of which is attached hereto as Exhibit “B”, and all documents associated therewith, to effectuate the correction of each of the nine original conveyance instruments for the Properties described in Exhibit “A” to reflect the Everman Economic Development Corporation as the correct grantee.

**SECTION 3. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

**SECTION 4. Effective Date.** This Ordinance shall be effective immediately upon passage and be in full force and effect after its adoption.

**SECTION 5. Open Meetings.** It is hereby officially found and determined that the meeting at which the City Council passed this ordinance was open to the public and that the City gave public notice of the time, place, and purpose of said meeting as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED AND APPROVED** this the \_\_\_\_ day of September 2022 by the City Council of the City of Everman, Texas.

**CITY OF EVERMAN, TEXAS**

By: \_\_\_\_\_  
Ray Richardson  
Mayor, City of Everman, Texas

ATTEST:

---

Mindi Parks  
City Secretary, City of Everman, Texas

**Exhibit A**  
**Description of Properties**

---

**Street Address:** 404 King Street

**Legal Description:** TRACT NO. 13: ACCT. NO. 05042844; LOT 3R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT CONTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECRODS OF TARRANT COUNTY, TEXAS.

**Original Conveyance  
Instrument Number:**

D215247621

---

**Street Address:** 406 King Street

**Legal Description:** TRACT NO. 12: ACCT. NO 05042836; LOT 2R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance  
Instrument Number:**

D215247620

---

**Street Address:** 408 King Street

**Legal Description:** TRACT NO. 11: ACCT. NO 05045858; LOT 1R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance  
Instrument Number:**

D215247619

---

**Street Address:** 406 N. Race Street

**Legal Description:** TRACT NO. 6: ACCT. NO. 05042739; LOT 6R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance**

**Instrument Number:** D215247614

---

**Street Address:** 408 N. Race Street

**Legal Description:** TRACT NO. 7: ACCT. NO. 05042747; LOT 7R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance**

**Instrument Number:** D215247615

---

**Street Address:** 410 N. Race Street

**Legal Description:** TRACT NO. 8: ACCT. NO. 05042755; LOT 8R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance**

**Instrument Number:** D215247616

---

**Street Address:** 412 N. Race Street

**Legal Description:** TRACT NO. 9; ACCT. NO. 05042763; LOT 9R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance**

**Instrument Number:** D215247617

---

**Street Address:** 502 N. Race Street

**Legal Description:** TRACT NO. 14; ACCT. NO. 05042852; LOT 4R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance**

**Instrument Number:** D215247622

---

**Street Address:** 414 N. Race Street

**Legal Description:** TRACT NO. 10; ACCT. NO. 05042771; LOT 10R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

**Original Conveyance**

**Instrument Number:** D215247618

---

**Exhibit B**  
**Correction Instrument**

202

§

202

## CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

Original Conveyance  
Instrument Number: D215247621

Street Address of Property: 404 King Street Everman, Texas 76140

Description of Property: TRACT NO. 13: ACCT. NO. 05042844; LOT 3R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT CONTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECRODS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and



---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

28

## CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

Original Conveyance  
Instrument Number: D215247620

Street Address of Property: 406 King Street Everman, Texas 76140

**Description of Property:** TRACT NO. 12: ACCT. NO 05042836; LOT 2R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and

The undersigned, Michael Nicoletti, has served as the Director of Economic Development for the EEDC since December of 2010; and

The undersigned, Craig W. Spencer, has served as the City Manager of the City since August of 2020; and

The City Council, on June 9, 2015, in a regular meeting, approved and authorized the EEDC Director to bid for and expend EEDC funds for the possible purchase of up to fourteen different parcels on Race Street, which were to be auctioned off at the Tarrant County Courthouse; and

On or about October 8, 2015, the EEDC successfully bid for and purchased nine properties, including the property conveyed in the above-described instrument to be corrected; and

The City did not make payments from municipal funds for the conveyance of, nor has the City made any claim of ownership to, the property conveyed in the above-described instrument to be corrected.

The undersigned also certify that notice and a copy of this correction instrument were sent by first class mail, e-mail, or other reasonable means to each party to the original instruments of conveyance and, if applicable, a party's heirs, successors, or assigns pursuant to Texas Property Code § 5.028(d).

Dated September \_\_\_\_, 2022.

**Everman Economic Development Corporation**

---

By: Michael Nicoletti

Its: Director of Economic Development

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Michael Nicoletti, in his capacity as Director of Economic Development for the Everman Economic Development Corporation.

---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

THE STATE OF TEXAS

§

§

COUNTY OF TARRANT

§

**CORRECTION INSTRUMENT**

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance: October 8, 2015

Original Conveyance  
Instrument Number: D215247619

Street Address of Property: 408 King Street Everman, Texas 76140

Description of Property: TRACT NO. 11: ACCT. NO 05045858; LOT 1R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County, Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as "City of Everman."

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to "Everman Economic Development Corporation."

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation ("EEDC") is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an "independent foundation," formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas ("City"); and



---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

8

§

208

### CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

## Original Conveyance

Instrument Number: D215247614

Street Address of Property: 406 N. Race Street Everman, Texas 76140

Description of Property:	TRACT NO. 6: ACCT. NO. 05042739; LOT 6R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.
--------------------------	--

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and



---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

§

§

§

## CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

## Original Conveyance

Instrument Number: D215247615

Street Address of Property: 408 N. Race Street Everman, Texas 76140

Description of Property: TRACT NO. 7: ACCT. NO. 05042747; LOT 7R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and



\_\_\_\_\_  
Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

\_\_\_\_\_  
By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS                      §

§

COUNTY OF TARRANT                      §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

\_\_\_\_\_  
Notary Public

[illegible]

## CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

Original Conveyance  
Instrument Number: D215247616

Street Address of Property: 410 N. Race Street Everman, Texas 76140

Description of Property: TRACT NO. 8: ACCT. NO. 05042755; LOT 8R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and



---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

8

§

§

## CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

Original Conveyance  
Instrument Number: D215247617

Street Address of Property: 412 N. Race Street Everman, Texas 76140

Description of Property: TRACT NO. 9; ACCT. NO. 05042763; LOT 9R, BLOCK 2, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and

The undersigned, Michael Nicoletti, has served as the Director of Economic Development for the EEDC since December of 2010; and

The undersigned, Craig W. Spencer, has served as the City Manager of the City since August of 2020; and

The City Council, on June 9, 2015, in a regular meeting, approved and authorized the EEDC Director to bid for and expend EEDC funds for the possible purchase of up to fourteen different parcels on Race Street, which were to be auctioned off at the Tarrant County Courthouse; and

On or about October 8, 2015, the EEDC successfully bid for and purchased nine properties, including the property conveyed in the above-described instrument to be corrected; and

The City did not make payments from municipal funds for the conveyance of, nor has the City made any claim of ownership to, the property conveyed in the above-described instrument to be corrected.

The undersigned also certify that notice and a copy of this correction instrument were sent by first class mail, e-mail, or other reasonable means to each party to the original instruments of conveyance and, if applicable, a party's heirs, successors, or assigns pursuant to Texas Property Code § 5.028(d).

Dated September \_\_\_\_, 2022.

**Everman Economic Development Corporation**

---

By: Michael Nicoletti

Its: Director of Economic Development

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Michael Nicoletti, in his capacity as Director of Economic Development for the Everman Economic Development Corporation.

---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

§

## CORRECTION INSTRUMENT

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance:                      October 8, 2015

Original Conveyance  
Instrument Number: D215247622

Street Address of Property: 502 N. Race Street Everman, Texas 76140

Description of Property: TRACT NO. 14: ACCT. NO. 05042852; LOT 4R, BLOCK 3, OUT OF THE EUREKA ADDITION, SITUATED IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE EVERMAN INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 12715, PAGE 1174 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as “City of Everman.”

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to “Everman Economic Development Corporation.”

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation (“EEDC”) is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an “independent foundation,” formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas (“City”); and

The undersigned, Michael Nicoletti, has served as the Director of Economic Development for the EEDC since December of 2010; and

The undersigned, Craig W. Spencer, has served as the City Manager of the City since August of 2020; and

The City Council, on June 9, 2015, in a regular meeting, approved and authorized the EEDC Director to bid for and expend EEDC funds for the possible purchase of up to fourteen different parcels on Race Street, which were to be auctioned off at the Tarrant County Courthouse; and

On or about October 8, 2015, the EEDC successfully bid for and purchased nine properties, including the property conveyed in the above-described instrument to be corrected; and

The City did not make payments from municipal funds for the conveyance of, nor has the City made any claim of ownership to, the property conveyed in the above-described instrument to be corrected.

The undersigned also certify that notice and a copy of this correction instrument were sent by first class mail, e-mail, or other reasonable means to each party to the original instruments of conveyance and, if applicable, a party's heirs, successors, or assigns pursuant to Texas Property Code § 5.028(d).

Dated September \_\_\_\_, 2022.

**Everman Economic Development Corporation**

---

By: Michael Nicoletti

Its: Director of Economic Development

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Michael Nicoletti, in his capacity as Director of Economic Development for the Everman Economic Development Corporation.

---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public

THE STATE OF TEXAS

§

§

COUNTY OF TARRANT

§

**CORRECTION INSTRUMENT**

This instrument is being used pursuant to Texas Property Code § 5.028 to correct nonmaterial errors in the following conveyance instrument that resulted from clerical errors:

Date of Conveyance: October 8, 2015

Original Conveyance  
Instrument Number: D215247618

Street Address of Property: 414 N. Race Street Everman, Texas 76140

Description of Property: TRACT NO. 10: ACCT. NO. 05042771; LOT 10R,  
BLOCK 2, OUT OF THE EUREKA ADDITION,  
SITUATED IN THE CITY OF EVERMAN, TARRANT  
COUNTY, TEXAS AND LOCATED WITHIN THE  
EVERMAN INDEPENDENT SCHOOL DISTRICT, AS  
SHOWN BY A DEED OF RECORD AT VOLUME  
12715, PAGE 1174 OF THE DEED RECORDS OF  
TARRANT COUNTY, TEXAS.

Grantor: Darrell Huffman, Constable, Precinct 3, Tarrant County,  
Texas

Grantee: Everman Economic Development Corporation

**Error Being Corrected:** In the above-described instrument of conveyance, by mistake resulting from a clerical error, the name of the grantee was written as "City of Everman."

**Correction:** In the above-described instrument of conveyance, the name of the grantee is hereby corrected to "Everman Economic Development Corporation."

**Facts Relevant to the Correction:** The undersigned hereby certify that each has personal knowledge of the facts relevant to the correction of the recorded original instrument of conveyance and the basis of such knowledge is as follows:

The Everman Economic Development Corporation ("EEDC") is an economic development corporation being a Type B corporation formed and governed by Chapter 505, Texas Local Government Code, and is considered an "independent foundation," formulated to provide for economic development that promotes a public purpose in the City of Everman, Texas ("City"); and



---

Notary Public

Dated September \_\_\_\_, 2022.

**The City of Everman, Texas**

---

By: Craig W. Spencer

Its: City Manager

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on September \_\_\_\_, 2022, by Craig W. Spencer, in his capacity as City Manager of the City of Everman, Texas.

---

Notary Public