



**IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.**

**Dated: July 18, 2017**

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**TONY M. DAVIS  
UNITED STATES BANKRUPTCY JUDGE**

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**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION**

*In re:*

**TEXAS FLUORESCENCE  
LABORATORIES, INC.,**

*Debtor in Possession*

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**Case No. 17-10517-TMD  
(Chapter 11)**

**ORDER GRANTING DEBTOR'S  
MOTION TO BORROW ON A SECURED BASIS**

On this date came on for expedited hearing the Motion to Borrow on a Secured Basis (the "Motion"), filed on behalf of the above-referenced Chapter 11 debtor in possession (the "Debtor"). The Court, having reviewed the Motion as well as the file and record in the case, finds that notice is proper and adequate under the circumstances. There have been no timely filed responses or objections to the Motion, and the Court has considered the Motion and the terms of the secured borrowing from Francisco Conti. The Court finds that no financing with similar or more advantageous terms, on a general unsecured or secured basis, appears to be available to the Debtor and that the secured borrowing proposed in the Motion is necessary and

in the best interests of the creditors and the estate. The Court further finds that Mr. Conti is extending such financing in good faith within the meaning of 11 U.S.C. § 364(e).

Based on the foregoing, the Court finds that the Motion has merit and should be granted.

IT IS, THEREFORE, ORDERED that the Motion is hereby GRANTED and the Debtor's borrowing from Francisco Conti as described therein is APPROVED pursuant to 11 U.S.C. § 364(d), with such post-petition claim being secured by a first priority deed of trust lien on the following real estate owned by the Debtor, with such lien being subordinate only to Travis County's first priority statutory lien for property taxes:

Portion of Lot 16, Capitol View Estates, a subdivision in Travis County, Texas, consisting of 2.123 acres of land, plus improvements, commonly referred to as 9415 Capitol View Drive, Austin, Texas 78747 and more particularly described by metes and bounds in Exhibit "A" attached to this Order.

IT IS FURTHER ORDERED that the Debtor is hereby AUTHORIZED to execute and deliver a promissory note and deed of trust to evidence such loan and lien.

IT IS FURTHER ORDERED that the Debtor is hereby AUTHORIZED to make payments on such loan per its agreement with Mr. Conti as described in the Motion.

IT IS FURTHER ORDERED that Mr. Conti's lien shall be deemed duly perfected without further action by him.

IT IS FURTHER ORDERED that the automatic stay imposed under 11 U.S.C. § 362(a) is hereby modified to permit Mr. Conti, at his option, to record the deed of trust securing the note when such documents have been executed, without further order of this Court.

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*Order submitted by:*

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