

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

The State of Texas

\$6,958.00

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Tarrant County

**AFFIDAVIT FOR MECHANIC'S LIEN
PER CHAPTER 53 OF THE TEXAS PROPERTY CODE AND
PER ARTICLE SECTION 37 OF THE TEXAS CONSTITUTION**

BEFORE ME, the undersigned, personally appeared Scott Minson who is an authorized representative of Meridian Construction, LLC, and, who, upon his oath, deposed and stated the following:

1. "My name is Scott Minson. I am the authorized representative of Meridian Construction, LLC referred to as 'CLAIMANT.' The facts disclosed in this, my affidavit are true; I have personal knowledge of the facts set forth below, and I am competent and authorized to make this, my affidavit."

2. "CLAIMANT's mailing address is:

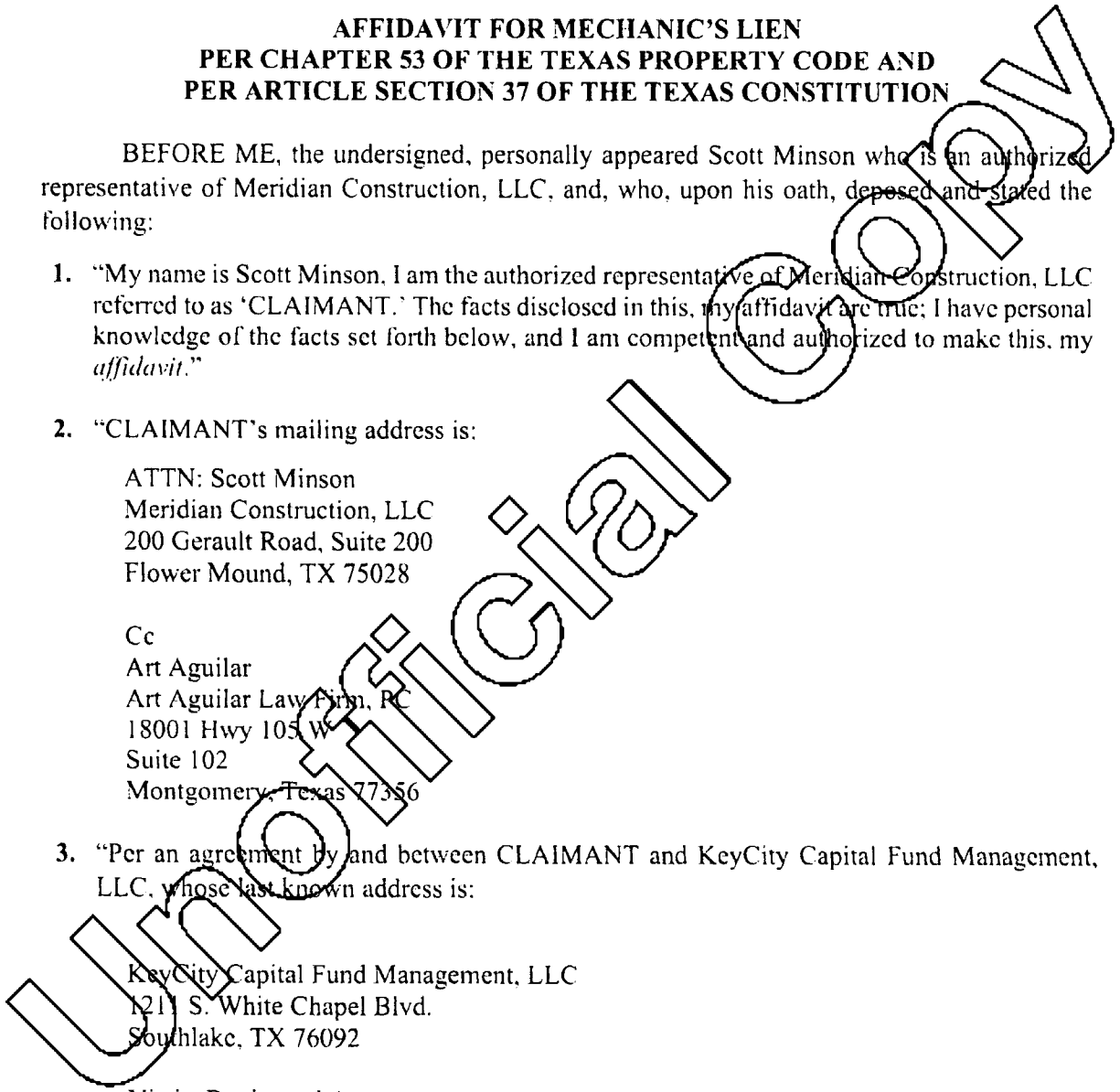
ATTN: Scott Minson
Meridian Construction, LLC
200 Gerault Road, Suite 200
Flower Mound, TX 75028

Cc
Art Aguilar
Art Aguilar Law Firm, PC
18001 Hwy 105 W
Suite 102
Montgomery, Texas 77356

3. "Per an agreement by and between CLAIMANT and KeyCity Capital Fund Management, LLC, whose last known address is:

KeyCity Capital Fund Management, LLC
1211 S. White Chapel Blvd.
Southlake, TX 76092

Via its Registered Agent
KeyCity Capital, LLC
1290 S. White Chapel Blvd., Suite 180
Southlake, TX 76092



- 4. "CLAIMANT performed labor and/or furnished materials to improve the following described real property in Fort Worth, TARRANT COUNTY, TEXAS, which is noted below" and which is the real property sought to be charged with a lien by CLAIMANT:

Lot 17, Block 55, M.G. ELLIS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 63, Page 18, Plat Records of Tarrant County, Texas.

More commonly known as 2830 Prospect Avenue, Fort Worth, TX 76106.

- 5. "The labor and materials furnished by CLAIMANT are generally described as follows:
ELECTRICAL MATERIALS, LABOR, AND OTHER CONSTRUCTION MATERIALS.

- 6. "The owners or reputed owners of said real property described above and the Owner's address are as follows:

KX Wealth Fund I LLC
1209 S. White Chapel Road, Suite 180
Southlake, TX 76092

Via its Registered Agent
Capitol Corporate Services, Inc.
1501 S. Mopac Expressway, Suite 2200
Austin, TX 78746

- 7. "Payment is requested for work performed and/or materials furnished during December 5, 2024, through December 10, 2024."
- 8. "After allowing all just credits, offsets, and payments, the amount of **\$6,958.00** remains unpaid and is due and owing to CLAIMANT. And CLAIMANT, claims a statutory lien on said property and improvements to secure payment of said amount."
- 9. "The CLAIMANT is a subcontractor for the improvements for which a lien is claimed."
- 10. "CLAIMANT also claims a constitutional lien on such property pursuant to the provisions of Article 16, Section 37 of the TEXAS CONSTITUTION."

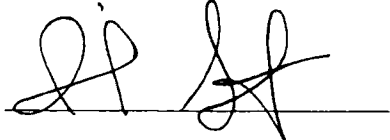
"FURTHER AFFIANT SAYETH NOT."



BY: President / CEO

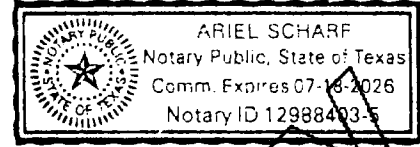
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME on this Friday, April 18,

2025, by SCOTT Minson



Notary Public, State of Texas

My commission expires 7/18/26



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