



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

**Dated: October 27, 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 SECOND MOTION TO BORROW ON A SECURED BASIS**

On this date came on for expedited hearing the Second 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. No party has appeared in opposition to the Motion, and the Court has considered it and the terms of the secured borrowing (the "Second Loan") 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 Second Loan 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 under the terms of the Second Loan as described in the Motion 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:

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 to evidence the Second Loan.

IT IS FURTHER ORDERED that the Debtor is hereby AUTHORIZED to repay the Second Loan per its agreement with Mr. Conti as described in the Motion.

IT IS FURTHER ORDERED that Mr. Conti's lien, to the extent it secures such Second Loan as well as the Original Loan (as defined in the Motion) is 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 so that, in the event of default under the terms of the Second Loan, as with the Original Loan, Mr. Conti may enforce his lien without further order of this Court.

IT IS FURTHER ORDERED that, pursuant to Bankruptcy Rule 6004(h), the ten-day stay of this Order is hereby WAIVED by the Court so that the relief requested herein is effective immediately upon this Order's entry.

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*Order submitted by:*

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