

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**STATE OF TEXAS           §**  
**§       KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TARRANT   §**

Grantor:       Everman Economic Development Corporation ("EEDC")

                  Mailing Address:

                  212 N. Race Street  
                  Everman, Texas 76140

Grantee:       Muney Development Partners LLC ("Muney")

                  Mailing Address:

                  520 W. Kellis Street  
                  Fort Worth, Texas 76115-1323

Consideration:       The sum of Ten Dollars and no cents (\$10.00) and for other good and valuable consideration, including the consideration given pursuant to the Restriction Agreement between the City of Everman and Muney ("Restriction Agreement").

The Property:

                  Lot 11R (405 King Street), and Lot 12R (403 King Street), Block 2, Eureka Addition to the City of Everman, Tarrant County, Texas, according to the plat recorded in Volume 388-164, Page 9, Plat Records, Tarrant County, Texas.

Conveyance:

                  For and in consideration of the sum of Ten Dollars and no cents (\$10.00) and for other good and valuable consideration, including the consideration given pursuant to the Restriction Agreement, the receipt and sufficiency of which are hereby acknowledged,

**STATE OF TEXAS** §  
§  
**COUNTY OF TARRANT** §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, who after being by me first duly sworn, stated that he/she executed this deed for the purposes and consideration stated therein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Notary's Name

My Commission Expires:  
\_\_\_\_\_

**Muney Development Partners, LLC**  
Grantee

BY: \_\_\_\_\_  
Alvaro Munoz, Jr., Owner

BY: \_\_\_\_\_  
Fernando Urcelay, Owner

BY: \_\_\_\_\_  
Juan Enrique Munoz, Owner

#### **ACKNOWLEDGMENT AND AFFIDAVIT**

**STATE OF TEXAS**       §  
                                  §  
**COUNTY OF TARRANT** §

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**ACKNOWLEDGMENT AND AFFIDAVIT**

**STATE OF TEXAS** §

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**COUNTY OF TARRANT** §

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**ACKNOWLEDGMENT AND AFFIDAVIT**

**STATE OF TEXAS** §

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**COUNTY OF TARRANT** §

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\_\_\_\_\_

Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Notary's Name

My Commission Expires:

\_\_\_\_\_

AFTER FILING PLEASE RETURN TO:

Mindi Parks  
City Secretary  
City of Everman  
212 N. Race St.  
Everman, Texas 76140  
817-293-0525  
Fax: 817-551-7549