

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 **PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION**, a Texas non-profit corporation located at 16225 Impact Way, Ste. 2, Pflugerville, Texas 78660 ("Grantor"), for good and valuable consideration to Grantor in hand paid by the **LASER MANUFACTURING, INC.**, a Texas corporation located in Travis County, Texas ("Grantee"), whose mailing address is 1801 Rowe Lane, Pflugerville, Texas 78660, 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 Grantor 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.


It is the intent of the Parties that with the conveyance of this 0.548 acre, Grantee will be the sole owner of Lot 3 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.

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

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


GRANTOR:

**PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION**

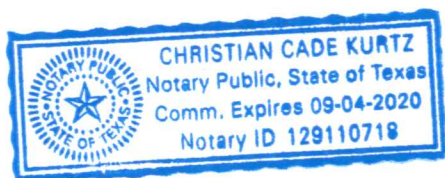
By: 
Amy Madison
Executive Director

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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


Notary Public Signature

(seal)



GRANTEE:

AGREED AND ACCEPTED:

LASER MANUFACTURING, INC.
a Texas corporation

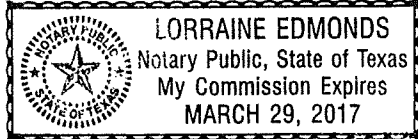
By: *Graciela de Castro Matijevich*
Graciela de Castro Matijevich,
President

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)



AFTER RECORDING, RETURN TO:

Laser Manufacturing, Inc.
1801 Rowe Lane
Pflugerville, Texas 78660

Exhibit A



FIELD NOTES

FOR

A 0.548 ACRE (23,871 SQUARE FEET), TRACT OF LAND SITUATED OF THE JOHN L. BRAY SURVEY NO. 10, ABSTRACT NO. 73, BEING A PORTION OF LOT 3 OF THE FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 200800320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A REMNANT PORTION OF A CALLED 25.00 ACRE TRACT OF LAND IN DEED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION OF RECORD IN DOCUMENT NO. 200606048 OF SAID OFFICIAL PUBLIC RECORDS. SAID 0.548 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a 1/2" iron rod found on a point in the southerly boundary line of Lot 2 of said Pflugerville Industrial Park, said point being the northwesterly corner of Lot 4 of said Pflugerville Industrial Park, same being the northeasterly corner of said Lot 3, also being the northeasterly corner of said Remnant Portion, for the northeasterly corner and **POINT OF BEGINNING** hereof, from which an iron rod with cap stamped "G&R" found on a point being the northeast corner of said Lot 4 bears, S 63°34'54" E a distance of 522.07 feet;

THENCE departing the southerly boundary line of said Lot 2, with the westerly boundary line of said Lot 4, same being the easterly boundary line of said Lot 3, also being the easterly boundary line of said Remnant Portion, S 27°32'14" W, for a distance of 418.76 feet to a point in a northerly boundary line of a 1.103 acre Right of Way Dedication per said Pflugerville Industrial Park, said point being the southwesterly corner of said Lot 4, same being the southeasterly corner of said Lot 3, also being the southeasterly corner of said Remnant Portion, for the southeasterly corner hereof, from which a 1/2" iron rod with cap stamped "Pape-Dawson" found on a point being an angle point in the southerly boundary line of said Lot 4, same being the easternmost point of said Right of Way Dedication bears, S 62°32'03" E a distance of 17.33 feet;

THENCE with a northerly boundary line of said Right of Way Dedication, same being the southerly boundary line of said Lot 3, N 62°32'03" W for a distance of 57.44 feet to a point being the southeasterly corner of a called 5.48-acre tract of land in deed to Laser Manufacturing, Inc., of record in Document No. 2007187832 of said Official Public Records, same being the southwest corner of said Remnant Portion, for the southwest corner hereof, from which a 5/8" iron rod found on a point being the interior ell corner of said Right of Way Dedication, same being the southwesterly corner of said Lot 3 bears, N 62°32'03" W a distance of 423.60 feet;

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THENCE departing a north boundary line of said Right of Way Dedication, through the interior of said Lot 3, with the easterly boundary line of said 5.48-acre tract, same being the westerly boundary line of said Remnant Portion, **N 27°38'18" E** for a distance of **417.72 feet** to a point in the southerly boundary line of said Lot 2, same being the northerly boundary line of said Lot 3, said point being the northwesterly corner of said Remnant Portion, same being the northeast corner of said 5.48 acre tract, for the northwesterly corner hereof, from which an iron rod with cap stamped "G&R" found on a point in the easterly boundary line of said Right of Way Dedication, said point being the northwesterly corner of said lot 3 bears, **N 63°35'14" W** for a distance of 424.63 feet;

THENCE with the southerly boundary line of said Lot 2, same being the northerly boundary line of said Lot 3, also being the northerly boundary line of said Remnant Portion, **S 63°35'14" E** for a distance of **56.72 feet** to the **POINT OF BEGINNING** and containing 0.548 acre of land in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey made on the ground prepared under Job No. 59014-15 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 23, 2016
JOB No.: 59014-15
DOC.ID.: H:\survey\SURVEY15\15-59014\Word\Lot 3_0.548Ac_FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

Parker J. Graham

