

**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.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS         §

KNOW ALL MEN BY THESE PRESENTS: That **LASER MANUFACTURING, INC.**, a Texas corporation located at 1801 Rowe Lane, Pflugerville, Texas 78660 ("Grantor"), grantee of purported ownership of a section of Lot 4 of the Final Plat of the Pflugerville Industrial Park recorded under Document Number 200800320 in the Travis County Real Property Records under the QuitClaim Deed recorded under Document No. 2014167729, QuitClaim Deed recorded under Document No. 2015062743, and Special Warranty Deed recorded under Document No. 2015069784 of the Official Public Records of Travis County, Texas, for \$10.00 and other good and valuable consideration to Grantor in hand paid by the CITY OF PFLUGERVILLE, TEXAS, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property"). Grantor and Grantee may be referred to as the "Parties."

This conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the Property.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AND "AS IS, WHERE IS, WITH ALL FAULTS," TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE LIMITED WARRANTY OF TITLE CONTAINED IN THIS AGREEMENT. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns,

forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years.

When the context requires, singular nouns and pronouns include the plural.

It is the intent of Grantor to convey any interest in Lot 4 of the Final Plat of the Pflugerville Industrial Park, a Subdivision Plat recorded in Document No. 200500320 in which Grantor received any interest from the Pflugerville Community Development Corporation in said Lot 4 under the QuitClaim Deed recorded under Document No. 2014167729, the QuitClaim Deed recorded under Document No. 2015062743, and the Special Warranty Deed recorded under Document No. 2015069784 to Grantee. Furthermore, it is the intent of the Parties that with this conveyance, Grantee will be the sole owner of Lot 4 of the Final Plat of Pflugerville Industrial Park, a Subdivision Plat recorded in Document No. 200500320 in the Official Public Records of Travis County, Texas.

EXECUTED effective as of this the 8 day of Sept 2016.

GRANTOR:

LASER MANUFACTURING, INC.

By: Graciela de Castro Matijevich  
Graciela de Castro Matijevich,  
President

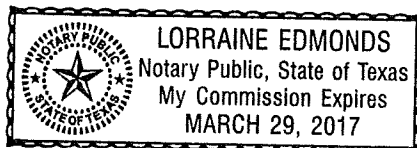
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 8, 2016, by Graciela de Castro Matijevich, President of Laser Manufacturing, Inc., on behalf of Laser Manufacturing, Inc.

Lorraine Edmonds  
Notary Public Signature

(seal)



GRANTEE:  
AGREED AND ACCEPTED:  
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.

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

(seal)

AFTER RECORDING, RETURN TO:

City of Pflugerville  
Attn.: Emily Barron, Planning Director  
Development Services Center  
P.O. Box 589  
Pflugerville, Texas 78691

**EXHIBIT "A"**

**LEGAL DESCRIPTION FROM DOC. NO. 2014167729**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 4, PFLUGERVILLE INDUSTRIAL PARK , ( *a subdivision recorded in Document No. 200800320 of the Official Public Records of said county*), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a one half inch diameter iron rod found on the south line of said Pflugerville Industrial Park, at the most southerly corner of that certain Lot 3 of said Pflugerville Industrial Park, being the most westerly corner of said Lot 4, for the most westerly corner and **PLACE OF BEGINNING** hereof, from which a one half inch diameter iron rod found at the most westerly corner of said Lot 3 bears, North 62 degrees 30 minutes 20 seconds West, a distance of 481.02 feet.

THENCE with the east line of said Lot 3, being the west line of said Lot 4, North 27 degrees 30 minutes 36 seconds East, a distance of 418.94 feet too a five eighths inch diameter iron rod found on the south line of that certain Lot 2 of said Pflugerville Industrial Park, at the most easterly corner of said Lot 3, being the most northerly corner of said Lot 4, for the most northerly corner hereof, from which a one half inch diameter iron rod found at the most northerly corner of said Lot 3, being the most westerly corner of said Lot 2 bears, North 63 degrees 35 minutes 47 seconds East, a distance of 481.16 feet. (*and being the basis of bearings for this description*)

THENCE with said south line, being the north line of said Lot 4, South 63 degrees 35 minutes 39 seconds East, a distance of 57.04 feet to a one half inch diameter iron rod set for the most easterly corner hereof, from which the most easterly corner of said Lot 4 bears South 63 degrees 35 minutes 39 seconds East, a distance of 465.30 feet.

THENCE with the east line hereof, South 27 degrees 30 minutes 26 seconds West, a distance of 416.61 feet to a one half inch diameter iron rod set on the south line of said Lot 4, for the most southerly corner hereof, from which a one half inch diameter iron rod found at the most southerly corner of said Lot 4 bears, South 67 degrees 14 minutes 21 seconds East, a distance of 475.50 feet.

THENCE with the south line of said Lot 4, the following courses:

1. North 67 degrees 14 minutes 21 seconds West, a distance of 39.91 feet to a one half inch diameter iron rod found
2. North 62 degrees 54 minutes 40 seconds West, a distance of 17.28 feet to the **PLACE OF BEGINNING** and containing a calculated area of 0.548 acre.

**LEGAL DESCRIPTION FROM DOC. NO. 2015062743**

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 4, PFLUGERVILLE INDUSTRIAL PARK , ( a subdivision recorded in Document No. 200800320 of the Official Public Records of said county), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a one half inch diameter iron rod found on the south line of said Pflugerville Industrial Park, at the most southerly corner of that certain Lot 3 of said Pflugerville Industrial Park, being the most westerly corner of said Lot 4, for the most westerly corner and **PLACE OF BEGINNING** hereof, from which a one half inch diameter iron rod found at the most westerly corner of said Lot 3 bears, North 62 degrees 30 minutes 20 seconds West, a distance of 481.02 feet.

THENCE with the east line of said Lot 3, being the west line of said Lot 4, North 27 degrees 30 minutes 36 seconds East, a distance of 418.94 feet to a five eighths inch diameter iron rod found on the south line of that certain Lot 2 of said Pflugerville Industrial Park, at the most easterly corner of said Lot 3, being the most northerly corner of said Lot 4, for the most northerly corner hereof, from which a one half inch diameter iron rod found at the most northerly corner of said Lot 3, being the most westerly corner of said Lot 2 bears, North 63 degrees 35 minutes 47 seconds East, a distance of 481.16 feet. *(and being the basis of bearings for this description)*

THENCE with said south line, being the north line of said Lot 4, South 63 degrees 35 minutes 39 seconds East, a distance of 57.04 feet to a one half inch diameter iron rod set for the most easterly corner hereof, from which the most easterly corner of said Lot 4 bears South 63 degrees 35 minutes 39 seconds East, a distance of 465.30 feet.

THENCE with the east line hereof, South 27 degrees 30 minutes 26 seconds West, a distance of 416.61 feet to a one half inch diameter iron rod set on the south line of said Lot 4, for the most southerly corner hereof, from which a one half inch diameter iron rod found at the most southerly corner of said Lot 4 bears, South 67 degrees 14 minutes 21 seconds East, a distance of 475.50 feet.

THENCE with the south line of said Lot 4, the following courses:

1. North 67 degrees 14 minutes 21 seconds West, a distance of 39.91 feet to a one half inch diameter iron rod found
2. North 62 degrees 54 minutes 40 seconds West, a distance of 17.28 feet to the **PLACE OF BEGINNING** and containing a calculated area of 0.548 acre.

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 4, PFLUGERVILLE INDUSTRIAL PARK, (a subdivision recorded in Document No. 200800320 of the Official Public Records of said county), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.**

BEGINNING at a one half inch diameter iron rod found on the south line of said Pflugerville Industrial Park, at the most southerly corner of that certain Lot 3 of said Pflugerville Industrial Park, being the most westerly corner of said Lot 4, for the most westerly corner and **PLACE OF BEGINNING** hereof, from which a one half inch diameter iron rod found at the most westerly corner of said Lot 3 bears, North 62 degrees 30 minutes 20 seconds West, a distance of 481.02 feet.

THENCE with the east line of said Lot 3, being the west line of said Lot 4, North 27 degrees 30 minutes 36 seconds East, a distance of 418.94 feet to a five eighths inch diameter iron rod found on the south line of that certain Lot 2 of said Pflugerville Industrial Park, at the most easterly corner of said Lot 3, being the most northerly corner of said Lot 4, for the most northerly corner hereof, from which a one half inch diameter iron rod found at the most northerly corner of said Lot 3, being the most westerly corner of said Lot 2 bears, North 63 degrees 35 minutes 47 seconds East, a distance of 481.16 feet. *(and being the basis of bearings for this description)*

THENCE with said south line, being the north line of said Lot 4, South 63 degrees 35 minutes 39 seconds East, a distance of 57.04 feet to a one half inch diameter iron rod set for the most easterly corner hereof, from which the most easterly corner of said Lot 4 bears South 63 degrees 35 minutes 39 seconds East, a distance of 465.30 feet.

THENCE with the east line hereof, South 27 degrees 30 minutes 26 seconds West, a distance of 416.61 feet to a one half inch diameter iron rod set on the south line of said Lot 4, for the most southerly corner hereof, from which a one half inch diameter iron rod found at the most southerly corner of said Lot 4 bears, South 67 degrees 14 minutes 21 seconds East, a distance of 475.50 feet.

THENCE with the south line of said Lot 4, the following courses:

1. North 67 degrees 14 minutes 21 seconds West, a distance of 39.91 feet to a one half inch diameter iron rod found
2. North 62 degrees 54 minutes 40 seconds West, a distance of 17.28 feet to the **PLACE OF BEGINNING** and containing a calculated area of 0.548 acre.