

STATE OF TEXAS
COUNTY OF BRAZOS

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MECHANIC'S LIEN AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Craig Bernstein, who upon his oath, deposed and stated:

"My name is Craig A. Bernstein. I am the attorney for Dixie Carpet Installations, Inc., hereinafter referred to as 'Claimant.' I am duly qualified and competent to make this Affidavit. I am acting as the authorized representative and agent on behalf of Claimant and have been authorized by Claimant to sign this Affidavit on its behalf. Additionally, Claimant provided me with the delinquent statement and invoices, which were prepared in the regular course of Claimant's business, prior to the time I signed this Affidavit.

"Pursuant to contract(s) between Claimant and KCAP Holleman Oaks, LLC d/b/a Holleman Oaks Apartments ('Holleman'), Claimant sold and furnished flooring goods and installation services to the real property described herein.

"The owner, or reputed owner, of the property described herein is Holleman, who is located at 1209 South White Chapel Boulevard, Suite 180, Southlake, Texas 76092.

"The real property sought to be charged with such lien is commonly known as the Holleman Oaks Apartments, located at 1591 Holleman Drive, College Station, Texas 77840, and legally described as follows:

ANDERSON RIDGE PH 2, BLOCK 2, LOT 1, ACRES 0.68 & ASSOCIATED BPP

In the City of College Station, Brazos County, Texas (the 'Property').

"Such goods and services may be generally described as follows:

On several occasions from on or about July 10, 2023, to on or about September 22, 2023, Claimant sold and furnished flooring goods and installation services to the Property.

"Claimant is a Prime Contractor for which a statutory and constitutional lien is claimed. After allowing all just credits, offsets and payments, the amount of \$25,943.76 remains unpaid and is due and owing under said contracts. Claimant asserts a lien on said improvements and premises to secure the payment of the above amount.

"Claimant sent notice of its claim, along with a copy of this lien, to Holleman on December 7, 2023, by certified mail, return receipt requested.

"Claimant's address is 13450 S. Gessner Road, Missouri City, Texas 77489.

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