

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

MEMORANDUM OF PROPERTY CONVEYANCES

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Memorandum of Property Conveyances is by and among LASER MANUFACTURING, INC. ("Laser"), the CITY OF PFLUGERVILLE, TEXAS (the "City"), and PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION ("PCDC") to memorialize the parties' agreement and to explain and outline the conveyances among each other related to Pflugerville Industrial Park.

WHEREAS, PCDC owned a 25 acre tract of land conveyed to it under Document Number 2006060408 in the Official Public Records of Travis County, Texas ("25 Acre Tract"); and

WHEREAS, PCDC conveyed to Laser 4.58 acres out of the 25 Acre Tract under Document Number 2007187832 in the Official Public Records of Travis County, Texas; and

WHEREAS, PCDC and LASER platted their properties within the 25 Acre Tract as *Pflugerville Industrial Park* under Document Number 200800320 in the Official Public Records of Travis County, Texas (Exhibit A); and

WHEREAS, PCDC conveyed to the City 4.878 acres, which was Lot 4 of *Pflugerville Industrial Park*, under Document Number 2009081492 of the Official Public Records of Travis County, Texas; and

WHEREAS, PCDC granted Laser a Quitclaim Deed of a purported 0.548 acre within *Pflugerville Industrial Park* under Document Number 2014167729 of the Official Public Records of Travis County, Texas; and

WHEREAS, PCDC granted Laser a Quitclaim Deed of a purported 0.548 acre within *Pflugerville Industrial Park* under Document Number 2015062743 of the Official Public Records of Travis County, Texas; and

WHEREAS, PCDC granted Laser a Special Warranty Deed of a purported 0.548 acre within *Pflugerville Industrial Park* under Document Number 2015069784 of the Official Public Records of Travis County, Texas; and

WHEREAS, PCDC, Laser, and the City desire to define their respective interests in *Pflugerville Industrial Park* as Laser being the sole owner of Lot 3 and the City being the sole owner of Lot 4; and

Now, therefore, for and in consideration of the mutual promises and covenants contained herein, and in order to effectuate their intent so that Laser is the sole owner of Lot 3 and the City is the sole owner Lot 4 of *Pflugerville Industrial Park*, PCDC, Laser, and the City agree to do the following:

1. PCDC, Laser, and the City will execute conveyance documents contemporaneously with this Memorandum, or as soon thereafter as possible, to provide that Laser is the sole owner of Lot 3 and the City is the sole owner of Lot 4 of *Pflugerville Industrial Park*. In particular,
 - a. By Special Warranty Deed, PCDC will convey its interest in Lot 3 to Laser in order for Laser to be the sole owner of Lot 3; and
 - b. By Special Warranty Deed, Laser will convey its interest in Lot 4 to the City in order for the City to be the sole owner of Lot 4 (collectively "Conveyance Documents").
2. PCDC, Laser, and the City agree to execute any other documents necessary to convey any interest in order for Laser to be the sole owner of Lot 3 and the City to be the sole owner of Lot 4 of *Pflugerville Industrial Park*.

EXECUTED effective as of this the 15th day of September, 2016.

[signatures to follow]

**PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION**

By: _____

Amy Madison
Amy Madison
Executive Director

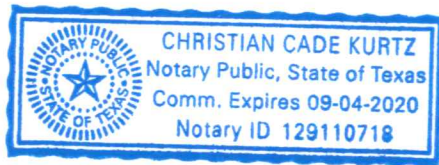
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on SEP 15, 2016, by
Amy Madison, Executive Director of Pflugerville Community Development Corporation,
on behalf of **Pflugerville Community Development Corporation.**

Christian Cade Kurtz

Notary Public Signature

(seal)



**CITY OF PFLUGERVILLE, TEXAS,
a Texas home-rule municipality**

By: _____
Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2016, by
Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule
municipality, on behalf of said municipality.

(seal)

Notary Public Signature

AFTER RECORDING, RETURN TO:

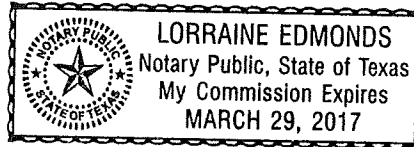
Pflugerville Community Development Corporation
Attn.: Amy Madison, Executive Director
16225 Impact Way, Ste. 2
Pflugerville, Texas 78660

LASER MANUFACTURING, INC.

By:

Graciela de Castro Matijevich
Graciela de Castro Matijevich,
President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §



This instrument was acknowledged before me on September 7, 2016, by **Graciela de Castro Matijevich, President of Laser Manufacturing, Inc.**, on behalf of **Laser Manufacturing, Inc.**

Lorraine Edmonds

Notary Public Signature

(seal)

200800320

FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK

STATE OF TEXAS,
COUNTY OF TRAVIS.

KNOW ALL MEN BY THESE PRESENTS

THAT LASER MANUFACTURING, BEING THE OWNER OF THE 4.51 ACRES OF LAND OUT OF THE JOHN L. GRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING CONNECTED TO LASER MANUFACTURING BY DEEDS RECORDED IN DOCUMENT NO. 2008000406, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (OFFICIAL 1), DO HEREBY SUBMIT THIS PLAT TO BE KNOWN AS

PFLUGERVILLE INDUSTRIAL PARK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 29 DAY OF October, 2008.

BY: LASER MANUFACTURING, INC.

1001 ROME LANE

PFLUGERVILLE, TEXAS 77960

BY: *David Miller*

BRUCE A. MILLER, PRESIDENT

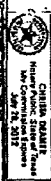
STATE OF TEXAS,
COUNTY OF TRAVIS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED BRUCE A. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE HAS ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2008.

NOTARY: *John Thompson*

MY COMMISSION EXPIRES July 22, 2012



PRINT OR STAMP NAME HERE

STATE OF TEXAS,
COUNTY OF TRAVIS.

KNOW ALL MEN BY THESE PRESENTS

THAT PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, BEING THE OWNER OF 25.00 ACRES OF LAND OUT OF THE JOHN L. GRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING A PART OF THE 25.00 ACRES CONNECTED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY DEEDS RECORDED IN DOCUMENT NO. 2008000406, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (OFFICIAL 1), DO HEREBY SUBMIT THIS PLAT TO BE KNOWN AS

PFLUGERVILLE INDUSTRIAL PARK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 29 DAY OF October, 2008.

BY: PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

P.O. BOX 1160

PFLUGERVILLE, TEXAS 77961-1160

BY: *Roberto E. Valadez*

ROBERTO E. VALADEZ, JR., PRESIDENT

STATE OF TEXAS,
COUNTY OF TRAVIS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ROBERTO E. VALADEZ, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE HAS ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2008.

NOTARY: *John Thompson*

MY COMMISSION EXPIRES July 22, 2012



PRINT OR STAMP NAME HERE

LEGAL DESCRIPTION

BEING 25.00 ACRES OF LAND LOCATED IN THE JOHN GRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN BY DEEDS CONNECTED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY DEEDS RECORDED IN DOCUMENT NO. 2008000406, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (OFFICIAL 1).

CITY CERTIFICATION

APPROVED THIS 29 DAY OF October, 2008, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: *John Thompson*

CITY SECRETARY, JOHN THOMPSON

THE PLAT HEREIN IS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: *John Thompson*

PLANNING DIRECTOR, JOHN THOMPSON

ATTEST:

John Thompson

CITY SECRETARY, JOHN THOMPSON

ATTEST:

John Thompson

CITY SECRETARY, JOHN THOMPSON

APPROVED THIS 29 DAY OF October, 2008, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: *John Thompson*

CITY SECRETARY, JOHN THOMPSON

ATTEST:

John Thompson

CITY SECRETARY, JOHN THOMPSON

COUNTY RECORDATION

STATE OF TEXAS,
COUNTY OF TRAVIS.

I, DANA DEBAULION, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREIN IS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY. AND DULY RECORDED ON THE COUNTY CLERK'S OFFICE ON OCTOBER 29, 2008 A.D., AT 2:00 PM. I HAVE RECORDED THIS PLAT IN MY OFFICE OF THE COUNTY CLERK, THE CLERK OF TRAVIS COUNTY, TEXAS, A.D.

DANA DEBAULION, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Dana DeBaulion DEPUTY

NOTES

1. THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER SERVICE PROVIDED BY CITY OF PFLUGERVILLE.
3. ALL UTILITIES SHOWN ON THIS PLAT ARE TO BE CONSIDERED AS EXISTING UTILITIES.
4. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE, FENCES, OR LANDSCAPING SHALL BE NECESSARY AND SHALL NOT PROVIDE ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE OF UTILITIES.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS/HER ASSIGNS.
6. UTILITIES SHALL BE CONSTRUCTED TO CITY OF PFLUGERVILLE STANDARDS ALONG ALL STREETS AND ALLEYS.
7. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE LOTS.
8. LOT 1 SHALL HAVE ACCESS TO NEIGHBORING LOTS.
9. LOT 1 SHALL HAVE ACCESS TO NEIGHBORING LOTS.
10. LOT 1 SHALL HAVE ACCESS TO FUTURE ROW OF HIGHWAY LANE CROSSING.
11. LOT 1 SHALL HAVE ACCESS TO FUTURE ROW OF HIGHWAY LANE CROSSING.
12. LOT 1 SHALL HAVE ACCESS TO FUTURE ROW OF HIGHWAY LANE CROSSING.
13. A UNDERGROUND WASTEWATER EASEMENT IS DEDICATED ACCESS LOT 1 PER THIS PLAT. NO SURFACE ACCESS IS AVAILABLE TO THIS WASTEWATER LINE EXCEPT THROUGH MANHOLES ALONG THE EASEMENT LINE.
14. THIS PROPERTY IS APPROVED FOR PARTICIPATION IN THE REGIONAL STORM WATER MANAGEMENT PROGRAM.

HUETT-ZOLLARS
3701 Executive Center Drive, Suite 301
Austin, Texas 78751
Phone (512) 231-1119 Fax (512) 231-1129

No.	DATE	REVISIONS	APPROVED

SCALE: 1"=100'	SHEET
DATE: JUNE, 2008	
DRAWN BY: JHE	
DESIGNED BY: JAM	
CHECKED BY: JAM	
APPROVED BY: JAM	
CITY SITE No.: x	2